



# City of Elk Grove NOTICE OF EXEMPTION

2020080312

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 &amp; Research</p> <p><b>Aug 19 2020</b></p> <p><b>STATE CLEARINGHOUSE</b></p> <p>(stamp here)</p>

PROJECT TITLE: **8511 Waterman Rezone (PLNG19-025)**

PROJECT LOCATION - SPECIFIC: 8511 Waterman Road

ASSESSOR'S PARCEL NUMBER(S): 121-0180-059

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a request to rezone an approximately ±8.81 acre parcel from Open Space (O) to Low Density Residential (RD-4). If approved, the rezone would remedy an existing inconsistency between the property's current O zoning designation and its Estate Residential (ER) General Plan Designation.

LEAD AGENCY: **City of Elk Grove**  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Antonio Ablog, AICP, Planning Manager, (916) 627-3335  
Umer Malik  
8849 Ahmed Avenue

APPLICANT: Elk Grove, CA 95624Sacramento, CA 95811Sacramento, CA 95811

EXEMPTION STATUS:  Consistent with a Community Plan or Zoning [Section 15183]

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." The proposed Rezone 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).

The proposed Zoning Amendment is consistent with the development density and use characteristics considered by the General Plan EIR in the Estate Residential (ER) land use designation as the Project proposes to Rezone the Project site from O to RD-4, which is an implementing zoning designation of the ER General Plan Designation. Uses and development intensity will be limited to those permitted within the RD-4 zoning district.

No development is proposed with this Project. All future development will be subject to environmental review under CEQA. Furthermore, all future development will be reviewed for compliance with the General Plan including Vehicles Miles Traveled (VMT) and the Climate Action Plan (CAP).

No potential new impacts related to the Rezone 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 Rezone 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: \_\_\_\_\_  
Antonio Ablog, AICP, Planning  
Manager

Date: \_\_\_\_\_ August 19, 2020