



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 Railroad Courtyards (PLNG21-062)**
 PROJECT LOCATION - SPECIFIC: 9676 Elk Grove Boulevard
 ASSESSOR'S PARCEL NUMBER(S): 134-0050-043 and 134-0050-052
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**
 PROJECT DESCRIPTION: The Elk Grove Railroad Courtyard Project consists of an Old Town Design Review Type 2 to construct 17 new mixed-use buildings with two units per building for a total of 34 units on a vacant property located at 9676 Railroad Street. The Project will include a mixture of live/work commercial units and residential units with associated site improvements, such as parking, landscaping, and lighting. In addition, the Project requires a Tree Removal Permit to remove one tree of local importance.

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
 Eco Green, LLC
 Sara Lebastchi (Representative)

APPLICANT: 1725 Capitol Avenue
 Sacramento, CA 95811

EXEMPTION STATUS: Categorical [Section 15332]

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" (State CEQA Guidelines Section 15378). 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 project 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 served by all required utilities and public services. Ascent Environmental reviewed the Project and determined that the Project site is disturbed and is surrounded by existing development. Even with the land already disturbed with existing development on all sides, the Project shall comply with the City's standards (EGMC 16.44 (Land Grading and Erosion Control), EGMC Chapter 19.12 (Tree Preservation and Protection) associated with protecting the environment. In addition, a Condition of Approval #18 requests a pre-construction survey by a qualified biologist prior to the start of any additional land disturbance for the Project.

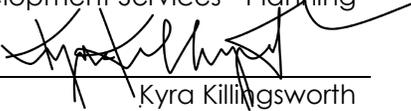
The Project involves an OTSPA Design Review to construct a mixed-use residential project on 1.65 undeveloped acres located between two existing historic buildings on Railroad Street. The proposed mixed-use development of live/work and residential units is consistent with commercial designation in Old Town. Even though the Project will have more than 10 new dwelling units, the location has been pre-screened as defined by the City's Transportation Analysis Guidelines For Vehicle Miles Traveled (VMT) adopted with the General Plan; therefore, the Project is found to be exempt from any VMT analysis. The citywide analysis identifies pre-screened areas that have been determined to result in 15 percent or below the average service population VMT established for that land use designation if built to the specifications of the land use plan. Additionally, the Project includes measures to comply with the Climate Action Plan (CAP). The Applicant submitted an acoustical memo dated January 12, 2022, that provides construction and operation details for the Project that would reduce the interior noise levels for the residential buildings that are adjacent to the existing railroad tracks and more broadly such that they will comply with the 45 dB General Plan interior noised level threshold.

The Applicant provided a Cultural Resources Analysis for the site (Peak & Associates, Inc.) which was peer reviewed by the City. It was concluded that the Cultural Resources Analysis was consistent with the General Plan's goals related to the protection of cultural and tribal resources. Additionally, the implementation of Conditions of Approval #15, 16, and 17 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.

The proposed Project will adequately be served by existing utilities and public services. In addition, the Project will be in compliance with applicable state and local regulations, requirements, and policies, including but not limited to Sacramento Metropolitan Air Quality Management District, EGMC Chapter 16.44 (Land Grading and Erosion Control), and EGMC

Chapter 19.12 (Tree Preservation and Protection) to ensure that the Project will not result in significant effects relating to traffic, noise, air quality or water quality.

CITY OF ELK GROVE
Development Services - Planning

By: 
_____ Kyra Killingsworth

Date: May 6, 2022