



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: **Bader Singh Map Project (PLNG22-064)**
 PROJECT LOCATION - SPECIFIC: **West side of Bader Road, 1,320 feet south of Calvine Road**
 ASSESSOR'S PARCEL NUMBER(S): **122-0210-009**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Bader Singh Map Project (the "Project") consists of a Tentative Parcel Map (TPM) to subdivide the ±9.05-acre parcel into four lots with a minimum size of 2 acres each. All future new home construction shall 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: Cindy Gnos, Contract Planner
(916) 372-6100

APPLICANT: Baker- Williams Engineering Group, Inc
Davis Cobb (Representative)
6939 Sunrise Boulevard, Suite 112
Citrus Heights, CA 95610
(916) 331-4336 ext. 110

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]
- 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.” The Rural Residential General Plan designation was applied to the site and was included in the analysis conducted for the EIR that 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 subdivision will result in four new residential lots at a density of 0.47 dwelling units per acre consistent with the Elk Grove General Plan Rural Residential designation and AR-2 zoning. While there is no physical construction proposed with this Project, buildout consistent with the EGMC would likely result in the development of four new single-family residential units. New construction on the Project site shall comply with EGMC development standards for land grading and erosion control (Chapter 16.44), tree protection (Chapter 19.12), Swainson’s hawk surveys and possible mitigation (Chapter 16.130), and pre-construction surveys as defined by the General Plan EIR. A cultural resources report was prepared in compliance with the General Plan and conditions related to inadvertent discovery of resources have been placed on the Project. In addition, a Vehicle Miles Traveled (VMT) analysis is not required because the Project includes less than 10 residential units per the City’s Transportation Analysis Guidelines. Finally, future new home 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 - Building Stock: Encourage or Require Green Building Practices in New Construction; BE-5 - Building Stock: Phase in Zero Net Energy Standards in New Construction; BE-6 – Electrification in New and Existing Residential Development; TACM-8 - Tier 4 Final Construction Equipment; and TACM-9 - EV Charging Requirements.

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: 
Cindy Gnos

Date: October 19, 2023