

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Stathos Self Storage Project

Lead Agency: City of Elk Grove, Development Services, Planning Contact Person: Sarah Kirchgessner
Division Street Address: 8401 Laguna Palms Way Phone: (916) 478-2245
City: Elk Grove Zip: 95758 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: City of Elk Grove

Cross Streets: Elk Grove Boulevard and McKenna Drive Zip code: 95758

Lat/Long/: 38 ° 24 ' 34.4 " N 121 ° 25 ' 27.03 " W Total Acres: 7.71

Assessor's Parcel No: 116-0061-010, and -042 Section: 34 Twp: 7N Range: 5E Base: MDBM

Within 2 miles: State Hwy#: I-5, SR 99 Waterways: Laguna Creek

Airports: N/A Railways: UPRR Schools: St. Elizabeth Ann Seton Catholic School, Arlene Hein Elementary, John Ehrhardt Elementary, Foulks Ranch Elementary, Elitha Donner Elementary

Document Type:

- | | | | |
|---|--|---|---|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division | <input checked="" type="checkbox"/> Other: <u>Major Design Review,</u> |
| | | (Subdivision, etc.) | <u>Tree Removal Permit</u> |

Development Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential: <i>Units</i> _____ <i>Acres</i> _____ | <input type="checkbox"/> Water Facilities: <i>Type</i> _____ <i>MGD</i> _____ |
| <input type="checkbox"/> Office: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Transportation: <i>Type</i> _____ |
| <input checked="" type="checkbox"/> Commercial: <i>Sq.ft.</i> <u>160,902</u> <i>Acres</i> <u>7.71</u> <i>Employees</i> _____ | <input type="checkbox"/> Mining: <i>Mineral</i> _____ |
| <input type="checkbox"/> Industrial: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Power: <i>Type</i> _____ <i>MW</i> _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: <i>Type</i> _____ <i>MGD</i> _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: <i>Type</i> _____ |
| <input type="checkbox"/> Other: _____ | |

Project Issues That May Have A Significant Or Potentially Significant Impact:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation |
| <input type="checkbox"/> Agricultural Land/Forest | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| | | | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation: Currently, the project site is undeveloped and contains 72 trees. According to the City's General Plan, the site is designated Low Density Residential (LDR). The site is zoned Low Density Residential with a maximum of five dwelling units per acre (RD-5).

Project Description: The proposed project would include development of a 160,902-square-foot (sf) self-storage facility comprised of six single-story self-storage buildings ranging in size from 9,800 sf to 20,052 sf and a two-story office building. The latter structure would consist of an office on the ground-level floor; a two-bedroom, two-bathroom apartment for the onsite resident manager on the second floor; and an associated three-car garage. The project would also include two 19,750 sf RV storage areas, which would later be converted into standard storage buildings. Primary site access would be provided by a driveway off of Elk Grove Boulevard. A security gate would be installed at the entrance of the storage facility. The necessary entitlements include a General Plan Amendment from LDR to Community Commercial (CC), a corresponding Rezone from RD-5 to General Commercial (GC), a Conditional Use Permit to allow the proposed use in a GC zone, Major Design Review, and Tree Removal Permit.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5S</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

Local Public Review Period

Starting Date 10/7/22 Ending Date 11/7/22

Lead Agency: City of Elk Grove Development Services,
Planning Division Sponsor: Thomastown Builders, Inc.

Consulting Firm: Raney Planning & Management, Inc. Address: 10608 Industrial Avenue #100

Address: 1501 Sports Drive, Suite A City/State/Zip: Roseville, CA 95678

City/State/Zip: Sacramento, CA 95834 Phone: (916) 633-6501

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 10/6/22

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.