

- 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, 15311, and 15304]
 - 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." The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), 15311 (Accessory Structures), and 15304 (Minor Alterations to Land). 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 Project consists of a Conditional Use Permit to allow assembly use for prayer, religious study, after-school programs, scouting meetings, and associated offices within an existing building within the Laguna West Business Park. The existing building was developed for industrial-office uses and has previously been occupied by school uses. The proposed use is conditionally allowed on the Project site due to its location in the Industrial-Office Park (MP) zone. The Project site is surrounded by other office/assembly/educational uses to the north, south, and east. The surrounding industrial and commercial land uses to the north, east, and west are over 200 feet from the Project site. The residential development to the south is over 700 feet from the building and is separated by Laguna Boulevard. Furthermore, the Project building is surrounded by other similar buildings within the existing development, which provides a physical buffer between the surrounding properties and all activity is proposed to occur within the existing building. The Project does not include the expansion of any of the existing buildings on the Project site. 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. 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.

CEQA Guidelines Section 15311 (Accessory Structures) applies to the construction, or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including, but not limited to, parking lots. CEQA Guidelines Section 15304 (Minor Alterations to Land) consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Examples include but are not limited to grading on land with a slope of less than 10%, new gardening or landscaping, and filling of earth into previously excavated land with materials compatible with the natural features of the site. The proposed overflow parking area, which is accessory to an existing commercial/industrial facility, located on a portion of an approximately 3.8-acre site in an urbanized area within the City of Elk Grove. The site is undeveloped, but substantially surrounded by development to the north, south, and east, with Dwight Road bounding the Project along its eastern property line. The development of the parking lot involves grading on a site with a slope of less than 10%. The proposed grading will not occur in a waterway, in a wetland, in an officially designated federal, state or local government scenic area, or in an officially mapped area of severe geologic hazard. All public utilities and services are available and no significant adverse effects related to traffic, noise air quality or water quality were identified during Project review.

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, 15311, and 15304 and no further environmental review is required.

CITY OF ELK GROVE
Development Services - Planning

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