

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: Sutter Campus Expansion (PLNG24-003)
PROJECT LOCATION - SPECIFIC: 8200 Laguna Boulevard and 9315 Big Horn Boulevard
ASSESSOR'S PARCEL NUMBER(S): 116-0330-026, 116-0330-032 and 116-0330-033
PROJECT LOCATION – CITY: Elk Grove **PROJECT LOCATION – COUNTY:** Sacramento

PROJECT DESCRIPTION: The proposed Project consists of a Major Design Review with Deviation for a new ±57,411 square foot single two-level medical office building and associated site improvements including parking, lighting, and landscaping as part of the existing Sutter Campus. The Deviation provides relief from the requirement in EGMC Section 23.54.050(C) to have a landscaped island for every ten parking spaces. The Project will comply with the City's Climate Action Plan ("CAP") measures for new nonresidential development, including CAP measures related to energy efficiency (BE-4), solar readiness (BE-6), off road construction fleet (TACM-8), Air Quality Mitigation Plan (TACM-3) and electric vehicle charging (TACM-9). In addition, the Applicant is requesting revocation of the original 2008 entitlements associated with any unconstructed phases of the Sutter Elk Grove Master Plan project (EG-07-024).

The Project also includes a Finding of Consistency with the General Plan pursuant to Government Code section 65402 for future floodplain easement abandonment.

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

Sutter Health Facility and Property Services
Matthew Lanfri (Representative)
2200 River Plaza Drive
Sacramento, CA 95833
415.595.2898

APPLICANT:

- 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:

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 the development density established by the existing 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 2019, the City Council certified the General Plan EIR (SCH#2017062058) and the 2023 General Plan Subsequent EIR. The Project is subject to the General Plan MMRP. The Project will result in a floor area ratio (FAR) of 0.20 which is below the maximum FAR in the EC land use designation of 2.0. As the proposed Project includes a permitted use within the allowed FAR range, the proposed Project is consistent with the General Plan.

The General Plan relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. VMT analysis was prepared for the Project by Fehr and Peers dated April 18, 2024. According to the analysis, neither the VMT land use designation limit nor the City limit for total VMT at buildout conditions will be exceeded. Additionally, the Project will comply with the City's Climate Action Plan (CAP) for new non-residential development.

A cultural resources assessment dated July 3, 2024 was completed by AECOM, peer reviewed by the City, and found to be consistent with General Plan Mitigation Measure 5.5.1a which addresses archaeological resources. Conditions of approval addressing the accidental discovery of archaeological and cultural resources pursuant to the General Plan Mitigation Measures have been included with this project. A biological resource assessment dated September 2024 was also

completed by AECOM and peer reviewed by the City. The biological resource assessment determined that the uniform application of General Plan Policy NR-1-2 related to the preservation and enhancement of natural areas that serve, or may serve, as habitat for special-status species and Elk Grove Municipal Code Chapter (EGMC) 16.130 related to Swainson's hawk would substantially reduce potential impacts attributable to the proposed Project. Additionally, On July 17, 2009, Sutter Health of Elk Grove purchased 11.4 conservation credits from Westervelt Ecological Services to mitigate for the loss of 3.7 acres of giant garter snake aquatic and upland habitat associated with campus expansion.

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 reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the prior EIR is sufficient to support the proposed action and pursuant to State Guidelines 15183, therefore, no further environmental review is required.

CITY OF ELK GROVE
Development Services -
Planning

By: *Kyra Killingsworth*
Kyra Killingsworth

Date: October 18, 2024