

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

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

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: Elk Grove Senior Housing (PLNG20-005)
PROJECT LOCATION - SPECIFIC: Northwest corner of Elk Grove Boulevard and Waterfowl Drive
ASSESSOR'S PARCEL NUMBER(S): 132-0460-108 and 132-0460-109
PROJECT LOCATION – CITY: Elk Grove **PROJECT LOCATION – COUNTY:** Sacramento

PROJECT DESCRIPTION: The Project consists of a Major Design Review for a new building of approximately 632,000 square feet and associated site improvements, and a Conditional Use Permit to allow a “manufacturing, minor” use on the Project site. The Project also includes a Special Parking Permit for a reduction in the number of required parking spaces and a Tree Removal Permit for the removal of trees of local importance. Development will occur on approximately 39.67 acres with 32.54 acres for building and vehicle circulation/landscaping improvements along and 7.13 acres for a stormwater detention facility on City Property.

The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), pedestrian and bicycle travel (TACM-4), off-road construction fleet (TACM-8), intracity trip reduction (TACM-3), and electric vehicle charging (TACM-9).

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

APPLICANT: Hochhauser Blatter Architects, Inc.
Julie McGeever (Representative)
122 East Arrellaga Street
Santa Barbara, CA 93101

- 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 [15332 and 15303]
 - Common Sense Exemption [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 (Section 21000, et seq., of the California Public Resources Code - hereafter CEQA) 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" (State 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 and use characteristics considered by the General Plan EIR in the Community Commercial land use designation. The Project consists of construction of a new residential care facility for the elderly and associated on-site improvements on vacant parcels zoned Limited Commercial. New construction on the Project site will comply with EGMC development standards for land grading and erosion control (Chapter 16.44), water efficient landscape requirements (Chapter 14.10) as well as EGMC Title 16 (Building and Construction) and Title 22 (Land Development). Compliance with these standards has been included in the conditions of approval for the Project.

The Project site is not part of the pre-screened area and the proposed buildings will be more than 50,000 square feet as defined by the City's Transportation Analysis Guidelines for Vehicle Miles

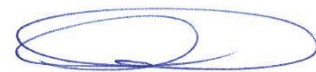
Traveled (VMT) adopted with the General Plan; therefore, the Project is not exempt from further transportation analysis. The Applicant provided a VMT analysis from Fehr and Peers, dated March 12, 2021. This analysis was reviewed by the City's Traffic Engineer. In comparison with the City's General Plan, the land use designation limit for Community Commercial is 41.6 VMT per service population and the submitted analysis states that the Project will result in 20.6 VMT per service population, which will not exceed the General Plan threshold. In addition, the Project demonstrates that the cumulative VMT within the City would be equal to or less than the City's established total VMT limit; the Project results in 6,362,711 total, which is less than the Citywide total of 6,367,833 and will not cause cumulative VMT to exceed the established Citywide limit.

The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development, including the following CAP measures: BE-4. Energy Efficiency, BE-7. Solar Photovoltaics System Readiness, TACM-3. Transportation Demand Management Plan, TACM-6. Vehicle Miles Traveled Threshold, TACM-8. Tier 4 Final Construction Equipment, TACM-9. Electric Vehicle Supply Equipment.

The Applicant has provided a Cultural Resources Analysis for the site (Peak & Associates, Inc.), which was peer reviewed by the City and concluded that it is unlikely that Native American inhabitants in the region lived in the immediate area. No cultural resources were identified within the Project area. Additionally, the implementation of Condition of Approval #13 will address the potential for encountering undiscovered cultural resources and tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.

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 Sections 15183, no further environmental review is required.

CITY OF ELK GROVE
Development Services - Planning



By: _____

Antonio Ablog, AICP
Planning Manager

Date: _____

July 16, 2021