



RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

County of Sacramento  
Office of Planning and Environmental Review  
827 Seventh Street, Room 225  
Sacramento, CA 95814

CONTACT PERSON: Julie Newton  
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

**Project Title:**

Boddie Boxing Academy Minor Use Permit

**Control Number:**

PLNP2024-00188

**Project Location:**

The project site is located at 6808 Front Street, approximately 130 feet north of the intersection with M Street in the Rio Linda/Elverta community.

**APN:**

206-0183-003-0000

**Description of Project:**

The project includes a request for a Minor Use Permit to operate an indoor boxing academy, pursuant to Section 2.3.6(d) of the Downtown Rio Linda SPA. The applicant anticipates up to 15 people will be on site including three (3) staff members at any one time. The boxing academy will be within an existing commercial building and no structural changes to the existing building are proposed.

**Name of public agency approving project:**

Sacramento County – ceqa@saccounty.gov

**Person or agency carrying out project:**

Alphonso Boddie  
7608 Milldale Circle, Elverta, CA 95626  
Phone Number: 916-897-1968  
Email: aboddieskins92@gmail.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, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The project consists of the operation of a private boxing academy for up to 15 people within an existing commercial and office type building resulting in negligible/no expansion of use beyond what was previously existing and is therefore 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. *For Classes 3, 4, 5, 6, and 11, will the project have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

The project exemption is not one of the above Classes; therefore, this exception does not apply.

2. *Will cumulative impacts 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. *Is there a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances?*

The proposed boxing academy is designed to provide indoor space for teaching boxing classes. Activities would occur indoors and would not result in environmental effects beyond what is expected of the project site's prior commercial uses. Therefore, the project is not expected to increase impacts beyond pre-project levels.

4. *Will the project 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 within the vicinity of a scenic highway and would not result in damage to scenic resources, including trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway.

5. *Is the project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?*

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. *Will the project cause a substantial adverse change in the significance of a historic resource?*

The project site does not contain any historical resources.

PLNP2024-00188 – Boddie Boxing Academy  
Notice of Exemption

**Copy To:**  
County of Sacramento  
County Clerk  
600 Eighth Street, Room 101  
Sacramento, CA 95814

**OPR:**  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

**Julie Newton**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA