



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: **8767 Excelsior Road Map (PLNG22-041)**

PROJECT LOCATION - SPECIFIC: **8767 Excelsior Road**

ASSESSOR'S PARCEL NUMBER(S): **123-0180-006**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Tentative Parcel Map (TPM) to subdivide one existing parcel into three new parcels, each consisting of a minimum lot size of at least 2.0 gross acres. Each parcel will have access off Excelsior Road through a proposed 25-foot wide private road. Any future home construction 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 Energy Standards in New Construction, TACM-8 – Tier 4 Final Construction Equipment, and TACM-9 – EV Charging Requirements.

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: Engel Navea
8763 Kapalua Lane
Elk Grove, CA 95624
(916) 714-9777

- 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.

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 two acres in size at a density consistent with the rural area range of 0.1 to 0.5 units per acre. The Project does not include the conversion of qualified agricultural or projected farmland and, therefore, does not require mitigation. While there is no physical construction proposed with this Project, buildout consistent with the EGMC would likely result in the development of one, new single-family residential unit on each of the newly created lots. Any future 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), in addition to other pre-construction surveys as defined by the General Plan EIR. Compliance with these standards has been included in the conditions of approval for the Project. 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 1, 2024) 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 Rural Residential land use.

The Applicant has provided a Cultural Resources Analysis for the site 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 cultural and tribal resources. The implementation of Conditions of Approval #9 and #10 will address the potential for encountering undiscovered cultural resources and/or tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during future grading or construction activities, work will halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of 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: 
_____ Joseph Daguman

Date: August 19, 2024