



RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

**COUNTY OF SACRAMENTO**  
PLANNING AND ENVIRONMENTAL REVIEW  
827 SEVENTH STREET, ROOM 225  
SACRAMENTO, CA 95814  
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON  
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

**PROJECT TITLE:** 5644 Walnut Avenue Tentative Parcel Map

**CONTROL NUMBER:** PLNP2022-00298

**STATE CLEARINGHOUSE NUMBER:**2024040745

**PROJECT LOCATION:** The project site is located at 5644 Walnut Avenue, on the east side of Walnut Avenue and approximately 200-feet south of Pershing Avenue, in the Orangevale community of unincorporated Sacramento County.

**APN:** 235-0382-022

**DESCRIPTION OF PROJECT:** The project requests the following entitlements from the County of Sacramento:

1. A Tentative Parcel Map to divide a 0.78-acre parcel developed with a single-family residence into four lots in the Residential 5 (RD-5) zoning district. The parcel map will result in the following parcel sizes:
  - a. Parcel 1 – 10,350 sq.ft.
  - b. Parcel 2 – 7,574.6 sq.ft.
  - c. Parcel 3 – 7,722.4 sq.ft.
  - d. Parcel 4 – 8,119.56 sq.ft.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
  - Public Street Frontage: Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, 4 lots would be served by a private street network.
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](mailto:CEQA@SACCOUNTY.NET)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Kamran Nakhaee 2801 Armstrong Drive  
Sacramento, CA 95825 (949)394-5127 [nakhaeek@gmail.com](mailto:nakhaeek@gmail.com)

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on June 20, 2024 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration was adopted** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
  - a. **The project is not de minimis and is, therefore, subject to the following fees:**
    - i. **\$2,916,75 for review of a Negative Declaration.**
    - ii. **\$50 for County Clerk processing fees.**

**Copy To:**

County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864  
 State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

**Julie Newton**  
Environmental Coordinator  
Sacramento County, State of California

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 State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814