



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:

EU Body and Paint (UPZ)

Control Number:

PLNP2023-00138

Project Location:

The project is located at 2245 Arden Way, approximately 780 feet east of the intersection Arden Way and Howe Avenue, in the Arden Arcade community of unincorporated Sacramento County.

APN:

278-0290-032-0000

Description of Project:

The project consists of the following entitlement requests:

1. A **Use Permit** to legalize an existing major auto repair business on a 0.85-acre parcel in the Light Commercial (LC) zoning district.
2. An **Incidental Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design).

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

R&P Enterprises
Contact: Rod Jorjorian
2563 Stratford Circle
El Dorado Hills, CA 95762
(916) 765-9799
rodjorjorian@sbcglobal.net

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 and permitting of existing private structures involving negligible or no expansion of an existing or former use. The project consists of a Use Permit for an existing major auto repair business. The business had previously operated as a major auto repair business but allowed their nonconforming status to lapse. The business then switched their licensing to minor auto repairs. The applicant is now requesting a Use Permit to operate a major auto repair business again, which would

be considered no expansion of a former use. 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 a Conditional Use Permit for an existing major auto repair business; 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 the permitting of an existing major auto repair business in the Light Commercial (LC) zoning district and therefore, would not result in significant cumulative environmental impacts. 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 site is located in a developed, urban area and consists of a Conditional Use Permit for an existing major auto repair business; therefore, 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.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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