



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: 7350 and 7400 Fair Oaks Boulevard Lot Line Adjustment

Control Number: PLNP2023-00023

Project Location: The property is located at 7350 and 7400 Fair Oaks Boulevard, at the southeast corner of the Fair Oaks Boulevard and Don Way intersection, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County.

APN: 260-0012-042 and -044

Description of Project: The subject property currently is two assessor tax parcels comprised of three legal lots from the McCoy Acres and Carmichael Colony plats. The proposed project is for a Lot Line Adjustment to merge one of the three legal lots into the other legal lots to create two new legal and tax parcels to allow for future development.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

JTS Engineering Consultants, Inc.
1808 J Street, Sacramento, CA 95811
(916) 441-6708
javed.siddiqui@jtsengineering.com

Exempt Status:

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

- CEQA Guidelines Section 15301 – Existing Facilities

Reasons why project is exempt:

The project is a minor lot line adjustment not resulting in the creation of any new parcel. As such, the project qualifies as a Class 5 Categorical Exemption (Section 15305 of the CEQA Guidelines) for minor alterations to land use limitations in areas with an acreage slope of less than 20 percent, which do not result in any changes in land use or density. 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 will have no impact on 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;*

The Project will not result in significant singular or cumulative environmental impacts. No cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

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



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 Project will not result in damage to scenic resources and is not located in the vicinity of a highway officially designated as a scenic highway.

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 site does not contain any historic resources and will not cause a substantial adverse change in the significance of a historic resource.

Joelle Inman
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ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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600 Eighth Street, Room 101
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