

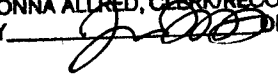


RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916) 876-8502

ENDORSED
SACRAMENTO COUNTY

OCT 17 2024

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Komlev Residence (SPZ-DRS)

Control Number:

PLNP2023-00224

Project Location:

The project is located at 6433 46th Street, approximately 890 feet southeast of the intersection of 47th Street and 44th Street, in the South Sacramento community of unincorporated Sacramento County.

APN:

039-0011-001-0000

Description of Project:

The project consists of the construction of a new two-story single-family residence with an attached 392 square-foot accessory dwelling unit (ADU) on a 0.13-acre vacant lot, in the Multiple Family Residential (RD-20) zoning district.

The project consists of the following entitlements:

1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Front Yard - Single Family Detached (Section 5.4.2, Table 5.7.C): The minimum front yard requirement is 24 feet (with PUPF). As proposed, the front yard is 12.5 feet.
 - Minimum Rear Yard – Single Family Detached (Section 5.4.2, Table 5.7.C): Lots depths less than or equal to 125 feet must be 20 percent of the average lot depth, which is 10 feet. As proposed, the rear yard setback is 5 feet.
 - Minimum Front Yard Setback – Accessory Dwelling Unit (ADU) (Section 5.4.5, Table 5.11): The minimum front yard setback requirement is 20 feet. As proposed, the front yard setback is 12.5 feet.
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.net

Person or agency carrying out project:

Contact: Mike Tretyak
3654 Goldsboro Court
Sacramento, CA 95827

(916) 804-9380
mntretyak@gmail.com

Exempt Status:

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

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

Reasons why project is exempt:

Class 3 consists of the construction and location of a limited number 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 two-story single-family residence with an attached 392 square-foot accessory dwelling unit on a 0.13-acre vacant lot, in the Multiple Family Residential (RD-20) 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 occur in certain specified sensitive environments or locations?*

The project site does not occur in a sensitive environment or location. The project is located within a developed, urbanized area within South Sacramento and consists of the construction of a new two-story single-family residence with an attached ADU.

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 the construction of a new two-story single-family residence with an attached accessory dwelling unit in the Multiple Family Residential (RD-20) zoning district; 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 time.

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 the construction of a new two-story single-family residence with an attached accessory dwelling unit; therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a 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 close 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.

Julie
Newton

Digitally signed by Julie Newton
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o=Sacramento County, ou,
email=newtonju@saccounty.ne
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Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:
County of Sacramento
County Clerk
600 Eighth Street, Room 101
Sacramento, CA 95814
 OPR:
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

