



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916) 876-8502

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Mendocino Farms Sandwich Market (UPM)

Control Number:

PLNP2023-00126

Project Location:

The project is located at 2339 Fair Oaks Boulevard in the Arden Arcade Community adjacent to the Pavilions Shopping Center. The site is approximately 960 feet east of University Avenue and 781 feet west of the intersection of Fair Oaks Boulevard and Fulton Avenue.

APN:

294-0120-012-0000

Description of Project:

The project is the request from Mendocino Farms Sandwich Market for approval of a Minor Use Permit to allow sale of alcohol for on-site consumption (beer and wine- Type 41 ABC license). Mendocino Farms Sandwich Market will be the restaurant tenant in landlord provided shell building. The primary use of the facility will be a restaurant and alcohol sales will be an incidental use.

Name of public agency approving project:

Sacramento County – ceqa@sacounty.net

Person or agency carrying out project:

RSI Group, Inc. ATTN: Nina Raey/Geet Singh
3199 Airport Loop Drive, Suite D, Costa Mesa, CA 92626
714-227-5223
nina@rsi-group.com; geet@rsi-group.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, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is a request at an existing commercial structure and permit to sell alcohol. The project would not represent an expansion of use. Therefore, the project is exempt from CEQA.

Section 15300.2-Exceptions mile

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. *The project will occur in certain specified sensitive environments or locations;*

The Project site is a fully developed commercial structure within an urbanized community. The Project site has not been designated as a biologically sensitive location.

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place over time;*

The Project is a proposed commercial activity within a commercial structure. The Project will not be expected to result in significant cumulative environmental impacts. 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. *There is 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. *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 scenic highway;*

The Project is not located in the vicinity of a highway officially designated as a scenic highway. The closest state designated scenic highway is SR 160, which is more than 5.9 miles to the west. 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. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the Project will not have an impact related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

The project site does not contain any historical resources.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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