



# 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  
3636 American River Drive  
Sacramento, CA 95864

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: **Triangle Point North Commercial Center (PLNG21-066)**  
 PROJECT LOCATION - SPECIFIC: **Triangle Point: Grant Line Rd & Waterman Rd, Elk Grove, CA 95624**  
 ASSESSOR'S PARCEL NUMBER(S): **134-0182-001**  
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Triangle Point North Commercial Center Project (PLNG21-066) (the "Project") consists of a Design Review to develop Parcels 4 and 5 of the Triangle Point 75 Project (Parcel Map No. 13-057). The proposed development includes a car wash, fueling station, market, one quick-serve restaurant (QSR) with a drive-through, one QSR without a drive-through, and a non-restaurant drive-through. The Project includes an alternative fuel hub with two hydrogen fueling dispensers and six electric vehicle (EV) charging spaces. The Project requires a Major Design Review for site development, as well as a Conditional Use Permit to allow a fueling station with a car wash in the Shopping Center (SC) zone. The Project also includes a Tree Permit for the removal of two trees of local importance.

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

LEAD AGENCY CONTACT: Cindy Gnos, Contract Planner  
(916) 372-6100

APPLICANT: PM Design Group Inc.  
Chris Brown  
2455 Bennet Valley Road, Suite A-102  
Santa Rosa, CA 95404  
(949) 743-0884

- 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]
  - Categorical Exemption [Class 3 Section 15303(d)]
  - Existing Facilities [Section 15301]
  - Subsequent EIRs and Negative Declarations [Section 15162]

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

The proposed Project is a project under Section 15378 of the State California Environmental Quality Act (CEQA) Guidelines. However, no further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15183 (Consistency with Community Plan, General Plan or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations) because a previous Mitigated Negative Declaration (MND) was completed, and Mitigation Monitoring and Reporting Plan (MMRP) adopted for the Waterman Park Project (SCH #2006022058), which considered the range of uses and activities proposed for the Project on the same site.

CITY OF ELK GROVE  
Development Services -  
Planning

By:   
Cindy Gnos

Date: February 2, 2024