



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:**

5920 24<sup>th</sup> Street Tentative Parcel Map (TPM)

**Control Number:**

PLNP2023-00079

**Project Location:**

The project site is located at 5920 24<sup>th</sup> Street, approximately 400-feet south of the intersection of 24<sup>th</sup> Street and E Street, in the Rio Linda/Elverta Community of Unincorporated Sacramento County.

**APN:**

215-0171-004-000

**Description of Project:**

The project is requesting the following entitlements:

1. A **Tentative Parcel Map** to divide a five-acre lot into two parcels in the Agricultural Residential 2-acre (AR-2) zoning district in the Rio Linda/Elverta community.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standard:  
Maximum square footage of residential accessory structures: The area of all accessory structures on a single parcel, shall not exceed 100 percent of the habitable floor area of the primary dwelling (Sacramento County Zoning Code Section 53.4.5, Table 5.10.A). As proposed, the total area of residential accessory structures is 2,096 square feet, where only 1,468 square feet is allowed.
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.net

**Person or agency carrying out project:**

Emmanual Rozakis  
5970 Amnest Way, Sacramento, CA 958353  
Hbr.inc.17@gmail.com 916-879-7936

**Exempt Status:**

Statutory/Special Situations: Section 15183 (a) - Projects Consistent with a Community Plan, General Plan, or Zoning

**Reasons why project is exempt:**

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was prepared and certified by the Board of Supervisors for the Sacramento County General Plan (SCH# 2007082086) incorporated by reference and available at: <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx> .

The proposed project is consistent with the development density and use characteristics considered by the General Plan EIR and Zoning Code for the Agricultural-Residential land use designation. While there is no physical construction proposed with this project, the parcel map may result in the development of one new single-family residence and accessory dwelling unit or structures as permitted by right. New construction on the project site shall comply with County Code Title 16 (Building and Construction), land grading and erosion control (Chapter 16.44), and Title 22 (Land Development).

No new impacts related to the project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

**Section 15183- Analysis**

Section 15183(b)

Section 15183(b) states that in approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. *Are peculiar to the project or the parcel on which the project would be located;*

The Project site contains one single-family residence. Other buildings on the property are a detached garage, detached shop, and modular home (unoccupied). No other biologically sensitive habitats have been designated on the Project site. Further, new construction on the project site shall comply with County Code Title 16 (Building and Construction), land grading and erosion control (Chapter 16.44), and Title 22 (Land Development).

2. *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;*

The Project is not expected to result in significant effects which were not analyzed in the General Plan EIR.

3. *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;*

The Project does not involve off-site impacts. The Project is not expected to result in significant cumulative environmental impacts. As it stands, the Project will not result in potentially significant impacts. No cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

4. *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR;*

There is no substantial new information which was not known at the time the General Plan EIR was certified. The Project will not result in more severe adverse impacts than discussed in the General Plan EIR.

15183(d)(1)

*(C) The project is consistent with a general plan of a local agency and (2) an EIR was certified by the lead agency for the zoning action, the community plan or the general plan.*

The Project is consistent with the General Plan for which an EIR was certified.

15183(e) *This section shall limit the analysis of only those significant environmental effects for which:*

- (1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and*
- (2) The lead agency makes a finding at a public hearing as to whether the feasible mitigation measure will be undertaken.*

The Project does not involve any significant effects for which mitigation measures specified in the General Plan EIR are required to be undertaken. No mitigation measures are required and therefore no findings are necessary.



**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