



City of Elk Grove NOTICE OF EXEMPTION

2020080109

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>Governor's Office of Planning & Research</p> <p>Aug 07 2020</p> <p>STATE CLEARINGHOUSE</p> <p style="text-align: right;">(stamp here)</p>

PROJECT TITLE: **Laguna Crossroads, Major E (PLNG20-012)**

PROJECT LOCATION - SPECIFIC: 7401 Laguna Boulevard

ASSESSOR'S PARCEL NUMBER(S): 116-1160-017

PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists a Major Design Review for new, approximately 44,432 square-foot single-story retail building (Major E) to accommodate three tenant spaces with minor site improvements, within the existing Laguna Crossroads shopping center. The Applicant would be required to construct the new retail building in accordance with the City's Climate Action Plan (CAP) for nonresidential construction. This includes compliance with the following CAP measures: BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction; BE-7. Building Stock: Solar Photovoltaics in Residential and Commercial Development; TACM-8. Tier 4 Final Construction Equipment; and TACM-9. EV Charging Requirements.

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
RSC Engineering, Inc.
Tiffany Wilson (Representative)

APPLICANT: 1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661

EXEMPTION STATUS: Consistent With a Community Plan or Zoning [Section 15183(a)]

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.

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), 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." An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the Regional Commercial (RC) land use designation as the Project proposes to construct a new retail building with three tenant spaces in the same footprint as an existing commercial building. The new building (total of 44,432 square feet) will be a smaller building size than the existing building (49,383 square feet). Retail, general- small format (75,000 square feet or less) is permitted by right within the Shopping Center (SC) zoning designation and will therefore, be consistent with the land uses envisioned for the area. This includes compliance with development standards including height, building setbacks, and site improvements. Uses and development intensity will be limited to those permitted within the SC zoning district. In addition, 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 proposed Project was analyzed pursuant to the City's Transportation Analysis Guidelines (TAG) which are used to determine the necessity of further analysis of Vehicle Miles Traveled (VMT) which is the CEQA metric for transportation related impacts. Based on analysis of the project against the TAG, it has been determined that the property and project site is in a location that has been pre-screened such that development consistent with the General Plan and Zoning designations would result in at least a 15 percent reduction in VMT. Additionally, the total building size is less than 50,000 square feet which also allows the Project to be exempted from Vehicle Miles Traveled (VMT) analysis. 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 Section 15183, no further environmental review is required.

CITY OF ELK GROVE
Development Services-

By:



Kyra Killingsworth

Date:

August 6, 2020.