



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
3636 American River Drive
Sacramento, CA 95864

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: **Guardian Yards Storage Center (PLNG21-039)**
 PROJECT LOCATION - SPECIFIC: **Triangle Point: Grant Line Road, Waterman Road, and Waterman Court, Elk Grove, CA 95624**
 ASSESSOR'S PARCEL NUMBER(S): **134-0182-001**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Guardian Yards Storage Center Project (PLNG21-039) (the "Project") consists of a Conditional Use Permit and Outdoor Activity Design Review for an outdoor storage yard on two separate Parcels 1 & 7 within the Triangle Point 75 Project (Parcel Map No. 13-057) that includes small and medium sized outdoor rentable space for construction contractors to store equipment, materials, and commercial vehicles, and will not include any structures or buildings. Site improvements would include pavement and gravel ground cover, fencing, keypad-operated gates, and landscaping.

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

LEAD AGENCY CONTACT: Cindy Gnos, Contract Planner
(916) 372-6100

APPLICANT: Embarcadero Group LLC
John Tomasello (Representative)
18958 Louis Road
Grass Valley, CA 95945
(530) 208-8482

- 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]
 - Categorical Exemption [Class 3 Section 15303(d)]
 - Existing Facilities [Section 15301]
 - Subsequent EIRs and Negative Declarations [Section 15162]

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

The proposed Project is a project under Section 15378 of the State California Environmental Quality Act (CEQA) Guidelines. However, no further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15183 (Consistency with Community Plan, General Plan or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations) because a previous Mitigated Negative Declaration (MND) was completed, and Mitigation Monitoring and Reporting Plan (MMRP) adopted for the Waterman Park Project (SCH #2006022058), which considered the range of uses and activities proposed for the Project on the same site.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Cindy Gnos

Date: March 22, 2024