RECORDING REQUESTED
WHEN RECORDING MAIL TO:

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

ENDORSED
SACRAMENTO COUNTY
SEP 18 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
Neighborhood Enterprises Storage Minor Use Permit

Control Number:
PLNP2025-00091

Project Location:
The project is located at 1200 feet south of the intersection of Roseville Road and Palm Avenue, at 5420 & 5440 Roseville Road in the unincorporated community of North Highlands in Sacramento County.

APN:
228-0120-011-0000 & 228-0120-012-0000

Description of Project:
The project consists of an entitlement request for a Minor Use Permit for the operation of a vehicle towing and storage facility in a M-1 Zoning District, on two parcels totaling approximately 3.07 acres in an urbanized area that is adjacent to other industrial uses, and one multifamily use. Towing and Storage businesses are allowed in the M-1 zone upon approval of the Minor Use Permit. The project will not develop nor utilize the entire 3.07 acres. The majority of improvements and operations will be located on the northernmost parcel and a small, storage lot for 20 vehicles will be located on a portion of the southern parcel.

If approved, the applicant would grade the property, remove two non-native elm trees, and construct a new, asphalt-paved driveway, parking lot, and fire turnaround. Other improvements would include: construction of a 5,000-square foot office building, placement of approximately 300 linear feet of 12 inch storm drain pipe, landscaping, sidewalk, curb and gutter, an 8-foot x 8-foot trash enclosure, placement of SMUD electrical facilities, connection to public sewer, 3-foot wide bioretention swales, and placement of a chain-link screening fence and gate at the western boundary lines.

Name of Public Agency Approving Project:
Sacramento County – cega@saccounty.gov

Person or Agency Carrying out Project:
Henry Reis
1769 Larelyn Ln
Shingle Springs, CA 95682
henryreis4@gmail.com
(916) 850-5854

Exempt Status:
Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300-15333):

- CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures
- CEQA Guidelines Section 15304 – Minor Alterations to Land

Reasons Why Project is Exempt:

Reasons the project is exempt under Categorical Exemption, Class 3 (CEQA Guidelines Section 15303(c)) include that the project consists of the construction of a new, commercial building, located in an urbanized area, not exceeding 10,000 square feet in floor area on a site zoned for such use. The project does not involve the use of significant amounts of hazardous substances, all necessary public service facilities are available, and the surrounding area is not environmentally sensitive. Reasons the project is exempt under Categorical Exemption Class 4 (CEQA Guidelines Section 15304) include that that the project consists of minor public or private alterations in the condition of land, water, and/or vegetation, which do not involve removal of healthy, mature, scenic trees on a property with less than 10% slope. Per Section 15300.2 of the CEQA Guidelines, the project is not listed on any list of hazardous waste sites compiled pursuant to Section 65962.5 of the Government Code, is not located within the vicinity or viewshed of a scenic resource, and would not result in an impact to a biological resource, cultural resource, or another environmental resource. For all of these reasons, 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 site is in the M-1 Zoning District, on two parcels totaling approximately 3.07 acres. The project is not within any flood area, and not within critical habitat (CA State Geoportal). Therefore, construction of the project will not result in impacts on an environmental resource of hazardous or critical concern.

2. *Will cumulative impacts be considerable because successive projects of the same type will occur at the same place over time?*

   As it stands, the project will not result in potentially significant impacts. The project will develop an existing infill parcel consistent with zoned density. 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 development is consistent with developments standards, and there is approximately 250 feet between the primary project area and the multifamily apartment. 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. There are not any open hazardous cleanup sites within 1000 feet (Cal EvniroStor & GeoTracker). This information was accessed on August 12, 2025. 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.

[Original Signature on File]
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