



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:**

Franklin Building Addition (SPZ-DRS)

**Control Number:**

PLNP2022-00244

**Project Location:**

The project is located at 5701 Franklin Boulevard, at the intersection of Franklin Boulevard and 33<sup>rd</sup> Avenue, in the South Sacramento community of unincorporated Sacramento County.

**APN:**

026-0012-008-0000

**Description of Project:**

The project consists of the following entitlements:

1. A **SPECIAL DEVELOPMENT PERMIT** To Allow The Proposed Project To Deviate From The Following Development Standards:
  - Minimum Side Street Yard (Section 5.5.2.A, Table 5.13): 50 Feet without a Public Utility Public Facility Easement (PUPF) or 56 Feet with a PUPF. As proposed, the building addition will be 25' from the right of way.
2. A **DESIGN REVIEW** To Determine Substantial Compliance With The Sacramento County Countywide Design Guidelines (Design Guidelines).

The project consists of adding four commercial units, totaling 4,200 square-feet, a fence, and a parking lot in a developed lot, directly adjacent to an existing commercial building.

**Name of public agency approving project:**

Sacramento County – ceqa@saccounty.gov

**Person or agency carrying out project:**

Pasion Architecture  
Contact: Steven Pasion  
6925 North Shore Way  
Sacramento, CA 95831  
(916) 599-7689  
steve@pasionarchitecture.com

**Exempt Status:**

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

- CEQA Guidelines Section 15303 – New Construction of Conversion of Small Structures

**Reasons why project is exempt:**

Class 3 consists of construction and location of limited number or new, small facilities or structures, including up to four commercial buildings in urbanized areas not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project consists of adding four commercial units, totaling 4,200 square-feet, a fence, and a parking lot in a developed lot, directly adjacent to an existing commercial building, in the General Commercial (GC) zoning district. The existing building has all necessary public services and facilities available and is not in an environmentally sensitive area. 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 adding four commercial units, a fence, and a parking lot in a developed lot, directly adjacent to an existing commercial building, in the General Commercial (GC) zoning district; 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 adding four commercial units, a fence, and a parking lot in a developed lot, directly adjacent to an existing commercial building, in the General Commercial (GC) 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 the construction of four commercial units, a fence, and a parking lot in a developed lot, directly adjacent to an existing commercial building; 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

**Copy To:**  
County of Sacramento  
County Clerk  
3636 American River Dr., Suite 110  
Sacramento, CA 95864  
 **OPR:**  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814