



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)	(stamp here)

PROJECT TITLE: **8633 Bader Road Map (PLNG20-013)**

PROJECT LOCATION - SPECIFIC: **8633 Bader Road**

ASSESSOR'S PARCEL NUMBER(S): **122-0240-001**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The 8633 Bader Road Map consists of a Tentative Parcel Map (TPM) to subdivide an existing parcel into three parcels ranging in size from 5 acres to 10 acres. Each parcel will have access from Mix Lane. No new construction is proposed with this Project; however, any new home construction will be required to comply with the City's Climate Action Plan (CAP) measures for new single-family construction.

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: Baker- Williams Engineering Group, Inc
Michael Robertson (Representative)
6020 Rutland Drive, Suite 19
Carmichael, CA 95608

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:

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 five 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 map could accommodate the development of three, new single-family residential units. Any new construction shall comply with EGMC Section 23.29.020, development standards and Section 16.44, land grading and erosion control, and Section 19.12, tree protection and preservation. In addition, as indicated in the project description, construction of the proposed Project shall conform to the City's adopted Climate Action Plan (CAP) for green building, EV ready, and construction monitoring.

Pursuant to the General Plan's Transportation Analysis Guidelines for Vehicle Miles Traveled (VMT), projects resulting in less than 10 dwelling units are exempt. As the Project could accommodate three new dwelling units, the Project proposal is below the threshold for requiring further VMT analysis. The Applicant submitted a biological resource analysis that included a site visit on November 20, 2020, which determined that the site could potentially provide a nesting habitat for special status birds, even though none were observed during the site visit. Therefore, a pre-construction survey should be conducted by a qualified biologist no more than 15 days prior to the proposed activities (Condition of Approval #13).

The Applicant provided a Cultural Resources Analysis from Peak and Associates for the site, which was peer reviewed by the City and concluded that the Cultural Resources Analysis is consistent with the General Plan's goals related to the protection of cultural and tribal resources. Additionally, the implementation of Conditions of Approval #10 and #11 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 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 is consistent with the General Plan and Elk Grove Municipal Code.

CITY OF ELK GROVE
Development Services -
Planning

By:


Kyra Killingsworth

Date:

June 3, 2022