

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: Coral Blossom Apartments (PLNG24-011)

PROJECT LOCATION - SPECIFIC: 8484 Elk Grove Florin Road

ASSESSOR'S PARCEL NUMBER(S): 115-0180-013

PROJECT LOCATION – CITY: Elk Grove

PROJECT LOCATION – COUNTY: Sacramento

PROJECT DESCRIPTION: The proposed Coral Blossom Apartments Project (the "Project") consists of a Minor Design Review for a new 100% affordable housing multi-unit residential apartment complex with 81 units and associated site improvements including parking, lighting, and landscaping. The Project will have one, 3-story building as well as indoor and outdoor amenities including a community room, conference room, courtyards, and lawn areas. The Project request also includes a Density Bonus with reduced parking and concessions/incentives for: (1) relief from the requirement to underground utilities, (2) reduction in landscape buffer/tree spacing, and (3) reduction in side yard setbacks on the south and north sides. The Project was submitted under SB 35, a state law which provides for streamlined, ministerial review and approval of qualifying housing development projects.

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: Excelerate Housing Group, LLC
Peter Enzminger (Representative)
3910 Cover Street
Long Beach, CA 90808
562-268-2700

- 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:

Under state law, approval of the Project is considered ministerial (as further described below) and not subject to review under CEQA (see Pub. Res. Code § 21080(b)(1); Gov. Code § 65913.4; CEQA Guidelines, § 15268.) Therefore, the Project is exempt from CEQA and no further environmental review is required.

CITY OF ELK GROVE
Development Services -
Planning

By: _____
Kyra Killingsworth

Date: _____
June 18, 2024