



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: **10075 Sheldon Road Tentative Parcel Map (PLNG20-023)**
 PROJECT LOCATION - SPECIFIC: **10075 Sheldon Road**
 ASSESSOR'S PARCEL NUMBER(S): **122-0250-016**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The 10075 Sheldon Road Project (the "Project") consists of a Tentative Parcel Map to subdivide one existing ±35.6-acre parcel into four new parcels and a remainder Parcel. No construction is proposed at this time. Any new home construction resulting from the Project will be required to comply with the City's Climate Action Plan (CAP) as described in the CAP Checklist 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: Sheldon Road Partners
George Popescu
P.O. Box 2824
Carmichael, CA 95609

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. New construction on the Project site will 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. 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 zoning designations. This Project is subject to development measures under the EGMC and existing General Plan Mitigation Monitoring and Reporting Program (MMRP).

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph Daguman

Date: December 8, 2020