



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: **Survey Road Warehouse (PLNG26-013)**

PROJECT LOCATION - SPECIFIC: **9200 Survey Road**

ASSESSOR'S PARCEL NUMBER(S): **134-0520-017**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Survey Road Warehouse Project (the "Project") consists of a Minor Design Review for the construction of one new single-story storage warehouse building totaling approximately 6,000 square feet along with associated parking, landscaping, and lighting improvements. The Project shall comply with the City's Climate Action Plan (CAP) for nonresidential development, including CAP measures related to energy efficiency (BE-4), solar readiness (BE-7), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

LEAD AGENCY: **City of Elk Grove**
Community Development - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758
jdaguman@elkgrove.gov

LEAD AGENCY CONTACT: Joseph Daguman, Associate Planner (916) 478-2283

APPLICANT: Alpha Pacific Engineering & Contracting, Inc.
Jing Liang (Representative)
8185 Belvedere Avenue, Suite F
Sacramento, CA 95826
209-914-8679
jingliang.apec@gmail.com

- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - Common Sense Rule [Section 15061(b)(3)]
 - Consistent With a Community Plan or Zoning [Section 15183(a)]
 - Statutory Exemption
 - In-Fill Development [Section 15332]
 - Criteria for Subsequent EIR [Section 15162]
 - Residential Projects Pursuant to a Specific Plan (Section 15182)
 - Existing Facilities [Section 15301]
 - New Construction or Conversion of Small Structures [Section 15303]

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 15303 (New Construction or Conversion of Small Structures) of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15303 applies to projects that consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The Applicant is requesting a Minor Design Review for the construction of a 6,000 square foot warehouse building with associated site improvements. The warehouse is intended for construction storage and does not involve the use or storage of any hazardous substances. The Project is located in an urbanized area and does not exceed 10,000 square feet in floor area. All public services and facilities are available, and the area is not considered environmentally sensitive. Staff reviewed the proposed Project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under State CEQA Guidelines Section 15303 and no further environmental review is required.

CITY OF ELK GROVE
Community Development -
Planning

By: 
Joseph Daguman

Date: June 4, 2026
