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WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
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Sacramento, CA 95814
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SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

8770 Greenback Lane Apartments Conversion

Control Number:

PLNP2024-00034

Project Location:

The project site is located at 8770 Greenback Lane, approximately 200 feet west of the intersection of Greenback Lane and Beech Avenue, in the Orangevale community of unincorporated Sacramento County.

APN:

261-0540-001-0000

Description of Project:

The project consists of the following requests:

1. A **Minor Use Permit** to allow for the conversion of an existing office building into a new six-unit multifamily complex in the Greenback Lane Special Planning Area (SPA).

If approved, the project would convert an existing 3,045-square-foot, commercial office building into a six-unit, multi-family apartment building. The proposed project is located within a developed, urban area with existing utilities located along the improved roadway abutting the site. The 0.41-acre parcel is surrounded by residential or commercial development on all sides and meets the definition of infill.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

Ivanna Kiyashka
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Carmichael, CA 95609
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Exempt Status:

Section 21159.25 Exemption: Residential or Mixed-Use Housing Projects

Reasons why project is exempt:

Public Resources Code (CEQA Statute) §21159.25 exempts infill development within unincorporated areas meeting the criteria outlined in the section. The project is consistent with the criteria outlined in §21159.25 of the CEQA Guidelines and is therefore exempt from the

provisions of CEQA. Please see the attached supplemental worksheet for §21159.25 criteria consistency. No further environmental review is required.

Julie
Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton,
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Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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GREENBACK LANE APT CONVERSION (PLNP2024-00034)

SECTION 21159.25 COMPLIANCE CHECKLIST

THRESHOLD REQUIREMENTS FOR RESIDENTIAL OR MIXED USE HOUSING INFILL PROJECTS IN UNINCORPORATED AREAS – PUBLIC RESOURCES CODE (PRC) §21159.25		
PRC §21159.25(a). The project must be consistent with:	Consistent?	
	Yes	No
<p>(1) “Residential or mixed use housing project” means a project consisting of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.</p> <p>The parcel is approximately 0.41 acres (17,860 square feet). If approved, the project would convert an existing 3,045-square-foot, commercial office building into a 6-unit, multi-family apartment building. One hundred percent of the development is designated for residential use.</p>	X	
<p>(2) “Substantially surrounded” means at least 75 percent of the perimeter of the project site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an environmental impact report was prepared.</p> <p>The project site is surrounded on all sides by developments with qualified urban uses. The adjoining parcels to the west and the south consist of single-family homes and a two-unit duplex. The adjoining parcel to the east consists of a commercial office building. The project site is bordered by Greenback Lane to the north, a paved roadway with improved right of way on the north and south sides. The parcels located to the north, across Mission Avenue (an improved public roadway), are developed multi-family apartment complexes.</p>	X	

THRESHOLD REQUIREMENTS FOR RESIDENTIAL OR MIXED USE HOUSING INFILL PROJECTS IN UNINCORPORATED AREAS – PUBLIC RESOURCES CODE (PRC) §21159.25		
PRC §21159.25(b). Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:	Consistent?	
	Yes	No
<p>(1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p>	X	

<p>The project is consistent with the General Plan land use designations of Commercial and Office (COMM/OFF) and Mixed Use Corridor. The project site is located within the Greenback Lane Special Planning Area (SPA) and is zoned SPA with a Business Professional Office (BP) subzone.</p> <p>The Mixed Use Corridor designation indicates commercial corridors targeted by the County for revitalization with mixed-use, retail, employment and residential uses that are both compact and transit oriented. The project consists of a six-unit, multi-family development and is consistent with the Mixed Use Corridor Designation.</p> <p>Pursuant to Zoning Code Section 3.2.5, Table 3.1, multi-family dwellings, with ten or fewer units, are allowed in the BP zoning district with issuance of a Minor Use Permit to the Planning Director.</p>		
<p>(2)</p> <p>(A) The public agency approving or carrying out the project determines, based upon substantial evidence, that the density of the residential portion of the project is not less than the greater of the following:</p> <p>(i) The average density of the residential properties that adjoin, or are separated only by an improved public right-of-way from, the perimeter of the project site, if any.</p> <p>(ii) The average density of the residential properties within 1,500 feet of the project site.</p> <p>(iii) Six dwelling units per acre.</p> <p>The development within the 1,500-foot buffer is predominantly developed with single-family homes, so the greater of the three densities would be (i) "the average of the residential properties that adjoin the site", which accounts for two multi-family complexes across Greenback Lane. The average density of the adjoining parcels is 14.19 dwelling units per acre. The proposed project would result in six units on approximately 0.41 acres and would have a density of 14.63 dwelling units per acre, which is greater than the 14.19 dwelling units per acre average of adjoining properties.</p> <p>(B) The residential portion of the project is a multifamily housing development that contains six or more residential units.</p> <p>The project would result in six residential units.</p>	X	
<p>(3) The proposed development occurs within an unincorporated area of a county on a project site of no more than five acres substantially surrounded by qualified urban uses.</p> <p>The proposed project occurs within an unincorporated area of the county, on a project site of 0.41 acres, and is substantially surrounded by qualified urban uses.</p>	X	
<p>(4) The project site has no value as habitat for endangered, rare, or threatened species.</p> <p>The project site has no value as habitat for endangered, rare, or threatened species. The project site is located within a developed, urban area, along a 96-foot-wide, 4-lane thoroughfare, and is substantially surrounded by other urban uses. The project site is approximately 0.41 acres and is developed with an approximately 3,045-square-foot office</p>	X	

<p>building and a parking lot. There are several non-native trees along the perimeter of the parcel. The proposed landscaping plan shows existing trees to remain on site.</p> <p>The California Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB) was reviewed by PER staff on January 30, 2025. No habitat for threatened and endangered species was identified within one-half mile of the site. The nearest habitat record consists of vernal pools approximately 0.69 miles to the southeast. The nearest CNDDDB species record is from 1939 and is approximately 1.41 miles northeast of the project site. The record date is 1939 for silver-haired bats.</p>		
<p>(5) Approval of the project would not result in any significant effects relating to transportation, noise, air quality, greenhouse gas emissions, or water quality.</p> <p><u>Transportation:</u></p> <p><i>Vehicle Miles Traveled (VMT)</i></p> <p>According to Table 3-1 in the Sacramento County Transportation Analysis Guidelines, a residential project can be exempt from a VMT study if the site exists in a VMT efficient area based on an approved screening map. The approved Sacramento Area Council of Governments (SACOG) Residential VMT Screening Map shows that the project site exists in a VMT efficient area that produces less than 50-85% of the average regional VMT. Therefore, a VMT analysis for the proposed project is not required.</p> <p><i>Local Transportation Analysis and Circulation</i></p> <p>County Department of Transportation (DOT) staff (G. Gasperi, Senior Civil Engineer) reviewed the project in March 2024 and determined that the project would generate less than 1,000 daily trips and less than 100 trips during the AM/PM peak hours, and therefore, a local transportation analysis is not required. The analysis demonstrated that the project would generate 237 new daily trips, 25 AM peak trips, and 23 PM peak trips. This is less than the 1,000 new daily trips and 100 new trips during the AM/PM peak hours, which are the thresholds established by DOT to warrant a Local Transportation Analysis. The project would not have a significant impact as it relates to transportation.</p> <p><u>Noise:</u> The proposed operational noise sources for the project include additional vehicular traffic, heating, ventilation, and air conditioning (HVAC) systems. Traffic noise resulting from increased vehicular traffic generally requires a large increase in vehicles and/or increased speeds. Based on the expected numbers of vehicles generated by DOT and the relatively low speed limits of residential streets, implementation of the project would not result in an increase in noise related to traffic.</p> <p>Standard residential HVAC units are generally not a significant source of noise. There are currently six one-ton HVAC systems on the roof, the proposed project would likely utilize similar units and would not result in an increase in the exterior noise standard of 55dB would not be exceeded pursuant to the County Noise Ordinance (Chapter 6.68 of County Code).</p> <p><u>Air Quality:</u></p> <p><i>Construction Emissions</i></p> <p>The project consists of interior alterations of an existing office building to six multi-family units. Exterior improvements include new architectural coating, additional landscaping, asphalt</p>	<p>X</p>	

overlays of the existing driveway and parking lot, concrete slab patios for each unit, and new perimeter fencing.

According to the Sacramento Metropolitan Air Quality Management District's (SMAQMD) guidelines, projects that are 35 acres or less in size will not exceed the SMAQMD construction PM₁₀ or PM_{2.5} thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;
- Include significant trenching activities;
- Have a construction schedule that is unusually compact, fast-paced, or involves more than 2 phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;
- Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or,
- Require import or export of soil materials that will require a considerable amount of haul truck activity.

The project will convert an existing 3,045-square-foot office building into six residential units. The project site is less than 35 acres and does not: (i) include buildings more than four stories tall, (ii) include demolition activities, (iii) include significant trenching activities, (iv) have an unusually compact construction schedule or a schedule with more than two phases, (v) involve cut-and-fill operations, or (vi) require import or export of soil materials that would require considerable amount of haul truck activity. Therefore, the project meets SMAQMD's screening thresholds for construction PM₁₀ and PM_{2.5}.

The SMAQMD Guide currently provides screening criteria for construction-related ozone precursor emissions (NO_x) similar to those which will be implemented for particulate matter. Projects that are 35 acres or less in size will generally not exceed the SMAQMD's construction NO_x thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;
- Include significant trenching activities;
- Have a construction schedule that is unusually compact, fast-paced, or involves more than 2 phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;
- Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills);
- Require import or export of soil materials that will require a considerable amount of haul truck activity; or,
- Require soil disturbance (i.e., grading) that exceeds 15 acres per day. Note that 15 acres is a screening level and shall not be used as a mitigation measure.

The project will convert an existing 3,045-square-foot office building into six residential units. The project site is less than 35 acres and does not: (i) include buildings more than four stories tall, (ii) include demolition activities, (iii) include significant trenching activities, (iv) have an unusually compact construction schedule or a schedule with more than two phases, (v) involve cut-and-fill operations, or (vi) require import or export of soil materials that would

<p>require considerable amount of haul truck activity. Therefore, the project meets SMAQMD's screening thresholds for construction NO_x.</p> <p><i>Operational Emissions</i></p> <p>SMAQMD's operational screening thresholds for residential low-rise apartments (1-2 stories) are 682 dwelling units for ozone, and 1,385 dwelling units for PM. The project is proposing six units and therefore does not exceed the operational screening thresholds. Therefore, based on established guidance from SMAQMD, the project would not have a significant effect related to operational emissions for criteria air pollutants.</p> <p><u>Greenhouse Gas Emissions:</u></p> <p><i>Construction</i></p> <p>GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust (NO_x). The project is within the screening criteria for construction-related NO_x emissions(see Air Quality above); therefore, construction-related GHG impacts are considered less than significant.</p> <p><i>Operation</i></p> <p>The project is within the SMAQMD screening guidance for operational greenhouse gas emissions (85 dwelling units). The project is proposing six units and therefore does not exceed the operational screening thresholds. Therefore, based on established guidance from SMAQMD, the project would not have a significant effect related operational emissions for criteria air pollutants and greenhouse gas emissions.</p> <p><u>Water Quality:</u></p> <p>The County requires that projects include source and/or treatment control measures on selected new development and redevelopment projects. Source control BMPs are intended to keep pollutants from contacting site runoff. The County requires developers to utilize the <i>Stormwater Quality Design Manual for the Sacramento Region, 2018</i> (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. Regardless of project type or size, developers are required to implement the minimum source control measures (Chapter 4 of the Design Manual). The final selection and design of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources. Compliance with Sacramento County's Stormwater Quality Design Manual for the Sacramento Region and County Improvement Standards are included as a condition of approval and will ensure water quality impacts are less than significant.</p>		
<p>(6) The site can be adequately served by all required utilities and public services.</p> <p>The project site is adequately served by existing utilities. Existing water, public sewer, electric, and gas utilities are located along the adjacent roadways. The water service provider is Orangevale Water Company. Public sewer is provided by the SacSewer. Electricity is provided by Sacramento Municipal Utility District (SMUD) and gas is provided by Pacific Gas and Electric.</p> <p>The project was reviewed by SMUD and SacSewer. Conditions of approval were provided by each agency and will be required for the project.</p>	<p>X</p>	

<p>(7) The project is located on a site that is a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.</p> <p>The project site consists of one legal parcel entirely within an urban area (Sacramento), as designated by the US Census Bureau. According to the 2020 Census, to qualify as an urban area, the territory identified according to criteria must encompass at least 2,000 housing units or have a population of at least 5,000. The population of Sacramento was 524,943 (Census 2020).</p>	<p>X</p>	
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THRESHOLD REQUIREMENTS FOR RESIDENTIAL OR MIXED USE HOUSING INFILL PROJECTS IN UNINCORPORATED AREAS – PUBLIC RESOURCES CODE (PRC) §21159.25		
PRC §21159.25(c). Subdivision (b) does not apply to a residential or mixed-use housing project if any of the following conditions exist:	Consistent?	
	Yes	No
<p>(1) The cumulative impact of successive projects of the same type in the same place, overtime is significant.</p> <p><u>Cumulative list of past, present, and probable future projects in a 0.5-mile radius</u></p> <p>To provide additional context of the cumulative development potential in the surrounding community, potential projects in a 0.5-mile radius from the project site were considered.</p> <p>The 0.5-mile area is predominantly developed with single-family detached homes on 0.25-acre lots. There are 1,174 parcels within 0.5 miles of the project site, most of which were constructed in the 1950s-1980s. There are five multi-family apartment complexes within the 0.5-mile area. There are a variety of commercial uses along Greenback Lane, most of which were built in the 1970s – 1980s.</p> <p>Sacramento County Project Viewer was utilized to gather a list of past and present Planning Entitlement Applications within a 0.5-mile radius of the project site. The project titles and corresponding County control numbers are listed below.</p> <p><i>Past Projects:</i></p> <ul style="list-style-type: none"> • 5944 Beech Avenue Tentative Parcel Map (PLNP2017-00180) • Olive Court Tentative Subdivision Map (PLNP2018-00274) • Greenback & Hickory (PLNP2022-00220) • Greenback & Hickory Station (PLNP2020-00288) • Greenback Promenade (PLNP2022-00182) • Hazel Ridge (PLNP2022-00088) • Beech Hill Apartments (PLNP2023-00082) 	<p>X</p>	

Present Projects:

- Beech Avenue and Roloff Way (PLNP2022-00180)
-
- Greenback Lane Apartment Conversion (PLNP2024-00034)
- Beech Avenue Parcel Map (PLNP2025-00014)

Probable future projects within the 0.5-mile cumulative radius include the development of lots, created by the previously approved parcel and subdivision maps, listed above, with single-family residences. The development of the single-family lots would accommodate 38 single-family residences. Present multi-family projects (including the proposed project) would account for 35 multi-family units.

Traffic:

The project together with the other past and present future residential projects, would not result in any significant cumulative impacts related to transportation. Sacramento County Department of Transportation (DOT) uses several screening criteria for development projects. Each of the projects listed above meets one or more screening criteria listed in Table 3-1 in DOT's Transportation Analysis Guidelines. These criteria include, a residential project can be exempt from a VMT study if the site exists in a VMT efficient area based on an approved screening map; if it is an affordable residential project within 0.5 mile of transit; if a project would generate less than 237 average daily trips; or if it is considered local-serving retail.

The approved Sacramento Area Council of Governments (SACOG) Residential VMT Screening Map shows that many of the projects are either located within a VMT efficient area that produces less than 50-85% of the average regional VMT or are considered small projects. Therefore, a VMT analysis for the proposed project is not required and would not result in a cumulative increase in VMT.

Cumulatively, all these projects would not create enough additional traffic to surrounding streets such that the project's contribution would result in a significant impact to the circulation and safety of surrounding roadways.

Air Quality & Greenhouse Gases:

The project does not exceed SMAQMD's construction-related or operational air quality screening thresholds individually. Projects that do not exceed these screening thresholds are not cumulatively considerable according to SMAQMD Guide to Air Quality Assessment in Sacramento County.

GHG impacts are analyzed within the cumulative context of the project's potential contribution to the significant impact of global climate change. Because operational GHG emissions for the project would be below the SMAQMD de minimis screening level, the proposed project's operational emissions would not be considered to have a cumulatively considerable contribution to the significant impact of global climate change.

<p><u>Public Services:</u></p> <p>The listed cumulative project sites are in an urbanized area with existing public services and utilities. All development is required to pay impact fees for operation, maintenance, and improvements to public services and utilities. Payment of the individual impact fees would offset any cumulative impact.</p>		
<p>(1) There is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances.</p> <p>There are no unusual circumstances associated with the project that would result in a significant effect on the environment due to unusual circumstances. The project would convert an existing 3,045-square-foot, commercial office building into a 6-unit, multi-family apartment building. The 0.41-acre vacant parcel is surrounded by residential development on all sides and meets the definition of infill. The project is consistent with the General Plan land use designations of Commercial and Office (COMM/OFF) and Mixed Use Corridor. The project site is located within the Greenback Lane Special Planning Area (SPA) and is zoned SPA with a Business Professional Office (BP) subzone.</p>	X	
<p>(2) 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 state scenic highway.</p> <p>The project would not result in damage to scenic resources. The project site is located within an existing, urban area. The project site is not located within the vicinity of a highway officially designated as a state scenic highway.</p>	X	
<p>(3) The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.</p> <p>The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. County staff reviewed the GeoTracker and EnviroStor databases on February 4, 2025, and there were two closed records within 1,000 feet of the project site (T0606700476 & SL185542922). The first recorded site is located approximately 990 feet west of the proposed project site, at the intersection of Greenback Lane and Illinois Avenue. The case was related to a leaking underground storage tank containing gasoline which contaminated groundwater and soil. The case is now closed (as of 12/18/2015) and would not be expected to result in the release of or exposure to contaminants at the project site.</p> <p>The second recorded site is located approximately 650 feet to the west at a commercial shopping center on the south side of Greenback Lane. The record is associated with a cleanup program for a former dry-cleaning facility at 8875 Greenback Lane. The assessment found volatile organic compounds in groundwater below the facility. The case is now closed (as of 6/1/2012) and would not be expected to result in the release of or exposure to contaminants at the project site.</p>	X	
<p>(4) The project may cause a substantial adverse change in the significance of a historical resource.</p> <p>The project would not result in a substantial adverse change in the significance of a historical resource. No known archaeological or cultural resources occur onsite.</p>	X	

References

2020 U.S. Census Urban Areas Shapefile. U.S. Census Bureau. <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>. Accessed Jan. 30, 2024.

2025 CEQA Statute & Guidelines (PRC 2100-21189 & CA Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387). Association of Environmental Professionals. https://www.califaep.org/statute_and_guidelines.php

California Natural Diversity Database, RareFind 5. CA Department of Fish and Wildlife. Accessed Jan. 30, 2025. <https://apps.wildlife.ca.gov/myaccount/login?ReturnUrl=%2frarefind%2fview%2fRareFind.aspx>

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GeoTracker. State Water Resources Control Board. <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Sacramento>. Accessed Feb. 4, 2023.

Guide to Air Quality Assessment in Sacramento County (CEQA Guide). Sacramento Metropolitan Air Quality Management District. 2020. <https://www.airquality.org/Businesses/CEQA-Land-Use-Planning/CEQA-Guidance-Tools>.

Sacramento County Transportation Analysis Guidelines. County of Sacramento Department of Transportation. 2020. <https://sacdot.saccounty.net/Documents/A%20to%20Z%20Folder/Traffic%20Analysis/Transportation%20Analysis%20Guidelines%2009.10.20.pdf>

Stormwater Quality Design Manual for the Sacramento Region. County of Sacramento et. al. Revised 2021. <https://www.beriverfriendly.net/wp-content/uploads/2021/10/Cover-TOC-and-Lists.pdf>