

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)	Governor's Office of Planning & Research MAY 14 2020 STATE CLEARINGHOUSE (stamp here)

PROJECT TITLE: **10049 Bond Road Project**

PROJECT LOCATION - SPECIFIC: **10049 Bond Road**

ASSESSOR'S PARCEL NUMBER(S): **127-0070-035 and -036**

PROJECT LOCATION - CITY: **Elk Grove**

PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Rezone to amend the zoning designation of ±10 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 divide two existing parcels into the following new parcels: Parcel 1 (±2.0 acres); Parcel 2 (±2.0 acres); Parcel 3 (±2.0 acres); Parcel 4 (±2.0 acres); and a remainder Parcel (±2.0 acres). Any new home construction resulting from the Project will be required to comply with the City's Climate Action Plan (CAP) measures for new single-family construction including: BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction, BE-5. Building Stock: Phase in Zero Net Energy Standards in New Construction, TACM-8. Tier 4 Final Construction Equipment TACM-9. EV Charging Requirements.

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

LEAD AGENCY CONTACT: Antonio Ablog, AICP (916) 627-3335

APPLICANT: JTS Engineering Consultants, Inc.

Javed T. Siddiqui, P.E. (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 [15332]
 - ☐ Common Sense Exemption [Section 15061(b)(3)]
 - ☐ Criteria for Subsequent EIR [Section 15162]

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 as the Tentative Parcel Map (TPM) will result in four new parcels and a remainder lot, each totaling two acres in size at a density consistent with the rural area range of 0.1 to 0.5 units per 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 four, new single-family residential units 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 possible mitigation (Chapter 16.130), and pre-construction surveys as defined by the General Plan EIR. Additionally, any new home construction resulting from the Project will be required to comply with the City’s Climate Action Plan (CAP) measures for new single-family construction including: BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction, BE-5. Building Stock: Phase in Zero Net Energy Standards in New Construction, TACM-8. Tier 4 Final Construction Equipment TACM-9. EV Charging Requirements. 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. Pursuant the General Plan’s Transportation Analysis Guidelines, projects such resulting in less than 10 dwelling units are exempt. As the Project is proposing a four-lot TPM with a remainder parcel, the maximum number of dwelling units the subdivision could result in would be five, therefore the Project proposal is below the threshold for requiring further VMT analysis.

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's Mitigation, Monitoring and Reporting Program (MMRP).

CITY OF ELK GROVE
Development Services -
Planning

By:



Antonio Ablog, AICP

Date:

May 13, 2020