



**RECORDING REQUESTED
WHEN RECORDED MAIL TO:**

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Joelle Inman
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Elverta 245 Rezone and Tentative Subdivision Map

Control Number:

PLNP2017-00327

Project Location:

The project is located at the northwest corner of 16th Street and U Street in the Rio Linda and Elverta community.

APN:

202-0170-019, -047 and -048

Description of Project:

The proposed Elverta 245 project includes a number of entitlement requests including:

1. A Rezone from 14.8 acres of Agricultural-Residential 1 (AR-1), 11.3 acres of Residential Density 2 (RD-2), 220.9 acres of Residential Density 5 (RD-5), and 2.3 acres of Residential Density 20 (RD-20) to 15.4 acres AR-1, 6.5 acres RD-2, 217.7 acres RD-5, and 9.7 acres RD-20.
2. A Large Lot Tentative Subdivision Map to divide the 249.2± gross acre site into 11 low-density, residential lots (RD-3,4,5), one multi-family site, two park sites, three drainage Lots, one powerline corridor lot, one open space lot, one sanitary sewer lift station lot, and one well site lot.
3. A Small Lot Tentative Subdivision Map to divide the 249.2± gross acre site into 682 single-family, residential lots, two park sites, three drainage lots, two powerline corridor lots, two open space lots, one sanitary sewer lift station lot, one well site lot, and 18 landscape corridor lots.
 - a. The Small Lot Tentative Subdivision Map includes the abandonment of three easements and portion of right of way as described in Note 5 of the Tentative Subdivision Map.
4. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines and the guidelines provided in Chapter 8 of the Elverta Specific Plan.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Red Tail Acquisitions, LLC. Attn: Tim Kihm
2082 Michelson Drive, Ste 400, Irvine, CA 92612
714-624-7539
tkihm@rtacq.com

Exempt Status:

STATUTORY EXEMPTION—15182(c)

Reasons why project is exempt:

An Environmental Impact Report was certified for the Elverta Specific Plan on May 30, 2007 and a Notice of Determination was filed on June 7, 2007. The proposed project consists of a rezone and subdivision map consistent with the adopted Elverta Specific Plan. As further discussed in the attached supporting document, the proposed project is consistent with the approved Specific Plan and there are no substantial changes in the project, the circumstances under which the project is to be undertaken, and the project involves no new significant impacts that were not considered in

the previous 2007 FEIR and April 8, 2014 Drainage Master Plan (DMP) Addendum for the Elverta Specific Plan DMP Revision (Control Numbers: 99-SFB-GPB-CZB-AHS-0351 and 00-RZB-SDP-0442, and PLNP2013-00046 respectively). Therefore pursuant to Section 15182, the project is exempt from the provisions of CEQA.

[Original Signature on File]

Joelle Inman

ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

County of Sacramento

County Clerk

600 Eighth Street, Room 101

Sacramento, CA 95814

OPR:

State Clearinghouse

1400 Tenth Street

Sacramento, CA 95814