



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

ENDORSED
SACRAMENTO COUNTY

NOV 07 2024

DONNA ALLRED, CLERK/RECORDER
BY *Blair W. S. ...* DEPUTY

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NOTICE OF EXEMPTION

Project Title:

1443 El Nido Way Second Story ADU (SPM)

Control Number:

PLNP2024-00133

Project Location:

The project is located at 1443 El Nido Way, approximately 2,025 feet southwest of the intersection of Arden Way and Watt Avenue, in the Arden Arcade community of unincorporated Sacramento County.

APN:

288-0111-008-0000

Description of Project:

The project consists of a **Minor Special Development Permit** to allow the construction of a 757-square foot two-story Accessory Dwelling Unit (ADU) totaling 20'-6" in height in the Residential 3 (RD-3) zoning district in the Arden Park Neighborhood Preservation Area (NPA) in the Arden-Arcade Community Plan area.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

All Access Permits
Contact: Laura Kass
5716 Folsom Boulevard
Sacramento, CA 95819
(916) 612-7604
allaccesspermits@msn.com

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 in the backyard of an existing single-family house in the LDR (Low Density Residential) 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 two-story ADU in the Low Density Residential (LDR) zoning district. The Project site has not been designated as a biologically sensitive location.

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 project consists of the construction of a two-story ADU in the backyard of an existing single-family home. 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. 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. *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**

Digitally signed by Julie Newton
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Copy To:

**County of Sacramento
County Clerk**

3636 American River Drive, Suite 110
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OPR:

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA