



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:**

Bon Mua Restaurant ABC (UPM)

**Control Number:**

PLNP2023-00181

**Project Location:**

The project is located at 6840 65<sup>th</sup> Street, approximately 475 feet northeast of the intersection of Stockton Boulevard and 65<sup>th</sup> Street, in the South Sacramento community of unincorporated Sacramento County.

**APN:**

043-0220-029-0000

**Description of Project:**

A Minor Use Permit to allow the on-site sale of alcoholic beverages associated with an existing restaurant within the Special Planning Area (SPA)/Light Commercial (LC) zoning districts.

**Name of public agency approving project:**

Sacramento County – ceqa@saccounty.net

**Person or agency carrying out project:**

Contact: Trung Nguyen  
9845 Burrowing Owl Way  
Elk Grove, CA 95757  
(424) 280-6666  
Trungsnguyen316@gmail.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 licensing of an existing private structure involving negligible or no expansion of existing or former use. The project consists of the licensing of an existing facility to allow the sale of beer and wine for on-site consumption, resulting in negligible expansion of an existing use. Therefore, the project is exempt under 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. *The project will occur in certain specified sensitive environments or locations;*

The project site does not occur in a sensitive environment or location. The project site is located in an existing restaurant.

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

The project consists of the sale of beer and wine at an existing restaurant and therefore, would not result in significant cumulative environmental impacts. 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 project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic.

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. Additionally, a search of the EnviroStor and GeoTracker databases was conducted and no hazardous material records were located on site or in close proximity; 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

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