

City of Elk Grove NOTICE OF EXEMPTION

2020080108

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)	<p data-bbox="911 722 1365 747">Governor's Office of Planning & Research</p> <p data-bbox="1045 779 1224 810">Aug 07 2020</p> <p data-bbox="943 842 1325 877">STATE CLEARINGHOUSE</p> <p data-bbox="1053 974 1203 999">(stamp here)</p>

PROJECT TITLE: **Vineyard at Madeira Pad E (PLNG19-043)**
PROJECT LOCATION - SPECIFIC: **10065 Bruceville Road**
ASSESSOR'S PARCEL NUMBER(S): **132-2530-005-0000**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Conditional Use Permit (CUP) and Design Review Amendment to allow for the construction of a new ±3,165 square-foot retail pad building with a drive-through (Pad E), associated parking, landscaping, and lighting improvements at 10065 Bruceville Road {APN: 132-2530-005}. The CUP requires an exception as the proposed hours of operation for the drive-through are 24 hours a day, seven days a week. This Project will supersede the prior Design Review that was originally part of the Vineyard at Madeira Shopping Center Phase 3 Project (EG-15-040).

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

LEAD AGENCY CONTACT: Joseph N. Daguman, Assistant Planner

APPLICANT: PDF Properties LLC.
Paul Frank (Representative)
9381 E. Stockton Boulevard, Suite 200
Elk Grove, CA 95624

- 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
 - 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" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an Environmental Impact Report (EIR) has been certified or Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidences in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial important as identified in State CEQA Guidelines Section 15162(a)(3). An EIR was prepared and certified for the Laguna Ridge Specific Plan EIR (SHC# 2000082139) and the subject property was zoned for commercial development in 2004 with the approval of the Laguna Ridge Specific Plan.

The Project consists of a Conditional Use Permit with an Exception and Design Review Amendment for the construction of one retail pad building with a drive-through within an approved shopping center consistent with the uses anticipated in the Laguna Ridge Specific Plan EIR. Potential impacts related to noise were analyzed and found to comply with the General Plan and EGMC noise standards. No other 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 Laguna Ridge Specific 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 Section 15162, no further environmental review is required.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph N. Daguman

Date: August 7, 2020