



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: **Eden Gardens Event Center (PLNG19-024)**

PROJECT LOCATION - SPECIFIC: **8434 Bradshaw Road**

ASSESSOR'S PARCEL NUMBER(S): **121-1100-003**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Eden Gardens Event Center Project (the "Project") consists of a Conditional Use Permit (CUP) to operate an event center in an existing ±20,245 square-foot commercial building and associated portable buildings on a ±5.1-acre parcel in the Agricultural Residential (AR-5) and the High Density Residential (RD-25) zoning districts. No modifications to the site or the exterior of the building have been proposed, except for (1) the construction of a solid wall along the south boundary of the parking lot (as required by code), and (2) the removal of the existing portable buildings on the Project site, or conversion of such portable buildings to office/storage use if the Applicant can obtain certificates of occupancy for such uses

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

LEAD AGENCY CONTACT: **Antonio Ablog, (916) 627-3335**

APPLICANT: **Raj Kumar Sharma**
P.O. Box 1107
Wheatland, CA 95692

Ministerial [Section 21080(b); 15268];

- EXEMPTION STATUS:
- 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 [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.

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 or use beyond that existing at the time of the lead agencies determination. The Project is a CUP to operate a 20,245 square-foot event center within an existing building. The existing building was originally constructed for an assembly use and will continue to be utilized for assembly uses. The existing building was constructed to accommodate up to 678 attendees in the main assembly area. The conditions of approval limit the number of event attendees to 500, which is less than the assembly area was originally permitted to accommodate. No modifications to the exterior of the building or the site would occur, with the exception of updates to parking lot lighting for compliance with the Municipal Code requirements and the installation of a solid wall on a portion of the southern property line. All events are conditioned to occur primarily indoors, with a limited allowance (maximum of one hour) for outdoor activities associated with the primary event. Live music and amplified sound are not permitted outside the facility and all outdoor activities must comply with EGMC Chapter 6.32 related to noise control.

Additionally, the portable buildings on the site were allowed and permitted for educational uses. The Applicant is requesting to retain the portable buildings to store chairs, tables, and decorations needed for the various events anticipated to occur at the center; as well as up to 2 portables to be used as offices for event related personnel. The storage and office uses proposed for the portable buildings will not create any impacts beyond those analyzed for the original educational use of the buildings. No special circumstances exist that granting a Conditional Use Permit would create a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Sections 15301 and no further environmental review is required.

Potential impacts from traffic and parking were analyzed and did not result in the need for further analysis. Based on the Project description for type of use, hours of operation, and size of facility, an analysis was conducted which concluded that the proposed use does not warrant Vehicle Miles Traveled (VMT) analysis as required per the City’s Transportation Analysis Guidelines as the proposed commercial use is less than 50,000 square feet. As further analysis is not required, the

proposed Project is found to be consistent with the baseline VMT projections outlined in the General Plan and Transportation Guidelines. Conditions of approval have been included with the Project to ensure any future interior remodel work or site improvements are installed in accordance with Fire and Building Code regulations.

CITY OF ELK GROVE
Development Services -
Planning



By: _____
Antonio Ablog, AICP

Date: October 11, 2021
