



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)	<p style="color: blue; font-weight: bold;">Governor's Office of Planning & Research</p> <p style="color: red; font-weight: bold; font-size: 1.2em;">Jun 29 2020</p> <p style="color: blue; font-weight: bold; font-size: 1.2em;">STATE CLEARINGHOUSE</p> <p style="text-align: center; font-style: italic;">(stamp here)</p>

PROJECT TITLE: **GreenSpace Storage Facility (PLNG19-044/APLA20-001)**
PROJECT LOCATION - SPECIFIC: Northeastern corner of the intersection of E. Stockton Boulevard and Banff Vista Drive
ASSESSOR'S PARCEL NUMBER(S): 116-0420-019

PROJECT LOCATION – CITY: **Elk Grove** **PROJECT LOCATION – COUNTY:** **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Conditional Use Permit, Major Design Review with a Minor Deviation (for the reduction of landscape planter width) for the construction of a new three-story, ±133,468 square-foot personal storage building with 24 parking stalls, lighting, landscaping, and site improvements; and a Tree Removal Permit for the removal of one tree of local importance on a vacant parcel zoned General Commercial (GC). The Applicant shall construct the new personal storage facility in accordance with the City's Climate Action Plan (CAP) for nonresidential construction. This includes compliance with the following CAP measures:

- BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction
- BE-7. Building Stock: Solar Photovoltaics in Residential and Commercial Development
- TACM-3. Intracity Transportation Demand Management
- TACM-8. Tier 4 Final Construction Equipment
- TACM-9. EV Charging Requirements

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

LEAD AGENCY CONTACT: Kyra Killingsworth, Senior Planner, 916-478-3684

GreenSpace Holdings, LLC
Jared Taylor
APPLICANT: 1100 NASA Parkway, Suite 685
Houston, TX 77058

EXEMPTION STATUS: Categorical [Section 15332]

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.

The Project is exempt from further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. Section 15332 applies to project which are: consistent with applicable General Plan and zoning regulations; within the City limits on a project site that is less than five (5) acres and substantially surrounded by urban uses; located on a site with no value as habitat for endangered rare or threatened species; that would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be served by all required utilities and public services.

The proposed use of a storage facility is conditionally permitted within the General Commercial (GC) zoning district and is consistent with all applicable General Plan polices (specifically, LU-2-1 and LU-2-4). The Project site is approximately 3.07 acres, which is less than the five (5) acres required by Section 15332, is surrounded by developed urban uses on all sides of the property and has been pre-screened and found to be exempt from Vehicle Miles Traveled (VMT) analysis. The site is vacant, but the Applicant submitted a biological resource analysis that included a site visit on June 19, 2019, which determined that that site has no value as habitat for endangered, rare or threatened species. The Project would adequately be served by existing utilities and public services. In addition, the Project would be in compliance with applicable state and local regulations, requirements, and polices to ensure that the project would not result in significant effects relating to traffic, noise, air quality or water quality.

CITY OF ELK GROVE
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By: Kyra Killingsworth
Kyra Killingsworth

Date: 10/25/2020