



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:**

Elm Avenue Cargo Containers (UPM)

**Control Number:**

PLNP2024-00173

**Project Location:**

The property is located at 8821 Elm Avenue, on the north side of Elm Avenue and approximately 180-feet east of Beech Avenue, in the Orangevale community of unincorporated Sacramento County.

**APN:**

213-0014-013

**Description of Project:**

The project consists of a request for a Minor Use Permit to legalize an existing cargo container and allow a new second cargo container to be placed at the rear of an existing property for personal storage in the Agricultural-Residential (AR-1) zoning district.

The new cargo container will be placed north of, and within the critical root zone of an approximately 24-inch diameter Valley Oak Tree.

**Name of public agency approving project:**

Sacramento County – ceqa@saccounty.gov

**Person or agency carrying out project:**

Oscar Lee  
8821 Elm Avenue, Orangevale, CA 95662  
(916) 504-7336  
calmusclecars@gmail.com

**Exempt Status:**

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

- CEQA Guidelines Section 15303/Class 3 – New Construction of Conversion of Small Structures

**Reasons why project is exempt:**

Class 3 consists of construction and location of limited numbers of new, small structures, including accessory (appurtenant) structures. The project will legalize one existing cargo container and allow a new second cargo container to be placed at the rear of an existing property

for personal storage. The containers meet the definition of a small structure pursuant to CEQA Guidelines Section 15303 and is therefore 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 is located within an established residential neighborhood and there are no mapped sensitive environments or locations within the project area. 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 legalization of an existing cargo container and the installation of a second container in the rear yard of a single-family residence. 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?*

Pursuant to the Sacramento County Tree Preservation Ordinance (County Code 19.12) native oak trees over six inches in diameter at 4.5 feet are protected. One native valley oak tree (approximately 24 inches in diameter at 4.5 feet) is located within the project vicinity. In order to protect and preserve the native valley oak tree consistent with the County Tree Preservation Ordinance, the cargo container must be placed at least 10-feet from the trunk of the oak tree. This buffer will adequately preserve the tree and is included as a Condition of Approval. There are no other 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 and will not cause a substantial adverse change in the significance of a historic resource.

**Copy To:**

**County of Sacramento  
County Clerk**

3636 American River Drive, Suite 110  
Sacramento, CA 95864

**LCI:**

State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

**Julie Newton**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA