

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: **Sheldon Farms North Apartments (PLNG25-004)**

PROJECT LOCATION - SPECIFIC: **8851 Bruceville Road**

ASSESSOR'S PARCEL NUMBER(S): **116-0012-070**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION:

The Project consists of an Infill Affordable Housing Project Approval (consistency review of objective standards) for a new, 100% affordable, multi-unit residential apartment complex with 240 units. The Project will have two 4-story buildings as well as indoor and outdoor amenities and associated site improvements including parking, lighting, and landscaping. The apartment complex will be constructed in two phases. The Project also includes a Density Bonus with Waivers, including: (1) increased density; (2) a waiver to exceed the height limit in RD-30 zoning district; (3) a waiver for relief from parking lot landscape islands requirements; (4) a waiver for relief from parking lot shade requirement; (5) a waiver for relief from parking space dimension requirements; (6) a waiver for relief from Design Guidelines standards for massing scale and form; (7) a waiver for relief from Design Guideline standards for reinforced street corners; (8) a waiver for relief from landscape planter width requirements; and (9) a waiver for relief from minimum distance requirements between trees and shrubs to light standards. Finally, the Project includes a Tentative Map to split one lot into two parcels.

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; skirchgessner@elkgrove.gov

Sheldon Farms, L.P.
Lara Regus (Representative)
1149 S. Hill Street, Suite 700
Los Angeles, CA 90015
(213)225-2812
lregus@abodecommunities.org

APPLICANT:

- 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 [15303]
 - Common Sense Exemption [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 CEQA review pursuant to Public Resources Code Section 21080(b)(1), Government Code Section 65913.4, and State CEQA Guidelines Section 15268. Under state law, approval of the Project is considered ministerial (as further described below) and not subject to review under CEQA (see Pub. Res. Code § 21080(b)(1); Gov. Code § 65913.4; CEQA Guidelines, § 15268.) Therefore, the Project is exempt from CEQA and no further environmental review is required.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Sarah Kirchgessner

Date: August 25, 2025