



# 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: **Mr. Motorhome Sales Office (PLNG19-015)**  
PROJECT LOCATION - SPECIFIC: 9501 E. Stockton Boulevard  
ASSESSOR'S PARCEL NUMBER(S): 125-0010-045  
PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Project consists of a Minor Design Review for a new 672-square foot modular sales office with Alternative Landscape Planter designs on a developed ±0.97-acre parcel currently used by the Mr. Motorhome sales facility. The Project also includes a Design Exception for a 3-foot reduction from the City's engineering standards for driveway depth. The Applicant's intent is for the sales office and sales yard to operate independently of the Mr. Motorhome facility.

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

LEAD AGENCY CONTACT: Matt Diaz, AICP, Senior Planner (916)-478-3684

APPLICANT: Bob Colombo  
8389 Crystal Walk Circle  
Elk Grove, CA 95758

EXEMPTION STATUS:  Categorical Exemption [Section 15303]

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

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Section 15303 applies to projects that consist of the

construction and location of limited numbers of new, small facilities or structures. This includes a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The Applicant proposes to install a new 672 square-foot modular sales office adjacent to the existing Mr. Motorhome sales site. The proposed structure and resulting land use are consistent with City standards, surrounded by development, and would not involve the use of hazardous materials. Therefore, the proposed Project qualifies for the exemption under State CEQA Guidelines Section 15303.

CITY OF ELK GROVE  
Development Services - Planning

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



\_\_\_\_\_  
Matt Diaz, Senior Planner

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

01/21/19