



City of Elk Grove NOTICE OF EXEMPTION

COPY

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 style="color: blue; font-weight: bold;">Governor's Office of Planning & Research</p> <p style="color: red; font-weight: bold; font-size: 1.2em;">JUN 21 2019</p> <p style="color: blue; font-weight: bold; font-size: 1.2em;">STATE CLEARINGHOUSE</p> <p style="text-align: center;">(stamp here)</p>

PROJECT TITLE: **Amendment for The Landing Assisted Living Project (PLNG19-021)**

PROJECT LOCATION - SPECIFIC: 8871 E. Stockton Boulevard

ASSESSOR'S PARCEL NUMBER(S): 116-0030-053

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Conditional Use Permit (CUP) Amendment and Design Review Amendment to construct a new, ±1,270 square foot clubhouse with outdoor swimming pool for The Landing Assisted Living facility. The City Council approved the Project on January 11, 2017.

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

LEAD AGENCY CONTACT: Matt Diaz, AICP, Senior Planner (916)-478-3684

APPLICANT: Jeffrey DeMure & Associates, Architects Planners, Inc.
Jeremy Sutter (Representative)
5905 Granite Lake Drive, Suite 140
Granite Bay, CA 95746

EXEMPTION STATUS: No further review required per Section 15183

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The proposed Project is consistent with the development density established by the General Plan EIR because the clubhouse with outdoor pool are accessory to the senior care facility under construction and are conditionally allowed in the GC zone. The approved care facility and proposed clubhouse are consistent with the development intensity (size, height, setbacks) of the

original duplex design as well as other commercial uses that were originally envisioned for the GC zone. Based on the Project description for type of use, hours of operation, and size of facility, an analysis was conducted which concluded that the proposed Project does not generate enough vehicular trips (100 peak trips); does not involve new construction over 50,000-square feet; and is not a use inconsistent with the community plan which, individually or collectively, would warrant further Vehicle Miles Traveled (VMT) analysis as required per the City's Transportation Analysis Guidelines.

No additional impacts to on-site resources have been identified beyond what was envisioned in the General Plan EIR. Therefore, no further environmental analysis is required as the proposed Conditional Use Permit and Design Review amendments to allow the construction of a new clubhouse with outdoor pool area are consistent with the General Plan and zoning designations. Future construction of the new facility would be subject to development measures under the EGMC and the existing General Plan Mitigation Monitoring Reporting Plan (MMRP) as the site is currently under construction.

CITY OF ELK GROVE
Development Services - Planning

By: 
Matt Diaz, Senior Planner

Date: 6/21/19