



RECORDING REQUESTED  
WHEN RECORDING MAIL TO:

County of Sacramento  
Planning and Environmental Review  
827 7th 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:**

125 W M Street Tentative Parcel Map

**Control Number:**

PLNP2024-00089

**Project Location:**

The property is located at 125 W M Street, approximately 325 feet east of the intersection of W 2<sup>nd</sup> Street and W M Street, in the Rio Linda community of unincorporated Sacramento County.

**APN:**

206-0142-019

**Description of Project:**

The project is requesting the following entitlements from the County of Sacramento:

1. A **Tentative Parcel Map** to divide a 4.77-acre parcel into two lots located at 125 W M Street in the AR-2 zone of the Rio Linda/Elverta community.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

There is an existing flood plain along the northern portion of the subject parcels. Proposed Parcel 1 is currently developed with a single-family residence of approximately 1,505 square feet and a residential accessory dwelling unit approximately 826 square feet. Proposed Parcel 2 is approximately 2.27± acres and the delineated buildable portion is 1.0± acre, located outside of the flood plain. Class D public street improvements are required, pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Site Improvement and Permits Section. The property is more than 200 feet from the nearest available public sewer connection point. Therefore, a private septic system will be installed with the proposed improvements to Parcel 2. The parcel will be connected to the public water supply.

**Name of Public Agency Approving Project:**

Sacramento County – [ceqa@saccounty.gov](mailto:ceqa@saccounty.gov)

**Person or Agency Carrying out Project:**

Victor A. Rodriguez  
125 W M Street  
Rio Linda, CA 95673  
(661) 210-6245  
[victorrodriguez@1985@hotmail.com](mailto:victorrodriguez@1985@hotmail.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 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 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 is an unnamed creek that traverses east/west across the northern portion of the project site. According to the FEMA Flood Insurance Rate Map panel 06067C0054H, there is a 500-year (shaded X) flood plain associated with the feature extending 166 feet south. For proposed parcel 2, the tentative map delineates an approximate 1.0 acre buildable area south of the existing flood plain and indicates no structures shall be constructed within the flood plain. There is sufficient access to the site and adequate buildable area for a future septic system. 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. Therefore, implementation of 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.

**Copy To:**

**County Clerk of Sacramento**

**County Clerk**

3636 American River Drive, Suite 110

Sacramento, CA 95864

**Office of Land Use and Climate Innovation**

**State Clearinghouse**

1400 10th Street

Sacramento, CA 95814

**Julie Newton**

ENVIRONMENTAL COORDINATOR OF

SACRAMENTO COUNTY, STATE OF CALIFORNIA