RECORDING REQUESTED
WHEN RECORDING MAIL TO:

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

ENDORSED
SACRAMENTO COUNTY
OCT 07 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
Paxin Pavilion

Control Number:
PLNP2025-00082

Project Location:
The project is located at 13770 Indio Drive, approximately 1433-feet south from the intersection of Jackson Road and Indio Drive, in the Cosumnes community of unincorporated Sacramento County.

APN:
128-0174-019

Description of Project:
The project consists of the construction of a new, 1,857 square foot, custom built building (pavilion) for private recreational and entertainment events on a 9.82-acre parcel, in the Interim Agricultural Holding (A-10) zoning district.

The project consists of the following entitlements from the County of Sacramento:

1. A **Minor Use Permit** to allow a residential accessory structure which exceeds the cumulative limitation of accessory structures in the Interim Agricultural Holding (A-10) zoning district

Name of Public Agency Approving Project:
Sacramento County – cega@saccounty.gov

Person or Agency Carrying out Project:
Randal Ng
Donald Joseph Inc.
2620 21st Street
Sacramento, CA 95818
(916) 456-2300
rng@donaldjoseph.com

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

- CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures

Reasons Why Project is Exempt:

Class 3 consists of construction and location of limited numbers of new, small facilities, or structures, including one single-family residence or a second dwelling unit in a residential zone. The project consists of the construction of a new 1,857 square foot residential accessory structure (pavilion), with a 154 square foot outdoor covered cooking area on a 9.82-acre parcel, in the Interim Agricultural Holding (A-10) zoning district. 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 have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

   The project is not located in an area of an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted.

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?*

   The project involves the removal of one (1) non-native tree to construct the pavilion on the subject property. However, 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, implementation of 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.

[Original Signature on File]
Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

☒ **County Clerk of Sacramento**
County Clerk
3636 American River Drive, Suite 110
Sacramento, CA 95864

☒ **Office of Land Use and Climate Innovation**
State Clearinghouse
1400 10th Street
Sacramento, CA 95814