



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 Amendment PLNG21-034)**
PROJECT LOCATION - SPECIFIC: **North of Sheldon Road**
ASSESSOR'S PARCEL NUMBER(S): **121-1130-001 thru -016, 121-1190-001, and 121-0180-066**
PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Sheldon Park Estates Amendment Project (PLNG21-034) (the Project) consists of amendments to the previously approved Conditions of Approval and Subdivision Design Review for the Sheldon Park Estates Tentative Subdivision Map (EG-13-016) in order to convert a portion of the under-construction subdivision (28 parcels) into a private gated community and install a vehicle gate at Penta Way and Dasani Way. The Project also includes making a Finding of Consistency with the General Plan pursuant to Government Code section 65402 for future roadway and drainage easement abandonments that will be required pursuant to the proposed amendments to the Conditions of Approval.

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

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684

APPLICANT: Capitol Realtors Profit Sharing, Inc
Bryan Willson
P.O. Box 1
Elk Grove 95759
916. 705.4451

- EXEMPTION STATUS:
- Common Sense Exemption (15061) (b) (3)
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - Preliminary Review [Section 15060(c)(3)]
 - Consistent With a Community Plan or Zoning [Section 15183(a)]
 - Categorical Exemption [Section 15303]
 - Criteria for Subsequent EIR [Section 15162]

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.

Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the Common Sense Exemption that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The Project includes amendments to the Conditions of Approval and Subdivision Design Review approved for the Sheldon Park Estates Tentative Subdivision Map Project (EG-13-016) and a Finding of Consistency with the General Plan for future roadway and drainage easement abandonments in order to create a private gated community. Based on staff’s review of the project, no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment as the proposed amendments and abandonments will not bring any physical change to the environment. The layout of the roadways will stay the same as what was originally approved with the exception of going from public to private. The Project is consistent with General Plan Policies LU-7-1, H-3-3, and RA-1-1. Therefore, the Project qualifies for the exemption under Section 15061(b)(3) (Common Sense Exemption) and no further environmental review is required.

The Project is also exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Section 15303 applies to the 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 small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed Project will result in the construction of two vehicle entry gates at Dasani Way and Penta Way at the entrance of the existing subdivision. Staff reviewed the Project and did not find evidence that any special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15303.

CITY OF ELK GROVE
 Development Services -
 Planning

By: _____



Kyra Killingsworth

Date: March 29, 2024