

# 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 |
|------------------------|------------------------------|
| (stamp here)           | (stamp here)                 |

**PROJECT TITLE:** **Tegan Estates (PLNG19-031)**  
**PROJECT LOCATION - SPECIFIC:** **5171m 5201, and 5275 Tegan Road**  
**ASSESSOR'S PARCEL NUMBER(S):** **119-0151-031, -032, AND -033**  
**PROJECT LOCATION – CITY:** **Elk Grove**                      **PROJECT LOCATION – COUNTY:** **Sacramento**

**PROJECT DESCRIPTION:** The Tegan Estates Project (the "Project") consists of a Large Lot Tentative Subdivision Map for the creation of four large lots and one remainder lot for financing and phasing purposes; and a Small Lot Tentative Subdivision Map to further subdivide the Project into 41 single family residential lots, three lots for drainage and trails and one remainder lot. The Project also includes Subdivision Design Review and a Determination of Consistency with the General Plan for the Abandonment of a portion of Tegan Road.

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

**LEAD AGENCY CONTACT:** Sarah Kirchgessner (916) 478-2245

**APPLICANT:** Aragon Solutions Inc.  
 Roberto Aragon (Representative)  
 4370 Town Center Boulevard, Suite 100  
 El Dorado Hills, CA 95762

- 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 and 15303]
  - 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 (Public Resources Code §21083.3), 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 and use characteristics considered by the General Plan EIR in the Low Density Residential use designation. New construction on the Project site shall comply with EGMC development standards for land grading and erosion control (Chapter 16.44), water efficient landscape requirements (Chapter 14.10) as well as EGMC Title 16 (Building and Construction) and Title 22 (Land Development). 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. The Project site is in a pre-screened area as defined by the City's Transportation Analysis Guidelines adopted with the General Plan. Projects consistent with the EGMC and the General Plan in pre-screened areas are exempt from any further transportation analysis as they are consistent with the VMT projections of the General Plan.

The Project shall comply with the City's Climate Action Plan (CAP) for new, single-family development, including CAP measures related to energy efficiency (BE-4), building electrification (BE-6), Tier 4 construction equipment (TACM-8), and electric vehicle supply equipment (TACM-9).

The Applicant has provided a Cultural Resources Analysis for the site (performed by ECORP Consulting, Inc.), which was peer reviewed by the City. It was concluded that the Cultural Resources Analysis was consistent with the General Plan's Goals related to the protection of tribal and cultural resources. Additionally, the implementation of the applicable condition of approval will address the potential for encountering undiscovered cultural resources and tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall halt immediately within 50 feet of the discovery, the Planning Department shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

CITY OF ELK GROVE  
Development Services - Planning

By: *Sarah Kirchgessner*  
Sarah Kirchgessner

Date: January 2, 2022