

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: **Laguna West Plaza Pads 1 & 2 (PLNG21-011)**
 PROJECT LOCATION - SPECIFIC: **Southeast corner of Laguna Boulevard and Laguna Main Street**
 ASSESSOR'S PARCEL NUMBER(S): **119-1110-097 and 119-1110-098**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Minor Design Review for two retail pad buildings totaling ±9,290 square feet within the existing ±4.14-acre Laguna West Plaza commercial center.

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: LPAS Architects + Design, Inc.
 Morgan Tauzer (Representative)
 2484 Natomas Park Drive, Suite 100
 Sacramento, CA 95833

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]
- General Rule [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 15332 (In-Fill Development Projects). Section 15332 exempts from further CEQA review those projects which: are consistent with the General Plan and applicable zoning designation and regulations; are within city limits on a site no larger than five acres substantially surrounded by urban uses; are located on a site that has no value as habitat for rare or endangered species; would not result in significant adverse effects related to traffic, noise air quality or water quality; and are located on a site that can be adequately served by all required utilities and public services. The Project involves the build out of two retail pads totaling 9290 square feet, in an existing ±4.14-acre shopping center. The Project is consistent with the General Plan and Zoning Code, is within the City limits on less than five acres, and the project site has no value for endangered, rare, or threatened species. In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project consists of a commercial project that is under 50,000 square feet. Commercial projects less than 50,000 square feet are exempt from VMT analysis.

The Project is also exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Section 15303 applies to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure. In urban areas, the new construction exemption applies to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use. This Project consists of two buildings totaling 9,290 square feet of retail development on a site zoned for retail use. No special circumstances exist that create a reasonable possibility that this Project will have a significant adverse impact on the environment. All public services and facilities are available and the area is not considered environmentally sensitive. Staff reviewed the proposed Project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Sections 15332 and 15303.

CITY OF ELK GROVE
Development Services - Planning

By: 
Sarah Kirchgessner

Date: March 3, 2021