

RESOLUTION NO. ZA-2018-07

JUNE 11, 2018

**A RESOLUTION OF THE CITY OF ELK GROVE ZONING ADMINISTRATOR
FINDING NO FURTHER ENVIRONMENTAL REVIEW NECESSARY
UNDER CEQA GUIDELINES SECTION 15162; AND
APPROVING A TIME EXTENSION FOR A TENTATIVE PARCEL MAP,
CONDITIONAL USE PERMIT, DESIGN REVIEW, AND MAJOR UNIFORM SIGN PROGRAM
FOR THE**

**DIGNITY HEALTH ELK GROVE MEDICAL CAMPUS PROJECT (EG-12-014)
PROJECT NO. EG-18-027
SOUTHWEST CORNER OF ELK GROVE BOULEVARD AND WYMARK DRIVE
APNS: 132-2120-006, AND -008**

WHEREAS, the Development Services Department of the City of Elk Grove (City) received an application on April 11, 2018 from Dignity Health (Applicant) requesting approval of a time extension for a Tentative Parcel Map (TPM), a Conditional Use Permit to allow a hospital and helistop, Design Review, and Major Uniform Sign Program to the Dignity Health Medical Campus Master Plan (Project) (EG18-027); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 132-2120-006, and -008; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000-21189.3 but is exempt; and

WHEREAS, Section 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (CEQA Guidelines) states no further environmental review is required under CEQA for projects where no subsequent EIR or Negative Declaration is required because no new significant effects and no new information of substantial importance has been identified by the lead agency (City); and

WHEREAS, an Environmental Impact Report was certified for the Laguna Ridge Specific Plan which considered the future development of the Project site with commercial uses (SCH# 2000082139); and

WHEREAS, a Subsequent EIR (SEIR) (SCH#2012082029) was prepared and certified for the Dignity Health Elk Grove Medical Campus Project to examine project specific effects related to building aesthetics, air quality, greenhouse gases, hazardous materials, and noise; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that approving this Project will have a significant effect on the environment; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), and all other applicable State and local regulations; and

WHEREAS, the Zoning Administrator held a duly-noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator of the City finds that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15162 based upon the following findings:

CEQA

Finding: No further environmental review is required under CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

Evidence: 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 Project consists of an extension of time for a previously-approved TPM. The proposed Project is a project under CEQA.

CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) generally provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3). Development of the Project site with commercial uses was contemplated and analyzed in the Environmental Impact Report (EIR) prepared for the LRSP (SCH# 2000082139). The LRSP was adopted and the EIR was certified by the Elk Grove City Council on June 16, 2004. The EIR addresses overall development of the LRSP area and includes a Mitigation Monitoring and Reporting Program (MMRP).

In addition, a Subsequent EIR (SEIR) was prepared and certified for the Dignity Health Elk Grove Medical Campus Project to examine project specific effects related to building aesthetics, air quality, greenhouse gases, hazardous materials, and noise (SCH#2012082029). The SEIR's associated MMRP includes mitigation requiring roadway improvements related to traffic circulation, the reduction of greenhouse gasses, and noise.

The setting for the Project has not significantly changed since the adoption of the LRSP EIR and the SEIR. Surrounding properties have either remained undeveloped or have developed in accordance with the General Plan and the EGMC. Furthermore, the adopted MMRPs remains in full effect. The extension of time for the Project entitlements does not involve any physical changes in the environment that have not previously been analyzed. Thus, the Project does not have the potential for causing a new significant environmental effect on the environment. Therefore, the adopted LRSP EIR and Dignity Health Elk Grove Medical Campus SEIR are sufficient and, pursuant to CEQA Guidelines Section 15162 which identifies the requirements for when subsequent analysis is required, no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the Zoning Administrator of the City approves a 36-month TPM extension for the Dignity Health Elk Grove Medical Campus Project (EG-12-014) extending the life of the TPM to July 10, 2021, which also includes an extension of the Conditional Use Permit to allow a hospital and helistop, Design Review for the Dignity Health Elk Grove Medical Campus

Master Development Plan including the Phase-1 Surgery and Maternity Hospital, and Major Uniform Sign Program, as further described in the Project Description stated in Exhibit A incorporated herein by this reference, and shall continue to be bound by all the original conditions of approval, based upon the following finding:

Tentative Parcel Map Extension

Finding: The Applicant's request to further extend the life of the previously-approved TPM is permitted by the Subdivision Map Act.

Evidence: Section 66452.6(e) of the California Subdivision Map Act allows the life of an approved or conditionally-approved tentative map to be extended for a period or periods not exceeding a total of six years. The TPM was originally approved by the City Council on July 10, 2013. On July 11, 2013, California State Assembly Bill 116 provided a 24-month extension to the TPM extending the approval of the tentative map to July 10, 2018. On April 11, 2018, the Applicant requested a three-year extension to the approved TPM in accordance with EGMC Section 22.20.090 to bring the expiration date to July 10, 2021. This request is in accordance with the California Subdivision Map Act and EGMC Sections 22.20.090 related to the extension of the TPM and 22.20.095 related to the extension of entitlements associated with the TPM.

The foregoing Resolution of the City was passed and adopted by the Zoning Administrator on the 11th day of June 2018.



Christopher Jordan, Zoning Administrator
Elk Grove Development Services - Planning
City of Elk Grove, State of California

June 11, 2018

Date

ATTEST:



Sandy Kyles, Secretary

Exhibit A – Project Description

The Project consists of a 36-month time extension to the previously-approved Dignity Health Elk Grove Medical Campus Project (Project EG-12-014) which includes a Tentative Parcel Map to subdivide two parcels totaling ±27.9 acres into five parcels; a Conditional Use Permit to allow a hospital and helistop; Design Review for the Dignity Health Elk Grove Medical Campus Master Development Plan, including the Phase-1 Surgery and Maternity Hospital; and a Major Uniform Sign Program. The time extension would extend the expiration date for all of the previously-approved entitlements to July 10, 2021.