



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

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)	(stamp here)

PROJECT TITLE: **Wellington Crossing (PLNG21-070)**
 PROJECT LOCATION - SPECIFIC: **2804 Elk Grove Boulevard, Elk Grove, CA**
 ASSESSOR'S PARCEL NUMBER(S): **132-0460-107**
 PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Wellington Crossing Townhomes Project (the "Project") consists of a Tentative Condominium Map, a Major Design Review for 188-unit attached townhomes with a Minor Deviation for a reduction in required parking. The Project proposal includes three-story multi-family residential development with onsite amenities, landscape areas, and associated improvements on a vacant parcel. The new townhomes shall comply with the City's Climate Action Plan ("CAP") measures.

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

LEAD AGENCY CONTACT: Kyra Killingsworth, 916.478.3684

APPLICANT: Samos Enterprises, LLC
Vasili Stratton
2875-A Senter Road
San Jose, CA 95111

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)]
- Categorical Exemption [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Existing Facilities [Section 15301]

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.

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." A Subsequent EIR was prepared and certified by the City Council as part of the Elk Grove General Plan Housing Element and Safety Element Update (SCH# 2020069032).

The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the High Density Residential land use designation. The Project consists of construction of new attached townhomes as a multi-family development and associated on-site improvements on a vacant parcel zoned RD-30. 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), Chapter 16.50 (Flood Damage and Protection), and Title 22 (Land Development). Compliance with these standards has been included in the conditions of approval for the Project. In addition, as indicated in the Project description, construction of the proposed Project shall conform to the City's adopted Climate Action Plan (CAP) for green building, EV ready, and construction monitoring. Staff added a condition for the Applicant to provide a pre-construction survey by a qualified biologist no more than 15 days prior to any proposed activities to ensure there is no habitat for any special bird species.

The Project site is not part of the pre-screened area 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 VMT analysis. The Applicant provided a VMT analysis from Fehr and Peers, dated March 21, 2022. This analysis was reviewed by the City's Traffic Engineer. In comparison with the City's General Plan, the land use designation limit for High Density Residential is 20.60 VMT per service population and the submitted analysis states that the Project will result in 20.38 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 less than the City's established total VMT limit; the Project results in 6,367,691 total of buildout conditions, which is less than the Citywide total of 6,367,833 and will not cause cumulative VMT to exceed the established Citywide limit.

The Applicant provided a Cultural Resources Analysis from Peak and Associates for the site, which was peer reviewed by the City and concluded that the Cultural Resources Analysis is consistent with the General Plan's goals related to the protection of cultural and tribal resources. Additionally, the implementation of applicable conditions of approval 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 Department 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: _____



Kyra Killingsworth

Date: September 16, 2022