



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: **Enchanted Elk Grove (PLNG23-034)**
 PROJECT LOCATION - SPECIFIC: **10481 Grant Line Road, Suite 155**
 ASSESSOR'S PARCEL NUMBER(S): **134-0510-034**

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

PROJECT DESCRIPTION: The Enchanted Elk Grove Project (the "Project") consists of a Minor Conditional Use Permit (MUP) to utilize an existing 3,544 square-foot tenant space in the Industrial-Office Park (MP) zoning district as an Indoor Amusement/Entertainment Facility to provide an indoor playground for children.

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: Enchanted Elk Grove LLC
Theresa Mulcrone
10459 Arnado Street
Elk Grove, CA 95757
916-390-2216

- 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 Minor Conditional Use Permit to allow for an indoor amusement/entertainment facility within an existing building. The proposed use is conditionally allowed in the Industrial-Office Park (MP) 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 Project site includes adequate parking for the proposed use. 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.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph N. Daguman

Date: March 4, 2024