



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: **The Academy EG (PLNG26-020)**

PROJECT LOCATION - SPECIFIC: **9752 Kent Street, Suite 300**

ASSESSOR'S PARCEL NUMBER(S): **134-0100-022 & 134-0100-060**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION: The Academy EG Project (the "Project") consists of a Minor Conditional Use Permit (MUP) to utilize an existing 18,000 square-foot tenant space in the Light Industrial (LI) zoning district as a Specialized Education and Training/Studio that will offer kickboxing, wrestling, and jiu-jitsu training.

City of Elk Grove

LEAD AGENCY: Community Development - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758
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LEAD AGENCY CONTACT: Joseph Daguman, Associate Planner (916) 478-2283

APPLICANT: Nick Jordan
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- 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 15301 (Existing Facilities) of Title 14 of the California Code of Regulations (State CEQA Guidelines) 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 former use was approved for a specialized education and training/studio. The Project involves only a negligible expansion of use because it involves a Minor Conditional Use Permit to allow for a specialized education and training/studio within an existing building. The proposed use is conditionally allowed in the Light Industrial (LI) zone. The tenant space is surrounded by a mix of light industrial, warehouse, fitness and sports facilities, and office uses. There will be no physical expansion of the building and no site improvements are required as the existing parking satisfies the parking requirement for the proposed use and the existing uses on-site. There is no residential development within the immediate vicinity of the Project site. Finally, 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 Minor Conditional Use Permit would create a significant adverse effect on the environment.

CITY OF ELK GROVE
Community Development -
Planning

By: 
Joseph Daguman

Date: August 6, 2026