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And when completed mail to: }

City of Davis }
Department of Community }
Development & Sustainability }
23 Russell Boulevard, Suite 2 }
Davis, CA 95616 }

Space above this Line for Recorder's Use

NOTICE OF EXEMPTION

TO: County Clerk
County of Yolo
625 Court Street
Woodland, CA 95695

From: City of Davis
Community Development Dept.
23 Russell Blvd., Suite 2
Davis, CA 95616

AND:
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

Project Title

Chipotle

Project Location – Specific

4823 Chiles Road

Project Location -- City

Davis, CA 95618

Project Location – County

Yolo County

Description of Nature, Purpose, and Beneficiaries of Project

The proposed project will demolish an existing building of approximately 2,393 square feet and construct a new 2,334 square foot quick-service restaurant that will be used for a Chipotle restaurant. The proposed project is applying for a Condition Use Permit for a restaurant with a drive-through lane that is exclusive for pick-up orders ("pick-up lane"). Additional site improvements include new site paving, landscaping, accessible EV charging stalls, lighting, and an agriculture-themed mural along the pick-up lane. The proposed project will still operate as a normal quick-service restaurant with available seating indoors and outdoors. Nineteen parking spaces and 18 bike parking spaces will be provided for customers who want to dine in or walk in and pick up their order.

Name of Public Agency Approving Project

City of Davis

Name of Person or Agency Carrying Out Project

Tera Properties LLC

Exempt Status: (Check One)

Ministerial (Sec 15073)

Declared Emergency (Sec. 15071(a))

Emergency Project (Sec. 15071(b) and (c))

Categorical Exemption. State type and section number: 15302(b), 15303, 15332


Reasons why project is exempt:

The project is Categorical Exempt from review under the California Environmental Quality Act. (CEQA) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15302(b) (Replacement or Reconstruction of a commercial structure with a new structure of substantially the same size, purpose, and capacity), Section 15303 (New Construction of a restaurant under 2500 square feet), and 15332 (In-Fill Development Projects).

The demolition of the existing building was reviewed by the local Historical Resource Management Commission which determined the structure to be ineligible for historic designation under the California Register of Historic Resources or as a City of Davis Landmark or a Merit Resource. Therefore, the project is not eligible for designation pursuant to Public Resources Code 21084.1.

Lead Agency Contact: Thomas McNairn, Planner

Telephone: 530-757-5610 ext. 7230


Eric Lee

Planner
Title

October 10, 2024
Date

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Date Received for filing at OPR: _____

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code. Revised 2011