



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
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SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Getreu Incidental Agricultural Structure (UPM)

Control Number:

PLNP2024-00154

Project Location:

The project is located at 9420 Montevideo Way, approximately 640 feet north of Overland Way, in the Cosumnes community.

APN:

126-0360-010-0000

Description of Project:

The project consists of a Minor Use Permit to allow an incidental agricultural accessory structure to exceed the 200% of primary dwelling allowance on a 4.97-acre parcel in the Interim Agricultural 5 (A-5) zoning district. The incidental agricultural accessory structure will be approximately 4,900 square feet and utilized as a storage building. The proposed building is to be a single story and approximately 29 feet in height. The layout of the structure consists of two ground floor spaces including a 50'x80' storage area and a smaller 30'x30' storage area each with their own external rollup doors. The proposed structure will also have a 30'x30' attic over the smaller storage area. The project also includes the removal of a pre-existing concrete pad, and the installation of new concrete footings, concrete slab, and utilities. A drainage swale that bisects the project footprint will be rerouted and maintained to accommodate the proposed structure.

Name of public agency approving project:

Sacramento County – ceqa@sacounty.gov

Person or agency carrying out project:

Tyler Getreu
9420 Montevideo Way, Wilton, CA 95693
(916) 690-1823
ktgetu@gmail.com

Exempt Status:

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

- CEQA Guidelines Section 15303 – 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 accessory (appurtenant) structures. The project consists of the construction of a new 4,900± square-foot incidental agricultural accessory structure in the Interim Agricultural 5 (A-5) 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 have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

The proposed project includes the construction of an accessory structure on a lot developed for single-family residential uses within an established agricultural-residential neighborhood outside of any areas identified as environmental resources of hazardous or critical concern. Therefore, construction of the project will not result in impacts on an environmental resource of hazardous or critical concern.

2. *Will cumulative impacts be considerable because successive projects of the same type will occur at the same place over time?*

As it stands, the Project will not result in potentially significant impacts. The project consists of the construction of a new 4,900± square-foot incidental agricultural accessory structure in the A-5 zoning district. Therefore, no cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

3. *Is there a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances?*

The project site contains a shallow upland drainage swale that has been modified to convey overland flows around the existing on-site development during storm events to an existing 12" culvert along Montevideo Drive. A portion of the drainage swale will be rerouted through a new 15" culvert to accommodate the proposed accessory structure. However, review of the drainage feature has shown that the ditch is unlikely to support sensitive biological resources, and it will continue to convey overland flows in the post project condition. Therefore, there are no known unusual circumstances that will have a significant effect on the environment.

4. *Will the project 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?*

River Road/ Highway 160 (from the Sacramento City Limits at the northern edge of Freeport to the southern tip of the Delta at Antioch Bridge) is a designated State Scenic Highway. The Project is not located within the vicinity of this 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. *Is the project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?*

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. *Will the project cause a substantial adverse change in the significance of a historic resource?*

The project site does not contain any historical resources.

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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