

**COPY**



# City of Elk Grove NOTICE OF EXEMPTION

2019070524

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>JUL 01 2019</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **Tankersley Parcel Map (PLNG19-006)**

PROJECT LOCATION - SPECIFIC: 10005 Pleasant Grove School Road

ASSESSOR'S PARCEL NUMBER(S): 127-0080-064

PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Rezone to amend the zoning designation of ±4.39 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 the existing parcel into the following new parcels: Parcel 1 (±2.37 acres); and Parcel 2 (±2.02 acres).

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

LEAD AGENCY CONTACT: Matt Diaz (916) 478-3684

APPLICANT: Conti & Associates, INC.  
Antonio Conti (Representative)  
370 W River Trail Drive  
Eagle, ID 83616

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

COPY

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. 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 possible 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: \_\_\_\_\_



\_\_\_\_\_  
Matt Diaz, Senior Planner

Date: \_\_\_\_\_

01/27/19