



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) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

7043 9th Avenue Tentative Parcel Map

Control Number:

PLNP2020-00225

Project Location:

The property is located at 7043 9th Avenue, on the west side of 9th Avenue and approximately 100-feet south of Anderson Wood Way, in the Rio Linda community of unincorporated Sacramento County.

APN:

207-0080-021

Description of Project:

The project consists of a Tentative Parcel Map to divide an existing 0.47-acre parcel into two parcels in the Residential Density 5 (RD-5) zoning district.

In order to facilitate development of the proposed parcels, drainage improvements consisting of a 6-foot wide concrete rectangular channel is required along the north property line of Parcel 1. There are two possible drainage outfalls- one would release onsite and the other would release directly offsite which may require minor land grading for proper drainage. Street improvements along 9th Avenue will be required. There are four native valley oak trees that will be removed to accommodate the project. It should be noted that one of the oaks along the 9th Street frontage has a utility conflict and no mitigation is required.

Name of public agency approving project:

Sacramento County – ceqa@sacounty.gov

Person or agency carrying out project:

SGI Companies Inc.
Attn: Tim Blair & Richard O'Connor
9001 Foothills Boulevard, Suite 170
Roseville, CA 95747
(916) 789-0822
roconnor@sgicompanies.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 areas 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 variances 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 two years, and the parcel does not have an average slope greater than 20 percent and therefore 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 Project Exemption is not one of the above Classes and this exception does not apply.

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. 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?*

There are a total of four (4) oak trees on the subject property and they will all be removed in order to develop the subject property. However, one oak located along the 9th Avenue street frontage is growing within the utility pole guy wire and is in conflict with the utility infrastructure. Removal of this tree will not require mitigation pursuant to County Ordinance. The remaining three (3) oak trees will require mitigation for removal. At the time of improvement plans, a tree permit will be required in order to ensure compliance with the County Tree Preservation Ordinance.

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 proximity to the project site. 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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