



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: **10579 Halfway Road Minor Deviation (PLNG22-038)**
 PROJECT LOCATION - SPECIFIC: **10579 Halfway Road**
 ASSESSOR'S PARCEL NUMBER(S): **123-0160-002**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Minor Deviation to allow an increase of 10 percent to the allowed height for single-family dwellings for a total building height of 33 feet.

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

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283

APPLICANT: Sandeep Dhanda
10940 Trinity Parkway, Suite C-274
Stockton, CA 95219

- 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)]
 - Historical Resource Restoration/Rehabilitation [Section 15331]

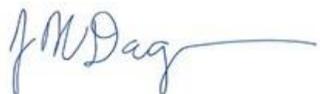
- In-Fill Development [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Residential Projects Pursuant to a Specific Plan (Section 15182)
- Existing Facilities [Section 15301]
- New Construction or Conversion of Small Structures [Section 15303]

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

A Categorical Exemption Class 3 (State CEQA Guidelines Section 15303) consists of the construction and location of limited numbers of new, small structures. Examples include but are not limited to: a) one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The Project consists of a Minor Deviation to allow an increase of 10 percent to the allowed height for single-family dwellings for a total building height of 33 feet. The additional three feet will not create significant visual impact to surrounding properties given the large residential lot sizes. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the Project qualifies for a Class 3 exemption and no further environmental review is required.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph N. Daguman

Date: September 13, 2022
