



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: **Gracie University Certified Training Center (PLNG23-004)**
 PROJECT LOCATION - SPECIFIC: **2204 Kausen Drive, Suite 100**
 ASSESSOR'S PARCEL NUMBER(S): **119-1930-026**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Gracie University Certified Training Center (GU CTC) Project (the "Project") consists of a Minor Conditional Use Permit (MUP) to utilize an existing 5,230 square-foot tenant space in the Light Industrial (LI) zoning district as a School - Specialized Education and Training Studio. GU CTC will offer mandatory defense tactics training for law enforcement officers through its Peace Officer's Standard's and Training (P.O.S.T.) certification program. Self Defense programs will also be offered for kids and adults.

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: M.J. Management Services, LLC
Jacob Barber (Representative)
22802 Avenue 296
Exeter, CA 93221

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.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Project involves no negligible expansion of use because it involves a Minor Conditional Use Permit to allow for specialized education and training within an existing building. The proposed use is conditionally allowed in the Light Industrial (LI) zone. The Project site is surrounded by other industrial and office uses to the north and east, undeveloped land to the west, and commercial to the south. All activity will occur within the existing building. The Project site includes adequate parking for the proposed use. The Project site is in an area where all public services and facilities are available and is not environmentally sensitive. No special circumstances exist that would create a reasonable possibility that granting a Minor Conditional Use Permit would create a significant adverse effect on the environment.

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.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph N. Daguman

Date: April 19, 2023