

COPY

City of Elk Grove NOTICE OF EXEMPTION

2019120025

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>NOV 27 2019</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **Cafeteria Expansion (PLNG19-042)**
PROJECT LOCATION - SPECIFIC: **2411 and 2511 Laguna Boulevard**
ASSESSOR'S PARCEL NUMBER(S): **119-0120-137 and 119-0120-136**
PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Major Design Review for an approximately 12,253 square-foot addition to the existing building. The Project includes a Finding of Consistency with the City's General Plan for the vacation of a portion of an existing waterline easement consistent with the California Streets and Highways Code.

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: Apple Inc.
William Brunson (Representative)
2511 Laguna Boulevard,
MS 217-Red
Elk Grove, CA 95758

- 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.

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by 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." An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the Light Industrial land use designation. The proposed Major Design Review consists of an approximately 12,253 square foot addition, which includes a kitchen and cafeteria for employees; an expanded patio and trellis; a new delivery yard and dock area; the reconfiguration of several parking spaces and landscaping; and the addition of new EV charging stations. 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) and Title 22 (Land Development). Compliance with these standards has been included in the conditions of approval for the Project.

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.

The Project complies with the City's Climate Action Plan (CAP) for new non-residential development, including CAP measures BE-4 (Energy Efficiency), BE-7 (Solar Photovoltaic (PV) System Readiness), TACM-6 (Vehicle Miles Traveled Threshold), and TACM-9 (Electric Vehicle Supply Equipment). The Project will comply with CALGreen non-residential Tier 1 energy efficiency

standards. The Project proposes 13 new EV parking spaces, which exceeds CAP requirements. The Project will be constructed with a structural system and adequate rooftop space to support the future installation of a PV system to supply at least 15% of the Project's annual electrical demand.

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 Section 15183, no further environmental review is required.

CITY OF ELK GROVE
Development Services -
Planning

By: *Sarah Kirchgessner*
Sarah Kirchgessner

Date: November 22, 2019

