

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

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

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Wendy's Remodel Project (PLNG21-012)**

PROJECT LOCATION - SPECIFIC: **9120 Harbour Point Drive**

ASSESSOR'S PARCEL NUMBER(S): **119-1110-075**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION: The Wendy's Remodel Project consists of a Minor Design Review for façade improvements to an existing Wendy's Restaurant. Proposed façade improvements include updates to the exterior façade with new colors and materials.

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

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245

APPLICANT: Armet, Davis, Newlove, Architects, Inc.
John Dodson
1330 Olympic Blvd
Santa Monica, CA 90404

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 [15301]
- 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.

Staff has determined that 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 use beyond that existing at the time of the lead agency's determination. The Project involves façade improvements to an existing restaurant that will improve and update the façade. The drive-through lane will feature an upgraded menu board to remain in the same location with the addition of a menu board canopy; no changes are proposed to the current drive-through configuration. No expansions of use or physical site improvements are proposed with the Project. In February 2019, the City Council adopted a new General Plan which relied 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. All public services and facilities are available and the area is not considered environmentally sensitive. Staff reviewed the proposed Project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under State CEQA Guidelines Section 15301.

CITY OF ELK GROVE

Development Services -
Planning

By: 
Sarah Kirchgessner

Date: June 22, 2021