



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:

Kokopelli Animal Health Clinic

Control Number:

PLNP2022-00203

Project Location:

The project is located at 1420 Fulton Avenue, approximately 363 feet south of the Wittkop Way and Fulton Avenue intersection, in the Arden-Arcade community.

APN:

286-0091-013-0000

Description of Project:

A Conditional Use Permit to relocate a veterinarian animal hospital within two existing office buildings on approximately 0.82 acres located in the Business Professional (BP) zone. Existing Building B, at approximately 5,941 square feet, will be used for medical procedures, while Existing Building A, at approximately 3,384 square feet, will be used for staff office space. The request also includes a Special Development Permit to deviate from setbacks related to the trash enclosure and Design Review for compliance with the Countywide Design Guidelines.

The project proposes interior modifications to the building. No exterior modifications are proposed, with the following exceptions:

- Updated landscaping: A redwood tree on Marigold Lane will be retained, as will Chinese Pistache trees and a Persimmon tree located in the southeast portion of the parcel. Non-native trees and shrubbery, particular those in poor health, will be removed and/or replaced. All Oldeaner shrubs, which are poisonous to pets, will be removed.
- Installation of a comfort and serenity garden surrounding Existing Building B. The serenity garden will include the installation of an 8-foot tall masonry wall with lockable gates along the southern property line adjacent to multi-family residential.
- The installation of a 6-foot tall masonry wall with gate enclosing the site's existing trash container.

The office buildings have been located on the site for over 20 years, have been occupied by various uses, have ample parking, and the overall building capacity would not be increased or intensified.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Terwisscha Construction, Incorporated
Attention: Brady Hickcox
1550 Willmar Avenue
Willmar, MN 56201
(320) 235-1664
bhickcox@twcinc.com

Exempt Status:

Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):

- CEQA Guidelines Section 15301 – Existing Facilities

Reasons why project is exempt:

The project request is to allow a veterinarian animal hospital to operate within an existing building. It involves negligible or no expansion of the existing use. For these reasons, there is no possibility that the activity in question may have a significant impact on the environment 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 proposes to relocate a veterinarian animal hospital within two existing buildings. The Project will not impact specified sensitive environments or locations.

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

No cumulative impacts will result from the Project and successive projects of the same type.

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;*

There are no scenic resources within the project vicinity. Non-native, landscaping elements that are in poor health will be removed and/or replaced. Further, the Project 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. Therefore, the Project will not have an impact related to being located on a hazardous waste site.

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

The project will not impact historical resources; therefore the project 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

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