



City of Elk Grove NOTICE OF DETERMINATION

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
Community Development-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

SUBJECT: Filing of Notice of Determination in compliance with Section 15075 of the CEQA Guidelines.

STATE CLEARINGHOUSE NUMBER:	SCH #2017062058 and SCH # 2022020463
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PROJECT TITLE: Trilogy MedWaste West (PLNG25-020)

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

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684; kkillingsworth@elkgrove.org

PROJECT APPLICANT: Trilogy MedWaste West
Chad Plata
3 Riverway, #1050
Houston, TX 77056
Cplata@trilogymedwaste.com
713-205-7233

PROJECT LOCATION: 9168 Survey Road, Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 134-0510-026

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 "Medical Waste Transfer Facility" use to Chapter 23.27 (Allowed Uses and Required Entitlements);
2. Add an associated description to EGMC Section 23.26.050;
3. Allow a "Medical Waste Transfer Facility" use upon 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 also includes a Conditional Use Permit to allow the operation of a new 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.

This is to advise that on February 25, 2026, the City of Elk Grove City Council has approved the above-described Project and has made the following determinations regarding the above-described project.

- The Project will not have a significant effect on the environment.
- No further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (State CEQA Guidelines).
- Mitigation measures were made a condition of approval of this project.
- A mitigation monitoring or reporting plan was not adopted for this project.
- A statement of Overriding Considerations was not adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

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 has a potential for resulting in either 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).

Stat 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 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 was developed in the late 1990's with a small parking lot 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 (additional details have been previously in the staff report).

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. The two commercially zoned sites nearest to the Project site are to the north and west. One commercial site is on the north side of Grant Line Road, located on East Stockton Boulevard and is over 1,000 feet from the Project site. The second commercial site is on the west side of SR 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 use 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 one weekly trip. 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. In addition, all operations will be subject to all applicable local, state and federal regulations 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 the 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.

This is to certify that the Environmental Impact Reports are available to the General Public at:
City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE
Community Development - Planning

By: *Kyra Killingsworth*
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Date: February 27, 2026

Figure 1 – Vicinity Map

