



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: **G&C Auto Body (PLNG24-004)**

PROJECT LOCATION - SPECIFIC: **9919 Kent Street**

ASSESSOR'S PARCEL NUMBER(S): **134-0100-040**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The G&C Auto Body Project consists of a request for a Conditional Use Permit (CUP) to allow an autobody and auto paint service business on the Project site, which is located in the Light Industrial (LI) zoning district. The proposed use would be located within an existing 8,700-square-foot office/warehousing building. A 374-square-foot patio cover is proposed at the rear of the existing building to be used as a car wash station area for vehicles being serviced, but no other exterior improvements are proposed as part of the Project.

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: G&C Auto Body, LLC
David Pajon (Representative)
100 Stony Point Road, Suite 210
Santa Rosa, CA 95401
707-525-3520

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 office 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-Major" business for autobody and auto paint repair within an existing industrial office building. All activities would occur within the facility and be screened from public view. 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.

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

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph N. Daguman

Date: April 22, 2024