



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 PLNG18-103 (PLNG26-004)**

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 Creekside Estates Extension to PLNG18-103 Project (the "Project") consists of a 36-month time extension to the Creekside Estates Project (PLNG18-103) previous approvals which included a Tentative Subdivision Map and Design Review for Subdivision Layout for the subdivision of one existing ±7.79-acre parcel into a total of 15 single-family residential lots, an open space lot, and a drainage lot. On March 16, 2023, the Planning Commission approved a three-year extension of the original approval extending the expiration date to February 12, 2026. The Applicant is currently requesting a second time extension that would extend the expiration date of the Tentative Subdivision Map to February 12, 2029. The Project will remain subject to the Conditions of Approval of the original approval [Creekside Estates (PLNG18-103)]. If approved, this would be the final extension available for the approved Tentative Subdivision Map.

LEAD AGENCY: **City of Elk Grove**
Community Development - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758
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LEAD AGENCY CONTACT: Joseph Daguman, Associate Planner (916) 478-2283

APPLICANT: Mauricio David Garcia
9350 Bond Road

Elk Grove, CA 95624
916-890-7091
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- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - Common Sense Rule [Section 15061(b)(3)]
 - Consistent with a Community Plan, General Plan, or Zoning [Section 15183]
 - Statutory Exemption
 - In-Fill Development [Section 15332]
 - Criteria for Subsequent EIR [Section 15162]
 - Residential Projects Pursuant to a Specific Plan (Section 15182)
 - Existing Facilities [Section 15301]
 - Accessory Structures [Section 15311]

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.

The approval of the original Tentative Subdivision Map Project (PLNG22-040) found that no further environmental review was required pursuant to State CEQA Guidelines Section 15183 as the Project was found not to result in any impacts to on or off-site resources that could not be addressed through the routine application of the City's Municipal Code and applicable General Plan Goals and Policies. The current Project request is a request to extend the existing approvals an additional 36 months. Except for an extension of time, there are no modifications to the configuration of the approval Tentative Subdivision Map or associated Conditions of Approval. As there are no material changes to the Project, Staff has not identified any new environmental impacts. The Project continues to be consistent with the applicable General Plan Policies; therefore, no further environmental review is required pursuant to State CEQA Guidelines Section 15183.

CITY OF ELK GROVE
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Planning

By: 
Joseph Daguman

Date: April 9, 2026
