

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

Lead Agency: [City of Sacramento](#)

Application #: [LCA23-0000344](#)

Applicant Entity/Business Name: [135 Main Ave Operating Group, Inc.](#)

License Type(s): [Nursery](#)

Reviewer: [Bridget Rittmann](#)

Date: [02/28/2024](#)

Project Description:

The project site is located at 2435 and 2445 Harvard Street on the west side of Harvard Street south of the intersection of Harvard Street and El Camino Avenue in the Light Industrial/Review (M-1-R) zone. The project site contains two existing buildings that were constructed in 1976 and 1978. The applicant proposes to cultivate cannabis in both buildings for a total of 12,362 square feet. Minor exterior modifications are included for 2435 Harvard Street, consisting of filling in the existing roll-up doors. The proposed cannabis cultivation operations would occur between 8:00 AM and 8:00 PM and would occur within the existing building and not be visible from the public right-of-way. The existing property is constructed with 31 on-site parking spaces provided. The proposed project is in the Urban Traditional District and requires a minimum of one parking space per 4,000 gross square feet of building and a maximum of one space per 500 gross square feet of building (3 to 25 parking spaces). The existing 31 spaces meet the parking requirement for the proposed use.

- 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](#))**

Yes **No**

Provide expansion details, if needed. Cite source(s) of information.

- 3. Project Expansion:**

Size of expansion in square feet:

0 square feet. Page 2 of Conditional Use Permit.

- 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

Water, sewer, electricity, gas. Email correspondence with applicant.

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

State conclusions regarding project/project element(s) eligibility and cite evidence from above that supports the conclusions. See example conclusions in attached instructions.