



City of Elk Grove NOTICE OF EXEMPTION

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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 & Research</p> <p>SEP 25 2019</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **U-Haul Storage Facility**

PROJECT LOCATION - SPECIFIC: 10261 -10277 E. Stockton Blvd.

ASSESSOR'S PARCEL NUMBER(S): 134-0670-001; 002; -003; -004

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Project consists of a Conditional Use Permit (CUP) and Major Design Review for a new U-Haul personal storage and vehicle rental facility consisting of a three-story, 122,364 square-foot personal storage building, twelve associated 2,500 square-foot single-story storage buildings, with a new parking area, lighting, and landscaping site improvements.

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

LEAD AGENCY CONTACT: Antonio Ablog, AICP Planning Manager, (916) 627-3335

APPLICANT: AMERCO Real Estate Company
Chris Trudell/Holly Reading
1190 S. Main Street
Manteca, CA 95337

EXEMPTION STATUS: Consistent with a Community Plan or Zoning [Section 15183]

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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.

State CEQA Guidelines Section 15183 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 personal storage facility is conditionally permitted within the Shopping Center (SC) zoning designation and will therefore be consistent with the land uses envisioned for the area. This includes consistency with height, building coverage, setbacks, and construction measures for site disturbance. The Project, as proposed, would be built out at a lower intensity than the intense commercial uses that were anticipated in the General Plan Regional Commercial (RC) land use designation identified in the General Plan EIR. The construction of the proposed Project will comply with EGMC construction standards for grading and erosion control (Chapter 16.44), Swainson's Hawk Impact Mitigation (Chapter 16.130), and General Plan mitigation measures for pre-construction surveys for nesting and migratory birds. A vehicle miles traveled (VMT) analysis was conducted that concluded that the VMT of the Project will be less than 44.3, which is the upper VMT limit needed to achieve a 15-percent reduction in total community VMT (based on 2015 baseline total VMT). This 44.3 limit is based on the Regional Commercial land use and anticipated intense commercial uses at the proposed Project site. As the Project's VMT does not exceed the 44.3 VMT limit, no further analysis and/or mitigation is required.

As indicated in the project description, construction of the proposed Project shall conform to the City's adopted Climate Action Plan (CAP) for energy efficiency and construction. This includes compliance with BE-4 Encourage or Require Green Building Practices in New Construction, BE-7 Solar Photovoltaics in Residential and Commercial Development, TACM-8, Tier 4 Final Construction Equipment, TACM-9 Electric Vehicle (EV) Charging Requirements. No special circumstances exist and no changes in the Project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the Project other than those previously disclosed and analyzed in the General Plan EIR.

The proposed U-Haul Storage Project is being undertaken in conformity with the approved 2019 General Plan Regional Commercial land use designation. The proposed Project will be consistent with EGMC development standards and the General Plan. There are no substantial changes in the Project from those analyzed in the 2019 General Plan EIR.

CITY OF ELK GROVE
Development Services - Planning

By: 

Antonio Ablog, AICP
Planning Manager

Date: 9/24/19