



ENDORSED
SACRAMENTO COUNTY

MAY 10 2023

NOTICE OF EXEMPTION

DONNA ALLRED, CLERK/RECORDER
BY Brian W. Smith DEPUTY

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: Ascent Workforce Apartments (DR22-191)

ACTIVITY/PROJECT LOCATION: 3531 Del Paso Road (APNs: 225-2060-003-0000 through -005)

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The project consists of the development of a 120-unit affordable housing community comprised of five multi-family buildings, a community building and associated improvements on a 4.35-acre site within the Shopping Center (SC) zone and the Westborough PUD. The project includes a Density Bonus request with the provision of six (6) income-restricted units for very-low-income residents (50% Area Median Income) pursuant to State Density Bonus Law (Gov. Code §65915-65918). The Density Bonus request includes a concession to development standards within the Westborough PUD that requires residential developments in the Shopping Center zone provide commercial uses on the ground floor. The concession to this standard allows the project to construct the development as proposed without the provision of ground floor commercial. The Density Bonus request does not include a request to exceed maximum density.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Anthony Geremia, St. Anton Communities, LLC, 1801 I Street, Suite 200, Sacramento, CA 95811; Phone: (916) 709-8664; Email: asg@antoncap.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 21080(b)(8)]
- ☐ 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 is consistent with the use and density established under the existing 2035 General Plan for which the City has certified the Master EIR.

A modified Initial Study/15183 Checklist, provided for in the CEQA Guidelines, concluded that the proposed project would not result in any significant impacts that: (1) were peculiar to the project or the project site; (2) were not identified as a significant effect in the Master EIR; or (3) were previously identified significant effects, and which as a result of substantial new information that was not known at the time that the Master EIR was certified, were determined to have a more severe adverse impact than discussed in the Master EIR.

Based upon 15183(f), the Modified Initial Study/15183 Checklist identifies the 2035 General Plan policies and/or actions that apply to the development of the project, and have been determined in the Master EIR to substantially mitigate environmental effects. To the extent that the 2035 General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review.

CONTACT PERSON: Scott Johnson, Senior Planner
[srjohnson@cityofsacramento.org](mailto:sjohnson@cityofsacramento.org)

TELEPHONE: 916-808-5842

SIGNED: Scott Johnson

DATED: 5/5/2023

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#:
5/10/2023
Order#: 20230062666

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9:19:44 AM
BW

Description	Amount
Clerk - CEQA Filing Document 20230295 Notice of Exemption EIR Processing Fee	\$50.00 \$50.00

Total Amount Due	\$50.00
Payments: Check# 0107	\$50.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

34 — 05/10/2023 — 262

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SACRAMENTO COMMUNITY DEVELOPMENT, DEPARTMENT PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 05/10/2023
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2023-0295	

PROJECT TITLE

ASCENT WORKFORCE APARTMENTS (DR22-191)

PROJECT APPLICANT NAME ST. ANTON COMMUNITIES LLC ATTN: ANTHONY GEREMIA	PROJECT APPLICANT EMAIL ASG@ANTONCAP.COM	PHONE NUMBER (916) 709-8664
PROJECT APPLICANT ADDRESS 1801 I STREET, SUITE 200	CITY SACRAMENTO	STATE CA
	ZIP CODE 95811	

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

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

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X Blain Wyszewski	AGENCY OF FILING PRINTED NAME AND TITLE SACRAMENTO COUNTY CLERK/RECORDER-BLAIR WISNIEWSKI-DEPUTY CLERK
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