



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:

Oak Avenue Street Improvements Parcel Map Amendment (PMR-amend)

Control Number:

PLNP2024-00205

Project Location:

The project is located at 9235 Oak Avenue, approximately 630-feet northeast from the intersection of Chestnut Avenue and Oak Avenue, in the unincorporated Orangevale Community of Sacramento County.

APN's:

227-0151-021, 022 & 023

Description of Project:

1. A Parcel Map Amendment to 04-RPR-0190 to modify the requirement from Class A public street improvements to Class C public street improvements along the Oak Avenue street frontage in the Agricultural Residential 1-acre (AR-1) zoning district.
2. A Parcel Map Amendment to 04-RPR-0190 to narrow the driveway to 16-feet at the location where the driveway serves 2 parcels or less. The Fire Department turnaround would remain 20-feet wide in the Agricultural Residential 1-acre (AR-1) zoning district.

Name of public agency approving project:

Sacramento County – ceqa@sacounty.gov

Person or agency carrying out project:

Andre Baranov
8863 Greenback Lane #157
Orangevale, CA 95662
(916) 801-4382
andre@andrebaranov.com

Exempt Status:

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

- CEQA Guidelines Section 15305 – Minor Alterations to Land Use Limitations

Reasons why project is exempt:

The project consists of a parcel map amendment to modify the required Class A public street improvements (curb, gutter and sidewalk) to Class C (drainage ditch) along the Oak Avenue Street frontage under 04-RPR-0190. The surrounding neighborhood along Oak Avenue, from

Chestnut Avenue to Walnut Avenue, is developed with single-family homes without frontage improvements. Not installing Class A street improvements would result in a minor change in land use limitations, which does not change the land use or density, and is therefore exempt from the provisions of CEQA. Reducing the width of the private drive from 20-feet wide to 16-feet wide at the location where the driveway serves 2 parcels or less would result in a minor change in land use limitations, which does not change the land use or density, 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 site is developed with two single-family homes along with the associated improvements. The project will not occur in sensitive environments or locations.

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

The project will not result in the removal of the requirement to install frontage improvements in a neighborhood where none currently exist and would not result in cumulative environmental impacts.

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

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. 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.

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