



**RECORDING REQUESTED
WHEN RECORDED MAIL TO:**

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916) 876-8502

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

UPM EPIC Bible College

Control Number:

PLNP2023-00112

Project Location:

The project is located at 4330 Auburn Boulevard, approximately 3,850 feet southwest of the intersection of Auburn Boulevard and Myrtle Avenue, in the Carmichael Old Foothill Farms community of unincorporated Sacramento County.

APN:

240-0212-035-0000

Description of Project:

The project consists of a request for a Minor Use Permit for an existing private university for ministerial training with a capacity less than 500 students in the General Commercial (GC) zoning district. Expected enrollment is about 100-150 student enrolled per quarter with about half attending fully remote. Current enrollment is less than historical roll numbers with previous on-site enrollments of 570 students spread over morning, evening, and weekends. The school would utilize existing buildings onsite and would not involve exterior improvements.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

EPIC Bible College
Contact: Dr. Ronald Harden
4330 Auburn Boulevard
Sacramento, CA 95841
(916) 247-9880
rharden@epic.edu

Exempt Status:

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

- CEQA Guidelines Section 15301 – Existing Facilities

Reasons why project is exempt:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project consists of a request for a Minor Use Permit for an existing private university for ministerial training with a capacity less than 500 students in the General Commercial (GC) zoning district with current enrollment less than historical enrollment numbers. The project would not involve exterior improvements. Therefore, the project is 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 located in a developed, urban area. The Project consists of permitting an existing private school for ministerial training with a capacity of less than 500 students. The school would utilize existing buildings onsite and does not involve exterior improvements; therefore, the Project site would not be considered environmentally sensitive.

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

The Project consists of permitting an existing private school for training of ministry within the General Commercial (GC) zoning district with less than historical enrollment numbers. No cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

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 not located in the vicinity of a highway officially designated as a scenic highway. The project would utilize existing building onsite and does not involve exterior improvements; therefore, existing aesthetic conditions will remain the same. The project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic.

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. Additionally, a search of the EnviroStor and GeoTracker databases was conducted and no hazardous material records were located on site or in close proximity; 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 site does not contain any historical resources. The project would utilize existing building onsite and does not involve exterior improvements. The project would not cause a substantial adverse change in the significance of a historic resource.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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