



# 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: **Burger King Remodel (PLNG20-039)**

PROJECT LOCATION - SPECIFIC: **8637 Elk Grove Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **125-0390-006-0000**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Burger King Remodel Project (the "Project") consists of a Conditional Use Permit Amendment and Minor Design Review for building façade and site improvements to the existing Burger King Restaurant and drive-through located at 8637 Elk Grove Boulevard. The improvements will update the building's architectural façade to a more contemporary style consistent with similar rebranding efforts in the region that includes the demolition of the existing play area portion of the building, a reconfigured drive-through that will partially split the existing single lane into two lanes and add a second menu board and speaker system, and minor landscaping and accessibility upgrades.

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: **Quickserve Restaurants, Inc.**  
**Sunny Ghai (Representative)**  
25 E airway Boulevard  
Livermore, CA 94551

- 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:**

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 and Minor Design Review for building façade and site improvements to the existing Burger King Restaurant and drive-through located at 8637 Elk Grove Boulevard. First, the improvements will update the building's architectural façade to a more contemporary style consistent with similar rebranding efforts in the region and includes the demolition of the existing play area portion of the building. Second, the drive-through will be reconfigured into a two-lane entry and will add a second menu board and speaker system. Finally, landscaping and accessibility upgrades are proposed. The proposed use is conditionally allowed on the GC zoned Project site which is surrounded by other commercial uses to the south, west, and east with multi-family residential uses to the north. 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. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. No special circumstances exist that would indicate that there is a reasonable possibility that the project would have a significant adverse effect on the environment.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project consists of a commercial project that is under 50,000 square feet. Commercial projects less than 50,000 square feet are exempt from VMT analysis.

CITY OF ELK GROVE  
 Development Services -  
 Planning

By:   
 Joseph Daguman

Date: May 14, 2021