



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: **Creekside Estates Extension to PLNG18-013 (PLNG23-002)**

PROJECT LOCATION - SPECIFIC: **9350 Bond Road**

ASSESSOR'S PARCEL NUMBER(S): **1127-0140-040**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Creekside Estates Rezone and Map Extension (the "Project") consists of a Rezone to amend the zoning designation of ±7.79 gross acres from the Agricultural Residential-1 (AR-1) designation to the Low Density Residential (RD-4) designation; and a 36-month time extension to the previously-approved Creekside Estates Project (PLNG18-103) which would subdivide the approximately 7.79-acre parcel into 15 single-family residential lots, one open space lot, and one drainage lot. The time extension would extend the expiration date of the Tentative Subdivision Map (TSM) and Design Review for Subdivision Layout from February 12, 2023, to February 12, 2026. The Project will remain subject to the Conditions of Approval of the original TSM and Design Review for Subdivision Layout [Creekside Estates Project (PLNG18-103)].

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: Mauricio David Garcia
9350 Bond Road
Elk Grove, CA 95624

- 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.

CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) identifies when projects 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 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. As part of the original Project, the Applicant provided a VMT Analysis 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 on VMT. According to the analysis, the Project would not exceed the City's VMT limit for the Estate Residential land use.

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: 

 Joseph N. Daguman

Date: April 17, 2023