



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:**

Westhaven Second Story ADU (SPM)

**Control Number:**

PLNP2024-00142

**Project Location:**

The project is located at 8636 Westhaven Drive, approximately 400-feet east of the intersection of Westhaven Drive and Pathfinder Way, in the Orangevale community of unincorporated Sacramento County.

**APN:**

261-0530-008

**Description of Project:**

The project consists of a Minor Special Development Permit to allow for the construction of a 999 square foot Accessory Dwelling Unit (ADU) exceeding the 25 foot height limitation for attached ADUs. The ADU will remodel the existing unpermitted space above the garage attached to the existing 2,044 square foot single-family residence. New construction will consist of a new exterior door and ingress/egress stairs, in the Residential (RD-2) zoning district.

**Name of public agency approving project:**

Sacramento County – ceqa@sacounty.gov

**Person or agency carrying out project:**

Elizabeth Jones  
8636 Westhaven Drive  
Orangevale, CA 95662  
(916) 243-8345  
Ejones1105@gmail.com

**Exempt Status:**

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

- CEQA Guidelines Section 15303 – New Construction or 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 interior remodel of existing unpermitted space into a 999 square foot ADU, consisting of 2 bedrooms and 1 bathroom. The ADU will be located on the second floor

(above the garage) of an existing 2,044 square foot single-family residence in the Residential (RD-2) 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 interior remodel of existing unpermitted space into a 999 square foot ADU above the existing garage. The Project site not located within a designated sensitive environment.

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

The project consists of the interior remodel of existing unpermitted living space above the garage in the Residential (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. *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?*

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 interior remodel of existing unpermitted space into a 999 square foot ADU above the garage; 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. *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**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA

**Copy To:**  
 **County of Sacramento**  
**County Clerk**  
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State Clearinghouse  
1400 Tenth Street  
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