



# 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: **Bendel Place Warehouse (PLNG22-007)**  
 PROJECT LOCATION - SPECIFIC: **9278, 9292 Bendel Place**  
 ASSESSOR'S PARCEL NUMBER(S): **134-0660-005, 134-0660-006**  
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Bendel Place Warehouse Project (the "Project") consists of a Minor Design Review with Deviation for the construction of a new, single-story storage warehouse building totaling approximately 9,240 square feet along with associated parking, landscaping, and lighting improvements on two vacant parcels at the southwest intersection of Waterman Road and Bendel Place. The Project also includes a Design Review Deviation for building setback requirements.

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: WFC Builders, Inc.  
Rob Gibbs (Representative)  
6050 Warehouse Way  
Sacramento, CA 95826

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
- In-Fill Development [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Residential Projects Pursuant to a Specific Plan (Section 15182)
- Existing Facilities [Section 15301]
- New Construction or Conversion of Small Structures [Section 15303]

**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 Minor Design Review with deviation for the construction of a new, single-story storage warehouse building totaling approximately 9,240 square feet 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 applicable 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 Chapter 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. Finally, the site will be adequately served by all required utilities and public services.

Additionally, the Project consists of an industrial project that is under 50,000 square feet. Pursuant to the City's Transportation Analysis Guidelines, industrial projects less than 50,000 square feet are exempt from Vehicle Miles Traveled (VMT) analysis. Furthermore, an analysis has determined that there are no known historical resources on the subject site and the Project is conditioned to comply with the General Plan's adopted mitigation measures that address the potential for discovering cultural resources.

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:   
Joseph N. Daguman

Date: September 13, 2022  
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