

# 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

From: City of Elk Grove  
 Development Services-Planning  
 8401 Laguna Palms Way  
 Elk Grove, CA 95758

Sacramento County Clerk-Recorder  
 Sacramento County  
 PO Box 839, 600 8th Street  
 Sacramento, CA 95812-0839

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

PROJECT TITLE: **Elk Grove Masonic Lodge (PLNG20-044)**

PROJECT LOCATION - SPECIFIC: **9257 Elk Grove Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **127-0170-005**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Elk Grove Masonic Lodge Project consists of a Conditional Use Permit to allow an assembly use in an existing ±4,000 square-foot building in the Old Town Special Planning Area zoning district and an Old Town Type 1 Design Review for exterior improvements to the existing building.

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

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245

APPLICANT: Elk Grove Masonic Lodge No. 173  
 Scotty J. Christian (Representative)  
 PO Box 636  
 Elk Grove, CA 95759

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)]
- Statutory Exemption
- Categorical Exemption [15301]
- General Rule [Section 15061(b)(3)]
- Criteria for Subsequent EIR [Section 15162]

**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 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 involves a Conditional Use Permit to allow an assembly facility within an existing building. The proposed use is conditionally allowed on the Project site due to its location in the Old Town Specific Plan Area (OTSPA) Commercial zone. The Project site is surrounded by other commercial uses to the east, and west and residential uses to the north. All assembly activity will occur within the existing building and 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. Furthermore, the interior improvements and architectural enhancements to the 4,000 square-foot building do not require Vehicle Miles Traveled (VMT) analysis since nonresidential projects less than 50,000 square feet are exempt from VMT analysis. 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.

CITY OF ELK GROVE  
Development Services - Planning

By:   
Sarah Kirchgessner

Date: March 19, 2021