



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 & Research</p> <p>Jun 24 2020</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: Triangle Point 75 Extension to EG-13-057 (PLNG20-015)
PROJECT LOCATION - SPECIFIC: 9430 Mosher Road
ASSESSOR'S PARCEL NUMBER(S): 134-0182-001
PROJECT LOCATION – CITY: Elk Grove **PROJECT LOCATION – COUNTY:** Sacramento

PROJECT DESCRIPTION: The Project consists of a 36-month time extension to the previously-approved Triangle Point 75 Project (EG-13-057) which would subdivide 75.7 acres in ten (10) parcels; and would further subdivide Parcel 8 of the Tentative Parcel Map into 92 single-family residential lots. The time extension would extend the expiration date of the Tentative Parcel Map (TPM), Tentative Subdivision Map (TSM) and Design Review for Subdivision Layout from May 15, 2020 to May 15, 2023. The Project will remain subject to the Conditions of Approval of the original TPM, TSM and Design Review for Subdivision Layout [Triangle Point 75 Project (EG-13-057)].

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

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283

APPLICANT: Kamilos Companies
Gerry Kamilos
11249 Gold County Blvd., Suite 190
Gold River, CA 95670

- 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)]
 - Categorical Exemption [Section 15332]
 - Criteria for Subsequent EIR [Section 15162]
 - Existing Facilities [Section 15301]

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" (CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The City has reviewed the Project and determined that the Project requires no further environmental review pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), which provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project when the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are no new significant environmental effects due to a change in the project or circumstances, and there is no new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3).

The proposed Project is a request for an extension of time to a previously-approved Tentative Parcel Map (TPM) that would subdivide 75.7 acres in ten (10) parcels; and a Tentative Subdivision Map (TSM) and Design Review (DR) for Subdivision Layout that would further subdivide Parcel 8 of the newly-approved Tentative Parcel Map into 92 single-family residential lots (EG-13-057). The time extension would extend the expiration date of the TPM, TSM, and DR from May 15, 2020 to May 15, 2023. Potential environmental impacts were analyzed as part of the Mitigated Negative Declaration (MND) for the Waterman Park 75 Project (SCH# 2006022058) and the certified Environmental Impact Report (EIR) for the 2013-2021 Housing Element (SCH# 2013082012). The setting for the Project has not significantly changed since the Waterman Park MND was adopted and the Housing Element EIR was certified. The current request does not propose to amend boundaries, uses, or development intensities that were analyzed in the prior MND and the EIR. The extension of time for Project does not involve any physical changes to the environment and hence does not have the potential for causing a significant effect on the environment. Therefore, the adopted Mitigation Monitoring and Reporting Program (MMRP) that is applicable to the subject site is sufficient and, pursuant to State CEQA Guidelines Section 15162, which identifies the requirements for which subsequent analysis is required, no further environmental review is required.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph Daguman

Date: June 24, 2020