



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)	(stamp here)

PROJECT TITLE: **Life Storage Expansion (PLNG20-046)**
 PROJECT LOCATION - SPECIFIC: **9800 Dino Drive**
 ASSESSOR'S PARCEL NUMBER(S): **134-0050-065 & -075**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Life Storage Expansion Project (the "Project") consists of a Conditional Use Permit and Major Design Review for the demolition of an outdoor recreation vehicle parking area and related site improvements to allow construction of a new three-story, 55,367 square-foot personal storage building. One carport mounted solar array over the new parking area is proposed on the northern side of the building. The Project will comply with the City's Climate Action Plan (CAP) for new non-residential development.

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

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283

APPLICANT: James Goodman Architecture, Architectural Corporation
James Goodman (Representative)
26901 Camino De Estrella, Suite A
Capistrano Beach, CA 92624

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)]
- Categorical Exemption [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Existing Facilities [Section 15301]

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

The California Environmental Quality Act (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" (CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), 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 Project is consistent with the development density and use characteristics considered by the General Plan EIR in the Light Industrial land use designation. New construction on the Project site shall comply with EGMC development standards for land grading and erosion control (Chapter 16.44), as well as EGMC Title 16 (Building and Construction) and Title 22 (Land Development). Compliance with these standards has been included in the conditions of approval for the Project.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is in a pre-screened area as defined by the City's Transportation Analysis Guidelines adopted with the General Plan. Projects consistent with the EGMC and the General Plan in pre-screened areas are exempt from any further transportation analysis as they are consistent with the VMT projections of the General Plan.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

The Applicant has provided a Cultural Resources Analysis for the site (LSA Associates, Inc.) which was peer-reviewed by the City. It was concluded that the Cultural Resources Analysis was consistent with the General Plan's goals related to the protection of cultural and tribal resources. The implementation of Condition of Approval #15 will address the potential for encountering undiscovered cultural resources and/or tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work will halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of discovery.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph Daguman

Date: January 7, 2022