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
DEC 08 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
2365 El Camino Avenue Apartment Conversion

Control Number:
PLNP2024-00048

Project Location:
The project site is located at 2365 El Camino Avenue, on the north side, approximately 830 feet east of Bell Street and 490 feet west of Wright Street, on a 0.49-acre lot developed with two office buildings (vacant and unoccupied for the past few years) and associated parking lot, within the unincorporated area of Sacramento County, in the Arden Arcade community.

APN:
268-0323-034-0000

Description of Project:
The project is a request for a Minor Use Permit to allow for the conversion of an existing commercial office building into nine (9) multi-family units in the BP (Business and Professional Office) zoning district. The project will include adding new exterior siding, new roof, new windows and doors, new fencing, and new architectural features such as pillars, porches and awnings. The project will require interior renovations to create the new residential units. The project also includes construction of a new trash enclosure and new covered carport spanning over 10 parking spaces along the northern property line. The project will update the existing landscaping area in the front of the property, as well as adding a small landscaping strip around the buildings.

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

Person or Agency Carrying out Project:
Michael Martin
1321 Harvest Glen Way
Sacramento, CA 95834
Phone: 916-524-6649
Email: mmartindesign2000@gmail.com

Exempt Status:
Section 21159.25 Exemption: Residential or Mixed-Use Housing Projects

Reasons Why Project is Exempt:
Public Resources Code (CEQA Statute) Section 21159.25 exempts infill development within unincorporated areas meeting the criteria outlined in §21159.25(a) through §21159.25(c). Per the attached Section 21159.25

Compliance Checklist, the project is consistent with the criteria outlined in §21159.25(a) and (b) and do not meet any of the conditions listed in §21159.25(c) and is therefore exempt from the provisions of CEQA. Please see the attached Section 21159.25 Compliance Checklist document for the consistency analysis to support this Notice of Exemption. No further environmental review is required.

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou=Planning and Environmental Review, email=newtonj@saccounty.gov, c=US
Date: 2025.10.10 09:30:58 -07'00'

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

SECTION 21159.25 COMPLIANCE CHECKLIST FOR 2365 EL CAMINO AVENUE APARTMENT CONVERSION PROJECT (PLNP2024-00048)

Threshold Requirements for Residential or Mixed-Use Housing Infill Projects in Unincorporated Areas – Public Resources Code (PRC) §21159.25

PRC §21159.25(a). The project must be consistent with:	Consistent?
(1) "Residential or mixed-use housing project" means a project consisting of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use. The parcel is approximately 0.49 acres (21,250 square feet). There are two (2) existing office buildings (footprint of about 7,600 square feet total) on the parcel. If approved, the project would convert the two (2) office buildings into nine (9) multi-family residential apartment units. The entire site would be developed for multi-family residential uses.	**Yes**
(2) "Substantially surrounded" means at least 75 percent of the perimeter of the project site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an environmental impact report was prepared. The project site is surrounded by developments with qualified urban uses. The adjoining parcels to the north are developed with single-family residences. The adjoining parcels on the east and west are developed with commercial offices. The south side of the parcel is bound by El Camino Avenue, a paved roadway with an 86-foot-wide right-of-way, complete with curb, gutter and sidewalks. Across El Camino Avenue, to the south of the project site, is a charter school (encompassing a total of nine acres).	**Yes**

PRC §21159.25(b). Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:	Consistent?
(1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project parcel has a General Plan land use designation of Commercial Office (COMM/OFF). The General Plan encourages build-out of infill sites, which includes reuse or redevelopment of abandoned or derelict structures to accommodate as much residential, commercial and employment capacity as feasible. The project will convert an existing vacant office building to new multi-family units. The General Plan policies that support the infill strategy include LU-4, LU-6, and LU-8.	**Yes**

PRC §21159.25(b). Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:	**Consistent?**
The project parcel is in the Business Professional (BP) zoning district. Pursuant to the Zoning Code, Table 3.1, Residential Uses, A.3, when multi-family development is 10 units or less in the BP zoning district, a Minor Use Permit is required. The use standards in Section 3.5.1.C.4 further species that the multi-family development must be at a minimum density of 10 units per acre and maximum density of 20 units per acre. The project proposal is for nine (9) dwelling units on 0.49 acres, which is a density of 18 units per acre; upon issuance of the use permit, the project will be consistent with the Zoning Code.	
(2) **(A) The public agency approving or carrying out the project determines, based upon substantial evidence, that the density of the residential portion of the project is not less than the greater of the following:** **(i) The average density of the residential properties that adjoin or are separated only by an improved public right-of-way from, the perimeter of the project site, if any.** **(ii) The average density of the residential properties within 1,500 feet of the project site.** **(iii) Six dwelling units per acre.** (i) The residential properties that adjoin, or are separated only by an improved public right-of-way, are the adjoining parcels to the north. Those properties are developed with single-family residential units, at a density of 4 units per acre. The proposed project will have a density of 18 units per acre which is greater than the average density of residential properties that adjoin the project site. (ii) Within 1,500 feet of the project site, there are approximately 524 single-family residential properties zoned either RD-4 or RD-5. There are eight (8) parcels developed with low-rise apartments, with densities ranging from 12 dwelling units per acre to 40 dwelling units per acre. There are about 11 properties used for public utilities, one vacant retail/commercial lot, four (4) parcels dedicated to a private school and two (2) parcels for a church. Four (4) properties are classified as residential conversions to office uses. The rest of the properties are commercial such as restaurants, office, retail, and vehicle-orientated commercial. The average densities of the residential properties within 1,500 feet of the project site is less than 10 dwelling units per acre, which is well below the proposed 18 dwelling units of the proposed project. (iii) The proposed project is greater than six dwelling units per acre. **(B) The residential portion of the project is a multifamily housing development that contains six or more residential units.** The project would consist entirely of residential use, resulting in nine (9) multi-family residential units.	**Yes**

PRC §21159.25(b). Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:	**Consistent?**
(3) The proposed development occurs within an unincorporated area of a county on a project site of no more than five acres substantially surrounded by qualified urban uses. The project is located within an unincorporated area of Sacramento County, on a 0.49-acre parcel, and is substantially surrounded by qualified urban uses.	**Yes**
(4) The project site has no value as habitat for endangered, rare, or threatened species. The project site provides no value as habitat for endangered, rare, or threatened species. No habitat for threatened and endangered species were identified by US Fish and Wildlife Service's Information for Planning and Consultation (IPaC). Nor were there any records onsite or in the near vicinity within the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB). The project site is located within a developed, urban area and is substantially surrounded by other urban uses. The project site is approximately 0.49 acres and contains two (2) office buildings that were constructed in the late 1970's, according to aerial imagery. Prior to office development, the project site had been developed with two (2) single-family residences developed between the 1940's and 1950's. The parcel is primarily covered with impervious surfacing with some landscaping around both structures.	**Yes**
(5) Approval of the project would not result in any significant effects relating to transportation, noise, air quality, greenhouse gas emissions, or water quality. <u>Transportation:</u> Sacramento County Department of Transportation (SacDOT) staff (G. Gasperi, Senior Civil Engineer) reviewed the proposed project (July 2025) and estimated the trip generation expected from the existing use (vacant) to the proposed project (nine multi-family dwelling units). *Vehicle Miles Travelled (VMT)* According to Table 3-1 in SacDOT's *Transportation Analysis Guidelines*, projects generating less than 230 new daily trips are considered small projects and are exempt from a VMT study. Per SacDOT review, the proposed project is estimated to generate 133 new daily trips. Therefore, as the project would create less than 230 new daily automobile trips, a VMT analysis is not required. *Local Transportation Analysis and Circulation* The established SacDOT threshold to warrant a Local Transportation Analysis (LTA) is 1,000 new daily trips and 100 new trips during the AM/PM peak hours. Based on the trip generation table prepared by SacDOT, the project is estimated to generate 133 new daily trips, 26 AM peak hour trips, and 24 PM peak hour trips.; therefore, as the trip generation is less than the threshold, an LTA is not required for the proposed project. <u>Noise:</u> The proposed operational noise sources for the project include additional vehicular traffic, heating, ventilation, and air conditioning (HVAC) systems, and outdoor recreational activities. Traffic noise resulting from increased vehicular traffic generally requires a large increase in vehicles and/or increased speeds. Based on the expected numbers of vehicles estimated by SacDOT, and the relatively low speed limits of residential streets, implementation of the project would not result in an increase in noise related to traffic.	**Yes**

PRC §21159.25(b). Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:	**Consistent?**
Standard residential HVAC units are generally not a significant source of noise. The project proposes four (4) standard HVAC units placed within the landscaped area between the rear of the apartment units and the parking lot. The units will be located about 52 feet from the nearest residential zoned property. The County General Plan Noise Element and County Noise Ordinance (County Code Chapter 6.68) identifies that the average outdoor noise level for sensitive uses (residential) affected by non-transportation noise sources to be 55 dB. Typical noise levels for HVAC units range from 40-60 dB[1] at the source. Each of the four (4) HVAC units would be screened with landscaping and due to the distance to the nearest residential property line (52 feet), the proposed HVAC units are not expected to exceed the exterior noise standard of 55 dB. Air Quality: *Construction Emissions* The project consists of interior alterations to an existing office building to nine multi-family units. Exterior improvements include new architectural features and architectural coatings on the building, new concrete patio/porches adjacent to building, new concrete curbs for additional landscaping, restriping the existing parking lot and a new carport cover over 10 parking spaces. The emissions of concern during construction consist of particulate matter (PM) and oxides of nitrogen (NO_x). NO_x is an ozone precursor and PM, which PM_{10} (particulate matter 10 microns in diameter) and $PM_{2.5}$ (particulate matter 2.5 microns in diameter) pose health concerns and health impacts. The Sacramento Metropolitan Air Quality Management District (SMAQMD) has developed a screening level to assist in determining if construction related NO_x emissions would exceed SMAQMD's construction significance threshold of 85 lbs/day NO_x. This same screening level may be used for determining if PM_{10} and $PM_{2.5}$ emissions would exceed SMAQMD's significance threshold; however, implementation of the SMAQMD's Basic Construction Emission Control Practices (also known as Best Management Practices (BMPs)) must be included in the project. The screening level indicates that projects that are 35 acres or less in size will not exceed the SMAQMD construction NO_x, PM_{10} or $PM_{2.5}$ thresholds of significance provided that the project does not: • Include buildings more than four (4) stories tall; • Include demolition activities; • Include significant trenching activities; • Have a construction schedule that is unusually compact, fast paced, or involves more than two (2) phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously; • Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or, • Require import or export of soil materials that will require a considerable amount of haul truck activity.	

[1] Source: https://todayshomeowner.com/hvac/guides/air-conditioner-noise/ (webpage last updated May 14, 2024. Accessed September 22, 2025)

PRC §21159.25(b). Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:	**Consistent?**
The project site is less than 35 acres and does not include any of the above limitations, as the project will not (i) include buildings more than four (4) stories tall, (ii) include demolition activities, (iii) include significant trenching activities, (iv) have an unusually compact construction schedule or a schedule with more than two (2) phases, (v) involve cut-and-fill operations, or (vi) require import or export of soil materials that would require considerable amount of haul truck activity. Therefore, the project meets SMAQMD's screening thresholds for construction NO_x. In order to be considered to not exceed the PM_{10} or $PM_{2.5}$ threshold of significance, the project must implement Construction BMPs. These are generally covered by existing SMAQMD rules, such as Rule 401, 402, 403, 404, 442 and 460. Therefore, the project meets SMAQMD's screening thresholds for construction PM_{10} and $PM_{2.5}$. *Operational Emissions* SMAQMD has developed operational screening levels for certain types of land use developments that will not exceed operational emission thresholds for reactive organic gases (ROG), NO_x PM_{10} and $PM_{2.5}$. Based on the operational screening levels for residential low-rise apartments (1-2 stories), 682 dwelling units or less will be below the threshold for ozone (ROG and NO_x), and 1,385 dwelling units or less will be below the threshold for PM_{10} and $PM_{2.5}$. The project is proposing nine (9) dwelling units and is well below the operational screening levels and does not exceed the operational screening thresholds for criteria air pollutants. <u>Greenhouse Gas Emissions:</u> *Construction* GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. As the project is within the screening levels for construction emissions (see Air Quality above), the construction-related GHG impacts are also considered less than significant. *Operation* Based on the operational screening level table developed by SMAQMD (see Air Quality above), residential low-rise apartments (1-2 stories) that are 85 dwelling units or less are expected to be below the threshold of 1,100 metric tons per year of GHG. The project will comply with the CalGreen building code for installation of EV parking spaces. The proposed dwelling units will be electrified, as there will be no natural gas hookups for appliances. The proposal for nine (9) dwelling units does not exceed the operational screening thresholds. Therefore, based on established guidance from SMAQMD, the project would not have a significant effect related to greenhouse gas emissions. <u>Water Quality:</u> The County requires that projects include source and/or treatment control measures on selected new development and redevelopment projects. Source control BMPs are intended to keep pollutants from contaminating site runoff. The County requires developers to utilize the *Stormwater Quality Design Manual for the Sacramento Region, 2018* (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. Regardless of project type or size, developers are required to implement the minimum source control measures (Chapter 4 of the Design Manual). The final selection and design of post-construction stormwater quality control measures is subject to the approval of the County	

PRC §21159.25(b). Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:	Consistent?
Department of Water Resources. Compliance with Sacramento County's Stormwater Quality Design Manual for the Sacramento Region and County Improvement Standards are included as a condition of approval and will ensure water quality impacts are less than significant.	
(6) The site can be adequately served by all required utilities and public services. The project site is adequately served by existing utilities. Existing water, public sewer, electric, and gas utilities are located along the adjacent roadways. The water service provider is Sacramento Suburban Water (SSWD). Public sewer is provided by the SacSewer. Electricity is provided by Sacramento Municipal Utility District (SMUD) and gas is provided by Pacific Gas and Electric (PG&E).	**Yes**
(7) The project is located on a site that is a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau. According to the U.S. Census Bureau, there is no longer a distinction between "urbanized area" and "urban cluster", instead, all areas are simply called "urban areas". Non-urban areas are classified as rural areas[2]. For the 2020 U.S. Census, an urban area is defined as an area that comprises a densely settled core of census blocks that meet minimum housing unit density and/or population density requirements. This includes adjacent territory containing non-residential urban land uses. To qualify as an urban area, the territory must encompass at least 2,000 housing units or have a population of at least 5,000. Urban areas represent densely developed territory, and encompass residential, commercial, and other non-residential urban land uses[3]. The project site consists of one (1) legal parcel in the Census Tract 62.04 and entirely within an urban area of Sacramento County, per the *2020 U.S. Census Urban Areas for the United States* Geographic information Systems map layer for ArcGIS.	**Yes**

PRC §21159.25(c). Subdivision (b) does not apply to a residential or mixed-use housing project if any of the following conditions exist:	Condition Exist?
(1) The cumulative impact of successive projects of the same type in the same place, overtime is significant. The proposed project consists of converting two existing vacant commercial office buildings to accommodate nine (9) multi-family dwelling units. The 0.49-acre parcel is surrounded by commercial development to the east and west, and single-family residential subdivisions to the north. South of the project site, across El Camino Avenue, is a charter school. General Plan Land Use Designations along the section of El Camino Avenue between Bell Street (to the west of the project site) and Wright Street (to the east of the project site) are either low density residential (LDR) or commercial and offices (COMM-OFF). This section of El Camino Avenue is predominantly developed with commercial office buildings. Most of the	**No**

[2] Source: https://www.census.gov/newsroom/blogs/random-samplings/2022/12/redefining-urban-areas-following-2020-census.html (webpage last updated December 21, 2022. Accessed September 22, 2025)
[3] Source: https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html (webpage last updated December 16, 2024. Accessed September 22, 2025)

PRC §21159.25(c). Subdivision (b) does not apply to a residential or mixed-use housing project if any of the following conditions exist:	Condition Exist?
commercial development occurred during the 1970's. There are no multi-family apartment complexes along this section of El Camino Avenue. Immediately north of the project site are single-family residential subdivisions, which were developed in the late 1950's and 1960's. The project site and surrounding area are fully developed. This project meets the definition of infill as it will reuse and redevelop an existing underutilized commercial site for new multi-family housing. Due to the existing urban developments surrounding the project site, there is no cumulative impact of successive projects of the same type in the same place. <u>Cumulative list of past, present, and probable future projects within 0.5 miles</u> To provide additional context of the cumulative development potential in the surrounding community, potential projects in a 0.5-mile radius from the project site were considered. The 0.5-mile area is predominantly developed with single-family detached homes on 5,200 to 8,500 square-foot lots (zoned RD-4 and RD-5). There are over 1,100 single-family residential units within 0.5 miles of the project site, most of which were constructed between the 1940's and 1960's. There are about 11 different multi-family complexes and about 30 duplexes within this 0.5-mile radius. Sacramento County Project Viewer was utilized to gather a list of all past and present Planning Entitlement Applications within a 0.5-mile radius of the project site. The project titles and corresponding County control numbers are listed below: *Past Projects:* • PLNP2023-00069 2104 El Camino Ave – A Minor Use Permit to allow for more than 25% of building to be used for beauty-related services and uses in the BP zone at 2104 El Camino Ave. • PLNP2023-00195 Camino Check Cashing – A Minor Use Permit for an existing check cashing business to continue operations at 2101 El Camino Ave., in the LC zoning district. • PLNP2024-00079 Sun Flour Baking Company – A Certificate of Nonconforming Use to allow for continued operations of a wholesale baking company at 2464 Marconi Ave. in BP zoning district. • PLNP2024-00097 Special Development Permit for an 8-foot-tall wrought iron fence directly behind sidewalks of El Camino Ave and Bell Street at an existing church located at 2320 El Camino Ave. *Present Projects:* • PLNP2024-00211 2209 El Camino Residential Conversion – A Minor Use Permit to convert an existing office building into a single-family residence in BP zoning district. Probable future developments, or infill potential, within this 0.5-mile radius include development of existing vacant lots; there are a total of 25 residential parcels (low-density, medium density or high density) totaling about 3.5 acres. There are two (2) office vacant lands totaling about 2.5 acres and 13 retail/commercial vacant parcels totaling about 6 acres within the 0.5-mile area. <u>Traffic:</u> The proposed project, combined with the other past and present future residential projects would not result in any significant cumulative impacts related to transportation. Sacramento County DOT uses several screening criteria for development projects. Each of the projects	

PRC §21159.25(c). Subdivision (b) does not apply to a residential or mixed-use housing project if any of the following conditions exist:	**Condition Exist?**
listed above meets one (1) or more screening criteria listed in Table 3-1 in DOT's Transportation Analysis Guidelines. These criteria include, a residential project can be exempt from a VMT study if the site exists in a VMT efficient area based on an approved screening map; if it is an affordable residential project within 0.5-mile or transit; if a project would generate less than 237 average daily trips; or if it is considered local serving retail. The approved Sacramento Area Council of Governments (SACOG) Residential VMT Screening Map shows that the project area (within a 0.5-mile radius) is located within a VMT efficient area that produces less than 50-85% of the average regional VMT, or are considered small projects. Therefore, future projects are not expected to create enough additional traffic to surrounding streets such that the proposed project, combined with future project contributions, would result in a significant impact to the circulation and safety of surrounding roadways. <u>Air Quality & Greenhouse Gases:</u> The project does not exceed SMAQMD's construction-related or operational air quality screening thresholds individually. Projects that do not exceed these screening thresholds are not cumulatively considerable according to SMAQMD Guide to Air Quality Assessment in Sacramento County. GHG impacts are analyzed within the cumulative context of the project's potential contribution to the significant impact of global climate change. Because operational GHG emissions for the project would be below the SMAQMD de minimis screening level, the proposed project's operational emissions would not be considered to have a cumulatively considerable contribution to the significant impact of global climate change. <u>Public Services:</u> The listed cumulative project sites are all located in an urbanized area with existing public services and utilities. All development is required to pay impact fees for operation, maintenance, and improvements to public services and utilities. Payment of the individual impact fees would offset any cumulative impact.	
(2) There is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the project that would result in a significant effect on the environment due to unusual circumstances. The proposed project consists of a nine (9) unit multi-family apartment complex. The 0.49-acre parcel is surrounded by commercial office development to the east and west, single-family residential development to the north, and a school to the south. The proposed project is located within a developed urban area with existing utilities located along the improved roadway abutting the site. The proposed project is consistent with the General Plan Commercial and Office land use designation and the Business Professional Office (BP) zoning designation.	**No**
(3) The project may 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 state scenic highway. The project would not result in damage to scenic resources. The project site is located within an existing urban area. The project site is not located within the vicinity of a highway officially designated as a state scenic highway.	**No**

PRC §21159.25(c). Subdivision (b) does not apply to a residential or mixed-use housing project if any of the following conditions exist:	Condition Exist?
(4) The project is 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. County staff reviewed the GeoTracker and EnviroStor databases on May 22, 2025. There was one (1) record of a no longer operating dry cleaner business approximately 1,500 feet east of the project site and the case has been closed. There was one (1) gas station business approximately 600 feet west of the project site listed as a Leaking Underground Storage Tank (LUST) cleanup site; however, the case has been closed. As both cases have been closed, the sites do not pose a risk to human health or the environment through release of, or exposure to, contaminants at the project site.	**No**
(5) The project may cause a substantial adverse change in the significance of a historical resource. The project would not result in a substantial adverse change in the significance of a historical resource. No known archaeological or cultural resources occur onsite.	**No**

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