



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: **Calvine Pointe Shops 6 Amendment (PLNG24-041)**
 PROJECT LOCATION - SPECIFIC: **8854 Calvine Road**
 ASSESSOR'S PARCEL NUMBER(S): **115-2010-010**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Calvine Pointe Shops 6 Amendment Project (the "Project") consists of a Design Review Amendment to the previously-approved Calvine Pointe Project (EG-01-156) for the construction of a one-story commercial building totaling approximately 10,752 square feet within the existing Calvine Pointe Shopping Center. The Project site is 0.54 acres.

The Project shall comply with the City's Climate Action Plan (CAP) for nonresidential development, including CAP measures related to energy efficiency (BE-4), solar readiness (BE-7), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

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

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283; jdaguman@elkgrov.gov

APPLICANT: Paul Petrovich
3680 Crocker Drive, Suite 160
Sacramento, CA 95818
916-834-4600; paul@petrovichdevelopment.com

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)]
- Categorical Exemption [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Existing Facilities [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 consists of a Design Review Amendment to the previously-approved Calvine Pointe Project (EG-01-156) for the construction of a one-story commercial building totaling approximately 10,752 square feet along with minor parking lot and landscaping improvements within the existing Calvine Pointe Shopping Center. Construction of the building will occur on the Shops 6 pad of the shopping center with a development area of less than 0.54 acres. The Project was reviewed and found to be consistent with the applicable General Plan designation (Regional Commercial - RC) and all applicable General Plan policies as well as with the applicable zoning designation (Shopping Commercial - SC) and regulations. The Project site is 0.54 acres an urban area, which is less than five acres in size. The Project is also substantially surrounded by other commercial uses. The Project site does not contain any habitat for endangered, rare, or threatened species as the site is graded and does not have vegetation. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality as it would be subject to the Elk Grove Municipal Code (EGMC) Chapter 16.44 related to Land Grading and Erosion Control and EGMC 6.32 related to Noise Control. The Project would also be subject to the City’s water efficient landscape ordinance and would be below the construction and operational air quality screening levels set forth in the Sacramento Metropolitan Air Quality Management District CEQA Guide. Finally, the site will be adequately served by all required utilities and public services.

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an Environmental Impact Report (EIR) has been certified or negative declaration adopted for a project, no subsequent EIR/negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3).

The subject property was zoned for commercial development in 2005 with the approval of the Calvine Pointe Project (EG-01-156). An EIR was prepared and certified for the Calvine Pointe Project (SCH# 2002052038). The current Project proposes to amend the previous approvals modifying the overall site plan by adding a new commercial building, replacing the previously approved Drive-Thru 2 building.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. A VMT Analysis for the Project was prepared by Fehr & Peers dated December 18, 2024 to determine if the Project complies with City of Elk Grove General Plan Policy MOB-1-1 adopted to reduce VMT and achieve State-mandated reductions on VMT. According to the analysis, the Project would not exceed the City’s VMT limit for Community Commercial (CC) land use. The Project shall comply with the City’s Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), construction equipment (TACM-8), and electric vehicle charging (TACM-9).

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 Calvine Pointe EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment and the Project is subject to the adopted Mitigation Monitoring and Reporting Program (MMRP). Therefore, pursuant to State CEQA Guidelines Section 15332 and 15162, no further environmental review is required.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph Daguman

Date: June 20, 2025