



**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

JUN 09 2026

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Allen Garage

Control Number:

PLNP2025-00188

Project Location:

The project is located at 8149 Ardenness Drive, approximately 1140 feet east of the intersection of Vineyard Road and Savona Drive, in the Vineyard Community of unincorporated Sacramento County.

APN:

122-0360-010

Description of Project:

The project consists of the permitting of an existing detached 940 square foot residential accessory structure (garage) for recreational vehicle storage (RV) on a 0.94-acre parcel, in the Agricultural-Residential 1-acre (AR-1) zoning district.

The project consists of the following entitlements from the County of Sacramento:

1. A **Special Development Permit** to allow the project to deviate from the following development standard:
 - Maximum Height to peak of roof (Section 5.4.5, Table 5.10.A): 16 feet (14 feet to plate line). The structure was constructed at 18 feet and 3 inches (15 feet to plate line) 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:

Brian Allen
8149 Ardenness Drive, Sacramento, CA 95829
(916) 712-3668
faabrian@gmail.com

Exempt Status:

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

- CEQA Guidelines Section 15301 – Existing Facilities

Reasons Why Project is Exempt:

The project consists of the legalizing an existing detached 940 square foot residential accessory structure (garage) for recreational vehicle storage (RV) on a 0.94-acre parcel, in the Agricultural-Residential 1-acre (AR-1) zoning district. Class 1 includes projects without any major changes in use or building area and 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 exemption is not one of the above classes and this exception does not apply.

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 legalization of a detached garage in the Agricultural Residential 1-Acre (AR-1) 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?*

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.

Julie Newton

6-9-26

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