



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:

Sangamon ADU (SPM)

Control Number:

PLNP2023-00006

Project Location:

The project is located at 4106 Sangamon Street, on the east side of Sangamon Street, approximately 500 feet south of Lincoln Avenue, in the Carmichael/Old Foothill Farms community.

APN:

245-0222-005-0000

Description of Project:

A **Minor Special Development Permit** to allow for the construction of a 1,200-square foot second story accessory dwelling unit (ADU) in the RD-5 (Residential) zoning district. The ADU will deviate from Sacramento County Zoning Code Section 5.4.5.B for the maximum building height and maximum number of stories. The maximum building height for a detached ADU that matches the roof pitch of the primary dwelling is 18 feet. Further, ADUs are limited to one story. As proposed, the ADU is 22.7 feet in height and two stories. The proposed ADU will be constructed at the northwest corner of the property behind the existing primary dwelling with deck.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Fox Investment Property
Attn: Paul Fox
4106 Sangamon Street, Carmichael, CA 95608
(916) 397-7920
energyfox92@gmail.com

Exempt Status:

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

- CEQA Guidelines Section 15303/Class 3 – New Construction or Conversion of Small Structure

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 number of structures on any legal parcel. The proposed project would not result in environmental impacts and fits within the parameters set forth under Section

15303, Class 3, Categorical Exemptions within the CEQA Guidelines 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;*

The Project site is fully developed within an urbanized community and has not been designated as a biologically sensitive location. Although trees are located on the site, no impacts to trees or aquatic habitat will result.

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

No cumulative impacts will result from the Project and successive projects of the same type and same place overtime.

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 closest state designated scenic highway is over 10 miles from the project site. 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. *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 any historical resources; therefore, the project will not cause a substantial change in the significance of a historic resource.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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