

**Notice of Exemption**

**Appendix E**

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
  
County Clerk  
County of: Sacramento  
P.O. Box 839  
Sacramento, CA 95812-0839

From: (Public Agency): City of Rancho Cordova  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670  
  
(Address)

Project Title: KeyAuto LLC - Administrative Use Permit - PLNA-0225-0057

Project Applicant: Mikhail Mailiants - 3790 Omec Circle, Unit B, Rancho Cordova, CA 95742

Project Location - Specific:

The project is located at 3790 Omec Circle, Unit B, Rancho Cordova, CA 95670 APN: 072-0560-023-0000

Project Location - City: Rancho Cordova Project Location - County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project:

The applicant is seeking an Administrative Use Permit (AUP) to allow auto and vehicle sales within a Heavy Industrial/Manufacturing (M-2) zoning district within the South Sunrise Special Planning Area (SSSPA). Vehicles for sale would be kept in an existing paved outdoor storage area and will not occupy any required parking.

Name of Public Agency Approving Project: City of Rancho Cordova

Name of Person or Agency Carrying Out Project: Mikhail Mailiants Ph: 916-969-9529

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Existing Facilities - Section 15301
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project does not involve any interior or exterior modifications. The site is currently occupied by a vehicle dismantler and incidental auto part sales. The proposed business is an auto-centered use which involves negligible expansion of the existing use.

Lead Agency Contact Person: Krystina Rahbari Area Code/Telephone/Extension: 916-851-8756

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: K. Rahbari Date: 4/25/2025 Title: Planning Technician II

Signed by Lead Agency  Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

**ENDORSED**  
SACRAMENTO COUNTY

APR 25 2025

DONNA ALLRED, CLERK/RECORDER  
BY [Signature] DEPUTY