



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:

Vista Veterinary Specialty Hospital (UPZ-DRS)

Control Number:

PLNP2023-00227

Project Location:

The project is located at 8299 East Stockton Boulevard, at the northwest corner of Power Inn Road and East Stockton Boulevard, in the South Sacramento community of unincorporated Sacramento County.

APN:

115-0130-060-0000

Description of Project:

The project consists of the following entitlement requests:

1. A **Conditional Use Permit** to allow the conversion of an existing 17,000 square-foot building to a veterinary animal hospital, in the BP Zoning District.
2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

The project consists of the conversion of a 16,952-square-foot church into a veterinary hospital. The project consists of approximately 12,000 square feet of interior improvements but would not result in an expansion of the existing building footprint. Additionally, there is an abandonment of existing public utility easement (PUE) and relocation/recording of new PUE.

Name of public agency approving project:

Sacramento County – ceqa@sacounty.gov

Person or agency carrying out project:

Vista Veterinary Specialists by Ethos Veterinary Health
Contact: Geoff Roth
7425 Greenhaven Drive
Sacramento, CA 95831
(916) 231-4445
groth@ethosveterinary.com

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, maintenance, or minor alteration of existing private structures, involving negligible or no expansion of existing or former use. The project consists of the conversion of a former church into a veterinary hospital, involving no expansion of the existing building footprint. 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 the interior conversion of an existing office building, previously used as a church, to a veterinary hospital; 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 over time;*

The Project consists of the conversion of an existing office building to a veterinary hospital within the Business and Professional Office (BP) zoning district with no expansion of existing use. 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 the existing building onsite and 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 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.

Julie Newton

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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