



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:

Oak Avenue Parcel Map Amendment (PMR-amend)

Control Number:

PLNP2024-00032

Project Location:

The project is located at 8826 Oak Avenue, on the south side of Oak Avenue and approximately 230 feet east of Beech Avenue, in the unincorporated Orangevale Community of Sacramento County.

APNs:

213-0014-037, 038 & 039

Description of Project:

The project consists of a parcel map amendment to 1988-PMR-1297 to remove the requirement for Class A public street improvements along the Oak Avenue Street frontage required from the recorded parcel map (112 PM 008), in the Agricultural-Residential – 1 Acre (AR-1) zoning district. No other amendments are proposed.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

NGC Fund I, LLC
2339 Gold Meadow Way, #205
Gold River, CA 95670
Attention: Nick Foster

Exempt Status:

Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15061):

- CEQA Guidelines Section 15305-Minor Alterations in Land Use Limitations

Reasons why project is exempt:

The project consists of a parcel map amendment to remove the required Class A public street improvements along the Oak Avenue Street frontage under 1988-PMR-1297. The surrounding neighborhood along Oak Avenue, from Beech Avenue to Hazel Avenue, is developed with single-family homes without frontage improvements. Not installing Class A street improvements would result in a minor change in land use limitations, which does not change the land use or density, and is therefore 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. *The project will occur in certain specified sensitive environments or locations;*

The Project site is developed with a single-family home and associated improvements. The project will not occur in sensitive environments or locations.

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place over time;*

The Project will not result in the removal of the requirement to install frontage improvements in a neighborhood where none currently exist and would not result in cumulative environmental impacts.

3. *There is 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. *The project may 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;*

The project is not located in the vicinity of a highway officially designated as a 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. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

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. *The project may cause a substantial adverse change in the significance of a historic resource.*

The project site does not contain any historic resources and will not cause a substantial adverse change in the significance of a historic resource.

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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 **County of Sacramento
County Clerk**
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