

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

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

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **M2 Waterman RV Storage Project (PLNG23-018)**

PROJECT LOCATION - SPECIFIC: **9846 Waterman Road and 9250 Charolais Way**

ASSESSOR'S PARCEL NUMBER(S): **134-0110-193 and 134-0110-188**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION: The M2 Waterman RV Storage Project (the "Project") consists of a Conditional Use Permit and Major Design Review with Deviation for a new Recreational Vehicle (RV) storage facility, as well as a Tentative Parcel Map to subdivide the ±16.02-acre parcel into 7 lots. The Project includes a Tree Permit for the removal of one tree of local importance. The proposed RV storage facility is located on Parcel 7 of the proposed map. No development is currently proposed on Parcels 1-6 as part of the Project; subsequent approvals may be required in the future.

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: M2 Waterman LLC
Steve Lefler (Representative)
4160 Douglass Boulevard, Suite 200

Granite Bay, CA 95746
(916) 747-8890

- 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 and 15303]
 - Common Sense Exemption [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.

No further environmental review is required under State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by an existing 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." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). The Project is subject to the General Plan MMRP. The Project will result in a Floor Area Ratio (FAR) of 0.01 which is below the maximum FAR in the MP zone of 2.0. As the proposed use of "auto and vehicle storage" is conditionally allowed and the proposed development intensity is below the maximum FAR, the proposed Project will be consistent with the General Plan. As the proposed Project includes a conditionally allowed use within the allowed density range, the proposed Project is consistent with the General Plan.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. A VMT analysis was prepared by Fehr and Peers for the Project, dated June 13, 2024, which determined that the Project would not exceed General Plan VMT limit for the Light Industrial zone or the City's VMT limit for buildout condition.

The Project shall comply with the City's Climate Action Plan (CAP) for new nonresidential development, including CAP measures related to energy efficiency (BE-4), electric appliances (BE-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

A Cultural Resources Study was prepared for the Project pursuant to the General Plan requirements. Conditions of approval to address accidental discovery have been placed on the Project. Additionally, a Biological Assessment was prepared for the Project site (Madrone Ecological Consulting, June 2024), which identified the site as foraging habitat for the Swainson's Hawk. As the site was identified as suitable foraging habitat, the applicant shall comply with the Swainson's Hawk mitigation measures set forth in EGMC Chapter 16.130 and shall conduct pre-construction surveys requirements if construction activities take place during the typical bird breeding/nesting season. These recommendations have been included as conditions of approval on the Project.

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, the prior EIR is sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

CITY OF ELK GROVE
Development Services - Planning

By: 
Sarah Kirchgessner

Date: September 6, 2024