

**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  
600 8th Street  
Sacramento, CA 95814

**From:** (Public Agency): City of Rancho Cordova  
2729 Prospect Park Drive, Ste 100  
Rancho Cordova, CA 95670  
 (Address)

Project Title: Luxury Auto Center - DD10006 - Major Design Review

Project Applicant: Aster Canet, PO Box 691054, Stockton, CA 95269 Ph: 209-598-6801

Project Location - Specific:

Located on Luyung Drive approximately 650' south of White Rock Road (APN: ~~012~~-0450-015-0000)

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

Description of Nature, Purpose and Beneficiaries of Project:

Applicant is requesting a Major Design Review for two (2) warehouse buildings each at 8,947 SF. The project includes all required supportive site elements such as trash enclosures, parking areas, lighting, and landscaping. The property will be accessed via shared driveway along Luyung Drive.

Name of Public Agency Approving Project: City of Rancho Cordova

Name of Person or Agency Carrying Out Project: Karren Mirzoyan, 11194 Frascati Ct, Rancho Cordova, CA

Exempt Status: **(check one):**

916 870 3722

- 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: 15332, In-Fill Development Projects
- Statutory Exemptions. State code number: \_\_\_\_\_


Reasons why project is exempt:

Project is consistent with the SBSPA General Plan and M-2 Zoning Designation. The project occurs within the City Limits, is not greater than 5-acres, and is substantially surrounded by urban uses, including industrial and transportation uses. The project will also be adequately served by existing all public services.

Lead Agency  
 Contact Person: Nick Sosa Area Code/Telephone/Extension: 916-851-8753

**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:  Date: 8/18/2025 Title: Senior Planner

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: \_\_\_\_\_