



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: **Elk Grove Muslim Center Expansion (PLNG18-085)**

PROJECT LOCATION - SPECIFIC: 9011 Elk Grove-Florin Road

ASSESSOR'S PARCEL NUMBER(S): 127-0020-025

PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Elk Grove Muslim Center Expansion Project ("Project") consists of an amendment to a previously approved Conditional Use Permit (CUP) for the Elk Grove Muslim Center (EG-09-032) to allow for the expansion of an assembly use in the Agricultural Residential-minimum 5 acres (AR-5) zoning district; and a Major Design Review to construct a ±18,470 square foot new community center and associated on-site improvements, which includes parking, lighting, landscaping and stormwater basins on a partially vacant parcel. The Applicant shall construct the new center in accordance with the City's Climate Action Plan (CAP) for non-residential construction. This includes compliance with the following CAP measures: BE-4. Energy Efficiency, BE-7. Solar Photovoltaics System Readiness, TACM-3. Transportation Demand Management Plan, and TACM-8. Tier 4 Final Construction Equipment.

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

LEAD AGENCY CONTACT: Kyra Killingsworth, Senior Planner, 916-478-3684

APPLICANT: Elk Grove Afghan Community Center
Samihullah Tokhi (Representative)
P.O. Box 580426
Elk Grove, CA 95758

EXEMPTION STATUS: Consistent With a Community Plan or Zoning [Section 15183(a)]

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.

State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a 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." An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The Project consists of construction of a new community center for an existing assembly use and associated on-site improvements on a partially-vacant parcel zoned Agricultural Residential-minimum 5 acres. New construction on the Project site shall comply with EGMC development standards for land grading and erosion control (Chapter 16.44), water-efficient landscape requirements (Chapter 14.10) as well as EGMC Title 16 (Building and Construction) and Title 22 (Land Development). Compliance with these standards has been included in the conditions of approval for the Project.

The Project will have a variety of roof heights with the overall maximum height of 48 feet, 11 inches with steeples, copulas and the building roof. The majority of the building will have a height of 29 feet, 6 inches. Pursuant to EGMC Section 23.48.040 (A) (2), Exceptions to height limit, church steeples may be erected to a maximum height of 75 feet from the ground, provided said structures are set back from all property lines a distance equal to the height of the structure. The building will be situated approximately 97 feet from Elk Grove- Florin Road, 165 feet from Campbell Road, 154 feet from the north side and 341 feet from the east side of the property, which are all more than double the proposed maximum height and, therefore, will comply with the building height limit exception for religious structures.

The Project site is not part of the pre-screened area, however, the proposed building will be less than the 50,000 square feet of commercial, office, or industrial projects that would trigger Vehicle Miles Traveled (VMT) analysis pursuant to the City's Transportation Analysis Guidelines that were adopted with the General Plan. Even though the Project is exempt from further transportation analysis, the Applicant provided a transportation analysis report from TJKM dated December 10, 2020, to provide an analysis on circulation, parking and traffic. The analysis was reviewed and accepted by the City's Traffic Engineer. Fridays are expected to generate the largest number of attendees with up to approximately 200 attendees. The report concluded that the expansion of the Project is expected to generate about 32 additional inbound trips during the Friday mid-day hour and 51 additional outbound Friday mid-day hour trips when compared to the existing operations.

The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development, including the following CAP measures: BE-4. Energy Efficiency, BE-7. Solar Photovoltaics System Readiness, TACM-3. Transportation Demand Management Plan, TACM-8. Tier 4 Final Construction Equipment.

The Applicant provided a wetlands delineation from DeNovo Planning Group dated April 3, 2018. The habitat evaluation report states that there is no sensitive habitat to report other than the wetland area. No development will occur in the wetland area.

The Applicant has provided a Cultural Resources Analysis for the site completed by Peak &

Associates, Inc which was peer reviewed by the City. It was concluded that the Cultural Resources Analysis was consistent with the General Plan's goals related to the protection of cultural and tribal resources. Additionally, the implementation of Conditions of Approval #14 and 15 will address the potential for encountering undiscovered cultural resources and tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall be halted immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.

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 EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Sections 15183, no further environmental review is required.

CITY OF ELK GROVE
Development Services-

By: _____



Kyra Killingsworth
December 17, 2021

Date: _____