



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 |
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PROJECT TITLE: **9730 Kent Street Addition (PLNG18-089)**

PROJECT LOCATION - SPECIFIC: **9730 Kent Street**

ASSESSOR'S PARCEL NUMBER(S): **134-0050-055**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Minor Design Review for the construction of an 8,000-square-foot addition on the western side of an existing ±4,800 square foot building. The proposed addition will utilize the same material type as the existing building. The Project also proposes site improvements consisting of a new drive access, landscape planters, extension of the parking area, and associated utilities necessary for the support of the addition.

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: Hartin & Hume, Inc.
Eric Curtis (Representative)
2664 Mercantile Drive, Suite A
Rancho Cordova, CA 95742
916-635-0331

- 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:

Staff has reviewed the project and determined that it is categorically exempt from CEQA review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Section 15301 applies to projects that consist of the operation repair, maintenance, permitting, leasing, 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. This includes additions to existing structures provided that the addition will not result in an increase or more than 10,000 square feet if:

- 1) The Project is in an area where all public services and facilities are available to allow the maximum development permissible in the General Plan; and
- 2) The area in which the Project is located is not environmentally sensitive.

The Project site features an existing ±4,800 square foot building and site improvements that were constructed around the year 2000. The Project consists of an 8,000 square foot addition and site improvements including expansion of the drive aisle and parking area, new landscape planters, and associated utilities necessary for the support of the addition.

The Project will not result in an increase of more than 10,000 square feet. The Project is in an area where all public services and facilities are available to allow the maximum development permissible (0.22 Floor Area Ratio proposed) in the General Plan (maximum 1.5 Floor Area Ratio permitted). Finally, the Project is not in an environmentally sensitive area due to the site being developed for over 20 years and urban development surrounding the Project on all sides. No special circumstances exist that would create a reasonable possibility that granting a Minor Design Review would create a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under State CEQA Guidelines Section 15301.

The Project qualifies for a categorical exemption under CEQA and is, therefore, exempt from further Vehicle Miles Traveled (VMT) analysis.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph Daguman

Date: May 2, 2024