

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: Sage Glen Map (PLNG22-030)
PROJECT LOCATION - SPECIFIC: 8690 and 8694 Calvine Road
ASSESSOR'S PARCEL NUMBER(S): 115-0170-044 and 115-0170-028
PROJECT LOCATION – CITY: Elk Grove **PROJECT LOCATION – COUNTY:** Sacramento

PROJECT DESCRIPTION: The Sage Glen Map Project (the "Project") consists of a Tentative Subdivision Map (TSM) to subdivide two parcels into 49 residential lots, one drainage lot, and a remainder lot. The Project also includes Design Review for Subdivision Layout and a Determination of Consistency with the City's General Plan for the Abandonment of existing drainage and electrical easements. Construction of new homes is not proposed at this time.

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: Catalyst Development Partners, LLC
 Bruce Myers
 675 Hartz Avenue, 301
 Danville, CA 94526
 (925) 383-9045

- 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:

The California Environmental Quality Act (Section 21000, et seq., of the California Public Resources Code - hereafter 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." The proposed Project is a "project" under CEQA.

Staff finds that no further environmental review is required under State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with 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." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). The Project is subject to the General Plan's Mitigation Monitoring and Reporting Program (MMRP).

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Applicant provided a VMT Analysis for the Project (Fehr & Peers, July 22, 2022) to determine if the Project complies with City of Elk Grove General Plan Policy MOB-1-1 adopted to reduce VMT and achieve State-mandated reductions in VMT. According to the analysis, the Project would not exceed the City's VMT limit for the Low-Density Residential land use. Additionally, the Project shall comply with the City's Climate Action Plan (CAP) for new multi-unit residential development, including CAP measures related to energy efficiency (BE-4), electric appliances (BE-6), Vehicle Miles Traveled Threshold (TACM 6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

The Applicant provided a Cultural Resources Technical Report for the site (ECORP Consulting Inc., September 2022) in compliance with the General Plan MMRP mitigation measures, which was peer reviewed by the City. Staff has determined that the implementation of the conditions of approval will address the potential for encountering undiscovered cultural resources and tribal cultural resources as they require that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall halt immediately within 100 feet of the discovery, the Planning Division 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.

The Applicant provided a Noise Study from RGD Acoustics, dated August 9, 2022, which includes construction measures for the proposed Project that would achieve the requirements of the General Plan Noise policy with the installation of acoustical barriers with heights that vary from six to 10 feet. The barrier can be masonry or wood as long as it is solid with no cracks or gaps and has a minimum surface density of three pounds per

square foot. The Project includes a condition of approval requiring compliance with the Noise Study.

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, the prior EIR is sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

CITY OF ELK GROVE
Development Services - Planning

By: 
Sarah Kirchgessner

Date: December 19, 2022