



**RECORDING REQUESTED
WHEN RECORDED MAIL TO:**

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Joelle Inman
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

7628 Mountain Avenue Accessory Dwelling Unit

Control Number:

PLNP2022-00061

Project Location:

The property is located at 7628 Mountain Avenue, approximately 400-feet east of Mountain Avenue and approximately 1,000-feet south of Golden Gate Avenue, in the Orangevale community.

APN:

227-0170-059

Description of Project:

1. A **Special Development Permit** to allow a deviation from the maximum square footage for residential accessory structures on a single parcel (Section 5.4.5.A., Table 5.10.A). For lots 20,000 sq. ft. in gross area or greater, the area of all accessory structures on a single parcel shall not exceed 100 percent of the habitable floor area of the primary dwelling. The subject lot is greater than 20,000 sq. ft. and is developed with a 2,176 sq. ft. single-family residence and a 2,304 sq. ft. detached shop. The proposed Accessory Dwelling Unit (ADU) proposes 2,289 sq. ft. of accessory structure area including:
 - an attached garage (600 sq. ft.);
 - a front porch (342 sq. ft.);
 - a rear porch (427 sq. ft.); and
 - a covered kitchen area (920 sq. ft.).

With the existing shop and proposed accessory structure area a total of 4,593 sq. ft. of residential accessory structures is proposed with the request. The Accessory Dwelling Unit will be constructed southeast of the single-family residence in an area that is not biologically sensitive.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Terry & Joshua Beno
7628 Mountain Avenue, Orangevale, CA 95662
(707) 689-3247
joshuabeno@gmail.com

Exempt Status:

Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):

- CEQA Guidelines Section 15303 – New Construction of Conversion of Small Structures

Reasons why project is exempt:

The project consists of the placement of a small residential structure on the property in a residential zone, not exceeding the maximum allowable number of structures on any legal parcel, and is therefore 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. *The project will occur in certain specified sensitive environments or locations;*

There is an existing creek that crosses the southwest corner of the subject property. However, construction will occur approximately 160-feet northeast from the creek and no trees will be impacted. Furthermore, the Project site has not been designated as a specified sensitive environment or location.

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place overtime;*

The addition of an ADU does not result in any project significant impacts and no cumulative impacts will result from the Project because successive projects of the same type and at the same place over time will cannot occur.

3. *There is 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. *The project may 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. 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. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the Project will not have an impact related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

The project site does not contain known historical resources.

Copy To:
County of Sacramento
County Clerk
600 Eighth Street, Room 101
Sacramento, CA 95814
 OPR:
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

[Original Signature on File]

Joelle Inman

ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA