



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:

Tudesko Family Lot Line Adjustment

Control Number:

PLNP2024-00055

Project Location:

The subject properties are located approximately 1.5 miles northeast of the Latrobe Road and Flagstaff Drive intersection, in the Cosumnes community of unincorporated Sacramento County.

APN:

073-0050-007, 073-0050-034, and 073-0080-049

Description of Project:

The project proposes to shift lot lines between three legal parcels to aid the creation of the Tudesko Ranch Preserve. The resultant lot lines will separate lands that will be part of the preserve (Parcel 2) from lands that will continue to be used for agricultural and residential purposes (Parcels 1 and 3). Specifically, the project proposes to shift the common lot line between Existing Parcel 1 (073-0050-034) and Existing Parcel 2 (073-0050-007 & 073-0080-049) approximately 1,840 feet to the northwest and shift a lot line between two legal parcels (which are both within existing tax parcel -007) approximately 2,050 feet to the north.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

Mark Hanson
4652 Majestic Meadows Drive
Arrington, TN 37014
(916) 425-1749
mark@clqventures.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 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. *Will the project occur in certain specified sensitive environments or locations?*

While the project involves parcels that include sensitive environments, the project will not result in negative impacts to an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted. The project's aim of consolidating lands dedicated to the Tudesko Ranch Preserve will enhance protection of sensitive environments by consolidating existing home sites and agricultural uses onto separate parcels from lands to be protected under the preserve.

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

The Project will not result in significant cumulative environmental impacts. There are no known unusual circumstances that will have a significant effect on the environment.

3. *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?*

The Project is not located in the vicinity of a highway officially designated as a scenic highway. The project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic highway.

4. *Is the project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?*

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.

5. *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

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