



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: **Warda Warehouse 3 (PLNG20-048)**

PROJECT LOCATION - SPECIFIC: **10237 Iron Rock Way**

ASSESSOR'S PARCEL NUMBER(S): **134-0630-054**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Warda Warehouse 3 Project (the "Project") consists of a Major Design Review for the construction of a 23,100 square foot single-story warehouse building along with associated parking, landscaping, and lighting improvements on a vacant 1.67-acre parcel located at 10237 Iron Rock Way. The Project complies with the City's Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), and electric vehicle charging (TACM-9).

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

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

APPLICANT: CNA Engineering Inc
Steve Norman (Representative)
2575 Valley Road
Sacramento, CA 95821

EXEMPTION STATUS: Infill Development [Section 15332]

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.

The Project is categorically exempt from CEQA review pursuant to State CEQA Guidelines Section 15332 (In-fill Development). State CEQA Guidelines Section 15332 consists of projects characterized as in-fill development that meet the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value, as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The Project consists of a Major Design Review for the construction of a 23,100-square foot single-story warehouse buildings along with associated parking, landscaping, and lighting improvements. The Project was reviewed and found to be consistent with the applicable general plan designation and all applicable general plan policies as well as with application zoning designations and regulations. The Project site is within an urban area that is less than five acres in size and surrounded by other industrial and office uses. The Project site does not contain any habitat for endangered, rare, or threatened species as the site is graded and does not have vegetation. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality as it would be subject to the Elk Grove Municipal Code (EGMC) Chapter 16.44 related to Land Grading and Erosion Control and EGMC 6.32 related to Noise Control. The Project would also be subject to the City's water efficient landscape ordinance and would be below the construction and operational air quality screening levels set forth in the Sacramento Metropolitan Air Quality Management District CEQA Guide. The Project would be exempt from vehicle miles traveled analysis pursuant to Figure 1 of the City's Transportation Analysis Guidelines as the Project is located in a prescreened area within the City of Elk Grove (Figure 2 of the City's Transportation Analysis Guidelines). Finally, the site will be adequately served by all required utilities and public services. The Project complies with the City's Climate Action Plan (CAP) for new non-residential development, including consistency with CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), pedestrian and bicycle travel (TACM-4), and electric vehicle charging (TACM-9). Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or noise quality. No special circumstances exist that would indicate there is a reasonable possibility that the Project would have significant adverse effect on the environment.

CITY OF ELK GROVE
Development Services -
Planning



By: _____ for
Cindy Gnos

Date: _____
February 4, 2022