



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: **NextGen Alpha Upfitting (PLNG24-050)**

PROJECT LOCATION - SPECIFIC: **9731 Dino Drive, Suite 100**

ASSESSOR'S PARCEL NUMBER(S): **134-0580-006**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The NextGen Alpha Upfitting Project (the "Project") consists of a request for a Conditional Use Permit (CUP) to utilize an existing 9,710 square-foot tenant space in the Light Industrial (LI) zoning district for the customization of vehicles.

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: NextGen Alpha Upfitting
Sumeet Singh (Representative)
8400 Carbide Court
Sacramento, CA 95828
916-603-9865

- 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:

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 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 building along with associated site improvements including parking, lighting, and landscaping. The Project involves only a negligible expansion of use because it involves a Conditional Use Permit to allow for a "Vehicle Services - Minor" business for upfitting of vehicles within an existing industrial building. All activities would occur within the facility existing building and be screened from public view. The Project proposes only minor alterations to the interior space including partitions, plumbing, and electrical modifications. The tenant space is surrounded by a mix of industrial, warehouse, and office uses. 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.

CITY OF ELK GROVE
Development Services -
Planning

By: 

Joseph N. Daguman

Date: April 21, 2025