City of
SACRAMENTO

ENDORSED
SACRAMENTO COUNTY
OCT 09 2026
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

__ Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

FROM: City of Sacramento
Community Development Department,
Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

ACTIVITY/PROJECT TITLE: 21K Apartments Project (DR26-080)

ACTIVITY/PROJECT LOCATION: 2031 K St, Sacramento, CA 95811 – Assessor's Parcel Number (APN) 007-0085-013-0000

CITY: Sacramento **COUNTY:** Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The project consists of a request to demolish an existing 7,500 square-foot building and construct a new 28,290 square-foot three-story mixed-use structure. The proposed building would include 45 residential units, with a variety of studios, single- and two-bedroom units, with floorplans ranging from 315 square feet to 827 square feet. The ground level would include 1,390 square feet of street-facing retail commercial space. The proposed development is located on an approximately 0.29-acre parcel within the General Commercial (C-2-SPD) zone and the Central City Special Planning District.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: Sarah Scott, Associate Planner, City of Sacramento, 300 Richards Boulevard, Sacramento, CA, 95811; Phone: (916) 808-2688; Email: Sscott@cityofsacramento.org

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Sara Lebastchi, 68 Zinfandel JV LLC, 1725 Capitol Ave, Sacramento, CA, 95811; Phone: (916) 442-4288 ext. 102; Email: sara@dandsdev.com

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

- ☐ The project qualifies as infill development ([Section 15332]
- ☐ Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- ☒ Statutory Exemption [Section 21155.4]
- ☐ Ministerial Exemption [Section 15268]
- ☐ Consistent with General Plan, Community Plan and/or Zoning (Section 15183)
- ☐ Emergency Project [Section 15269(b) and (c)]
- ☐ Categorical Exemption-State Class _ and Section Number(s)_____

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The project consists of a request to demolish an existing 7,500 square-foot building and construct a new 28,290 square-foot three-story mixed-use structure in the Central City Specific Plan area. The proposed development is in a transit-priority area and consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS)

adopted by the Sacramento Area Council of Governments (SACOG).

Public Resources Code (PRC) Section 21155.4 requires, in addition, that the project must be in a transit-priority area and demonstrate consistency with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by the Sacramento Area Council of Governments (SACOG). The project satisfies each of the applicable requirements, is not subject to any exceptions, and would not have a significant effect on the environment.

- The project is a mixed-use residential development project within the meaning of PRC section 21155.4(a).
- The project is located within a transit priority area within the meaning of PRC section 21155.4(a)(1).
- The project is consistent with the Central City Specific Plan as required by PRC section 21155.4(a)(2).
- The project is consistent with the general use designation, building intensity, and applicable policies specified for the project area as set forth in the Sacramento Area Organization of Governments (SACOG) Metropolitan Transit Plan/Sustainable Communities Strategy, which has been accepted by the California Air Resources Board as achieving greenhouse gas emission reduction targets.

CONTACT PERSON: Charles Tschudin, Senior Planner **TELEPHONE:** 916-808-8145
ctschudin@cityofsacramento.org

SIGNED: _____ **DATED:** 09/18/2026

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | Start Over | Save

RECEIPT NUMBER:
34 — 10/09/2026 — 400

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION		10/09/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2026-0441

PROJECT TITLE

21K APARTMENTS PROJECT (DR26-080)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
68 ZINFANDEL JV LLC C/O SARA LEBASTCHI	SARA@DANDSDEV.COM	(916) 442-4288

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1725 CAPITOL AVE	SACRAMENTO	CA	95811

PROJECT APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	0.00

☑ Exempt from fee
- ☑ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Sacramento County Clerk/Recorder- JENEY DELAROSA -Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)