



**RECORDING REQUESTED
WHEN RECORDING MAIL TO:**

County of Sacramento
Planning and Environmental Review
827 7th 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:

3921 Villa Court Two Story ADU

Control Number:

PLNP2024-00232

Project Location:

The project site is located on the west side of Villa Court, approximately 920 feet southeast of the intersection of Villa Court and Howard Street, in the Fair Oaks community of the unincorporated Sacramento County.

APN:

244-0292-003-0000

Description of Project:

The project consists of a Minor Special Development Permit for the construction and ongoing occupancy of a two-story Accessory Dwelling Unit (ADU) measuring approximately 702 square feet in area with a 54 square foot balcony. The project would involve the demolition of a storage shed as well as the trimming of a Redwood tree to meet fire safe standards.

Name of Public Agency Approving Project:

Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:

Richard Le
2261 Market Street, Suite 10301 San Francisco, CA 94114
510-323-5711
richard@permitflow.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 Three (3) consists of the construction and location of limited numbers of new, small facilities or structures including (a) one single family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three (3) single-family residences may be constructed or converted under this exemption. The project consists of the removal of an existing accessory structure (shed) which would provide space to construct an approximately 702 square foot ADU and balcony. Therefore, the proposed ADU 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 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 does not include an environmental resource of hazardous or critical concern; therefore, the project would not have an impact on an environmental resource of hazardous or critical 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. The project consists of the construction of a 702 square foot ADU on an existing, developed parcel. 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 is one (1) Redwood tree and one (1) Interior Live Oak tree which could be impacted by the proposed construction due to their proximity to the proposed structure. However, the structure would be located in an area which already contains impervious surfacing and the rootzone in this area is considered to be impacted. No additional impacts to the rootzone are expected. Although rootzone impacts are not expected, both trees may require limb pruning to allow for the proposed two (2) story structure. If construction should impact the Interior Live Oak tree beyond existing impacts (limb pruning or unlikely root zone impacts), then a tree permit would be required prior to continuing construction activities pursuant to the Sacramento County Tree Ordinance.

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, implementation of 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 Clerk of Sacramento
County Clerk**

3636 American River Drive, Suite 110
Sacramento, CA 95864

**Office of Land Use and Climate Innovation
State Clearinghouse**

1400 10th Street
Sacramento, CA 95814

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA