

**Categorical Exemption  
Evaluation Form  
Class 1: Existing Facilities  
Attachment A**

**Lead Agency:** City of Sacramento

**Application #:** LCA23-0000501

**Applicant Entity/Business Name:** 4 Seasons

**License Type(s):** Specialty Indoor

**Reviewer:** Bridget Rittmann

**Date:** 02/16/2024

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**Project Description:**

*The project site consists of a 15,000 square-foot building (1300 El Monte Ave, Sacramento, APN 275-0122-001-0000) on 0.34 acres and an adjacent vacant paved lot on 0.17 acres in the General Commercial Special Planning District (C-2-SPD) zone. The site is adjacent to existing residential and commercial uses. The applicant is currently cultivating cannabis in the subject building. It is proposed as one license business with a maximum cultivation area/canopy size of up to 22,000 square feet (Class C license) in the 15,000 square-foot area. The applicant proposes interior modifications in order to grow the plants. Cultivation takes place within the building and is not visible from the public right-of-way. The vacant parcel will be developed as a parking lot as an integrated development with the adjacent building. The parcel will be striped and landscaped. The proposed project is located in the Traditional Parking District and requires a minimum of 1 space per 2,000 gross square feet of building and a maximum of 500 gross square feet of building. The building requires a minimum of 8 parking spaces and 8 stalls will be provided. There are cosmetic upgrades to the exterior of the building which includes décor boards with LED downward sconce lights; no signage is being proposed at this time. Insert project description information or reference where this information is located. (Project Conditional Use Permit, Page 2).*

*The project involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structures, involving no expansion of use beyond that existing at the time of the lead agency's determination. No substantial evidence that the project could have a significant effect on the environment has been received. The project is, therefore, also exempt from CEQA review based on the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA Guidelines section 15061(b)(3) (Project Notice of Exemption, Page 1)*

**1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose?**

(If no, skip to [Eligibility Conclusion](#).)

**Yes**  **No**

*Provide details of prior operation, if needed. Cite source(s) of information.*

**2. Does the project involve an expansion of existing structures**

that would be considered only minor? (If no, skip to Question 6)  
*Provide expansion details, if needed. Cite source(s) of information.*  Yes  No

**3. Project Expansion:**

**Size of expansion in square feet:**

*Cite source(s) of information.*

a. **Would the expansion be less than or equal to 2,500 square feet or 50% of the floor area before expansion?** (If yes, skip to Question 6.)  Yes  No

*Cite source(s) of information.*

b. **Would the expansion be more than 2,500 square feet or 50 percent of the floor area before expansion?** (If yes, skip to Question 4.)  Yes  No

*Cite source(s) of information.*

c. **Would the expansion be greater than 10,000 square feet?** (If yes, skip to Eligibility Conclusion.)  Yes  No

*Cite source(s) of information.*

4. **Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)?** (If no, skip to Eligibility Conclusion.)  Yes  No

*Describe which public services serve the project site. Cite source(s) of information.*

5. **Is there evidence that the project site is located in an environmentally sensitive area?** (If yes, skip to Eligibility Conclusion.)  Yes  No

*Describe the environmentally sensitive area (if applicable). Cite source(s) of information, if available.*

6. **Does the project require a water right permit or another environmental permit that could result in physical changes to the environment?**  Yes  No

(If yes, see instructions.)

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

**EXCEPTIONS TO EXEMPTIONS:**

**7. Scenic Highways**

a. **Is the project visible from an official State Scenic Highway?** (If no, skip to Question 8.)  Yes  No

*List State Scenic Highway(s) from which the project is visible (if applicable). Cite source(s) of information.*

b. **If yes, would the project result in damage to scenic resources?** (If yes, skip to Eligibility Conclusion.)  Yes  No

*Describe scenic resources and potential damage (if applicable). Cite source(s) of information.*

- 8. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?** (If yes, skip to Eligibility Conclusion.)  Yes  No

*Describe the type of hazardous site (if applicable). Cite source(s) of information.*

- 9. Would the project result in a substantial adverse change in the significance of a historic resource?** (If yes, skip to Eligibility Conclusion.)  Yes  No

*List the historic resource(s) potentially affected and describe the potential effects (if applicable). Cite source(s) of information.*

- 10. Is there evidence of the potential for the project to contribute to a significant cumulative impact?** (If yes, skip to Eligibility Conclusion.)  Yes  No

*Describe the potential cumulative impact(s) and evidence (if applicable). Cite source(s) of information.*

- 11. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?**  Yes  No

*Describe the potential impact(s), circumstances, and evidence (if applicable). Cite source(s) of information.*

- Class 1 Eligibility Conclusion:**  Yes  No

*Based on information contained in the administrative record, as reflected in the answers provided to Questions 1-11 above, the project or project element(s) (Application LCA23-0000501) is eligible for a Class 1 categorical exemption. The project or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.*