

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 222
Sacramento, CA 95814
 County Clerk
County of Placer

From: County of Placer
Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
530-745-3597
Janeann Lyons

Project Title: AKT Wheatland Ranch, LLC and Paredes - Minor Boundary Line Adjustment

Project Number: PLN24-00185

APN#: 019-040-002; 019-040-003; 019-010-021

Project Location: 7215 Camp Far West Road, Sheridan, CA 95681, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The boundary line adjustment (project) involves the existing AKT Wheatland Ranch (AKT) property which includes both APN: 019-040-002 (205.97 acres) and APN: 019-040-003 (37.87 acres), together totaling 243.84 acres. While the AKT property contains two tax parcel numbers, it is one legal parcel. The project also involves the Paredes property, which is comprised of APN: 019-010-021, totaling 6.89 acres. All parcels included in the request are zoned F-B-X 20 AC Min (Farm, combining minimum building site 20 acres) and have a General Plan Designation of Agriculture/ Timberland. The project proposes the adjustment of the existing property line between APN's: 019-040-002, and 019-040-003 to follow the center line of Bear River, and the removal of the existing property line between APN: 019-040-003 and APN: 019-010-021. These adjustments would result in a 205.96-acre Resultant Parcel 'A' and a 44.76 acre Resultant Parcel 'B'.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Minor Boundary Line Adjustment/ November 21, 2024

Name of Person or Agency Carrying Out Project:

Placer County Community Development Resource Agency

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: CEQA 15305
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review pursuant to provisions of Section 15305 of the California Environmental Quality Act (CEQA) Guidelines and Section 18.36.070 (Class 5 – Minor alterations in land use limitations) of the Placer County Environmental Review Ordinance because a minor lot line adjustment is an exempt action under Class 5 that would not result in the creation of any new parcel.

Lead Agency Contact Person

Janeann Lyons, Admin. Technician, 530.745.3597

Signature  Date 11/21/24
Environmental Coordination Services