



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:

728 Cortlandt Drive Two-Story ADU (SPM)

Control Number:

PLNP2024-00157

Project Location:

The project site is developed with a single-family dwelling and is located at 728 Cortlandt Drive, approximately 700 feet south of Fair Oaks Boulevard, in the Arden Arcade community of unincorporated Sacramento County.

APN:

292-0162-010-0000

Description of Project:

The project is a request for a Minor Special Development Permit (SPM) to allow for a two-story 690 square-foot Accessory Dwelling Unit (ADU) to deviate from the single-story requirement and required rear yard setback in the Residential 4 (RD-4) zoning district. The new ADU will be in the rear yard, in essentially the same location as an existing detached garage that will be removed. The ADU will be 20 feet in height and have a 7.5-foot setback from the rear property line, a 25-percent reduction from the required 10-foot setback for ADUs up to 20 feet in height. The project will not require removal of any native oak trees.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

Eric Knutson
2231 H Street
Sacramento, CA 95816
Phone: 925-324-0587
Email: eric@knutsonarchitecture.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 the project is exempt:

Class 3 consists of the construction of new, small facilities or structures, within the maximum allowable on any legal parcel. The property is zoned for low density single-family residential uses; permitted uses in this zoning district is limited to one single-family dwelling and one ADU. The ADU will be constructed in a location that was previously developed and there are no environmental resources present on the site. The project 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. *For Classes 3, 4, 5, 6, and 11, will the project have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

The project site is within a developed single-family residential neighborhood that is not located within an area of mapped critical habitat or sensitive vegetation community and is not within any area designated as an environmental hazard or concern.

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. 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. 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.

Copy To:

**County of Sacramento
County Clerk**

3636 American River Drive, Suite 110
Sacramento, CA 95864

OPR:

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA