



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

**ENDORSED**  
SACRAMENTO COUNTY

OCT 11 2024

DONNA ALLRED, CLERK/RECORDER  
BY Blair Wasmuth DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

**Project Title:**

Reese Road Warehouse

**Control Number:**

PLNP2023-00110

**Project Location:**

The parcel is located at 7430 Reese Road, approximately 2,000-feet northwest of the intersection of Reese Road and Gerber Road, in the South Sacramento community of unincorporated Sacramento County.

**APN:**

051-0200-106-0000

**Description of Project:**

The project proposes the development of the subject site with a 7,650 square-foot warehouse building with a 1,500 square foot attached office. Both buildings will be prefabricated steel buildings. Aside from the proposed buildings, other on-site improvements also include new paving for parking and landscaping. Adjacent to the residential area, the project is proposing a landscaped "green belt". An existing private drive will serve as access to the parcel, which also serves other adjacent parcels to the east.

The project also seeks the following planning entitlements:

1. A **Development Plan Review** to construct a warehouse and office on a 0.9-acre lot in the South Sacramento Industrial Neighborhood Preservation Area (NPA).
2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

**Name of public agency approving project:**

Sacramento County – ceqa@sacounty.gov

**Applicant:**

Reese Road Properties  
7515 Reese Road, Suite 100, Sacramento, CA 95828  
Paul David Christman  
(916) 423-2224  
[dave.christman@reeseroadproperties.com](mailto:dave.christman@reeseroadproperties.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:**

The project will construct a commercial building, in an urbanized area, not exceeding 10,000 square feet in floor area on a site zoned for such use. The project will not involve the use of significant amounts of hazardous substances. All necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, the project is exempt from 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 within an urbanized community with residential uses immediately adjacent to the west and southwest and industrial uses to the south and southeast. The Project site has not been designated as a biologically sensitive location.

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

The Project will not result in potentially significant impacts. Therefore, 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;*

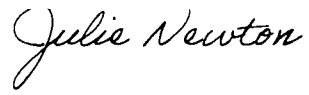
River Road/ Highway 160 (from the Sacramento City Limits at the northern edge of Freeport to the southern tip of the Delta at Antioch Bridge) is a designated State Scenic Highway. Within this segment, River Road from Isleton Bridge to Paintersville Bridge, is designated as a County Scenic Route. The Project is not located within the vicinity of this scenic highway. Therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic highway.

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. 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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 **County of Sacramento  
County Clerk**  
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Suite 110  
Sacramento, CA 95814  
 **OPR:**  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

