RECORDING REQUESTED
WHEN RECORDING MAIL TO:

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

ENDORSED
SACRAMENTO COUNTY
DEC 09 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
Gum Ranch Manana Lot Line Adjustment (BLR-BLB)

Control Number:
PLNP2025-00164

Project Location:
The project is located at 8410, 8420 Manana Way and 5745 Kenneth Avenue, approximately 967 feet west of the intersection of Manana Way and Kenneth Avenue, in the Fair Oaks Community of unincorporated Sacramento County.

APN:
261-0080-014, -015, & 249-0390-019

Description of Project:
The project site consists of three parcels: Parcel 1 (APN: 261-0080-0015) is 0.56-acres in size, Parcel 2 (APN: 261-0080-0015) is 0.46-acres in size, and both are zoned Residential Density 2 Acres (RD-2) within the Arcade Creek Natural Stream Combining Zone (NS). Parcel 3 (APN: 249-0390-019) is 3.87-acres in size and is within the Madison-Kenneth Special Planning Area (SPA) with an Open Space (O) subzone and is also within the Arcade Creek Natural Stream Combining Zone (NS). The applicant is seeking to increase the size of Parcels 1 and 2 by expanding 0.021-acres and 0.048-acres, respectively, into Parcel 3. The boundary line adjustment would change the parcel lines, but not the zoning; therefore, Parcel 1 would be comprised of 0.56-acre portion zoned RD-2 (NS) and a 0.021-acre portion zoned SPA (O)(NS). Parcel 2 will be comprised of a 0.46-acre portion zoned RD-2 (NS) and a 0.048-acre portion zoned SPA (O)(NS). Thus, creating two split-zoned properties.

Name of Public Agency Approving Project:
Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:
Fair Oaks Recreation and Park District
Contact: Sean Ventura
4150 Temescal Street
Fair Oaks, CA 95628
(916) 966-1036
sventura@forpd.org

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 less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments. The project consists of a minor lot line adjustment between three parcels and has an average slope of less than 20%. The proposed project would not result in additional development on site as the additional space would be used as rear yard area for the existing residential homes. 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 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 within the Arcade Creek Natural Streams Combining Zone; however no new development is expected to occur with this proposal. The request only includes the relocation of shared parcel lines between all three identified parcels. Therefore, the project will not result in impacts on an environmental resource of hazardous or critical concern

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?*

   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?*

   River Road/ Highway 160 (from the Sacramento City Limits at the northern edge of Freeport to the southern tip of the Delta at Antioch Bridge) is a designated State 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, implementation of 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

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou=Planning and Environmental Review, email=newtonj@saccounty.gov, c=US
Date: 2025.10.15 12:01:23 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

☒ **County Clerk of Sacramento**
County Clerk
3636 American River Drive, Suite 110
Sacramento, CA 95864

☒ **Office of Land Use and Climate Innovation**
State Clearinghouse
1400 10th Street
Sacramento, CA 95814