

COPY

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)	<p>Governor's Office of Planning & Research</p> <p>OCT 28 2019</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **S.C. Sanabria Drywall (PLNG18-109)**
 PROJECT LOCATION - SPECIFIC: **9830 Waterman Road**
 ASSESSOR'S PARCEL NUMBER(S): **134-0100-073**
 PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Minor Design Review for a new drywall shop and office on a portion of an undeveloped site. The Project also includes a Design Review Deviation to landscape planter width requirements.

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

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245

APPLICANT: GRA Architects & Associates, Inc.
 George A. Rodriguez, AIA (Representative)
 P.O. Box 9082
 Stockton, CA 95208-1082

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]
- 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:

The California Environmental Quality Act (Section 21000, et seq., of the California Public Resources Code - hereafter 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." The proposed Project is a "project" under CEQA.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). Section 15332 exempts from further CEQA review those projects which: are consistent with the General Plan and applicable zoning designation and regulations; are within city limits on a site no larger than five acres substantially surrounded by urban uses; are located on a site that has no value as habitat for rare or endangered species; would not result in significant adverse effects related to traffic, noise, air quality or water quality; and are located on a site that can be adequately served by all required utilities and public services. The proposed Project is located on an approximately 0.75-acre site in an urbanized area within the City of Elk Grove. The site is substantially surrounded by urban uses, including various light industrial/office users to the north, south, and west, and the Elk Grove Masonic Lodge is located to the east. The site does not represent habitat for rare or endangered species. Therefore, the Project site is not environmentally sensitive. All public utilities and services are available, and no significant adverse effects related to traffic, noise, air quality or water quality were identified during Project review. In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is in a pre-screened area as defined by the City's Transportation Analysis Guidelines adopted with the General Plan. Projects consistent with the EGMC and the General Plan in pre-screened areas are exempt from any further transportation analysis as they are consistent with the VMT projections of the General Plan. 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 15332, the Project is exempt.

CITY OF ELK GROVE
Development Services -
Planning

By: *Sarah Kirchgessner*
Sarah Kirchgessner

Date: October 22, 2019