



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: **Clark Brothers Industrial Development (PLNG21-014)**
 PROJECT LOCATION - SPECIFIC: **Southwest Intersection of Iron Rock Way and Elkmont Way**
 ASSESSOR'S PARCEL NUMBER(S): **134-0630-006**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Clark Brothers Industrial Development Project (the "Project") consists of a Major Design Review for the construction of three new single-story storage warehouse buildings totaling approximately 35,600 square feet along with associated parking, landscaping, and lighting improvements on a vacant 2.81-acre parcel at the southwest intersection of Iron Rock Way and Elkmont Way. The Project shall comply 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), and electric vehicle charging (TACM-9).

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

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283

APPLICANT: Todd D. Phillips, Inc.
Mario Torres (Representative)
413 W. Yosemite Avenue, Suite 106
Madera, CA 93637

Ministerial [Section 21080(b); 15268];

- EXEMPTION STATUS:
- 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)]
 - In-Fill Development [Section 15332]
 - Criteria for Subsequent EIR [Section 15162]
 - Existing Facilities [Section 15301]

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

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" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

Staff has reviewed the Project and determined that it is categorically exempt from CEQA review pursuant to State CEQA Guidelines Section 15332 (In-fill Development). State CEQA Guidelines Section 15332 consists of projects characterized as in-fill development that meet the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value, as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The Project consists of a Major Design Review for the construction of three new single-story warehouse buildings totaling approximately 35,600 square feet along with associated parking, landscaping, and lighting improvements. The Project was reviewed and found to be consistent with the applicable general plan designation and all applicable general plan policies as well as with application zoning designations and regulations. The Project site is within an urban area that is less than five acres in size and surrounded by other industrial and office uses. The Project site does not contain any habitat for endangered, rare, or threatened species as the site is graded and does not have vegetation. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality as it would be subject to the Elk Grove Municipal Code (EGMC) Chapter 16.44 related to Land Grading and Erosion Control and EGMC 6.32 related to Noise Control. The Project would also be subject to the City's water efficient landscape ordinance and would be below the construction and operational air quality screening levels set forth in the Sacramento Metropolitan Air Quality Management District CEQA Guide. Finally, the site will be adequately served by all required utilities and public services.

In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project consists of an industrial project that is under 50,000 square feet. Industrial projects less than 50,000 square feet are exempt from VMT analysis.

The Project complies with the City's Climate Action Plan (CAP) for new non-residential development, including consistency with CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), pedestrian and bicycle travel (TACM-4), and electric vehicle

charging (TACM-9).

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or noise quality. No special circumstances exist that would indicate there is a reasonable possibility that the Project would have significant adverse effect on the environment.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph Daguman

Date: October 13, 2021