




**ENDORSED**  
SACRAMENTO COUNTY

AUG 05 2025

FLORENCE EVANS, CLERK/RECORDER  
BY:  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:**

3541 Oak Dell Avenue Cargo Container and Fence (UPM)

**Control Number:**

PLNP2025-00025

**Project Location:**

The project is located at 3541 Oak Dell Avenue, approximately 135 feet east of the intersection of Palomino Lane and Oak Dell Avenue, in the North Highlands community of unincorporated Sacramento County.

**APN:**

240-0082-005-0000

**Description of Project:**

The project consists of a Minor Use Permit to place a 320 square foot cargo container on the property and permit a seven-foot-tall solid wood fence within the front yard setback of a single family residence on a 0.55-acre property in the Residential Density – 2 Dwelling Units/Acre (RD-2) zoning district.

**Name of Public Agency Approving Project:**

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

**Person or Agency Carrying out Project:**

Contact: Marcia Bonawitz  
3541 Oak Dell Avenue  
North Highlands, CA 95660  
[marciabonawitz@sbcglobal.net](mailto:marciabonawitz@sbcglobal.net)  
(916) 204-8927

**Exempt Status:**

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

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

**Reasons Why Project is Exempt:**

Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including fences. The project consists of the installation of a 320 square foot cargo container and a seven-foot-tall fence on a property developed single-family residential home 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 located in a developed, single-family residential neighborhood. The project consists of the installation of a cargo container outside of the front and side yard setbacks and seven-foot-tall wooden fencing on a developed site. 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. 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 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. 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.

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

Digitally signed by Julie Newton  
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**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