



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: **Makamae Melia O'Polynesia Cultural Center (PLNG23-008)**
 PROJECT LOCATION - SPECIFIC: **10535 E Stockton Boulevard, Suite F**
 ASSESSOR'S PARCEL NUMBER(S): **134-0510-023**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Makamae Melia O'Polynesia Cultural Center (Makamae) Project (the "Project") consists of a Conditional Use Permit (CUP) to utilize an existing 2,096 square-foot tenant space in the Heavy Industrial (HI) zoning district as a School - Specialized Education and Training Studio. Makamae proposes to utilize the space to raise awareness of the Polynesian culture in the community through arts, crafts, music, dance, and language programs; and promote physical, spiritual, and cultural enrichment.

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

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283

APPLICANT: Makamae Melia O'Polynesia
Rhea Engkabo (Representative)
4809 Van Steyn Court
Elk Grove, CA 95757
Phone: 916-753-3195

EXEMPTION STATUS: Ministerial [Section 21080(b); 15268];

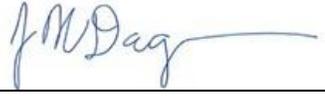
- Declared Emergency [Section 21080(b)(3); 15269(a)];
- Emergency Project [Section 21080(b)(4); 15269(b)(c)];
- Preliminary Review [Section 15060(c)(3)]
- Consistent With a Community Plan or Zoning [Section 15183(a)]
- Categorical Exemption [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Existing Facilities [Section 15301]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The California Environmental Quality Act (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" (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 former use was an office that operated during normal business hours and had access to the existing parking lot. The Project involves only a negligible expansion of use because it involves a Conditional Use Permit to allow for specialized education and training within an existing building. The proposed use is conditionally allowed in the Heavy Industrial (HI) zone. The tenant space is surrounded by industrial and office uses. There is no residential development within the immediate vicinity of the Project site. The majority of the Project's hours of operation are outside regular business hours of the other tenants. The Project site includes adequate parking for the proposed use. For the fundraisers and local pop-up events to take place one Saturday per month, the Applicant would be able to utilize most of the 66 on-site parking spaces as a majority of the other tenants in the building do not operate on Saturdays. However, the Project has been conditioned to prohibit the creation of a parking shortage for those tenants that are open on Saturdays. There are approximately 35 on-street parking spaces that are located on E. Stockton Boulevard and Survey Road that are within walking distance of the Project site in the event remaining on-street parking is unavailable. 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 Conditional Use Permit would create a significant adverse effect on the environment.

The Project consists of a commercial project that is under 50,000 square feet. Commercial projects of less than 50,000 square feet are exempt from Vehicle Miles Traveled (VMT) analysis.

By: 
Joseph N. Daguman

Date: June 29, 2023