



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:

Happy Lane Industrial Buildings

Control Number:

PLNP2023-00080

Project Location:

The project site is located at 3750, 3740, and 3730 Happy Lane, approximately 650 feet south of the intersection of Happy Lane and Old Placerville Road in the Cordova Community of unincorporated Sacramento County. The site consists of three lots totaling 2.21 acres in size and is currently vacant.

APN:

067-0980-006-0000, 067-0980-007-0000, 067-0980-008-0000

Description of Project:

The Project consists of an application for:

1. A **Lot Line Adjustment** (County Control Number PLNP2023-00271) to merge two lots 3740 & 3750 Happy Lane (APNs: 067-0980-007 and -008) and adjusting the lot line between the resulting parcel (Lot B) and 067-0980-006 (Lot A) thereby creating two lots from the existing 2.21-acre three lots zoned M-1. The resulting two lots will retain the M-1 zoning district classification.
2. A **Special Development Permit** to allow deviations from the following development standards:
 - Side yard setback (Zoning Code Section 5.6.2.A. Table 5.14) when adjacent to a single-family residential use is 24-feet. As currently proposed the setback next to residential use to the north would be 5 feet.
 - Trash enclosure setback (Zoning Code Section 5.6.2.A. Table 5.14) is 25 feet from any residentially zoned property, or property used for residential purposes. As currently proposed, the trash enclosure for Building D would have a 1.5-foot setback from the northern property line abutting residential use.
3. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

With the approval of the Lot Line Adjustment and the entitlements, the proposed project consists of the construction of two new industrial buildings on each resultant lot (20,400-sf & 9,600-sf), parking lots, storage/work yards, and site landscaping. The site would continue to

be accessed from Happy Lane and would contain pedestrian connectivity to neighboring industrial buildings.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

Applicant:
Omar Siddiqui, JTS Engineering
Consultants Inc.
1808 J Street
Sacramento, CA 95811
omar.siddiqui@jtsengineering.com
(916) 441-6708

Property Owner:
Gregory E. Leon, SFC Leasing L.P.
11390 White Rock Road, Suite 200
Rancho Cordova, CA 95742
greg@urataproperties.com
(916) 765-3545

Exempt Status:

Statutory Exemption: Section 15183(a) – Projects Consistent with a Community Plan, General Plan, or Zoning.

Reasons why project is exempt:

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was prepared and certified by the Board of Supervisors for the Sacramento County General Plan (SCH# 2007082086) incorporated by reference and available at: <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx> .

The proposed project is consistent with the development density and use characteristics considered by the General Plan EIR and Zoning Code for the Light Industrial land use designation. The project construction of two new industrial buildings, parking lots, storage/work yards, and site landscaping and associated entitlements would be consistent with the existing surrounding industrial buildings. New construction on the project site shall comply with County Code Title 16 (Building and Construction), land grading and erosion control (Chapter 16.44), and Title 22 (Land Development).

No new impacts related to the project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

Section 15183 – Analysis

Section 15183 of the CEQA Guidelines provides criteria for determining whether further environmental analysis would be required. Review of the Project indicates that it is consistent with these criteria and would not require further environmental analysis.

15183(b)

In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. *Are peculiar to the project or the parcel on which the project would be located;*

The Project site is currently unoccupied vacant land which has been graded. No other biologically sensitive habitats have been designated on the Project site.

2. *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;*

The Project is not expected to result in significant effects which were not analyzed in the General Plan EIR.

3. *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;*

The Project does not involve off-site impacts. The Project is consistent with the development assumptions contained in the General Plan EIR and would not result in any more severe cumulative impacts than what has been analyzed in the General Plan EIR.

4. *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR;*

There is no substantial new information which was not known at the time the General Plan EIR was certified. The Project will not result in more severe adverse impacts than discussed in the General Plan EIR.

15183(c)

If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of the impact.

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.

15183(d)(1)

(C) The project is consistent with a general plan of a local agency and (2) an EIR was certified by the lead agency for the zoning action, the community plan or the general plan.

The Project is consistent with the General Plan for which an EIR was certified.

15183(e)

This section shall limit the analysis of only those significant environmental effects for which:

- (1) *Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and*
- (2) *The lead agency makes a finding at a public hearing as to whether the feasible mitigation measure will be undertaken.*

The Project does not involve any significant effects for which mitigation measures specified in the General Plan EIR are required to be undertaken. No mitigation measures are required and therefore no findings are necessary.

Copy To:

**County of Sacramento
County Clerk**

3636 American River Drive,
Suite 110
Sacramento, CA 95814

OPR:

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA