



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 |
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PROJECT TITLE: **Mesa at Laguna Ridge, Phase 2 Project (PLNG22-021)**
PROJECT LOCATION - SPECIFIC: 10371 Bruceville Road and 3721 Elefa Avenue
ASSESSOR'S PARCEL NUMBER(S): 132-0050-034 and 132-0050-026
PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Mesa at Laguna Ridge Phase 2 Project (the "Project") consists of a Rezone and Specific Plan Amendment to amend the zoning designation of 10.13 acres from the Medium Density Residential-15 (RD-15) designation to the High Density Residential-20 (RD-20) designation; a Minor Design Review; and a Tree Removal Permit for a new multi-unit residential apartment complex with 143 units and associated site improvements including parking, lighting, and landscaping. The Project will have 3 two-story buildings and 2 three-story buildings. Mesa at Laguna Ridge Phase 1 was approved for 55 units and a 4,844 square-foot community center with indoor amenities by the Planning Commission in 2016 and since has been constructed. This Project will be Phase 2, an expansion of the original approvals. Phase 2 of the new multi-family development will be constructed in compliance with the City's Climate Action Plan ("CAP") measures.

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LEAD AGENCY CONTACT: Kyra Killingsworth, Senior Planner, 916-478-3684

APPLICANT: The Mesa Laguna Ridge, LP
Mowe Hy (Representative)
10371 Bruceville Road
Elk Grove, CA 95757
972.333.5928

EXEMPTION STATUS: Categorical [Section 15183]

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

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.

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 MMRP.


The General Plan relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is not part of a pre-screened area as defined by the City's Transportation Analysis Guidelines adopted with the General Plan; therefore, the Project is not exempt from VMT analysis. The Applicant submitted a VMT analysis from CWE dated December 9, 2022, for the Project. The analysis was reviewed by the City's Traffic Engineer. In comparison with the City's General Plan, the land use designation limit for High Density Residential is 20.60 VMT per service population and the submitted analysis states that the Project will result in 19.37 VMT per service population, which is less than the General Plan threshold. Additionally, the Project shall comply with the City's Climate Action Plan (CAP) measures for new multi-unit residential 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).

The Applicant provided a Cultural Resources Analysis dated April 12, 2022, for the site (Michael Baker International). No cultural resources were identified within the Project area. Additionally, the implementation of a condition of approval will address the potential for encountering undiscovered cultural resources and tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.

The Applicant provided a Phase 1 Environmental Site Assessment for the property, which stated that the site is relatively flat, unused land currently supporting low lying seasonal grasses, a few trees, and a small amount of debris, but these materials did not identify as environmental concerns. In addition, there are no hazardous substances or petroleum products used or stored on the site.

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 LRSP and General Plan EIRs. 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 Guidelines Section 15183, no further environmental review is required.

CITY OF ELK GROVE
Development Services & Planning

By: 
Kyrá Killingsworth

3.23.2023

Date: _____