



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:

Florin Town Center Tentative Parcel Map

Control Number:

PLNP2023-00021

Project Location:

The property is located at 5895 and 5901 Florin Road, at the northeast corner of the intersection of Florin Road and 65th Street, in the South Sacramento community of unincorporated Sacramento County.

APN:

042-0011-009

Description of Project:

The project consists of the following entitlement requests:

1. A **Tentative Parcel Map** to divide a 19.83± acre parcel into four new parcels in the Shopping Center (SC) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

If approved, the 25,098± square foot former Sears tire store would be located on Parcel 2 and the 225,125± square foot former Sears retail department store would be located on Parcel 4. There are no physical improvements associated with the proposed entitlements.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

RSC Engineering, Inc. Attn: Tiffany Wilson
1420 Rocky Ridge Drive, Suite #150
Roseville, CA 95661
(916) 788-2884
t.wilson@rsc-engr.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 areas 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 variances 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. There are no proposed physical improvements associated with this project. Approval of the parcel map would result in the development of four commercial parcels as permitted by right.

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 exemption does not apply.

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

The project consists of a tentative parcel map to divide one parcel into four lots. Development of the parcel map would be consistent with the existing zoning and General Plan designations. This project is located within an infill area, the area is built out and there are no other significant projects in the area. Therefore, the project wouldn't result in potential cumulative impacts. There are no physical improvements associated with the project; and therefore, will not result in potentially significant impacts.

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. 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. There are no physical improvements associated with the project therefore existing aesthetic conditions will be the same.

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 there are no active hazardous material records on site or in close proximity. There are no physical improvements associated with the project, 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. There are no physical improvements associated with the project and therefore the project would not result in a substantial adverse change to a historic resource.

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

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA