



**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:

3435 California Avenue Parcel Map

Control Number:

PLNP2023-00288

Project Location:

The project is located at 3435 California Avenue, approximately 0.7 miles south of the intersection of California Avenue and Fair Oaks Boulevard, in the Carmichael/Old Foothills Farms community of unincorporated Sacramento County.

APN:

260-0163-006-0000

Description of Project:

The Project consists of the following entitlements:

1. A **Tentative Parcel Map** to divide a 0.65 net acre parcel into three parcels in the Residential Density, 5 (RD-5) zoning district.
2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Name of public agency approving project:

Sacramento County – ceqa@sacounty.gov

Person or agency carrying out project:

Mohammadreza Dastoori
1709 Tanglewood Lane
Roseville, CA 95661
(347) 773-4444
mrdastoori@gmail.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 area 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 variance 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. The project consists of a property division of a 0.65-acre parcel, in the Residential Density, 5 (RD-5) zoning district, into 3 resultant parcels with an average slope of less than 20 percent. Additionally, the parcel was not involved in a

division within the last 2 years and is in conformance with the General Plan and zoning with all services and access available. The project is limited to land division and does not involve exterior improvements. Therefore, the project is 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 Exemption is not one of the above Classes and this exception does not apply.

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. The project consists of a land division into 3 parcels in a residential zone. 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?*

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?*

The Project is not located in the vicinity of a highway officially designated as a scenic highway. The project site is located in a developed, urban area and consists of a land division into 3 parcels; therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as scenic.

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. Additionally, a search of the EnviroStor and GeoTracker databases was conducted, and no hazardous material records were located on site or in close proximity; 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.

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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