



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) 874-6141

ENDORSED
SACRAMENTO COUNTY

JUL 03 2025

DONNA ALLRED, CLERK/RECORDER
BY Julie Newton DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Chuze Fitness

Control Number:

PLNP2024-00230

Project Location:

The property is located at 6061 Florin Road, on the west side of Stockton Boulevard and approximately 450-foot south of the intersection of 65th Street and Stockton Boulevard, in the South Sacramento community of unincorporated Sacramento County.

APN:

042-0011-029

Description of Project:

The project consists of the following entitlement requests:

1. A **Conditional Use Permit** to allow a 32,619 square foot Indoor Recreation Facility with a capacity exceeding 300 persons in the Shopping Center (SC) zone.
2. An **Incidental Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The existing building was previously occupied by a 24-Hour Fitness location. This project includes an interior remodel of an existing building and façade improvements to the exterior of the building including new paint and signage. This project does not involve expansion of the existing building or a change in use.

Name of public agency approving project:

Sacramento County – ceqa@sacounty.gov

Person or agency carrying out project:

Elevated Entitlements
Attn: Moe Farrag
5716 Corsa Avenue, Suite 201
Westlake Village, CA 91362
(805) 232-4383
moe@elvted.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, permitting, and licensing of an existing public or private structure, involving negligible or no expansion of an existing or former use. The project consists of a Use Permit to operate an indoor recreation facility inside of an existing building. This project is utilizing an existing building and will involve no expansion of an existing use 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 and 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 project consists of permitting and licensing of an existing business and does not involve any physical improvements. There are no known unusual circumstances that will have a significant effect on the environment.

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?*

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. 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. *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. The project consists of permitting and licensing of an existing business and does not involve any physical improvements.

Julie
Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton,
o=Sacramento County, ou,
email=newtonju@saccounty.net
, c=US
Date: 2025.03.24 18:28:12
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Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF
CALIFORNIA

Copy To:

County of Sacramento

County Clerk

3636 American River Drive, Suite 110
Sacramento, CA 95864

Office of Land Use and Climate Innovation

State Clearinghouse

1400 Tenth Street
Sacramento, CA 95814

