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
AUG 22 2025
FLORENCE EVANS, CLERK/RECORDER
BY: _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
3624 Walnut Avenue Tentative Parcel Map

Control Number:
PLNP2024-00006

Project Location:
The project is located at 3624 Walnut Avenue, approximately 340 feet south of the intersection of Engle Road and Walnut Avenue, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County.

APN:
258-0370-037-0000

Description of Project:

1. A **Tentative Parcel Map** to divide a 0.41-acre parcel into two new lots.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
    - Public Street Frontage (Section 5.4.2.B, Table 5.7.A): up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the two proposed parcels would be served by a private drive. The private drive is currently serving five other parcels.
3. 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

Person or Agency Carrying out Project:
Tim Wong
11344 Coloma Road, Suite 235A Gold River, CA 95670
(916) 283-4800
gtwong5035@gmail.com

Exempt Status:
Public Resources Code (PRC) Section 21083.3; CEQA Guidelines Section 15183(a) – Projects consistent with development densities established by existing zoning, community plan or general plan policies.

Reasons Why Project is Exempt:
Section 15183 (PRC Section 21083.3), provides that projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project

or its site." An EIR was prepared and certified by the Board of Supervisors for the Sacramento County General Plan Update (SCH# 2007082086) incorporated by reference and available at: https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx.

The project is consistent with the development density and use characteristics considered by the General Plan EIR and Zoning Code for the Low Density Residential and Residential Density 5 (RD-5) land use designations. The project includes the construction of two (2) single-family residential dwellings that will be served by a private drive, which would be consistent with the existing surrounding uses. Construction of the project would comply with County Code Title 16 (Building and Construction) including land grading and erosion control (Chapter 16.44) and Title 22 (Land Development).

No new impacts peculiar to the project or the parcel on which the project will be located have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan Update EIR. No other special circumstances exist that would create a reasonable possibility that the project will have a significant adverse effect on the environment. Therefore, pursuant to CEQA Guidelines Section 15183, no further environmental review is required.

Section 15183 Analysis:

Section 15183(b) specifies that a public agency shall limit its evaluation of environmental effects to those which the agency determines:

1. *Are peculiar to the project or the parcel on which the project would be located.*

   The project site is designated for low density residential uses and is largely developed to support single-family residential uses. The site previously contained a single-family residential home that was subsequently demolished. There are no known environmental effects that are peculiar to the project or the parcel on which the project would be located.

2. *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.*

   The project site is designated for low density residential uses in the Sacramento County General Plan. The proposed project includes the construction of two (2) single-family residential dwellings served by a private drive consistent with the site designation and would not result in significant effects that were not analyzed in the General Plan EIR.

3. *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action.*

   The General Plan EIR analyzed potential development and/or revitalization of properties designated for low density residential uses. The proposed project includes redevelopment on a property designated for low density residential uses and is consistent with the use characteristics of the development considered by the General Plan EIR. Based on review of the proposed project, no potentially significant off-site or cumulative impacts were identified that were not previously considered.

4. *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

   There is no substantial new information which was not known at the time the General Plan EIR was certified. Construction of the proposed project will not result in more severe adverse impacts than discussed in the General Plan EIR.

Section 15183(e) further specifies the analysis shall be limited to those environmental effects for which:

1. *Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning of zoning action undertakes or requires others to undertake mitigation measure specified in the EIR which the lead agency found to be feasible, and*

2. *The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.*

   Implementation of the project will not result in significant effects and none of the mitigation measures specified in the General Plan Update EIR are required to be undertaken.

Julie Newton

Digitally signed by Julie Newton
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Date: 2025.05.13 16:54:22 -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