




**ENDORSED**  
SACRAMENTO COUNTY

RECORDING REQUESTED  
WHEN RECORDING MAIL TO:

JUL 16 2025

County of Sacramento  
Planning and Environmental Review  
827 7th Street, Room 225  
Sacramento, CA 95814  
CONTACT PERSON: Julie Newton  
TELEPHONE: (916)874-6141

DONNA ALLRED, CLERK/RECORDER  
BY:  DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

**Project Title:**

Subaru Ranch (NCS)

**Control Number:**

PLNP2025-00043

**Project Location:**

The project is located at 6729 Fair Oaks Boulevard, on the west side of Fair Oaks Boulevard and approximately 350 feet south of the intersection of North Avenue and Fair Oaks Boulevard, in the Carmichael community of unincorporated Sacramento County.

**APN:**

272-0040-011

**Description of Project:**

The project consists of a Certificate of Nonconforming Use to the Planning Commission (NCP) to re-establish an automotive repair facility on approximately 0.51 acres in the Fair Oaks Boulevard Special Planning Area (SPA).

**Name of Public Agency Approving Project:**

Sacramento County – [ceqa@saccounty.gov](mailto:ceqa@saccounty.gov)

**Person or Agency Carrying out Project:**

Steven Granados  
6133 Dewey Drive, Citrus Heights, CA 95621  
(775) 230-0133  
Mazdasg1@yahoo.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, or minor alteration of existing private structures involving negligible or no expansion of an existing or former use. The project consists of a Certificate of Nonconforming Use to continue the operation of an automobile repair facility, involving no expansion of an existing use. 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. *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 consists of the permitting of an existing automotive repair facility. As it stands, 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?*

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, implementation of 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.

**Julie  
Newton**

Digitally signed by Julie Newton  
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**Julie Newton**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA

**Copy To:**

**County Clerk of Sacramento  
County Clerk**  
3636 American River Drive, Suite 110  
Sacramento, CA 95864

**Office of Land Use and Climate Innovation  
State Clearinghouse**  
1400 10th Street  
Sacramento, CA 95814