



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:

Gerber Creek Public Utility Easement (PUE) Abandonments Lots 59 & 74

Control Number:

PLER2024-00044

Project Location:

The project site is within the Gerber Creek (Single-Family Residential) Subdivision, generally located on the west side of Elk Grove-Florin Road, between Gerber Road and Florin Road, in the South Sacramento community of the unincorporated area of Sacramento County.

APN:

065-0520-059-0000 & 065-0520-074-0000

Description of Project:

Lot 59 (8849 Fairport Avenue) – Abandonment of about a one-foot portion of the public utility easement (PUE) along the west side of the lot, resulting in the recorded PUE decreasing from 19.5 feet to 18.5 feet. The reason for the reduction is to avoid the eave of the residential dwelling from encroaching into the PUE when developed. The location of the joint trench within the PUE will not change and will not be affected by the reduction in the PUE; other utilities within the PUE will also not be impacted by this abandonment.

Lot 74 (7448 Stellar Way) – Abandonment of a triangular (tapered) portion of the PUE (about 158 square feet total) at the northeastern portion of Lot 74 to better accommodate development of a single-family dwelling consistent with standard setback requirements and consistent with the rest of the subdivision. The location of the joint trench within the PUE will not change and not be affected by the reduction in the PUE; other utilities within the PUE will also not be impacted by this abandonment.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

Mackay & Soms Civil Engineers
1025 Creekside Ridge Drive, Suite 150
Attention: Pedro Jarquin or Eric Crow
(916) 773-1189
pjarquin@msce.com or ecrow@msce.com

Exempt Status:

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

- CEQA Guidelines Section 15305 – Minor Alterations to Land Use Limitations

Reasons why project is exempt:

The project consists of the abandonment of a small portion of the existing public utility easements (PUE) for two single-family lots within an approved subdivision such that planned home developments will meet required setbacks and where the abandonments will not result in the creation of any new lot, increase the density, or impact the joint trench or other utility lines contained therein; therefore, the proposed minor adjustments are 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. *Will the project occur in certain specified sensitive environments or locations?*

The project is for abandonment of a portion of recorded PUEs within a single-family subdivision to meet required setbacks for the zoning district and does not impact any biologically sensitive environment.

2. *Will cumulative impacts be considerable because successive projects of the same type will occur at the same place over time?*

The project – abandonment of a small portion of PUE, will not result in potentially significant impacts and does not eliminate PUEs, as such, there is no cumulative impact as a result of successive projects of the same type and at the same place over time.

3. *Is 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. *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; or*

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code and therefore does not have an impact related to being located on a hazardous waste site.

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
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:
 **County of Sacramento
County Clerk**
3636 American River Drive,
Suite 110
Sacramento, CA 95814
 OPR:
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814