

**COPY**


# City of Elk Grove NOTICE OF EXEMPTION

## 2019120026

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 &amp; Research  <b>NOV 27 2019</b>            STATE CLEARINGHOUSE</p>

PROJECT TITLE: **Union Park Delivery Station (PLNG19-034)**  
 PROJECT LOCATION - SPECIFIC: **North side of Union Park Way**  
 ASSESSOR'S PARCEL NUMBER(S): **34-0620-019; 134-0620-020; and 134-0630-026**  
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Major Design Review for a new ±111,489 square foot distribution warehouse along with associated site improvements including parking and landscaping. The Project also includes a Finding of Consistency with the City's General Plan for the vacation of the existing drainage easement and public utility easement (PUE) on the site.

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: PDC Sacramento LPIV, LLC  
 Steve Beauchamp (Representative)  
 8775 Folsom Boulevard, Suite 200  
 Sacramento, CA 95826

- 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:**

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 Project consists of a Major Design Review for a new ±111,489 square foot distribution warehouse along with associated site improvements including parking and landscaping. 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 is designed as a "last-mile" distribution/delivery facility, rather than a major logistics facility. Under current conditions, this last-mile delivery is occurring in facilities outside of the City, such as West Sacramento, Metro Air Park, and Vacaville. Therefore, having a last-mile distribution facility in the City means that goods can be brought in bulk to the Project site and then delivered to the user on a shorter trip basis. That reduction in trip length from the Project to the user is reduced such that the bulk delivery does not create a net effect. Therefore, the Project would reduce VMT from existing conditions and contribute to achieving the VMT levels called for in the General Plan.

The Project complies 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), pedestrian and bicycle travel (TACM-4), and electric vehicle charging (TACM-9).

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

