



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: **Bond and Waterman Shell with 7-Eleven and Storage Facility (EG-17-058/APLA21-001)**

PROJECT LOCATION - SPECIFIC: 9287, 9291, 9295, and 9299 Bond Road

ASSESSOR'S PARCEL NUMBER(S): 127-1030-005, -008, -009, and -010

PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Conditional Use Permit and a Major Design Review for the construction of a new ±127,200 square foot multi buildings for a personal storage facility with a detached ±1,200 square foot accessory office building and an ±4,181 square foot fueling station with an attached car wash and canopy with associated parking, lighting, and landscaping on vacant parcels zoned General Commercial (GC). The Applicant shall construct the new facilities in accordance with the City's Action Plan (CAP) for non-residential construction. This includes compliance with the following CAP measures: BE-4. Energy Efficiency, BE-7. Solar Photovoltaics System Readiness, TACM-3. Transportation Demand Management Plan, TACM-6. Vehicle Miles Traveled Threshold, TACM-8. Tier 4 Final Construction Equipment, TACM-9. Electric Vehicle Supply Equipment.

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

LEAD AGENCY CONTACT: Kyra Killingsworth, Senior Planner, 916-478-3684

APPLICANT: California State Regional Center, LLC
Rohit and Ryan Ranchhod (Representatives)
12393 North Highway 99
Lodi, CA 95240

EXEMPTION STATUS: Consistent With a Community Plan or Zoning [Section 15183(a)] and Subsequent EIRs and Negative Declaration (Section 15162)

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.

State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the Community Commercial land use designation. The Project consists of a Conditional Use Permit and a Major Design Review for the construction of a new ±127,200 square-foot multi-building personal storage facility with a detached ±1,200 square foot accessory office building, and an ±4,181 square foot automobile fueling station with an attached car wash and canopy with associated parking, lighting, and landscaping on vacant parcels zoned General Commercial (GC). New construction on the Project site will comply with EGMC development standards for land grading and erosion control (Chapter 16.44), water efficient landscape requirements (Chapter 14.10) as well as EGMC Title 16 (Building and Construction) and Title 22 (Land Development). Compliance with these standards has been included in the conditions of approval for the Project.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is not part of the pre-screened area and the proposed buildings will be more than 50,000 square feet as defined by the City's Transportation Analysis Guidelines adopted with the General; therefore, the Project is not exempt from further transportation analysis. The Applicant provided a VMT analysis from Fehr and Peers dated March 25, 2020. This analysis was reviewed by the City's Traffic Engineer. In comparison with the City's General Plan, the land use designation limit for Community Commercial is 41.6 VMT per service population and the analysis states that the Project will be result in 20.4 VMT per service population, which will not exceed the General Plan. In addition, the Project shall demonstrate that cumulative VMT within the City would be equal to or less than the City's established total VMT limit; the Project results in 6,362,787 total, which is less than the Citywide of 6,367,833 total and would not cause cumulative VMT to exceed the established Citywide limit. In addition, the Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development, including CAP measures: BE-4. Energy Efficiency, BE-7. Solar Photovoltaics System Readiness, TACM-3. Transportation Demand Management Plan, TACM-6. Vehicle Milles Traveled Threshold, TACM-8. Tier 4 Final Construction Equipment, TACM-9. Electric Vehicle Supply Equipment.

The Project was also analyzed under the Mitigated Negative Declaration (MND) for the Bond Waterman Retail Project (EG-07-049) for which a Mitigation Monitoring and Reporting Program (MMRP) was adopted (SCH#2007102035) in 2007 for this property site, which included mitigation measures to reduce biological impacts to a less than significant level. The Project must comply with the adopted MMRP which required development of the subject parcel to mitigate for impacts to Swainson's hawk foraging habit. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provide that when a Mitigated Negative Declaration (MND) has been adopted for a project, no subsequent document shall be prepared for that project unless the lead agency on the basis of substantial evidence in light of the whole record, finds that there are new significant environmental effects due to a change in the project or circumstances or there is new information of substantial importance as identified in the State CEQA Guidelines Section 15162. A

MND was adopted in 2007 for a retail project. According to the MND, approximately 2.73 acres of the site had been occupied by residences that were demolished. These 2.73 acres are not viewed as viable foraging habitat for the Swainson's hawk since they have been previously disturbed. The approximately two acres remaining are contiguous with a large portion of land that is suitable hawk habitat and is in excess of five acres when combined. However, since the original MND, the baseline has changed as time has passed and the previously disturbed area is now considered potential habitat. The Project includes a condition of approval to mitigate for the loss of 4.73 acres of Swainson's hawk foraging habitat.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Sections 15183 and 15162, no further environmental review is required.

CITY OF ELK GROVE
Development Services

By:



Kyra Killingsworth

Date: 3/29/2021