

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

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

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

| County Recorder Filing | State Clearinghouse Received |
|------------------------|------------------------------|
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PROJECT TITLE: **10069 and 10087 Bond Road Project**

PROJECT LOCATION - SPECIFIC: 10069 and 10087 Bond Road

ASSESSOR'S PARCEL NUMBER(S): 127-0070-041 and 127-0070-042

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 Agricultural Residential-Minimum 5-acre lot (AR-5) designation to the Agricultural Residential-Minimum 2-acre lot (AR-2) designation; and a Tentative Parcel Map to divide two existing parcels into four parcels ranging in size from 2.15 acres to 2.85 acres. Any new residential 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. Energy Efficiency, BE-6. Building Electrification, TACM-8. Tier 4 Final Construction Equipment, and TACM-9. EV ready.

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

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684

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.

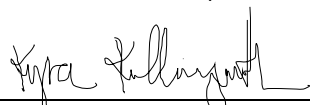
State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might 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 because the parcel split will result in new parcels over two acres in size at a density consistent with the Rural Residential range of 0.1 to 0.5 units per acre. While there is no physical construction proposed with this Project, the rezone would likely result in the development of three new single-family residential units. New construction will comply with EGMC Section 23.29.020, development standards and Section 16.44, land grading and erosion control. In addition, as indicated in the project description, construction of the proposed Project will conform to the City’s adopted Climate Action Plan (CAP) for green building, EV ready, and construction monitoring.

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 resulting in less than 10 dwelling units are exempt. As the Project will result in three new dwelling units, 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 Rezone and Tentative Parcel Map are consistent with the General Plan and Elk Grove Municipal Code.

CITY OF ELK GROVE
Development Services -
Planning

By:  _____

Kyra Killingsworth

Date: April 14, 2021