

# 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)	<p>Governor's Office of Planning &amp; Research</p> <p><b>SEP 04 2019</b></p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **Heartstone Homes (PLNG18-104)**  
 PROJECT LOCATION - SPECIFIC: **8965 BROWN ROAD**  
 ASSESSOR'S PARCEL NUMBER(S): **121-0140-019**  
 PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Rezone to amend the zoning designation of approximately 3.33 gross acres from AR-5 (5 gross acres minimum) to RD-7 (Low Density Residential 7 du/acre), and a Tentative Subdivision Map and Design Review for Subdivision Layout to subdivide the existing parcel into 22 single-family lots and two lots for bioretention swales. The Project also includes an Exception from roadway network design standards to allow a minor residential cul-de-sac street to serve 22 dwelling units.

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: JTS Engineering Consultants, Inc.  
 Javed Siddiqui (Representative)  
 1808 J Street  
 Sacramento, CA 95811

- 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
  - 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 (Section 21000, et seq., of the California Public Resources Code - hereafter 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." The proposed Project is a "project" under CEQA.

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the Low-Density Residential land use designation.

The proposed Project is consistent with the development density established by the General Plan EIR because the Project proposes to Rezone the Project site from AR-5 to RD-7, which is consistent with the LDR General Plan designation. The proposed Tentative Subdivision Map to create 22 single family lots is consistent with the density range of 4.1 to 7.0 du/acre for Low-Density Residential development (6.6 du/acre). While there is no physical construction proposed with this Project, buildout consistent with the EGMC and the proposed rezone would likely result in the development of 22 new single-family residential unit on the Project site. New construction on the Project site will comply with EGMC development standards for land grading and erosion control (Chapter 16.44). Compliance with these standards has been included in the conditions of approval for the Project.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. While the single-family residential TSM proposes 22 new housing lots, the Project site is in a pre-screened area as defined by the City's Transportation Analysis Guidelines adopted with the General Plan. Projects consistent with the EGMC and the General Plan in pre-screened areas are exempt from any further transportation analysis as they are consistent with the VMT projections of the General Plan.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

CITY OF ELK GROVE  
Development Services -  
Planning



By: \_\_\_\_\_  
Sarah Kirchgessner

Date: \_\_\_\_\_  
August 29, 2019