

**COPY**

## City of Elk Grove NOTICE OF EXEMPTION

2020020315

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 &amp; Research</p> <p><b>FEB 14 2020</b></p> <p><b>STATE CLEARINGHOUSE</b></p> <p>(stamp here)</p>

PROJECT TITLE: **WellQuest Living of Elk Grove (PLNG19-049)**

PROJECT LOCATION - SPECIFIC: **8871 E. Stockton Blvd.**

ASSESSOR'S PARCEL NUMBER(S): **116-0030-053**

PROJECT LOCATION - CITY: **Elk Grove**

PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT

DESCRIPTION:

Project consists of a Conditional Use Permit Amendment and Design Review Amendment for the previously approved Landing Project (EG-16-028). The proposed modifications consist of the construction of an additional independent living duplex, the relocation of the swimming pool to the central courtyard, the relocation of the previously- approved clubhouse functions into the main building, the addition of gates and fencing around the complex, and a request for a deviation from the requirement that 33 percent of all trees be from 24- inch box trees. The City Council originally approved the Project on January 11, 2017 (EG-16-028).

LEAD AGENCY:

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

LEAD AGENCY CONTACT: **David Oulrey (916) 478-3661**

APPLICANT:

**WellQuest Living of Elk Grove**  
**Steven Sandholtz (Representative)**

Y900

185 South State Street, Suite 1300  
Salt Lake City, UT, 84111

- 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
  - ☐ 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:**

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.

State CEQA Guidelines Section 15183, 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).

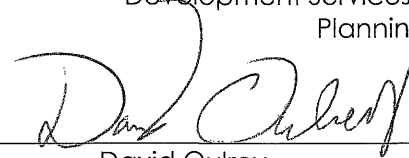
The proposed Project is consistent with the development density established by the General Plan EIR because the proposed cottages and relocated amenities will be consistent in size and intensity of the original approval. The large senior care use is conditionally allowed in the GC zone which implements the General Plan's commercial designation for the Project site. The care facility modifications and reintroduced cottages are consistent with the development intensity (size, height, setbacks) of the original Project design as well as other commercial uses that are permitted within the GC zone. An analysis was conducted based on the Project description, hours of operation, and size of facility, which concluded that the proposed Project does not warrant further Vehicle Miles Traveled (VMT) analysis as required by the City's Transportation Analysis Guidelines.

No additional impacts to on-site resources have been identified beyond what was envisioned in the General Plan EIR. Therefore, no further environmental analysis is required as the scope of the proposed Conditional Use Permit and Design Review amendments are consistent with the General Plan and zoning designations. All proposed development will be subject to the

requirements of the EGMC and existing General Plan Mitigation Monitoring and Reporting Program (MMRP).

CITY OF ELK GROVE  
Development Services -  
Planning

By:

  
David Oulrey

Date:

2/13/2020