



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) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

3501 and 3505 Bluff Court Boundary Line Adjustment

Control Number:

PLNP2024-00052

Project Location:

The project site is located approximately 700 feet south of the intersection of Bluff Court and Grant Avenue, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County.

APN:

260-0400-008-0000 and 260-0400-009-0000

Description of Project:

The proposed project consists of a lot line adjustment to adjust the shared property line between two vacant residential lots.

Name of public agency approving project:

Sacramento County – ceqa@sacounty.gov

Person or agency carrying out project:

Wong & Associates
Attn: Gary Timothy Wong
11344 Coloma Road, Suite 235A, Gold River, CA, 95670
(916) 283-4800
gtwong5035@gmail.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:

This 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 average slope of less than 20 percent, which do not result in any changes in land use or density. The parcels extend into the American River which includes a relatively flat landside portion and steep bluffs leading down to the water. Therefore, the parcels have an average slope which is greater than 20 percent, however development is not permitted beyond the bluff edge where the greatest slopes occur. Per Section

4.7.4. of the Sacramento County Zoning Code (SZC), a Use Permit to the Planning Commission (UPP) along with a geotechnical study are required if development is proposed within the total 70-foot setback area shown in Table 4.1. of the SZC for properties within Erosion Zone 2. A UPP would trigger CEQA review at the time of development. Since the bluff area is not developable, the slope of the area of the parcel that is permitted to be developed is approximately 11 percent. For these reasons, there is no possibility that the proposed lot line adjustment 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. *For Classes 3, 4, 5, 6, and 11, will the project occur in certain specified sensitive environments or locations?*

The project site was previously developed with a single-family residence but is currently vacant. The project site contains several trees and is located within the American River Parkway Combining Zone. However, the project is limited to a boundary line adjustment only with no current proposal of development. As such, no physical impacts will result that have the potential to affect sensitive resources.

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

As it stands, the Project will not result in potentially significant impacts. Therefore, no cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

3. *Is there a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances?*

The project site is located along the American River and the site contains a steep bluff near the river's edge at the southern end of the site. Per Section 4.7.4. of the Sacramento County Zoning Code (SZC), a Use Permit to the Planning Commission (UPP), along with a geotechnical study, would be required if development is proposed within the 70- foot total setback area shown in Table 4.1. of the SZC for properties within Erosion Zone 2. The requirement of a UPP would trigger additional CEQA review at the time of development and impacts associated with the bluff edge would be addressed at that time. The proposed boundary line adjustment allows for adequate room on site to allow for development without encroaching into the setback area.

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?*

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?*

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. *Will the project cause a substantial adverse change in the significance of a historic resource?*

The project site does not contain any historical resources.

Copy To:

**County of Sacramento
County Clerk**

3636 American River Drive, Suite 110
Sacramento, CA 95864

OPR:

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA