



City of Elk Grove NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Sheldon Park Estates North Private Gated Community (PLNG20-024)**

The north side of Sheldon Road, near the northeast corner of the Sheldon and Waterman Roads intersection and east of Laguna Creek in the Rural Residential area.

PROJECT LOCATION - SPECIFIC:

ASSESSOR'S PARCEL NUMBER(S): 121-1130-001 thru -016, 121-1190-001 thru -011, and 121-0180-066

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project includes a request for a General Plan Amendment to modify General Plan *Policy RA-1-8*, which *prohibits gated neighborhoods and subdivisions in the Rural Area*. The Applicant's request is to exempt an under-construction subdivision, Sheldon Park Estates North (28 parcels) from the General Plan policy and to allow for this existing subdivision (File No. EG-13-016) to have two private vehicle gates at Penta Way and Dasani Way. The removal of the General Plan Policy RA-1-8 entirely, which will allow for all subdivisions and neighborhoods in the Rural Area to have the opportunity to start the process to be converted into a private gated community.

LEAD AGENCY: **City of Elk Grove**
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Kyra Killingsworth, Senior Planner, 916-478-3684

APPLICANT: Capitol Realtors, Inc
Bryan Wilson (Representative)
P.O. Box 1
Elk Grove, CA 95759

EXEMPTION STATUS: Categorical [Section 15303]

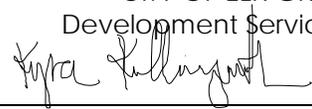
REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15303(e) applies to projects that consists of construction and location of limited numbers of new, small facilities, or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The Project consists of a General Plan Amendment to allow for private gated communities in the Rural Area of Elk Grove. The intent of the approval of the General Plan Amendment does not approve any physical development project. The General Plan Amendment would allow subdivisions and neighborhoods in the Rural Area to have vehicular gates. The placement, design, and development standards of the vehicular gates would be subject to compliance with the Elk Grove Municipal Code and any associated conditions of approval. The amendment will not have any significant effect on the environment and is therefore exempt from further environmental review.

CITY OF ELK GROVE
Development Services-

By: _____



Kyra Killingsworth

5/13/2021

Date: _____