



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Joelle Inman
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title: Hickory Hanks BBQ Rezone

Control Number: PLNP2021-00033

Project Location: The project is located at 1337 I Street, on the northwest corner of the intersection of I and 14th Streets in the unincorporated community of Rio Linda.

APN: 207-0230-060-0000

Description of Project:

The project consists of a change in land use designations and a rezone of a 0.87-acre portion of a 2.57-acre parcel to allow for the continued operation of the Hickory Hanks BBQ in the community of Rio Linda. The project requires a general plan amendment, community plan amendment, and rezone to change the land use designations and zoning from Agricultural-Residential (Ag-Res) and Ag-Res 2 Acre (AR-2) to Commercial and Office and Limited Commercial (LC). A special development permit will allow deviations from Commercial development standards for existing front and rear setbacks, landscaping, fencing, signage, and bicycle parking for a commercial facility. The project does not include site plan improvements beyond those that are existing. The project will be subject to design review to confirm consistency with the Countywide design guidelines.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Name: Thomas Law Group, Nick Avdis
Address: 455 Capitol Mall, Suite 801 Sacramento, CA 95814
Phone Number: (916) 287-9292
Email: navdis@thomaslaw.com

Exempt Status:

CATEGORICAL EXEMPTION - Section 15301, Class 1

Reasons why project is exempt:

The project consists of the continued operation of an existing facility. Use of the property is limited to a takeout restaurant with no permanent customer seating, and an event center and catering services as outlined in Use Permit PLNP2010-00242. Expansion or enlargement of the restaurant facility is prohibited. The project does not include changes to the existing site plan. Therefore, the project is exempt from the provisions of CEQA.

[Original Signature on File]

Joelle Inman
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:
County of Sacramento
County Clerk
600 Eighth Street, Room 101
Sacramento, CA 95814
 OPR:
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814