City of Elk Grove NOTICE OF EXEMPTION

To:		P.O. Bo	ox 3044	ning and Research , 1400 Tenth Street, Room 22 CA 95812-3044	From:	City of Elk Grove Development Services-Planning 8401 Laguna Palms Way Elk Grove, CA 95758
		Sacrar PO Box	mento (x 839, 6	County Clerk-Recorder County 00 8th Street CA 95812-0839		
		Cou	nty Rec	order Filing	State Clearinghouse Received	
	(stamp here)					(stamp here)
PROJ	IECT TITLE IECT LOC SSOR'S P	ATION -		C: East Stockton Boule	vard	k Service Restaurants (PLNG21-069)
				(3). 125-0030-048 dild -(Elk Grove		CATION - COUNTY: Sacramento
for the construction of a new eight properties foot convenience store with an attaction of a new eight properties foot convenience store with an attaction of a new eight properties.				astruction of a new eight pur enience store with an attact e 2,020 square foot Starbu al Use Permit to allow a fuelin	mp auto fueli ned 2,000 squ ocks with a o g station in th	Restaurants consists of a Design Reviewing station consisting of: a 3,050 square are foot quick serve restaurant, and addrive-through. The Project includes a shopping Center (SC) zone, pursuant
LEAD AGENCY:				City of Elk Grove Development Services-Plan 8401 Laguna Palms Way Elk Grove, CA 95758	nning	
LEAD	AGENC	y Cont	ACT:	Cindy Gnos (916) 799-04	31	
APPLICANT:				Reliance Gas Investments, Jivtesh Gill (Representative) 8657 Ranch Road Tracy, CA 95304		
EXEMPTION STAT		TATUS:		Ministerial [Section 21080	(b); 15268];	
				Declared Emergency [Se	ction 21080(b)(3); 15269(a)];
				Emergency Project [Sect	ion 21080(b)(4	i); 15269(b)(c)];
				Preliminary Review [Section	on 15060(c)(3)]
				Consistent With a Comm	unity Plan or Z	oning [Section 15183(a)]

Statutory Exemption

\boxtimes	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 further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the 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 fueling station use is conditionally permitted and the convenience store and quick serve restaurants are permitted within the Shopping Center zoning district and is consistent with all applicable general plan policies. At 1.99 acres, the site is within the five-acre maximum required by Section 15332 and is surrounded on all sides by developed urban uses. The site is currently developed 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 and granting a Conditional Use Permit would create a significant adverse effect on the environment.

CITY OF ELK GROVE Development Services -Planning

y: Mdy Cindy Gnos

Date: September 1, 2022