



**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

**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:

Vue Residential Accessory Structure

Control Number:

PLNP2024-00227

Project Location:

The project is located at 5601 20th Street, at the 20th Street and Ascot Avenue Intersection, in the Rio Linda/Elverta community.

APN:

215-0201-037-0000

Description of Project:

1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - **Maximum Square Footage** (Section 5.4.5, Table 5.10.A): The area of all accessory structures on a single parcel, shall not exceed, for lots 20,000 sq. ft. in gross area or greater, 100% of the habitable floor area of the primary dwelling. As proposed, the primary dwelling is 1,408 square feet, and the new residential accessory structure will be 2,895 square feet.
 - **Maximum Height to peak of roof (feet)** (Section 5.4.5, Table 5.10.A): The allowed maximum height of a residential accessory structure is 16 feet to the peak of roof. As proposed, the new structure will be 19 feet 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@saccounty.gov

Person or Agency Carrying out Project:

Danelle Giusti
2914 Sunrise Boulevard, Suite 110, Rancho Cordova, CA 95742
(916) 257-5408
permits@nonnahomes.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 construction and location of limited numbers of new, small facilities or structures, including accessory (appurtenant) structures such as garages, carports, patios, swimming pools, and fences. The project consists of the construction of a new one-story 2,895± square foot accessory structure in the side street yard of an existing single-family home in the Agricultural-Residential 2 acres (AR-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 includes the construction of an accessory structure on a lot developed for single-family residential uses within an established agricultural-residential neighborhood outside of any areas identified as environmental resources of hazardous or critical concern. 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 one-story 2,895± square foot accessory structure in the side street yard of an existing single-family home in the AR-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 materials records were located on site or in close proximity (within 500 feet). 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.

**Julie
Newton**

Digitally signed by Julie Newton
DN: cn=Julie Newton,
o=Sacramento County, ou,
email=newtonju@sacounty.net,
c=US
Date: 2025.05.29 15:14:58 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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

