

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 |
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PROJECT TITLE: **Hard 2 Love Tattoo and Supplies (PLNG23-036)**
PROJECT LOCATION - SPECIFIC: **8819 Elk Grove Boulevard**
ASSESSOR'S PARCEL NUMBER(S): **125-0083-016**
PROJECT LOCATION - CITY: **Elk Grove** **PROJECT LOCATION - COUNTY:** **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Conditional Use Permit (CUP) to allow a tattoo studio (Hard 2 Love Tattoo and Supplies) on the Project site, which is located in the Business and Professional Office (BP) zone. The proposed use will be located in an approximately 1,120-square-foot existing building. No exterior improvements are proposed as part of the Project.

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: Amanda Halliday
8819 Elk Grove Boulevard
Elk Grove, CA 95624
(916) 895-9698

- 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 [15301]
 - 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.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Project site is a previously-developed parcel that contains an existing office building along with associated site improvements including parking, lighting, and landscaping. Former uses at the site include a beauty parlor, learning center, a mortgage broker, and other various office uses. The Project involves negligible expansion of use because it involves a Conditional Use Permit to allow a tattoo studio with accessory retail sales use (personal services, restricted) within the existing building, which is a similar use with similar impacts to the uses previously located on the site. No exterior improvements are proposed. All activities would occur within the facility and would be screened from public view. The Project site includes adequate parking for the proposed use. The Project site is in an area where all public services and facilities are available and is not environmentally sensitive. No special circumstances exist that would create a reasonable possibility that granting a Conditional Use Permit would create a significant adverse effect on the environment.

In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. Pursuant to the City's Transportation Analysis Guidelines, if a project is consistent with the General Plan and Zoning, and qualifies for a categorical exemption under CEQA, it is exempt from VMT analysis. The Project is consistent with the General Plan and Zoning as described in the Project Staff Report and qualifies for a categorical exemption under Section 15301 (Existing Facilities); therefore, the Project is exempt from VMT analysis.

CITY OF ELK GROVE
Development Services -
Planning

By: *Sarah Kirchgessner*
Sarah Kirchgessner

Date: February 16, 2024