



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

JUL 17 2025

DONNA ALFRED, CLERK/RECORDER  
BY *[Signature]* DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

**Project Title:**

Van Andel Shed (SPZ-DRS)

**Control Number:**

PLNP2024-00185

**Project Location:**

The project is located at 13933 Islandview Court, approximately 2,200 feet northwest of the intersection of State Highway 160 and 4<sup>th</sup> Avenue, in the Delta community of unincorporated Sacramento County.

**APN:**

142-0190-010-0000

**Description of Project:**

The project consists of the construction of a new 803 square-foot shed with an attached covered carport on a 0.63-acre lot developed with a single-family house and attached garage.

The project consists of the following entitlements:

1. A Special Development Permit to allow the proposed project to deviate from the following development standards:
  - Maximum Height (Section 5.4.5, Table 5.10.A): Maximum height for Residential Accessory Structures cannot exceed 16 feet. As proposed, the existing accessory structure is 20 feet 6 inches in height.
2. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines)

**Name of public agency approving project:**

Sacramento County – ceqa@sacounty.gov

**Person or agency carrying out project:**

Contact: James Van Andel  
13933 Islandview Court  
Walnut Grove, CA 95690  
(209) 365-1393  
jimva43@gmail.com

**Exempt Status:**

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

- CEQA Guidelines Section 15303(e) – New Construction or Conversion of Small Structures

**Reasons why project is exempt:**

Class 3 consists of the construction and location of a limited number of new, small facilities or structures, including accessory structures, carports. The project consists of the construction of a new 803 square-foot shed with an attached covered carport in the Low Density Single-Family 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 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 located within a developed, urbanized area within the Delta community. The proposed shed would be placed on a 0.63-acre lot developed with a single-family house and attached garage. Therefore, construction of the project will not result in impacts 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 new 803 square-foot shed with an attached covered carport in the RD-2 zoning district. 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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email=newtonju@sacounty.net,  
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**Julie Newton**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA

**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

