



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:

6707 Main Avenue Parcel Map (PMR)

Control Number:

PLNP2023-00240

Project Location:

The project is located at 6707 Main Avenue, approximately 0.6 miles north of the intersection of Main Avenue and Greenback Lane, in the Orangevale community of unincorporated Sacramento County.

APN:

213-0430-022-0000

Description of Project:

The project consists of the following entitlement requests:

1. A **Tentative Parcel Map** to divide an existing 1.25-acre parcel into two new parcels in the Residential 2 (RD-2) zoning district.
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@saccounty.gov

Person or agency carrying out project:

Rodriguez/Tancioco Living Trust
Contact: James Rodriguez
6707 Main Avenue
Orangevale, CA 95662
(845) 304-4709
rodman716@gmail.com

Exempt Status:

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

- CEQA Guidelines Section 15315 – Minor Land Divisions

Reasons why project is exempt:

Class 15 consists of the division of property in urbanized area zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variance or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project consists of a property division of a 1.25-acre parcel, in the RD-2 (Residential) zone, into 2 resultant parcels with

an average slope of less than 20 percent. Additionally, the parcel was not involved in a division within the last 2 years and is in conformance with the General Plan and zoning with all services and access available. The project is limited to land division and does not involve improvements. 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. *The project will occur in certain specified sensitive environments or locations;*

The project site is located in a developed, urban area and there are no unique biological resources or special status species habitat present on the project site. The project consists of a land division into two parcels in a residential zone; therefore, the Project site would not be considered environmentally sensitive.

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

The project consists of a land division into two parcels in a residential zone and therefore, would not result in significant cumulative environmental impacts. No cumulative impacts will result from the Project and successive projects of the same type and at the same place over.

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. The project site is located in a developed, urban area and consists of a land division into two parcels; therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as scenic.

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. Additionally, a search of the EnviroStor and GeoTracker databases was conducted, and no hazardous material records were located on site or in proximity; 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 historical resources.

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 OPR:
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA