



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: **Country Veterinary Hospital (PLNG22-012)**

PROJECT LOCATION - SPECIFIC: **10473 Aleilani Lane**

ASSESSOR'S PARCEL NUMBER(S): **127-0100-014**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Country Veterinary Hospital Project (the "Project") consists of a Minor Design Review and Tree Removal Permit to demolish the existing veterinary hospital building and construct a new, single-story veterinary hospital building totaling approximately 2,480 square feet along with associated parking, landscaping, and lighting improvements. Proposed site improvements will also include a building pad to allow for the future construction of a 5,500 square foot building expansion. The Design Review also includes a request to install an open view fence between the commercial zoned subject property and adjacent residential zoned property.

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: Toros Saraydarian
10473 Aleilani Lane
Elk Grove, CA 95624
916-686-6460

Ministerial [Section 21080(b); 15268];

- EXEMPTION STATUS:
- 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 to demolish the existing veterinary hospital building and construct a new, single-story veterinary hospital building totaling approximately 2,480 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, as further described in the staff report for this Project. The Project site is within an urban area that is less than five acres in size and surrounded by other commercial and residential uses. The Project site does not contain any habitat for endangered, rare, or threatened species as the site is partially developed with an existing commercial use and parking lot improvements. 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 a commercial project that is under 50,000 square feet. Pursuant to the City's Transportation Analysis Guidelines, commercial projects less than 50,000 square feet are exempt from Vehicle Miles Traveled (VMT) analysis. 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), electric vehicle supply equipment (TACM-9), and Tier 4 Construction equipment (TACM-8). The Project will be below the Sacramento Metropolitan Air Quality Management District's construction and operational air pollutant screening levels provided in its CEQA Guide. The Project is also subject to City water quality control requirements under EGMC Chapter 16.44, Land Grading and Erosion Control.

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 effects on the environment.

CITY OF ELK GROVE
Development Services -
Planning

By: 
_____ Joseph N. Daguman

Date: August 23, 2023
