



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:**

Bennett's Bakery Freezers and Shed

**Control Number:**

PLNP2024-00122

**Project Location:**

The project is located at 2530 Tesla Way, approximately 580 feet southwest of the intersection of Cottage Way and Fulton Avenue, in the Arden Arcade community of unincorporated Sacramento County.

**APN:**

278-0190-024-0000

**Description of Project:**

The project consists of the replacement of an existing shed with two freezers and a shed at Bennett's bakery. The project consists of the following entitlements:

1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Minimum Front Yard Setback (Section 5.2.5.A., Table 5.13): Required 50-foot front yard setback. As proposed, the current setback is 7.58 feet.
  - Parking Requirements (Section 5.9.2.C., Table 5.21): One space for every two occupants based upon the maximum load, as determined by the UBC.
2. 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@sacounty.gov

**Person or agency carrying out project:**

Bennett's Bakery  
Contact: Mike Bennett  
2530 Tesla Way  
Sacramento, CA 95825  
(916) 203-3150  
mike@bennettsbakery.com

**Exempt Status:**

Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):

- CEQA Guidelines Section 15302 – Replacement or Reconstruction

**Reasons why project is exempt:**

Class 2 consists of the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project consists of the replacement of an existing shed with two freezers and a shed at a bakery. The shed and two freezers will remain located within the bakery, continuing to serve primarily for storage purposes. 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. *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. The project consists of the replacement of an existing shed with two freezers and a shed within a bakery. 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. Additionally, a search of the EnviroStor and GeoTracker databases was conducted, and no hazardous material records were located on site or in close proximity; 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.

**Copy To:**

**County of Sacramento**

**County Clerk**

3636 American River Drive, Suite 110  
Sacramento, CA 95864

**OPR:**

State Clearinghouse

1400 Tenth Street

Sacramento, CA 95814

**Julie Newton**

ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA