



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916) 876-8502

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Carapanos Tentative Parcel Map

Control Number:

PLNP2023-00039

Project Location:

The project site is located at 6127 66th Avenue, approximately 1,900 feet southwest of the intersection of Florin Road and Stockton Boulevard, in the South Sacramento community of unincorporated Sacramento County.

APN:

050-0273-001-0000

Description of Project:

The project consists of the following requests:

1. A **Tentative Parcel Map** to divide a 2.5-acre, split-zoned parcel into two lots in the Residential Density 20 (RD-20) and Light Commercial (LC) zoning districts.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

If approved, the existing multi-family apartment complex will remain on Parcel 1 (approximately 1.6 acres, zoned RD-20). Parcel 2 will be approximately 0.8 acres and zoned LC. There are no physical improvements associated with the proposed entitlements.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Carapanos Properties LLC
Contact: Dimitri Carapanos
2829 Prestwick Court
Fairfield, CA 94534
(925) 858-3120
carapanos@aol.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:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. There are no proposed physical improvements associated with this project.

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 is located within an urban area of the county and is not in a biologically sensitive location. The project consists of a tentative parcel map to divide one parcel into two lots. There are no physical improvements associated with the project.

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

The project consists of a tentative parcel map to divide one parcel into two lots. There are no physical improvements associated with the project; and therefore, will not result in potentially significant 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 circumstances;

There are no known 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 is not located in the vicinity of a highway officially designated as a 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. There are no physical improvements associated with the project therefore existing aesthetic conditions will be the same.

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. Additionally, a search of the EnviroStor and GeoTracker databases was conducted and no hazardous material records were located on site or in close proximity. There are no physical improvements associated with the project, 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 historical resources. There are no physical improvements associated with the project and therefore the project would not result in a substantial adverse change to a historic resource.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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