



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:**

7101 Winding Way Parcel Map

**Control Number:**

PLNP2025-00147

**Project Location:**

The project site is located At 7101 Winding Way, approximately 1,850 feet east of the intersection of San Juan Avenue and Winding Way, in the Carmichael Community.

**APN:**

239-0175-018-0000

**Description of Project:**

The proposed project is a request for the following entitlements:

1. A Tentative Parcel Map to divide an existing 0.94-acre parcel into four new parcels in the Residential 5 (RD-5) zoning district.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
  - a. Public Street Frontage (Section 5.4.2.B, Table 5.7.A [8]): Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, four lots will be served by a private drive.
3. A Design Review to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The proposed entitlements will result in four new residential lots, with one of the parcels retaining the existing single-family residence, while the remaining three parcels will be ready to be developed for new single-family residences.

**Name of Public Agency Approving Project:**

Sacramento County – [ceqa@saccounty.gov](mailto:ceqa@saccounty.gov)

**Person or Agency Carrying out Project:**

JTS Engineering Consultants, Inc.  
1808 J Street  
Sacramento, CA 95811  
Attention: Javed T. Siddiqui  
[Javed.siddiqui@jtsengineering.com](mailto:Javed.siddiqui@jtsengineering.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 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 proposed project includes the split of a 0.94-acre parcel into two parcels. The subject property is located in an urbanized area as identified by United States 2020 Census Urbanized Area maps and the project includes a division of land which would be in conformance with the County's General Plan and Zoning Ordinance even with a variance or development exception. The project site will result in four new parcels which will be accessed by a shared, private drive, with connections to public utility services. The project parcel has not been included in the division of a larger parcel within the past two years and the parcel is relatively flat with no slopes beyond 20 percent. Therefore, the project as proposed is exempt from the provision 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. The proposed parcel map will result in four new residential zoned lots located within an urbanized area, consistent with the zoned density. 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