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
NOV 19 2026
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
Grand Island Mansion Glass House (UPP-DRS)

Control Number:
PLNP2026-00106

Project Location:
13415 Grand Island Road, approximately 2.5 miles southwest of the intersection of Grand Island Road and State Highway 160, in the Delta Community.

APN:
142-0290-004-0000

Description of Project:
The project consists of a request for a Conditional Use Permit and Design Review to allow for continued operation of an existing historical resort including a proposed 5,000 square foot Glass House to replace a temporary tent in the Commercial Recreation (C-O) zoning district, and a proposed 1,565 square foot incidental agricultural accessory structure in the Agricultural 80 (AG-80) zoning district in the Delta Community.

Name of Public Agency Approving Project:
Sacramento County – cega@saccounty.gov

Hearing Body Approving Project:
Sacramento County Planning Commission

Person or Agency Carrying out Project:
Kiranjit Kaur
Grand Island Resort INC.
13415 Grand Island Road
Walnut Grove, CA 95690
(916) 865-6659
Rajasingh68@yahoo.com

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

- CEQA Guidelines Section 15301 – Existing Facilities
- CEQA Guidelines Section 15302 – Replacement or Reconstruction
- CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures

Reasons Why Project is Exempt:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures. The project involves permitting an established resort to continue operating on the subject parcel, with guest rooms within an existing historic mansion. The project also involves the construction of two structures: a glass structure replacing an existing tent of similar size and use, and an accessory structure at the rear of the property. There are no unusual circumstances associated with the project. The project is therefore 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 a developed parcel that historically operated as a resort. Surrounding land uses include orchards and row crops to the north, east, and south. The western property boundary fronts on Steamboat Slough , which is designated by the National Marine Fisheries Service and U.S. Fish and Wildlife Service as critical habitat for several special-status fish species. Aside from the slough, there are no other mapped sensitive environments within or adjacent to the project area. The project will not impact critical habitat in Steamboat Slough or any other environmental resource of hazardous or critical concern. The project consists of constructing a new glass structure to replace an existing tent in the same location and with a similar footprint, and an accessory storage building on the eastern portion of the property, on the side of the site farthest from the slough. The project does not involve construction, dredging, fill, or other activity within the slough. No riparian vegetation will be removed. 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 involves an existing, developed facility, and consists of replacing an existing tent with a glass structure of similar size in the same location and constructing an accessory storage building on previously disturbed land. The project will not expand the facility's footprint, increase the capacity, hours, intensity of use, or introduce a new type of use to the site. 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. 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 contains the Grand Island Mansion, constructed in approximately 1920. The proposed structures will be located in the rear of the parcel, more than 80 feet from the mansion, and will not involve any physical alteration, relocation, or demolition of the mansion or its character-defining features. Given this distance and separation, the project will not materially impair the physical characteristics that convey the mansion's historical significance and will not result in a substantial adverse change in the significance of a historical resource.

Julie Newton

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Date 10/15/26

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