

# 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
          (stamp here)	          (stamp here)

PROJECT TITLE: **Bow Stockton Apartments (PLNG21-018)**

PROJECT LOCATION - SPECIFIC: **8676 Bow Street / 8717 Stockton Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **115-0161-005 and -021**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION: The Applicant is requesting a Minor Design Review and a Tree Removal Permit for a 144-unit affordable apartment complex on 5.64 acres.

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

LEAD AGENCY CONTACT: Cindy Gnos (916) 799-0431

APPLICANT: Domum  
Timothy Alatorre & Jenna Fujitsubo (Representatives)  
6532 Lonetree Boulevard, Suite #102  
Rocklin, CA 95765

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 [Section 15301]  
☐ 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.

Further environmental review is not 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." An EIR was prepared and certified by the City Council as part of the City's General Plan Housing Element Update in 2014 (SCH No. 2013082012), which analyzed the Project site for the development of high-density residential dwellings. In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project is high density low-income housing on a high-density housing site as designated in the Housing Element, which is exempt from VMT analysis.

No potential new impacts related to the Bow Stockton Apartments Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR, the Multi-family Rezones Mitigated Negative Declaration, and the 2014 General Plan Housing Element Update EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

CITY OF ELK GROVE  
Development Services -  
Planning

By: \_\_\_\_\_

  
Cindy Gnos

Date: \_\_\_\_\_

July 12, 2022