



**RECORDING REQUESTED
WHEN RECORDED MAIL TO:**

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Joelle Inman
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Rod McLellan Company, Elk Grove Facility

Control Number:

PLNP2022-00013

Project Location:

The property is located at 11269 Carroll Road, on the east side of Carroll Road and approximately 700-feet south of Eschinger Road, in the Delta community of the unincorporated Sacramento County.

APN:

132-0240-078

Description of Project:

The project is a request for the following planning entitlements:

1. A Use Permit to use 18.4 acres of a 79.1-acre Agricultural – 80 acres (AG-80) zoned property for the Primary Processing of Agricultural Products.
2. A Special Development Permit to allow the proposed project to deviate from a future setback that would be required for a potential future right of way along Carroll Road.

This project consists of restarting a former facility that operated from 2001 to 2018, with 50 full-time employees. In February 2019, upon review of the business license it was determined that a Use Permit would be required in order to resume operations. The existing facility is composed of three buildings: main facility (90,788 square feet), on-site office (1,344 square feet) and maintenance shop (3,200 square feet). This project would not increase the square-footage of the existing structures and would not increase the capacity of the former operation (Exhibit 1). The facility will re-start with 38 employees a reduction from 50 employees on site previously.

The existing facility will be used for processing and packaging of soil and soil mixes; storage of raw materials and finished goods; warehousing and transport of finished goods. Operations at the facility will consist of all activities required to mix, blend, package and distribute soil and soil amendments. All material mixing will be performed on existing concrete pads located on the south side of the production/storage building (Exhibit 2). The facility will purchase bulk materials, including sawdust, bark, peat moss, pumice, cow manure and mix them together with dry fertilizers to make potting soils. No composting of materials will occur on-site.

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Rod McLellan Company, ATTN: Monty Maglinte
14111 Scottslawn Road, Marysville, OH 43041
(916) 223-4410
monty.maglinte@scotts.com

Exempt Status:

Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):

- CEQA Guidelines Section 15301 – Existing Facilities

Reasons why project is exempt:

The project will allow a facility to re-start the primary processing of agricultural products resulting in no expansion of existing or former use and is therefore exempt from the provisions of CEQA. Previously, the facility operated from 2001 to 2018 with 50 full time employees. The facility will resume operations with 38 employees without increasing the capacity of the former operation. This project will provide the necessary land use entitlements so that the facility can reopen. The facility will be storing large amounts of fertilizer, regulated by Sacramento County Environmental Management (EMD). The business will need to submit a Hazardous Materials Business Plan (HMP) to EMD for the safe storage and use of chemicals.

Section 15300.2-Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

- 1. *The project will occur in certain specified sensitive environments or locations;*

The project is a primary processing of agricultural products facility and this process will allow the facility to resume operations. Overall, the project will not increase the capacity of the former operation and will re-start with 38 employees from 50 employees previously. The Delta community is a sensitive area including sloughs, wetlands and riparian habitats. However, the project infrastructure is existing and no physical changes are occurring on the property.

- 2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place overtime;*

The Project will not result in potentially significant environmental. No cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

- 3. *There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*

There are no known unusual circumstances that will have a significant effect on the environment.

- 4. *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway;*

The project is an existing facility already in the Delta and the capacity of the facility is not expanding and will not impact scenic resources. The project is approximately 8 miles east from River Road or Highway 160, which has been designated as a scenic highway. No impacts to a scenic highway are anticipated.

- 5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the Project will not have an impact related to being located on a hazardous waste site.

- 6. *The project may cause a substantial adverse change in the significance of a historic resource.*

There are no known historic resources on the project site.

Joelle Inman

Joelle Inman
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:
County of Sacramento
County Clerk
600 Eighth Street, Room 101
Sacramento, CA 95814
 OPR:
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Exhibit 1: Operations and Functions by Building

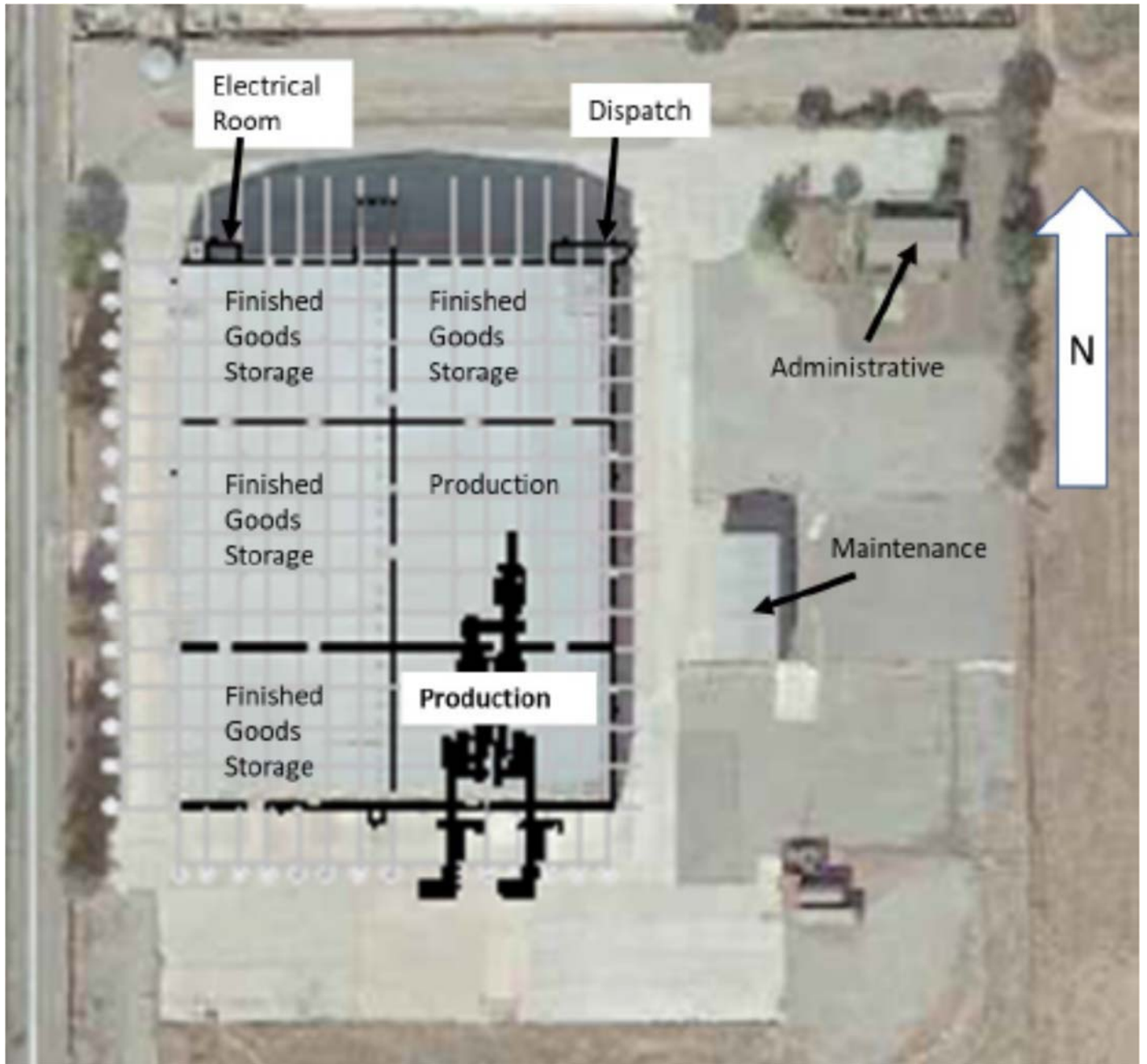


Exhibit 2: Storage and Production Areas

