

# NOTICE OF DETERMINATION

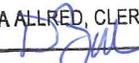
To: X Office of Planning and Research  
1400 10th Street, Room 222  
Sacramento, CA 95814

**ENDORSED**  
SACRAMENTO COUNTY

From: City of Sacramento  
Community Development Dept.  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento CA 95811

AUG 21 2015

X County Clerk  
County of Sacramento

DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**Project Title: Hyatt Boutique Hotel (PB14-061)**

2015032095	City of Sacramento	Scott Johnson	916-808-5842
<b>State Clearinghouse #</b>	<b>Lead Agency</b>	<b>Contact Person</b>	<b>Telephone</b>
Presidio Companies; Contact: Guneet Bajwa	1011 10 <sup>th</sup> Street, Sacramento, CA 95814		707-853-1833
<b>Applicant Name</b>	<b>Address</b>		<b>Telephone</b>

**Project Location (include county):** The project site is located at 1122 7<sup>th</sup> Street and 1118 7<sup>th</sup> Street at the northwest corner of 7<sup>th</sup> and L Streets in downtown Sacramento (APNs: 006-0091-024-0000 and 006-0091-023-0000), City of Sacramento, Sacramento County.

**Project Description:** The proposed project involves the demolition of the building interior and north and west facades of the Marshall Hotel building, retaining the east and south facades, and demolition of the Jade Apartments to the north. The project would convert and expand the existing Marshall Hotel building to a new tourist hotel. The construction of a completely new building behind the historic 7th Street and L Street facades, joined with the new tower, would span over a portion of the historic building and the site of the demolished non-historic building. The remaining historic facades would be rehabilitated to the historic building's period of significance. The resulting combination would be designated as a Hyatt-branded lifestyle boutique hotel. The resulting eleven-story hotel would have approximately 159 guest rooms and approximately 5,000 square feet of ground floor retail. A 0.26-acre parcel would result from merger of the two existing parcels.

**This is to advise that the City of Sacramento, Preservation Commission / City Council  has approved the above described project on August 19, 2015 and has made the following determination regarding the above described project:**

1. The project will / will not  have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were /were not  made a condition of the approval of the project.
4.  A statement of Overriding Considerations was adopted for this project.
5.  Findings were made pursuant to the provisions of CEQA

**This is to certify that the final EIR with comments and responses or Negative Declaration and the record of project approval is available to the General Public at:**

City of Sacramento, Community Development Dept.  
300 Richards Boulevard, 3<sup>rd</sup> Floor, Sacramento CA 95811

  
Signature (Lead Agency Contact)

*Associate Planner*  
Title

8-20-15  
Date

Date received for filing at OPR

Date received for filing at Clerk

RECORDS  
SACRAMENTO COUNTY

REC'T # **0008762508**  
August 21, 2015 — 1:31:57 PM

Sacramento County Recorder  
Donna Allred, Clerk/Recorder

Check Number 1271	
RECD BY	
CLERKS	\$26.00
Total fee .....	\$26.00
Amount Tendered...	\$26.00
Change .....	\$0.00
DHB-58/1/0	



State of California - Natural Resources Agency  
 DEPARTMENT OF FISH AND WILDLIFE  
 North Central Region/Region 2  
 1701 Nimbus Road, Suite A  
 Rancho Cordova, CA 95670  
<http://www.wildlife.ca.gov>

*EDMUND G. BROWN JR., Governor*  
*CHARLTON H. BONHAM, Director*



**CEQA Filing Fee No Effect Determination**

**Applicant Name and Address:** Presidio Companies  
 1011 10th Street,  
 Sacramento, CA 95814

**ENDORSED**  
 SACRAMENTO COUNTY

AUG 21 2015

DONNA ALLRED, CLERK/RECORDER  
 BY *[Signature]* DEPUTY

**CEQA Lead Agency:** City of Sacramento

**Project Name:** Hyatt Boutique Hotel

**CEQA Document Type:** EIR

**State Clearing House Number and/or local agency ID number:** 2015032095

**Project Location:** The project site is located at 1122 7th Street and 1118 7th Street at the northwest corner of 7th and L Streets in downtown Sacramento (APNs: 006-0091-024-0000 and 006-0091-023-0000).

**Brief Project Description:** The project involves the demolition of interior and north and west facades of the existing 6 story Marshall Hotel building, retaining the east and south facades, and demolition of the Jade Hotel to the north. The project would convert and expand the existing Marshall Hotel (most recently a single room occupancy residential hotel) to a new tourist hotel. The project would demolish the current interior configuration of the Marshall Hotel. A new interior and a taller structure would be constructed above the Marshall Hotel's east façade on the entire north portion of the site, extending the new structure on the north.

The project proposes construction of a completely new building behind the historic 7th Street and L Street facades, to be joined with the new tower, which will span over a portion of the historic building and the site of the demolished non-historic building. The remaining historic elevations, will be rehabilitated to the historic building's period of significance. The resulting combination would be designated as the Hyatt branded lifestyle boutique hotel. The new ten-story hotel would have 163 guest rooms and approximately 5,000 square feet of ground floor retail. A 0.26-acre parcel would result from merger of the two existing parcels.

**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and G. Code § 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Presidio Companies

June 22, 2015

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Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

CDFW Approved By:

  
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Isabel Baer

Title: Senior Environmental Scientist (Supervisor)

Date: 6/22/15

**ENDORSED**  
SACRAMENTO COUNTY

AUG 21 2015

DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY