



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:**

8160 Scenic Trails Way ADU (SPM)

**Control Number:**

PLNP2024-00090

**Project Location:**

The project is located at 8160 Scenic Trails Way, approximately 0.8 miles northwest of the intersection of Vineyard Road and Calvine Road, in the Vineyard community of unincorporated Sacramento County.

**APN:**

122-0380-028-0000

**Description of Project:**

The project consists of a Minor Special Development Permit to allow for the construction of a 940 square foot two story detached Accessory Dwelling Unit (ADU) in the Residential 2 (RD-2) zoning district in the Vineyard Springs Comprehensive Plan area.

**Name of public agency approving project:**

Sacramento County – ceqa@sacounty.gov

**Person or agency carrying out project:**

Andrey Ginzburg  
3941 Park Drive Suite 20-358  
El Dorado Hills, CA 95762  
(916) 743-0123  
vistadesign@gmail.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 detached two-story ADU in the RD-2 (Low Density Single-Family 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. *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 detached two-story ADU in the RD-2 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?*

The project consists of the construction of a detached two-story ADU in the 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 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. *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.

**Copy To:**

**County of Sacramento  
County Clerk**

3636 American River Drive, Suite 110  
Sacramento, CA 95864

**Office of Land Use and Climate  
Innovation:**

State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

**Julie Newton**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA