

COPY

City of Elk Grove NOTICE OF EXEMPTION

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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)	<p>Governor's Office of Planning & Research</p> <p>MAR 03 2020</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **Creekside Estates (PLNG18-103)**

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

ASSESSOR'S PARCEL NUMBER(S): **127-0140-040**

PROJECT LOCATION - CITY: **Elk Grove**

PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT

DESCRIPTION:

The Project consists of a Rezone to amend the zoning designation of ±7.79 gross acres from AR-5 (Agricultural Residential – 5 gross acres minimum (AR-5)) to RD-4 (Low Density Residential – 4 dwelling units per acre(RD-4); a Tentative Subdivision Map and Design Review for Subdivision Layout to subdivide the existing parcel into 15 single-family lots, an open space lot, and a drainage lot; and a Tree Removal Permit to allow removal of one tree Tree of Local Importance. Any 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, TACM-8. Tier 4 Final Construction Equipment TACM-9. EV Charging Requirements.

City of Elk Grove

LEAD AGENCY:

Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

LEAD AGENCY CONTACT: David Oulrey (916) 478-3661

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APPLICANT: Frank Mantong Family Trust
9026 Acorn Ridge Circle
Elk Grove, CA 95758

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
☐ General Rule [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 (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.

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), 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).

In February of 2019, the City Council adopted the General Plan and Certified the General Plan Environmental Impact Report (EIR) (SCH #2017062058). The proposed Project is consistent with the development density and use characteristics of the General Plan Estate Residential (ER) land use designation as the Project proposes to Rezone the Project site from AR-5 to RD-4 and subdivide the subject property into 15 single-family lots. With a density of ± 1.9 du/acre, the Project is within the density range of 0.51 to 4.0 du/acre prescribed by the General Plan for Estate Residential development. While there is no physical building construction proposed with this Project, buildout consistent with the EGMC and the proposed rezone would likely result in the development of 15 new single-family residential units on the Project site. New construction on the Project site will be required to comply with the EGMC development standards for land grading and erosion control (Chapter 16.44), as well as the City's Climate Action Plan (CAP) for single-family construction, which includes compliance with the following measures:

- 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.
- TACM-8 Tier 4 Construction Equipment.
- TACM-9. EV Charging Requirements


Compliance with the aforementioned standards has been included in the conditions of approval for the Project.

As part of the General Plan Update, the City adopted a new Vehicle Miles Traveled (VMT) standard for the analysis of transportation related impacts. The General Plan update specifies daily VMT limits in order to achieve a 15 percent reduction from 2015 conditions. For the 15 percent reduction to be achieved, the Project would need to generate less than 49.2 VMT per the property's Estate Residential General Plan designation. A VMT analysis was performed for the Project and determined the proposed Project's VMT to be 17.5. Therefore, the project results in a VMT that is well within the parameters needed to meet the General Plan's 15 percent reduction.

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:


David Oulrey

Date:

2/26/2020