



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Joelle Inman
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

4308 and 4310 Sycamore Ave

Control Number:

PLNP2022-00212

Project Location:

The project is located at 4308 and 4310 Sycamore Avenue, approximately 165 feet west of the intersection of Winding Way and College Oak Drive, in the Carmichael/Old Foothill Farms community.

APN:

240-0223-033-0000

Description of Project:

1. A **Tentative Parcel Map** to divide a 1.2-acre lot developed with two single-family dwellings, into two lots (each lot containing an existing residential dwelling), in the Residential 2 (RD-2) zoning district.
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@sacounty.net

Person or agency carrying out project:

Mohamed Family Trust
Care of Shirley M. Mohamed
4405 College Oak Drive
Sacramento, CA 95841
(916) 600-6826
jmenterprises@reagan.com

Exempt Status:

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

- CEQA Guidelines Section 15315 – Minor Land Divisions

Reasons why project is exempt:

The project involves the division of land into four or fewer parcels in which no new construction is proposed. Consistent with the qualifications for a Class 15 exemption, the project/site:

- Is consistent with the General Plan and Zoning;

- Does not require a variance or exception;
- Has all services and access to the proposed parcels available and to local standards;
- Was not involved in a division of a larger parcel within the previous 2 years; and,
- Does not have an average slope greater than 20 percent.

For these reasons, there is no possibility that the activity in question may have a significant impact on the environment 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. *The project will occur in certain specified sensitive environments or locations;*

The project proposes to split a 1.2-acre lot that already contains 2 single-family dwellings. No other development is proposed. The project will not impact specified sensitive environments or locations.

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place overtime;*

No cumulative impacts will result from the Project and successive projects of the same type.

3. *There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*

There are no unusual circumstances that will have a significant effect on the environment.

4. *The project may 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;*

The proposed project will split a lot containing 2 existing single-family dwellings. The project site contains trees; however, the project does not propose development and will not impact trees or other scenic resources.

5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the Project will not have an impact related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

The project will not impact historical resources.

Joelle Inman

Joelle Inman
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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County of Sacramento
County Clerk
600 Eighth Street, Room 101
Sacramento, CA 95814

OPR:
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814