

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

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

PROJECT TITLE: **Sheldon Place Take 5 Oil Change (PLNG22-035)**
PROJECT LOCATION - SPECIFIC: **South of Sheldon Road, East of the SR99 Northbound Off-ramp**
ASSESSOR'S PARCEL NUMBER(S): **116-1600-002**
PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION:	The Sheldon Place Take 5 Oil Change Project (the "Project") consists of a Major Design Review Modification from the previously-approved Sheldon Place Center Project (EG17-010) to modify the previously-approved layout and use of the parcel from retail/commercial to minor automotive service. The proposed Project includes the construction of a new Take 5 Oil Change building totaling 1,615 square feet consisting of three service bays and an office.
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LEAD AGENCY: **City of Elk Grove**
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Cindy Gnos (916) 799-0431

APPLICANT: RSC Engineering, Inc.
Tiffany Wilson (Representative)
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661

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 [Section 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 California Environmental Quality Act (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.

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 operations of the Take 5 Oil Change Project include an oil containment plan and a used oil collection system. Compliance with the plan will ensure the Project would not result in any release of hazardous materials.

The proposed vehicle service use is permitted within the Shopping Center 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 50,000 square feet of new commercial development. 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.

Additionally, the site was reviewed by the City's Environmental Consultant, and it was determined that the site has been graded, but it would be appropriate to apply the General Plan's adopted mitigation measures 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 1.13 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 to the site. No special circumstances exist that would create a reasonable possibility that approving the Design Review Modification would create a significant adverse effect on the environment.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Cindy Gnos

Date: November 17, 2022