



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) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

California Commissary & Kitchen

Control Number:

PLNP2022-00094

Project Location:

The property is located at 4800 Florin Road, approximately 400 feet east of the intersection of Florin Road and East Parkway, in the South Sacramento community of unincorporated Sacramento County.

APN:

050-0010-032

Description of Project:

The project consists of the following entitlement requests:

1. A **Use Permit** to allow for the storage of eighteen (18) food trucks at a food truck commissary, in the Light Commercial (LC) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Interior Side and Rear Yard- Abutting Freeway or Scenic Corridor (Section 5.5.2.A., Table 5.13): If the rear yard or interior side yard abuts a freeway or scenic corridor, a minimum 15-foot rear or interior side yard setback shall be provided. The entire 15-foot setback shall be landscaped. As proposed, the 15' setback will not be landscaped, as the setback will be used as parking stalls for food trucks.
 - Minimum Interior Side Yard and Rear Yard, Adjacent to Single-Family Residential Use (Section 5.5.2.A., Table 5.13): The requirement is 25 feet (for one-story). As proposed, the new truck wash area is 22'-2" from the rear/side that is adjacent to single-family residential use.
 - Landscape Screening Along Interior Property Lines (section 5.2.4.B.3.b): A minimum seven (7) foot wide continuous landscaped planter area shall be required for Institutional, Commercial, or Industrial uses when along property lines shared with any Residential zone. Currently, no landscape planter is proposed.
 - Commercial and Industrial Fences - Adjacent to Residential and Agricultural-Residential Zones (Section 5.2.5.D.2): A masonry wall of at least six feet in height shall be provided along the interior property lines for all industrial, commercial, and mixed-use projects

when located adjacent to residential and agricultural-residential zoning districts, except where pedestrian connections are needed. As proposed, a seven-foot-tall wooden fence is proposed.

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

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

Raul H. Soto
8583 Zinnia Way
Elk Grove, CA 95624
(916) 208-1521
Raulhsoto916@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 operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is a request to utilize an existing 4,755 square foot building that was a former restaurant for a food truck commissary kitchen. The applicant proposes parking for eighteen (18) food trucks on site for a proposed food truck commissary, which will serve for the storage of food trucks, food produce sales and food preparation for the food trucks in the existing kitchen facility and food truck waste disposal, for food trucks. The project would not add negligible expansion of use as the existing building was previously utilized in the same fashion. Therefore, the project is exempt from 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. *For Classes 3, 4, 5, 6, and 11, will the project occur in certain specified sensitive environments or locations?*

The Project Exemption is not one of the above Classes and this exception does not apply.

2. *Will cumulative impacts 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. *Is there 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. *Will the project 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. The Project is not located within the vicinity of this scenic highway. 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. *Is the project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?*

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. *Will the project 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

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