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 16 2026
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
1614 McClaren Drive Deck Replacement

Control Number:
PLNP2025-00257

Project Location:
The project site is located on the east side of the intersection of McClaren Drive and Susan Way in the Carmichael community of unincorporated Sacramento County.

APN:
289-0283-037-0000

Description of Project:
The project consists of the construction of a redwood deck, redwood stairs, concrete porch, concrete steps, and steel firepit with a concrete bench in the rear yard of the property. The deck and concrete porch will be on different elevations and separated by redwood steps. Additionally, the concrete porch and steel firepit will be on different elevations and separated by concrete steps. There will be minimal grading to flatten the area to be developed. Vegetation removal consists of the removal of grass lawn area.

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

Person or Agency Carrying out Project:
Lisa Stubbs
750 Estates Drive Sacramento, CA 95864
916-502-5800
lise@lisestubbsdesign.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:
Class Three 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 or the structure. This includes, (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project consists of the construction of a redwood deck, concrete patio, and steel firepit with

a concrete bench. These improvements are accessory to the existing single-family residence on site and are 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 is located within Erosion Zone 4 of the Parkway Corridor Combining Zoning District of the American River Parkway. The Parkway Corridor Combining Zoning District establishes development setbacks from bluffs within erosion zones for the purposes of protecting public health, safety and welfare due to erosion; ensuring geologic stability; and to reduce visible intrusion. A conditional use permit may be approved for the project when findings are made that determine development will be sited and designed to assure stability and structural integrity for its expected economic lifespan while minimizing alteration of natural landform features; development will not create or contribute to significant problems of erosion or geologic instability on the site or on surrounding areas; development will maintain a safe environment for homes and other improvements and protect the aesthetics and environmental quality of the American River Parkway; development does not preclude or foreclose future recreation or open space potential in the American River Parkway; and there are adequate provisions included in the development proposal for maintenance and revegetation of the project area.

   The proposed deck will be located adjacent to the existing single-family residence, an area that is already developed, improved, and in use. Therefore, the proposed deck does not deter from maintaining a safe environment for the existing home and does not reduce the environmental quality of the American River Parkway. Additionally, the deck aesthetically matches the single-family residence and surrounding environment and structures, as it will be composed of natural wood and will have new landscaping surrounding it, providing additional screening. A geotechnical study was prepared for the deck to assess its stability and structural integrity, and concluded that the replacement and expansion of the deck would not contribute to erosion or geologic instability within the American River Parkway. The deck will be located on private residential property. Therefore, the project does not affect future recreational or open space opportunities along the American River Parkway, and maintenance or revegetation needs are not expected due the existing structures on the property. 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?*

   The project includes the construction of accessory structures and 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?*

   The project is located within Erosion Zone 4 of the Parkway Corridor Combining Zoning District of the American River Parkway. Refer to Exception number 1 above. The project meets the findings required to grant a use permit to develop in Erosion Zone 4. Therefore, 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.

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

9/22/26

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