



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:

Willow Ballroom

Control Number:

PLNP2018-00160

Project Location:

The project is located at 10724 State Highway 160 (CA-160), west of the River Road/CA-160 and Hood Franklin Road intersection, in the Delta community within Sacramento County.

APN:

132-0091-019 and -020

Description of Project:

The project consists of the following entitlement requests:

1. A **Use Permit** to allow an event center/reception hall in the Light Industrial (M-1(F)) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Valet Parking (Section 5.9.3.D): Valet parking may be authorized through a special development permit to satisfying applicable off-street parking requirement;
 - Front and Side Street Yards (Section 5.2.5.D): Fences are not permitted along a public right-of-way. As proposed, existing chain-link fence will remain on the property;
 - Landscaping Requirements from Public Right-of Ways and Within Scenic Corridors (Sections 5.2.4.B.4.b.): A 15-foot-wide landscaped area shall be provided adjacent to all freeway rights-of-way in the scenic corridor with trees planted at least 30 feet on center. As proposed, the existing five-foot-wide planters located adjacent to and within the CA-160 right-of-way are to remain without improvements;
 - Long Term Bicycle Parking Requirement (Section 5.9.9.B, Table 5.29): One bicycle space for every 50 vehicle spaces required or two spaces. As proposed, there will be no bicycle parking provided.

A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project proposes to utilize an existing approximately 10,000-square-foot-structure (i.e., The Willow Ballroom) on the approximately 4.68 acre project site for event center/reception hall

uses (i.e., weddings, and other social events). The project does not propose any physical improvements to existing structures or other features on the project site.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

River Road Exchange: Attention Donis and Dan Whaley
10724 CA-160, Hood, CA 95639
(916) 548-3036
riverroadexchange@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:

The project consists of the continued operation of an existing facility resulting in negligible or no expansion of use beyond that previously existing and is therefore exempt from 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 is developed with an event center/reception hall, known as Willow Ballroom, a two-story building and two single-story buildings used for storage, and a boat house. 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;*

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;*

River Road/ Highway 160 (from the Sacramento City Limits at the northern edge of Freeport to the southern tip of the Delta at Antioch Bridge) is a designated State Scenic Highway. While located on a State Scenic Highway, the project proposes the continued use of an existing facility with no proposed improvements or expansion of use. 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 contains buildings of historical age. None of the buildings have been designated as historically significant. Additionally, the project proposes the continued use of an existing facility with no proposed improvements or expansion of use. Therefore, the project will not cause a substantial adverse change in the significance of a historic resource.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

**County of Sacramento
County Clerk**
3636 American River Drive,
Suite 110
Sacramento, CA 95814

OPR:
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814