

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

From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **2G Autobody (PLNG23-038)**

PROJECT LOCATION - SPECIFIC: **9882 Waterman Road**

ASSESSOR'S PARCEL NUMBER(S): **134-0100-039**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT
DESCRIPTION:

The 2G Autobody Project (the "Project") consists of a request for a Conditional Use Permit (CUP) to allow an autobody and auto paint service business on the Project site, which is located in the Industrial Office Park (MP) zoning district. The proposed use would be located in two existing tenant spaces for a total of 6,900 square feet in an existing industrial office building. No exterior improvements are proposed as part of the Project.

LEAD AGENCY: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684

APPLICANT: 2G Autobody
Christopher Gurule
9040 Pembridge Drive
Elk Grove, CA 95624

916.743.7758

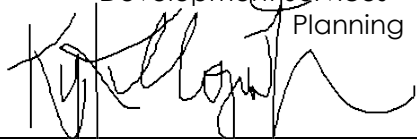
- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - Preliminary Review [Section 15060(c)(3)]
 - Consistent With a Community Plan or Zoning [Section 15183(a)]
 - Statutory Exemption
 - Categorical Exemption [15301]
 - Common Sense Exemption [Section 15061 (b)(3)]
 - Criteria for Subsequent EIR [Section 15162]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

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 site is a previously developed parcel that contains an existing industrial office building along with associated site improvement including parking, lighting, and landscaping. The Project involves a Conditional Use Permit to allow for a vehicle services- major business for autobody and auto paint repair within an existing industrial office building where the former use was also a vehicle service use. All activities would occur within the facility and be screened from public view. 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 Conditional Use Permit would create a significant adverse effect on the environment.

The General Plan relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. Any commercial/office/or industrial project that is less than 50,000 square feet is exempt from VMT analysis. In addition, sites throughout the City have been pre-screened and these areas have been determined to result in 15 percent or below the average service populations VMT established for that land use designation. The Project site is a pre-screened site, therefore is exempt from further VMT analysis.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Kyra Killingsworth

Date: February 21, 2024