

**RESOLUTION NO. 2026-034**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
FINDING NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY PURSUANT  
TO STATE CEQA GUIDELINES SECTIONS 15183 AND 15162 AND EXEMPT FROM  
CEQA PURSUANT TO SECTION 15301 AND APPROVING A CONDITIONAL USE  
PERMIT FOR THE TRILOGY MEDWASTE WEST PROJECT (PLNG25-020)  
LOCATION: 9168 SURVEY ROAD  
APN: 134-0510-026**

**WHEREAS**, the Community Development Department of the City of Elk Grove (“City”) received an application on July 23, 2025, from Trilogy MedWaste West, LLC, (“Applicant”) requesting a text amendment to Elk Grove Municipal Code (EGMC) Title 23 (Zoning) and a Conditional Use Permit for the Trilogy MedWaste West Project (“Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN:134-0510-026; and

**WHEREAS**, the Community Development Department considered the Project request pursuant to the Elk Grove General Plan, EGMC Title 23 (Zoning) and Title 22 (Land Development), the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

**WHEREAS**, the Planning Commission of the City (the “Planning Commission”) held a duly-noticed public hearing on January 15, 2026, as required by law to consider all information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting and voted 3-0-2 (Poole and Singha absent) to recommend approval of the Project to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on February 25, 2026, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of City of Elk Grove hereby finds that no further environmental review is necessary pursuant to State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan or Zoning) and 15162 (Subsequent EIRs and Negative Declarations) and finds the Project exempt from CEQA pursuant to State CEQA Guidelines Section 15301 based upon the following findings:

**CEQA:**

Finding: Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15183 (Projects consistent with Community Plan, General Plan or Zoning) and 15162 (Subsequent EIRs and Negative Declarations) and the Project is exempt from CEQA pursuant to Section 15301 (Existing Facilities).

Evidence: The California Environmental Quality Act (Section 21000, et. seq of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary “projects”. A “project” under CEQA is defined as the whole of an action which as a potential for resulting in either or a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.” The proposed project is a project under CEQA.

No further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Consistency with a Community Plan, General Plan and Zoning) and finds the Project exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

Staff has reviewed the Project and analyzed it based upon the above provisions in Sections 15162 and 15183 of the State CEQA Guidelines. State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by an existing 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.” In 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan. A Final Subsequent EIR (SCH #2022020463) to the General Plan was prepared and adopted in 2023 with the General Plan updates. The Project is subject to the Mitigation, Monitoring and Reporting Programs (MMRPs) adopted with the 2019 General Plan and 2023 Final Subsequent EIR. No physical changes (no expansion) or new development to the existing building are proposed on the Project site; therefore,

biological surveys, erosion control, cultural mitigation are not required. Since the Project would not alter the existing exterior building or significantly change truck operations this would not create new GHG emissions beyond what is discussed and measured in the City's General Plan EIR and SEIR. The building has been in operation since late 1990's with a small parking lot with five striped spaces in front with two street trees to provide shade for the parking spaces. The site is disturbed and there is no tree removal proposed with this application. The previous use was a food delivery service business that was characterized as a distribution, logistics and delivery center, a use that is permitted by right in the HI zoning district. The Proposed use will be similar to other uses that are permitted in the Heavy Industrial zoning district; therefore, the proposed operations would not alter or create new transportation impacts. No impact would occur beyond what was addressed in the General Plan EIR and Subsequent EIR. In addition, the Project will be consistent with the General Plan Polices (ER-1-4, ER-1-5 and ER-1-7) for Storage of Medical Materials and Transport of Medical Waste Material.

The Project is located in an industrial area and is fully surrounded by a variety of industrial uses and is approximately 4,600 feet away from the nearest residential subdivision west of SR99. The two commercially zoned sites nearest to the Project site are to the north and west. One commercial site is on the other side of Grant Line Road, located on East Stockton Boulevard and is over 1,000 feet away from the Project site. The second commercial site is on the west side of State Route 99 south of Kammerer Road, which is a little over 650 feet away from the Project site. The Project includes a Text Amendment to EGMC Title 23 (Zoning) to include the description of "Medical Waste Transfer Facility" and to conditionally allow the medical waste transfer facility in the Heavy Industrial zoning district. The Project and any future transfer facilities will also be subject to any local, state or federal regulations and will be subject to review for operations characteristics and land use compatibility.

In addition, 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 existing associated site improvement including parking, lighting and minimum landscaping. The previous uses were other similar delivery warehouse businesses (such as Imperfect foods, and Emergency Vehicle solutions) with the use of similar trucks and services. The proposed use will have five delivery trucks with each having one daily trip and one truck and trailer that will have a weekly trip, which would appear similar to the previous uses that included a delivery truck business for Imperfect Foods. The Project involves a Conditional Use Permit to allow for a medical waste transfer facility within an existing building. All activities will be inside the building with truck parking in an existing designated parking area behind a fence. The operations will have one shift at a time with four drivers out on the route and one manager in the office. In addition, all operations will be subject to all applicable, local, state and federal operations and permitting requirements for the transport and storage of medical waste. 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.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond that impacts and issues already

disclosed and analyzed in the General Plan EIRs. Therefore, the prior EIRs are sufficient to support the proposed action, and no further environmental review is required pursuant to State CEQA Guidelines 15183, 15162, and 15301.

**AND, BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby approves the Conditional Use Permit for the Trilogy MedWaste West Project (PLNG25-020), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

### **Conditional Use Permit**

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of this title.

Evidence #1: The Project site's General Plan Heavy Industrial (HI) land use designations are generally characterized by heavy industrial activities, including manufacturing, processing, fabrication, utility equipment and service yards, assembly, wholesaling, warehousing, and distribution occurring inside or outside of an enclosed building. Ancillary office spaces are also allowed. Also, Heavy Industrial areas are generally located away from residential and other sensitive land uses in areas providing adequate access and good movements. The Heavy Industrial (HI) zoning district is considered a consistent zoning district of the HI land use designation according to Table 3-1 (Consistency Matrix) in the General Plan. The HI zoning district is intended to accommodate a broad range of manufacturing and industrial uses. Permitted activity may vary from medium to higher intensity uses that involve the manufacture, fabrication, assembly or processing of raw/or finished materials.

The proposed CUP is consistent with the following General Plan Policies:

- **Policy ED-1-2**: Promote programs and services that support a diverse local economy.
- **Policy ED-1-5**: Support existing and prospective businesses that contribute to meeting Elk Grove's strategic economic goals and facilitate their relocation and expansion as appropriate.
- **Policy ER-1-4**: work to identify and eliminate hazardous waste releases from both private companies and public agencies
- **Policy ER-1-5**: Storage of hazardous materials and waste will be strictly regulated, consistent with State and federal law.
- **Policy ER-1-7**: To the extent feasible, uses requiring substantial transport of hazardous materials should be located such that traffic is directed away from the City's residential and commercial areas.

This Project would be a new business in the Heavy Industrial area whose services support the diverse local economy. The Applicant is currently operating this business in Lodi and plans to move their operations to Elk Grove. Supporting this business relocation is consistent with the economic goals of the City. The Project site is less than 500 feet from State Route 99, providing efficient access for the collection of medical waste collected in the region and transport of that waste to a disposal facility. Typical operations will include five box trucks collecting local

medical waste and delivering it the Project site once a day. A trailer truck will then pick up and deliver the consolidated waste from the Project site to the disposal facility in Fresno once a week. The Conditional Use Permit does not allow disposal of medical waste at the facility in Elk Grove. The Project is conditioned to obtain the applicable permits and conform to the standards of any local, state and federal regulations for medical waste handling.

Finding #2: The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence #2: The operations of the facility would be consistent with the “medical waste transfer facility” land use classification and will include an accessory office within an existing tenant space of an industrial building. The medical waste will be temporarily stored indoors and transferred to an off-site facility once a week. The truck parking will be in the rear of the site behind a fence, which will screen the vehicles from public view. The Project must comply with all state and federal laws regulating the handling of medical waste and the Applicant must obtain all applicable permits with the California Department of Toxic Substances Control and California Department of Public Health and any other local, state, or federal agencies as necessary. There will be adequate parking onsite and the existing building and site is surrounded by similar industrial uses and is about 650 feet from the nearest commercial zoning district and 4,600 from the nearest residential neighborhood, both on the west side of SR99.

The operation of the facility will consist of a medical waste transfer facility within an existing building located at 9168 Survey Road. The tenant space (Suite B) will include 3,200 square feet for storage and supplies and a 300 square foot accessory office space for a total of 3,500 square feet. The business will be open six days/week (Monday – Saturday), 6 AM to 6 PM and closed on major holidays.

The interior space will include an office, storage, weight station, and biohazard transfer storage area. As described above, there will be five box trucks, each with a daily pickup route, and a long-haul truck and trailer that will make a bulk delivery to the Fresno site for disposal once every seven days. The longest timeframe the waste will be at this location is seven days. The Applicant has indicated that the purpose of this business is to unload collected medical waste from local routes. Once unloaded on site, the containers are scanned and weighed. After scanning and weighing, the medical waste will be transferred into the long-haul trailer truck that will go to Trilogy’s disposal facility in Fresno. At the start, the Applicant will have five employees with long-term plans to grow with additional employees. The existing building has 5 parking spaces in the front and 6 spaces in the rear. As mentioned above, all operating supplies will be stored in the building with the transfer trucks stored outside within a fenced area. The Applicant has provided numerous operational documents for safety, which include the following:

1. Regulated Medical Waste Acceptance Policy,
2. Radiation Screening Protocol
3. Emergency Action Plan,
4. Bloodborne Pathogen Exposure Control Plan.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 25<sup>th</sup> day of February 2026




BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

**Exhibit A**  
**Trilogy MedWaste West (PLNG25-020)**  
**Project Description**

**PROJECT DESCRIPTION**

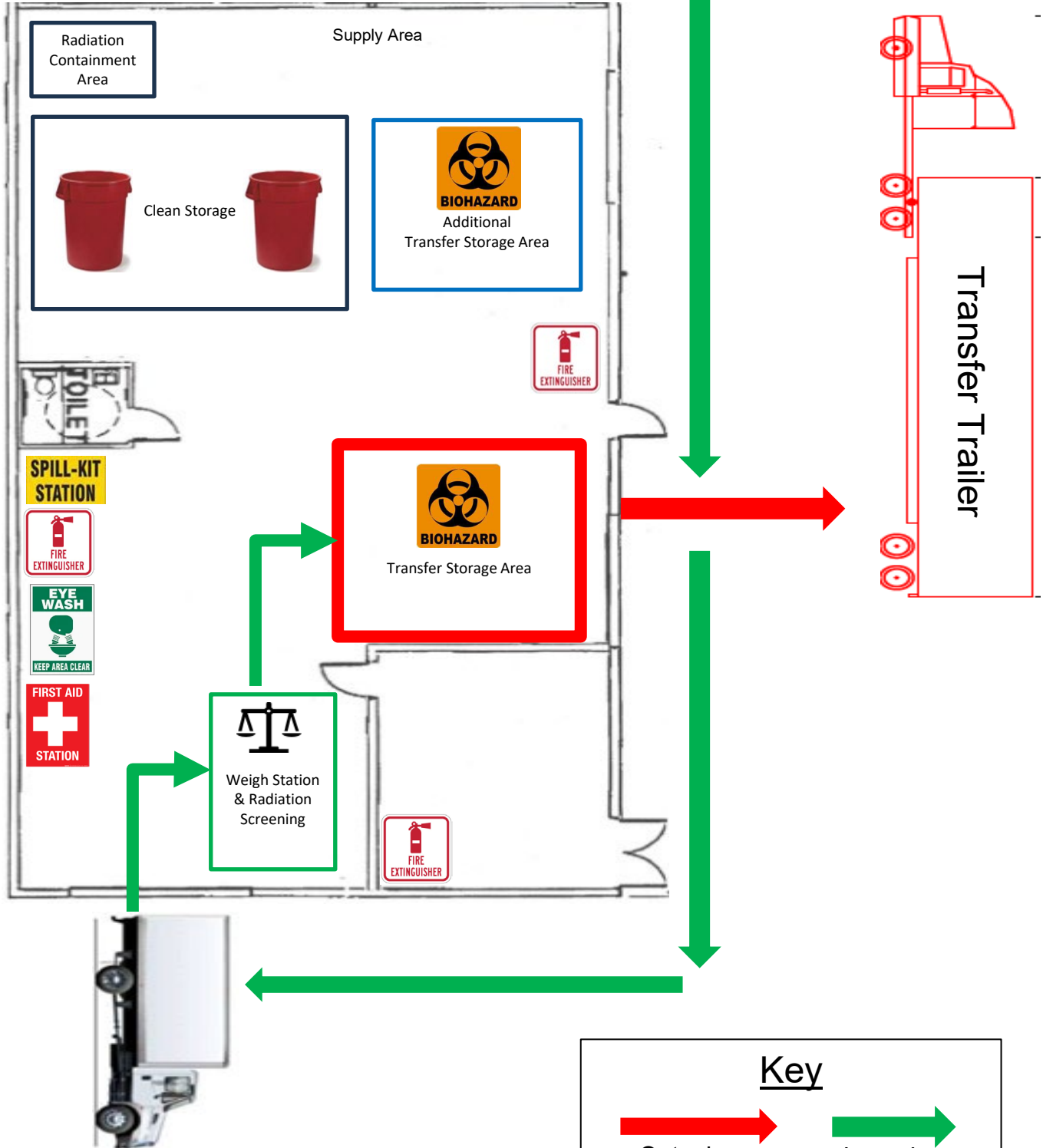
The Trilogy MedWaste Project (“Project”) consists of a request for a Text Amendment to Elk Grove Municipal Code (EGMC) Title 23, Zoning to amend the following:

1. Add the use “Medical Waste Transfer Facility” to Chapter 23.27 (Allowed uses and Required Entitlements);
2. Add an associated description to EGMC Section 23.26.050;
3. Allow “Medical Waste Transfer Facility” use with approval of a Conditional Use Permit (CUP) in the Heavy Industrial (HI) zoning district;
4. Add minimum parking requirements for “Medical Waste Transfer Facility” to EGMC Table 23.58-2; and
5. Add definition of “Medical Waste” to EGMC Section 23.100.020 (General definitions).

The Project includes a Conditional Use Permit to allow the operation of a medical waste transfer facility in an existing tenant space in an industrial building on the Project site. No exterior improvements are proposed as part of the Project.

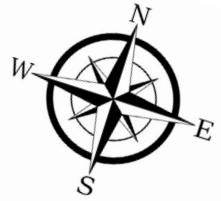


**Floor Plan**  
9168 Survey Road, Suite B  
Elk Grove, CA 95624





**Site Plan**  
9168 Survey Road, Suite B  
Elk Grove, CA 95624



**Exhibit C**  
**Trilogy MedWaste West (PLNG25-020)**  
**Project Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>ON-GOING</b>				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	The Effective Date of the permits for this approval shall be the same as the date following the effective date of the Ordinance containing the legislative actions for this Project. The exercising, time limits, and available extensions to these approvals shall be as provided in EGMC 23.18 (Implementation, Time Limits, and Extensions).			
3.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of the Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
5.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of The Project. Other limitation periods may apply. The City reserves all rights.	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
6.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Title 16 (Building and Construction)</li> <li>• EGMC Title 22 (Land Development)</li> </ul>	On-Going	Planning	
7.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Engineering SCWA SacSewer SMUD PG&E	
8.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SacSewer), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SacSewer	
9.	<p>Approval of the Project does not relieve the Applicant from the requirements of subsequent permits, approvals, and regulations including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>• Building Permit and Certificate of Occupancy</li> <li>• Fire Department review for permits and/or occupancy</li> <li>• California Department of Toxic Substances Control</li> <li>• California Department of Public Health</li> <li>• Any local, state, or federal approvals as necessary for the transport and storage of medical waste</li> </ul>	On-Going	Planning Engineering Building CCSD SCWA SacSewer	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
10.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of The Project. Other limitation periods may apply. The City reserves all rights.	On-Going	Planning	
11.	Signage is not approved with this Application. Future signs shall be reviewed under a separate Sign Permit application and shall comply with the development standards (EGMC Chapter 23.62) for signs in effect at the time of submittal in order to be approved.	On-Going	Planning	
12.	The Conditional Use Permit may be revoked or modified for cause as provided in EGMC Section 23.20.020. Calls for police services may be cause for additional review and potential modifications to the CUP by the Chief of Police or their designee.	On-Going	Police Department Planning	
13.	The Applicant shall comply with, record, and pay the initial deposit of \$2,500 for the Mitigation Monitoring and Reporting Programs (MMRPs) adopted as part of the General Plan EIR. Until the MMRP deposit has been paid and all MMRP has been recorded with the County Recorder against the subject property, no occupancy permit from the City or County will be approved.	Prior to issuance of any plans or permits associated with the Project and prior to being operation of the use	Planning	

###

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2026-034**

STATE OF CALIFORNIA            )  
COUNTY OF SACRAMENTO    )        ss  
CITY OF ELK GROVE            )


*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on February 25, 2026 by the following vote:*

**AYES:            COUNCILMEMBERS:        Singh-Allen, Suen, Brewer, Robles, Spease**

**NOES:           COUNCILMEMBERS:        None**

**ABSTAIN:       COUNCILMEMBERS:        None**

**ABSENT:        COUNCILMEMBERS:        None**

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**