



# City of Elk Grove NOTICE OF EXEMPTION

2020060114

**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
<div></div> <div>(stamp here)</div>	<div></div> <div>(stamp here)</div>

PROJECT TITLE: **Lutheran Center Amendment 2 to EG-09-003 (PLNG20-003)**

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 proposed Project consists of a request for an amendment to a previously-approved Conditional Use Permit (CUP) for the Lutheran Center (EG-09-003) to increase the capacity from 160 students to 324 students; and Minor Design Review to install four, new 960 square-foot (24'x40') portable classrooms and one, new 480 square-foot (12'x40') portable bathroom with minor site improvements for an existing charter school on 4.09 acres.
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LEAD AGENCY: **City of Elk Grove**  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

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

Rex and Margaret Fortune School of Education  
Amber Stewart

APPLICANT: 2890 Gateway Oaks Drive, Suite 100  
Sacramento, CA 95833

EXEMPTION STATUS: ☒ Categorical [Section 15301]

## **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.

The Project is exempt from CEQA pursuant to CEQA Guideline Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15301(e) applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures facilities, mechanical equipment, or topographical features, involving negligible or no expansion or use beyond that existing at the time of the lead agencies determination. Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, if (a) the project is an area where all public services and facilities area available to allow for maximum development permissible in the General Plan and (b) the area in which the project is located is not environmentally sensitive.

The Project consists of a CUP amendment and a minor Design Review to increase the student capacity for an existing charter school on a developed site. The addition of five portable buildings will have an overall total size of 4,320 square feet, which is less than the 10,000 square feet increase allowed under CEQA Section 15301. The existing property is already served by public services and facilities.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. Pursuant to the Transportation Analysis Guidelines, Figure 1 – Land Use Project VMT Analysis Process states that the Project is exempt if it is a commercial, office, or industrial project of less than 50,000 square feet. The Project is exempt from further VMT analysis because the Project consists of five portable buildings that total an overall size of 4,320 square feet for an existing school, which is less than the 50,000 square feet threshold for commercial projects.

The City of Elk Grove Engineering Division staff looked at the performance targets from the General Plan and determined that the Project would not exceed the target for Bruceville Road. Bruceville Road is a six-lane arterial with a speed posted at 40 MPH. With that, the threshold volume is 35,300 ADT (Average Daily Traffic). Based on most recent traffic count collected by the City on Bruceville Road (in 2019), the segment of Bruceville Road south of Laguna Boulevard reported a volume of 27,065 ADT. Based on Institute of Transportation Engineers (ITE), Trip Generation Manual, the requested increase in student enrollment of 324 students would add an additional 486 daily trips to the public road, resulting in a new ADT of 27,551. Since this result was less than the General Plan threshold volume, staff determined that an additional traffic study was not needed. Staff did review the submitted site plan to determine what onsite improvements were necessary to minimize onsite traffic queueing onto Bruceville Road.

Further, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply. There is no evidence that the Project will result in any adverse environment impacts and the Project does not involve any unusual circumstances or historical resources. Indeed, the proposed Project would not significantly impact any environmental resource. In addition, there is no evidence that any significant cumulative impacts will occur. Specific supporting details regarding the Project site include the following:

1. According to the California Department of Transportation, there are no scenic highways in the City of Elk Grove.
2. According to the California Department of Toxic Substance Control, this site is not a hazardous waste site.

3. The existing structures and site are not historical resources because they are not within the Old Elk Grove historical district, the structures is not listed on the California Historic Resources List or the National Register of Historic Places and there is no evidence that the structures meets any of the criteria for listing. The property was initially developed in 2000 and has remained in operation as a religious facility with an associated school facility. Rex and Margaret Fortune School of Education has been in operation at this site since 2017.

Governor's Office of Planning & Research

**Jun 05 2020**

**STATE CLEARINGHOUSE**

CITY OF ELK GROVE  
Development Services - Planning

By:

Kyra Killingsworth  
Kyra Killingsworth

Date:

6/4/2020