

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: **Cornerstone Village Project (PLNG22-003)**

PROJECT LOCATION - SPECIFIC: **9270 Bruceville Road**

ASSESSOR'S PARCEL NUMBER(S): **116-0061-011**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION: The Cornerstone Village Project (the "Project") consists of a Minor Design Review with deviation for a new multi-family development consisting of 84 units. The Project also includes a Tentative Parcel Map to subdivide the site into two parcels, a Density Bonus to allow for increased density on the site as well as a concession/incentive for reduced parking, and the execution of a Regulatory Agreement.

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

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245

APPLICANT: Cornerstone Village – Elk Grove, L.P.
Julie Mendel/Kristine Giornalista (Representatives)
1388 Sutter Street, 11th Floor
San Francisco, CA 94109

- 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 [15332]
 - General Rule [Section 15061 (b)(3)]
 - Criteria for Subsequent EIR [Section 15162]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

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

The Project consists of a Minor Design Review with deviation for a new multi-family development consisting of 84 units. The Project also includes a Tentative Parcel Map to subdivide the site into two parcels and a Density Bonus to allow for increased density on the site as well as a concession/incentive for reduced parking. The Project is consistent with the General Plan and Zoning Code, is within the City limits on less than five acres, and the Project site has no value for endangered, rare, or threatened species. In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. Kimley Horn prepared a VMT Analysis for the Project (March 17, 2022) which was reviewed by City's Traffic Engineer who made the determination that the Project is expected to result in a finding of less than significant for CEQA purposes with regards to transportation. Finally, all public services and facilities are available and the area is not considered environmentally sensitive.

Staff reviewed the proposed Project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15332.

CITY OF ELK GROVE
Development Services -
Planning

By: *Sarah Kirchgessner*

Sarah Kirchgessner

Date: June 24, 2022