



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: **Candlewood Hotel (PLNG19-041)**

PROJECT LOCATION - SPECIFIC: 9180 Klagge Court

ASSESSOR'S PARCEL NUMBER(S): 119-1970-021

PROJECT LOCATION - CITY: **Elk Grove**

PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Candlewood Hotel Project consists of a Major Design Review for the construction of a new 106-room, five-story, ± 63,433 square-foot hotel with 106 parking stalls, lighting, landscaping, and site improvements in the Laguna West area. The Applicant would be required to construct the new hotel building in accordance with the City's Climate Action Plan (CAP) for nonresidential construction. This includes compliance with the following CAP measures BE-4 (Energy Efficiency); BE-6 (Building Electrification); BE-7 (Solar Photovoltaic System Readiness); TACM-8 (EV Supply Equipment); and TACM-9 (Tier 4 Construction Equipment).

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

LEAD AGENCY CONTACT: Kyra Killingsworth, Senior Planner, 916-478-3684

APPLICANT: Harper Reta Architects, PC
Young Kim (Representative)
2277 Fair Oaks Blvd.
Sacramento, CA 95825

EXEMPTION STATUS: Categorical [Section 15332]

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." The proposed Project is a project under CEQA.

The Project is exempt from further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. Section 15332 applies to projects which are: consistent with applicable General Plan and zoning regulations; within the City limits on a project site that is less than five (5) acres and substantially surrounded by urban uses; located on a site with no value as habitat for endangered rare or threatened species; that would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The proposed hotel is a permitted use within the General Commercial (GC) zoning district and is consistent with all applicable General Plan polices including, but not limited to, IFP-1-1 related to tax-generating uses and LU-2-4 related to infill development. Policy LU-2-4 Requires new infill development projects to be compatible with the character of surrounding areas and neighborhoods, support increased transit use, promote pedestrian and bicycle mobility and increase housing diversity. The Project will be a hotel, which will be compatible with other hotel and vehicle-oriented businesses. The property is approximately 800 feet from the nearest transit stop and the hotel will have 11 bicycle parking spaces. The Project site is approximately 1.84 acres, which is less than the five (5) acres specified by Section 15332 and is surrounded by developed urban uses on all sides of the property. The site has been pre-screened and found to be exempt from Vehicle Miles Traveled (VMT) analysis.

The site is vacant, but the Applicant submitted a biological resource analysis that included a site visit on June 8, 2020, which determined that that site has no value as habitat for endangered, rare or threatened species. However, as stated in the survey, suitable nest trees exist within 300 feet of the study area. As a result, the Biological Survey conducted for this Project recommends a preconstruction survey for nesting birds if construction is to occur during the nesting season, which has been added as a condition to the Project.

The Project would adequately be served by existing utilities and public services. In addition, the Project would be in compliance with applicable state and local regulations, requirements, and policies to ensure that the Project would not result in significant effects relating to traffic, noise, air quality or water quality. Furthermore, as indicated in the Project description, construction of the proposed Project will conform to the City's adopted Climate Action Plan (CAP) for green building, alternative modes of transportation, and construction monitoring. The Applicant would be required to construct the new hotel building in accordance with the City's Climate Action Plan (CAP) for nonresidential construction. This includes compliance with the following CAP measures BE-4 (Energy Efficiency); BE-6 (Building Electrification); BE-7 (Solar Photovoltaic System Readiness); TACM-8 (EV Supply Equipment); and TACM-9 (Tier 4 Construction Equipment).

CITY OF ELK GROVE
Development Services - Planning

By: _____



Kyra Killingsworth

6/18/2021

Date: _____