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- Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

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

PROJECT TITLE: **Wellington Crossing (PLNG24-040)**

PROJECT LOCATION - SPECIFIC: **2804 Elk Grove Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **132-0460-107**

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

PROJECT DESCRIPTION: The proposed Wellington Crossing Project consists of a Tentative Subdivision Map for Condominium, Subdivision Design Review, and Major Design Review for 188 unit attached townhomes and a new ±4500 square foot clubhouse with onsite amenities. The Project proposal includes a three-story multi-family residential development with onsite amenities, landscape areas, and associated improvements on a vacant parcel. The new townhomes will comply with the City's Climate Action Plan ("CAP") measures.

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

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684/kkillingsworth@elkgrove.gov

APPLICANT: Samos Enterprises, LLC
Vasili Stratton
2875 A Senter Road

San Jose, CA 95111
408-455-5431

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 [15332
- ☐ Common Sense Exemption [Section 15061(b)(3)]
- ☒ Criteria for Subsequent EIR [Section 15162]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The proposed Project is a project as defined under Section 15378 of the State CEQA Guidelines. However, no further environmental review is necessary under CEQA pursuant to Sections 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and 15162 (Subsequent EIRs and Negative Declarations) per the General Plan Environmental Impact Report (SCH#2017062058) and the 2023 General Plan Subsequent EIR (SCH# 2022020463) based on the finding contained within Attachment 1.

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified for an adopted project, no subsequent EIR 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 of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR 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 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 exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR;
    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 measures or alternative.

The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the High-Density Residential land use designation. The Project consists of construction of new attached townhomes as a multi-family development and associated on-site improvements on a vacant parcel zoned RD-30. New construction on the Project site will comply with EGMC development standards for land grading and erosion control (Chapter 16.44), water efficient landscape requirements (Chapter 14.10) as well as EGMC Title 16 (Building and Construction), Chapter 16.50 (Flood Damage and Protection), and Title 22 (Land Development). Compliance with these standards has been included in the conditions of approval for the Project. In addition, as indicated in the Project description, construction of the proposed Project shall conform to the City's adopted Climate Action Plan (CAP) for green building, EV ready, and construction monitoring. The Project is for a new clubhouse and a reconfiguration of the map for the 188-unit residential development. The previously approved project provided a traffic analysis, which was prepared by Fehr and Peers, dated March 21, 2022. According to the analysis, neither the VMT land use designation limit nor the City limit for total VMT at buildout conditions will be exceeded. The revised proposal does not modify the Project unit count (188 units) and the private clubhouse is exclusive for the residents at the site and will not add to the vehicles miles traveled as the residents will travel to the onsite amenities, which could reduce the offsite travel for recreational opportunities. Fehr and Peers provided an updated memo dated October 27, 2025, on the VMT and the new clubhouse and reconfigured buildings will not exceed the land use designation for high density residential nor the City limit for total VMT buildout.

In addition, as part of the original residential project, the Applicant provided a Cultural Resources Analysis from Peak and Associates for the site and it was concluded that the Cultural Resources analysis is consistent with the General Plan's goals related to the protection of cultural and tribal resources. The original project was conditioned to address the potential for encountering undiscovered cultural or tribal resources and these conditions will continue to apply to the Project.

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 General Plan 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 Sections 15183 and 15162, no further environmental review is required.

CITY OF ELK GROVE
Community Development - Planning

By: Kyra Killingsworth
Kyra Killingsworth

Date: December 5, 2025