



RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

County of Sacramento  
Planning and Environmental Review  
827 Seventh Street, Room 225  
Sacramento, CA 95814  
CONTACT PERSON: Joelle Inman  
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

### Project Title:

K9 Training Facility – 11391 Pyrites Way

### Control Number:

PLNP2018-00326

### Project Location:

11391 Pyrites Way, Rancho Cordova, CA 95670

### APN:

069-0140-017

### Description of Project:

The project consists of a Conditional Use Permit to:

1. Legalize an existing small animal boarding and training facility and an accessory caretaker dwelling on a 1.06-acre in Heavy Industrial (M-2) zone.
2. A Special Development Permit to allow deviations from the following development standards:
  - Trash Enclosure Setback (Section 5.6.2.A, Table 5.14): The trash enclosure is required to be setback 31-feet from any public street. As proposed, the trash enclosure setback approximately 15-feet from the public street.
  - Trash Enclosure Landscaping (Section 5.2.4.B.4.d): A 5 foot landscape planter shall be installed around the perimeter of trash enclosures if visible from public right-of-way. As proposed, one 4.5 foot landscape planter less than five feet in width is provided southeast of the proposed trash enclosure.
  - Parking Lot Landscaping (Section 5.2.4.F, Table 5.2): Planters of at least 8 feet in width are required at the end of each parking row. In addition, planters of at least six feet in width or a minimum area of 40 square feet shall be provided every eight stalls. As proposed, no parking lot landscaping will be provided.
  - Minimum Front Street Yard (5.6.2.A, Table 5.14): The minimum front yard setback in the M-2 zone is 50 feet. The existing primary building is setback 40 feet at its narrowest.

**Name of public agency approving project:**

Sacramento County – ceqa@saccounty.net

**Person or agency carrying out project:**

Charles Wong  
11391 Pyrites Way Rancho  
Cordova, CA 95670  
charles@k9ts.org (916)621-7663

**Exempt Status:**

Categorical Exemption – Section 15301, Class 1

**Reasons why project is exempt:**

The project consists of the continued operation of an existing facility resulting in negligible or no expansion of use beyond that previously existing and is therefore exempt from the provisions of CEQA.

**Section 15300.2-Exceptions**

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

1. *The project will occur in certain specified sensitive environments or locations;*

The Project site is fully developed and is not in a biologically sensitive location.

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place overtime;*

The Project will not result in significant cumulative environmental impacts.

3. *There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*

There are no known unusual circumstances that will have a significant effect on the environment.

4. *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway;*

The Project is an existing facility and is not located in the vicinity of a highway officially designated as a scenic highway. Therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic highway.

5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

The project site does not contain any historical resources and will not cause a substantial adverse change in the significance of a historic resource.

*Joelle Inman*  
**Joelle Inman**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA

**Copy To:**  
County of Sacramento  
County Clerk  
600 Eighth Street, Room 101  
Sacramento, CA 95814  
 **OPR:**  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814