



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
Community Development
Department - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Laguna Pointe Amendment – Home2 Suites by Hilton (PLNG24-033)**
Northeast Corner of W. Stockton Boulevard & Laguna Springs Drive

PROJECT LOCATION - SPECIFIC: **Drive**

ASSESSOR'S PARCEL NUMBER(S): **116-1510-003**

PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Conditional Use Permit and Major Design Review Amendment to modify the site layout for Lot 3 within the previously-approved Laguna Pointe Center (EG-04-585 and EG-17-062) for the construction of a new 110-room, four-story hotel with outdoor amenities. 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
Joseph Daguman, Associate Planner (916) 478-2283;

LEAD AGENCY CONTACT: jdaguman@elkgrove.gov

PROPERTY OWNER: Jackson II, LLC.
John Jackson, Jr.
155 Cadillac Drive, Suite 100
Sacramento, CA 95825
916-381-8113; jjackson@jacksonprop.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.

Staff has determined that no further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 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 one or more the following exists:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Project site was zoned for commercial/office development in 1987 by the Sacramento County Board of Supervisors. In 2005, the site was rezoned to Business & Professional Office (BP) as part of the Laguna Pointe Project (EG-04-585) on February 18, 2005. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and adopted for the Laguna Pointe Project (SCH# 2004082034). The most recent approval for a future hotel (EG-17-062) relied on the previously adopted IS/MND.

The current Project proposes to amend the recent approvals by modifying the site plan for Lot 3 and establishing architectural elevations for the construction of the new hotel with outdoor amenities,

replacing the previously approved plans for a future 107-room, four-story hotel with a 110-room four-story hotel on the same site. Although three additional hotel rooms are proposed and minor modifications are proposed to the site layout, the construction and development impact on the site remain the same as previously analyzed. Since no changes to the IS/MND are necessary to support the Project, the City is not required to prepare an Addendum to the IS/MND as required by State CEQA Guidelines Section 15164. The Project is subject to the adopted Mitigation, Monitoring, and Reporting Program (MMRP).

Additionally, staff has determined 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). In December 2023, a Subsequent EIR was prepared and certified as part of the General Plan update (SCH# 2022020463). The Project is subject to the General Plan MMRP.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. Fehr & Peers determined that the Project complies with City of Elk Grove General Plan Policy MOB-1-1, which was adopted to reduce VMT and achieve state-mandated reductions on VMT. The Project would not exceed the City's VMT limit for the Employment Center (EC) land use. Furthermore, 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). The Project also includes conditions of approval consistent with adopted General Plan EIR Mitigation Measures 5.5.1a and 5.6.5 related to the inadvertent discovery of tribal cultural resources.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issued already disclosed and analyzed in the Laguna Pointe IS/MND 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, pursuant to State CEQA Guidelines Sections 15162 and 15183, no further environmental review is required.

CITY OF ELK GROVE
Community Development -
Planning

By: 
Joseph Daguman

Date: September 25, 2025