



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) 876-8502

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Shores Second Story ADU (SPM)

Control Number:

PLNP2024-00009

Project Location:

The Project is located at 6839 Hillside Drive, approximately 2,110 feet southwest of the intersection of Fair Oaks Boulevard and Hollister Avenue, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County.

APN:

260-0130-053-0000

Description of Project:

The Project consists of a **Minor Special Development Permit** to allow for the construction of a 577 square foot second story Accessory Dwelling Unit (ADU) above a proposed 567 square foot garage in the Residential 2 (RD-2) zoning district and Carmichael Creek Neighborhood Preservation Area (NPA).

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

Shala Shores
6839 Hillside Drive
Carmichael, CA 95608
(916) 802-9453
shalashala@sbcglobal.net

Exempt Status:

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

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

Reasons why project is exempt:

Class 3 consists of construction and location of limited number of new, small facilities or structures, including one single-family residence or second dwelling unit in a residential zone. The Project consists of the construction of a two story ADU and a deck adjacent to an existing single-family house in the RD-2 (Residential/Neighborhood Preservation Area) zoning district. 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 occur in certain specified sensitive environments or locations?*

The Project site is located in a developed urban area. The Project consists of the construction of a garage with a studio above and a deck in the Residential/Neighborhood Preservation Area (RD-2) zoning district. The Project site has not been designated as a biologically sensitive location.

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place over time?*

The Project consists of the construction of a garage with a studio above and a deck in the Residential/Neighborhood Preservation Area (RD-2) zoning district; and therefore, would not result in significant cumulative environmental impacts. No cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

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 site is located in a developed, urban area and consists of the construction of a garage with a studio above and a deck; therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic.

5. *The project is 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. Additionally, a search of the EnviroStor and GeoTracker databases was conducted and no hazardous material records were located on site or in close proximity; 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.

Copy To:

**County of Sacramento
County Clerk**

3636 American River Drive,
Suite 110
Sacramento, CA 95814

OPR:

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA