



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:**

Steamboat Acres Lot Line Adjustment

**Control Number:**

PLNP2024-00072

**Project Location:**

The Project site is located at 12348 & 12414 State Highway 160, on the west side of the Sacramento River, approximately one mile south of the Courtland Bridge connecting River Road and State Highway 160, in the Delta community of unincorporated Sacramento County.

**APN:**

142-0010-026-0000 & 142-0010-027-0000

**Description of Project:**

The Project consists of a Lot Line Adjustment between two parcels that would result in a net loss to Parcel A (APN:142-0010-026-0000) and net gain to Parcel B (APN: 142-0010-027-0000). Resultant Parcel A would be approximately 117.303 acres and Parcel B would be approximately 3.069 acres.

The lot line adjustment would provide a buffer between the commercial operations at Parcel B and the agricultural operations at Parcel A. Existing utilities (septic, gas, and electric) and associated easements, vehicular access, and structures would be located entirely on Parcel A with the approval of the lot line adjustment.

**Name of public agency approving project:**

Sacramento County – ceqa@sacounty.gov

**Person or agency carrying out project:**

Judy Cuong  
9993 Whirlaway Ln  
Elk Grove, CA 95624  
judycuong@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:**

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line

adjustments, and is therefore exempt from the provisions of CEQA. The project consists of a minor lot line adjustment between two parcels and would not result in any changes in land use or density. The project site has an average slope of one percent.

### **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 have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

The project site is located within a FEMA designated 100-year floodplain and is within a levee protected area within the Delta. The project site consists of two parcels totaling 120.372 acres. The lot line adjustment would not result in any environmental impacts or result in a hazardous or critical concern, as it would not result in physical changes to the environment. The lot line adjustment would provide a greater buffer between an existing agricultural operation and an existing commercial restaurant.

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 lot line adjustment that would not result in a physical impact, nor would it result in a change in land use or density. 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 located along a section of State Highway 160 that is a designated State Scenic Highway. The project consists of a lot line adjustment between two parcels and would not result in any physical changes to the environment or structural improvements; 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. Additionally, there are no records on the EnviroStor or GeoTracker databases. The project consists of a lot line adjustment between two parcels and would 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