



City of Elk Grove NOTICE OF EXEMPTION

COPY

2019110005

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 & Research</p> <p>NOV 01 2019</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **8711 BRADSHAW ROAD TENTATIVE PARCEL MAP (PLNG18-072)**
PROJECT LOCATION - SPECIFIC: 8711 Bradshaw Road;
ASSESSOR'S PARCEL NUMBER(S): 122-0190-005
PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Rezone to amend the zoning designation of ±10.2 gross acres from the AR-5 (Agricultural Residential-Minimum 5-acre lot) designation to the AR-2 (Agricultural Residential-Minimum 2-acre lot) designation, and a Tentative Parcel Map to subdivide the existing parcel into two new parcels as follows: Parcel 1 (±3.3 acres); and Parcel 2 (±6.90 acres). Any new home constructed by the Applicant on the Project site shall comply with the City's Climate Action Plan (CAP) for new single-family construction including CAP measures BE-4, BE-5, TACM-8, and TACM-9.

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

LEAD AGENCY CONTACT: David Oulrey (916) 478-3661

APPLICANT: Real Investing, LLC
Jess Singh Grewal (Representative)
8359 Elk Grove Florin Road, Ste 103-318
Sacramento, CA 95829

EXEMPTION STATUS: Consistent with a Community Plan or Zoning [Section 15183]

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



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. State CEQA Guidelines Section 15183, 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 established by the General Plan EIR because the parcel split will result in new parcels over two acres in size at a density consistent with the rural area range of 0.1 to 0.5 units per acre. The Project does not include the conversion of qualified agricultural or protected farmland and therefore does not require mitigation for loss of protected or important farmland. The easement to retain the floodway is consistent with the General Plan goal to minimize damage from flooding and drainage and the trail easement is consistent with the City's BPTMP. Any new home constructed by the Applicant on the Project site shall comply with the City's Climate Action Plan (CAP) for new single-family construction including CAP measures BE-4, BE-5, TACM-8, and TACM-9. In addition, as the proposed Project includes a subdivision that will result in less than 10 new units, the proposed Project is exempt from further Vehicle Miles Traveled (VMT) analysis pursuant to Figure 1 of the City's Transportation Analysis Guidelines.

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 one, 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), tree protection (Chapter 19.12), Swainson's hawk surveys and mitigation (Chapter 16.130), in addition to other pre-construction surveys as defined by the General Plan EIR. Compliance with these standards has been included in the conditions of approval for the Project. No additional impacts to on-site resources have been identified beyond what was envisioned in the General Plan EIR. Therefore, no further environmental analysis is required as the proposed Tentative Parcel Map and Rezone are consistent with the General Plan and zoning designations. Future construction of the new residential lot would be subject to development measures under the EGMC and existing General Plan MMRP.

CITY OF ELK GROVE
Development Services -
Planning

By: David Oulrey
David Oulrey, Associate
Planner

Date: 10/29/2019