Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Sacramento
8239 E Stockton Blvd, Ste A
Sacramento, CA 95828

From: (Public Agency): City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621
(Address)

Project Title: 5740 San Juan Avenue Parcel Map

Project Applicant: Steve Norman CNA Engineering Inc. 2575 Valley Road Sacramento CA, 95821

Project Location - Specific:

5740 San Juan Ave, located at the NWC of San Juan Ave and Ranch Ave

Project Location - City: Citrus Heights Project Location - County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project:

The project is a parcel map to split an existing 0.66-acre vacant lot into four single residential lots. The project does not include any construction but the created lots will allow for the future addition of a single-family home on each lot under the allowed zoning.

Name of Public Agency Approving Project: City of Citrus Heights

Name of Person or Agency Carrying Out Project: Steffane Lui

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☑ Categorical Exemption. State type and section number: 15315 (Minor Land Divisions)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

- o The proposal is in conformance with the General Plan and zoning;
- o The project is not requesting any variances or exceptions;
- o The site has adequate access to all utilities;
- o The parcels are able to provide the required access;
- o The parcel was not involved in a division of a larger parcel within the previous two years;
- o The parcel does not have an average slope greater than 20 percent; and
- o The parcel has not been identified to be within the 100-year flood zone.

Lead Agency Contact Person: Steffane Lui Area Code/Telephone/Extension: 916-727-4743

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Steffane Lui Date: 04.30.24 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____