



# 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: **D-Bat Baseball & Softball Training Academy (PLNG24-009)**

PROJECT LOCATION - SPECIFIC: **3132 Dwight Road, Suite 400**

ASSESSOR'S PARCEL NUMBER(S): **119-1540-031**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The D-Bat Baseball and Softball Academy Project (the "Project") consists of a Minor Conditional Use Permit (MUP) to utilize an existing 12,800 square-foot tenant space in the Light Industrial (LI) zoning district as a baseball and softball training facility. The facility would be used primarily by youth and high school baseball and softball teams for practice sessions focused on pitching, hitting, and fielding. Additionally, instruction sessions will be offered to individual players to enhance their baseball and softball skills. The Project also proposes a Special Parking Permit for a reduction in required parking spaces.

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: Peter Pontacq  
4840 Tusk Way  
Elk Grove, CA 95757  
650-823-3769

- 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:**

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" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations (State CEQA Guidelines) 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. Examples include the interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The former use was a warehouse with accessory office that operated during normal business hours and had access to the existing parking lot. The Project involves only a negligible expansion of use because it involves a Minor Conditional Use Permit to allow for a specialized education and training/studio within an existing building. The proposed use is conditionally allowed in the Light Industrial (LI) zone. The Project proposes only minor alterations to the interior space including partitions, plumbing, and electrical. The former warehouse space will feature the installation of twelve (12) stations for hitting, pitching, and fielding. Minor partition work is proposed in the office area that will add a reception area and pro shop. The tenant space is surrounded by a mix of light industrial, warehouse, fitness and sports facilities, and office uses. There will be no physical expansion of the building and all activity will continue to be indoors. There is no residential development within the immediate vicinity of the Project site. Finally, 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 Minor Conditional Use Permit would create a significant adverse effect on the environment.

CITY OF ELK GROVE  
Development Services -  
Planning

By: \_\_\_\_\_



Joseph N. Daguman

Date: October 24, 2024