



**ENDORSED**  
SACRAMENTO COUNTY

JUL 16 2025

DONNA ALLRED, CLERK/RECORDER  
BY Donna Allred DEPUTY

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:**

Tiogawoods Drive Storage Building

**Control Number:**

PLNP2024-00155

**Project Location:**

The project is located at 8570 Tiogawoods Drive, approximately 374-feet west of the intersection of Valley Wood Drive and Tiogawoods Drive, in the Vineyard community of unincorporated Sacramento County.

**APN:**

115-0390-003

**Description of Project:**

The project consists of the construction of a new 2,400 square foot prefabricated steel building for a personal office and storage space on a vacant parcel. The construction includes site improvements including a new driveway, parking spaces and a 6-foot high wrought iron entrance gate. This section of Tiogawoods Drive is improved with an existing sidewalk along the frontage of the subject property. This property is located within the South Sacramento Habitat Conservation Plan and the property is comprised mostly of the valley grassland habitat type. The proposed project will disturb approximately 6,650± square feet of the 46,609± square foot parcel. Approximately 33,000± square feet of existing Valley Grassland in the rear of the property will remain undisturbed.

The project consists of the following entitlements from the County of Sacramento:

1. A **Development Plan Review** pursuant to the Gerber Road/Southern Pacific Railroad Special Planning Area (SPA) (Section 501-213), for the development of an Industrial-Office Park Use on property described in Section 501-218.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**Name of Public Agency Approving Project:**

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

**Person or Agency Carrying out Project:**

Salendar Singh  
9276 Trout Way, Elk Grove, CA 95624  
(916) 949-9877  
Salsingh98@gmail.com

**Exempt Status:**

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

- CEQA Guidelines Section 15303 (a) – New Construction or Conversion of Small Structures

**Reasons Why Project is Exempt:**

Class 3 consists of the construction and location of a limited number of new, small facilities or structures, including a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The project consists of the construction of a new 2,400 square foot prefabricated steel building for personal office and storage on a 1.07-acre parcel, in the Industrial-Office Park (MP) zoning district. The construction will include site improvements, construction of a new driveway and asphalt approach. The footprint area of the permanent disturbance for the proposed work is approximately 6,650± square feet. Therefore, the project is 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 is located within the South Sacramento Habitat Conservation Plan (SSHCP) area and a Biological Resources Survey was prepared for this project. The property is approximately 1.07 acres in size and is currently vacant with no history of past development. The project will develop approximately 0.15 acres or 6,650 square feet of the project site. The habitat type of the property is Valley Grassland (± 1 acre) and High-Density Development (≤0.1 acre) along the shoulder of Tiogawoods Drive. The property is located within an urbanized portion of unincorporated Sacramento County. No wetlands or other aquatic habitats are present in the project site. Impacts to habitat/landcover types requiring mitigation under the SSHCP would consist of 6,650 square feet or 0.15 acres of Valley Grassland. The applicant is seeking coverage under the SSHCP for impacts to special-status species and biological communities that would result from the development of the proposed project. There is a Federally mapped FEMA flood zone (Zone AE) along the south and west portions of the subject property. Zone AE is an area that has a 1% probability of flooding each year. However, the portion of the subject property to be developed is outside of this area.

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

The project consists of the construction of a 2,400 square foot prefabricated steel building in the Industrial-Office Park (MP) zoning district. The project is impacting 0.15 acres of Valley Grassland due to the proposed development and the applicant is seeking coverage under the SSHCP. The project will not result in significant cumulative environmental impacts. 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?*

The proposed development will impact approximately 0.15 acres of valley grassland habitat. However, 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, 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  
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**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