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
NOV 02 2026
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
4416 Chapel Way Cargo Container (UPM)

Control Number:
PLNP2026-00171

Project Location:
The project is located at 4416 Chapel Way, North Highlands; approximately 360 feet from the intersection of Bishop Way and Chapel Way, in the North Highlands community.

APN:
228-0073-013-0000

Description of Project:
The project consists of a Minor Use Permit to allow a proposed cargo container in the rear yard of a 0.28-acre parcel zoned as RD-5. The container will be 320 square feet in size.

Name of Public Agency Approving Project:
Sacramento County – ceqa@saccounty.gov

Hearing Body Approving Project:
Planning Director

Person or Agency Carrying out Project:
Vyacheslav Babiy
4416 Chapel Way
Sacramento, CA 95842
(916) 801-6141
baloghmelissa@yahoo.com

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

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

Reasons Why Project is Exempt:
The current entitlement request (PLNP2026-00171) includes a request to allow a new 320 square foot cargo container to be placed in the rear yard of a 0.28-acre parcel in the RD-5 zoning district. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures

described in this section are the maximum allowable on any legal parcel. The current request is to permit a cargo container pursuant to the County Zoning Code regulations. Being that the container would be considered a newly installed small structure, the request does meet the criteria for 15303 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 parcel is located within an urbanized area consisting primarily of residentially zoned and developed properties. The project parcel is not located on or adjacent to an environmental resource of hazardous or critical concern as adopted pursuant to law by federal, state, or local agencies. Therefore, 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. 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

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Date 10/30/26

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