

# 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: **The Lodge at Esplanade Madeira Ranch (PLNG23-031)**  
 PROJECT LOCATION - SPECIFIC: **8500 Lodge Way**  
 ASSESSOR'S PARCEL NUMBER(S): **132-2990-058**  
 PROJECT LOCATION – CITY: **Elk Grove**                      PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Lodge at Esplanade Madeira Ranch Project (the "Project") consists of a Major Design Review for a new ±21,658 square foot private clubhouse and associated site improvements including parking, lighting, landscaping, and indoor and outdoor amenities for a private, age-restricted community in the Esplanade subdivision. The new nonresidential development shall be constructed in compliance 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: Taylor Morrison of California LLC  
Richard Birdwell (Representative)  
81 Blue Ravine Road  
Folsom, CA 95630

- 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 [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:**

Evidence: 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.

No further environmental review is required under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 provides that when an Environmental Impact Report (EIR) has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from

those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

On July 9, 2014, the City Council certified an EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the SEPA Community Plan (State Clearinghouse No. 2013042054). The SEPA EIR analyzed full buildout of SEPA based upon the land plan, development standards, and policies contained in the Community Plan and Special Planning Area, as well as the improvements identified in the accompanying infrastructure master plans. The Project is subject to the SEPA MMRP. The Project remains subject to the SEPA MMRP which include mitigations related to farmland protection, air quality, biological resources including Swainson's hawk foraging habitat, cultural resources, hazardous toxic materials, drainage, noise and traffic.

The proposal will not modify acreage or change the land use plan that was approved in the amendment in 2021 (PLNG20-056).

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Project is being undertaken pursuant to and in conformity with the approved SEPA Community Plan, and Special Planning Area. No special circumstances exist and no changes in the Project have occurred that would necessitate the preparation of a subsequent environmental review. No additional environmental impacts have been identified for the Project other than those previously disclosed and analyzed in the EIR for the SEPA Community Plan. Therefore, the prior EIR is sufficient to support the proposed action and no further environmental review is required.

Additionally, staff finds that no further environmental review is required under State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with 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." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). The Project is subject to the General Plan MMRPs.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is a low VMT area as defined by the City's Transportation Analysis Guidelines adopted with the General Plan. The Project was analyzed against the VMT standards, and it was in an area that resulted in a 15% VMT reduction based on its General Plan/Community Plan land use designation. The private clubhouse, which is for only members that will live in the adjacent residential subdivision, would not alter the land use as it was reviewed as part of a previous entitlement and these members would either walk, take a golf cart or a small few would drive to the park site; therefore, this proposal would not trigger additional or new analysis as part of the Community Plan, therefore, no further VMT analysis is necessary. The Project shall comply with the City's Climate Action Plan (CAP) for new development, including CAP measures related to energy efficiency (BE-4), electric appliances (BE-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

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 SEPA Strategic 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, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guideline Sections 15162 and 15183, no further environmental review is required.

CITY OF ELK GROVE  
Development Services -  
Planning

By:

  
\_\_\_\_\_  
Kyra Killingsworth

Date:

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May 3, 2024