



City of Elk Grove NOTICE OF EXEMPTION

COPY

2019038632

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: **McDonald's at Elk Grove Blvd. (PLNG18-091)**

PROJECT LOCATION - SPECIFIC: 8710 Elk Grove Boulevard

ASSESSOR'S PARCEL NUMBER(S): 125-0040-033

PROJECT LOCATION - CITY: **Elk Grove**

PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Conditional Use Permit Amendment to realign and extend the existing two-lane, drive-through entrance at the existing McDonald's Restaurant. Minor improvements will be made for the accessible parking and landscape areas; however, the restaurant use will not be expanded. The Conditional Use Permit was originally approved by the County of Sacramento (90-0745 BLR) and amended by the City in 2001 (EG-00-082) and again in 2005 (EG-05-814).

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

LEAD AGENCY CONTACT: Matt Diaz (916) 478-3684
CoreStates, Inc.

APPLICANT: Mike Yao (Representative)
4240 East Jurupa Street Suite 402
Ontario, CA 91761

EXEMPTION STATUS: Categorical Exemption [Section 15301]

Governor's Office of Planning & Research

MAR 27 2019

STATE CLEARINGHOUSE


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

Y909

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.

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 beyond that existing at the time of the lead agency's determination. The Project consists of a Conditional Use Permit Amendment to realign and extend the existing, two-lane drive-through entrance at the McDonald Restaurant located at 8710 Elk Grove Boulevard. Minor improvements will be made for the accessible parking and landscape areas but the restaurant use will not be expanded. The proposed use is conditionally allowed on the GC zoned Project site which is surrounded by other commercial uses to the north, west, and east with single-family residential uses to the south. The residential development to the south is buffered by an existing six-foot high masonry wall, a drive aisle, and 15-20 feet of landscaping. 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. The six-foot masonry wall will lower the estimated noise level to 37 dB (a 14 dB reduction) within one foot of the residential property line, resulting in the proposed Project's compliance with nighttime and daytime noise levels during all hours of operation. No special circumstances exist that would create a reasonable possibility that granting a CUP Amendment would create a significant adverse effect on the environment.

CITY OF ELK GROVE
Development Services - Planning

By:  _____
Matt Diaz

Date: 3/26/19