



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

FEB 25 2026

FLORENCE EVANS, CLERK/RECORDER  
BY  DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

**Project Title:**

Eswaran Tentative Parcel Map

**Control Number:**

PLNP2022-00110

**Project Location:**

The project is located at 6548 Sutter Avenue approximately 700 feet from the intersection of Sutter Avenue and Marshall Avenue in the Carmichael Community of unincorporated Sacramento County.

**APN:**

260-0120-075-0000

**Description of Project:**

The project consists of the division of an existing 1.08-acre parcel into two resultant lots to be served by an existing private drive. The site contains an existing single-family dwelling which will remain on resultant Parcel B. Resultant Parcel A will be developed with a single-family dwelling in the future.

The project consists of the following entitlements:

1. A **Tentative Parcel Map** to divide a 1.08-acre parcel into two parcels in the Residential Density 2 (RD-2) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standard:
  - Public Street Frontage (Section 5.4.2.B, Table 5.7.A): Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the existing private drive will serve five lots.
3. 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@saccounty.gov](mailto:ceqa@saccounty.gov)

**Person or Agency Carrying out Project:**

Maria Wong  
Wong & Associates  
11344 Coloma Road, Suite 235-A, Gold River, CA 95670  
(916) 283-4800

[gtwong5035@gmail.com](mailto:gtwong5035@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 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 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 two years, and the parcel does not have an average slope greater than 20 percent. The project consists of a property division of a 1.08-acre parcel, in the RD-2 (Low Density Single-Family Residential) zone, into two resultant parcels with an average slope of less than 20 percent. Additionally, the parcel has not been involved in a division within the last two years and is in conformance with the General Plan and zoning with all services and access available. 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 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. 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**  
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