



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:**

Ramen 101 Type 41 On-Sale Alcohol (UPM)

**Control Number:**

PLNP2024-00012

**Project Location:**

The Project is located at 2651 Marconi Avenue, at the northeast corner of Fulton Avenue and Marconi Avenue, in the Arden Arcade community of unincorporated Sacramento County.

**APN:**

268-0150-007-0000

**Description of Project:**

The Project consists of a **Minor Use** Permit to allow Ramen 101, an existing restaurant, to obtain a Type 41 ABC license to serve alcoholic beverages (beer and wine) to their customers at 2651 Marconi Avenue in the Arden Arcade Community.

**Name of public agency approving project:**

Sacramento County – ceqa@saccounty.gov

**Person or agency carrying out project:**

Ramen 101 Sacramento LLC  
Contact: Hoa Gia Tchang  
2651 Marconi Avenue  
Sacramento, CA 95821  
(916) 799-1288  
orchidthaicuisine@yahoo.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 restaurant 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 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 does not occur in a sensitive environment or location. The Project site is located in an existing restaurant in a developed commercial lot.

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 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 is in close proximity to an open cleanup site within GeoTracker. The site has on-going remediation of Tetrachloroethylene (PCE) contamination in the soil vapor and groundwater from an active dry-cleaning business, approximately 500 feet west of the Project site. The contamination of soil vapor and groundwater would not directly impact the sale of beer and wine at an existing restaurant. Therefore, the Project would not result in a substantial adverse impact or exposure of hazardous material.

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.

**[Original Signature on File]**

**Julie Newton**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA  
Sacramento, CA 95814

**Copy To:**

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

**OPR:**  
State Clearinghouse  
1400 Tenth Street

