

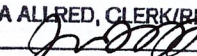


RECORDING REQUESTED
WHEN RECORDING MAIL TO:

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

ENDORSED
SACRAMENTO COUNTY

JUL 03 2025

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Keystone Development Tentative Parcel Map

Control Number:

PLNP2024-00113

Project Location:

The property is located approximately 130-feet west of the intersection of Front Street and Q Street, in the Rio Linda community of unincorporated Sacramento County.

APNs:

206-0450-002 & 003

Description of Project:

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

1. A **Tentative Parcel Map** to divide two existing parcels, totaling 0.586 acres, into three parcels in the Residential 5 (RD-5) zoning district.
2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

The properties are vacant and this project will result the construction of three (3) single-family homes. Access will be provided via a 20-foot private drive off Q Street.

Name of Public Agency Approving Project:

Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:

Valentin Chernioglo
9430 Holford Way
Sacramento, CA 95829
(916) 806-4212
keystonedevlopment0@gmail.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. The proposed project is consistent with the requirements of this class 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 one (1), 21 inch valley oak tree that will be removed to develop the subject property. Pursuant to the Sacramento County Tree Preservation Ordinance, removal of healthy native oak trees for the development of land requires a tree permit and in-kind replacement fees. At the time of improvement plans, a tree permit will be required 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, 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.

**Julie
Newton**

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento
County, ou,
email=newtonju@saccounty.net,
c=US
Date: 2025.03.24 18:55:00 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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

