

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

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

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

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

PROJECT TITLE: **Jain Estates Map (PLNG22-008)**

PROJECT LOCATION - SPECIFIC: **8868 Sheldon Road**

ASSESSOR'S PARCEL NUMBER(S): **116-0030-072**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION: The Jain Estates Map Project (the "Project") consists of a Tentative Subdivision Map to subdivide a 1.7-acre parcel into eight (8) single-family lots. The Project also includes Design Review for Subdivision Layout with Deviation. As a new Tentative Subdivision Map, Design Review for Subdivision Layout is necessary, and the Applicant is requesting a deviation for standard lot depth. Construction of new homes is not proposed at this time.

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

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245

APPLICANT: CNA Engineering, Inc.
Steve Norman (Representative)
2575 Valley Road
Sacramento, CA 95821
916-485-3746

- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
 - 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)]
 - Statutory Exemption
 - Categorical Exemption [15332]
 - General Rule [Section 15061(b)(3)]
 - Criteria for Subsequent EIR [Section 15162]

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

The Project is exempt from environmental review pursuant to Section 15332 (Infill Development Projects) of the State CEQA Guidelines. Section 15332 applies to development projects which are: consistent with applicable general plan and zoning regulations; within City limits on a project site that is less than five acres and substantially surrounded by urban uses; located on a site with no value as habitat for endangered, rare, or threatened species; located on a site that can be adequately served by all required utilities and public services, and that would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed use is permitted within the RD-5 zoning district and is consistent with all applicable general plan policies. It has been determined that the Project is exempt from Vehicle Miles Traveled (VMT) analysis pursuant to the City's Transportation Analysis Guidelines as the proposal will result in less than 10 residential units. Noise-sensitive receptors are not located in proximity to the Project. The Project is below the Sacramento Metropolitan Air Quality Management District's construction and operational air pollutant screening levels provided in its CEQA Guide. The Project is also subject to City water quality control requirements under EGMC Chapter 16.44, Land Grading and Erosion Control.

According to a California Historic Resources Information System (CHRIS) search on August 4, 2021, it appears the Project is not sensitive with respect to cultural resources. Additionally, although the site has been graded, the Project has been conditioned to comply with the General Plan's adopted mitigation measures (MM) related to cultural resources to address the potential for cultural discoveries. The General Plan mitigation measures are MM 5.5.1b and MM 5.6.5 related to cultural discovery and have been included as Conditions of Approval (Exhibit C) of this Project.

At 1.7 acres, the site is within the five-acre maximum required by Section 15332 and is surrounded by developed urban uses. The site is currently graded and provides no value as habitat for endangered, rare, or threatened species. All required utilities and public services are currently provided or will be provided to the site. No special circumstances exist that would create a reasonable possibility that approving the Project would create a significant adverse effect on the environment.

By: *Sarah Kirchgessner*

Date: Sarah Kirchgessner
December 2, 2022

Figure 1 - Location Map

