



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
Community Development
Department - 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: **Stonelake Landing Dutch Bros (PLNG23-022)**
West side of W. Taron Drive and approximately 250 feet south
PROJECT LOCATION - SPECIFIC: **of Elk Grove Boulevard**
ASSESSOR'S PARCEL NUMBER(S): **132-2480-013**
PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Stonelake Landing Dutch Bros Project (the "Project") consists of a Conditional Use Permit with an Exception for Hours of Operation and a Design Review Amendment with a Deviation for Landscaping and Screening of the Drive-Through Aisle to modify the site layout for Parcel 7 (Building F) within the previously-approved Stonelake Landing Shopping Center (EG-04-738) for the construction of a new ±790 square-foot restaurant building with an outdoor patio area and drive-through service. 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 for Building F that was originally approved with the Stonelake Landing Shopping Center Project (EG-04-738).

The Project shall comply with the City's Climate Action Plan (CAP) for nonresidential development, including CAP measures related to energy efficiency (BE-4), solar readiness (BE-7), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

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

LEAD AGENCY CONTACT: Joseph Daguman, Associate Planner (916) 478-2283

PROPERTY OWNER
APPLICANT:

PDF Development LLC
Paul Frank (Representative)
9381 E. Stockton Boulevard, Suite 212
Elk Grove, CA 95624
916-240-4012

- 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 15332 (In-fill Development). The Project consists of a Conditional Use Permit with Exception and Design Review Amendment for the construction of a new ±790 square-foot restaurant building with an outdoor patio area and drive-through service along with associated parking, landscaping, and lighting improvements on Parcel 7 of the existing shopping center (APN: 132-2480-013). Parcel 7 is 0.76 acres. The Project was reviewed and found to be consistent with the applicable General Plan designation (Community Commercial - CC) and all applicable General Plan policies as well as with the applicable zoning designation (General Commercial - GC) and regulations. The Project is within an urban area that will be developed in an area of approximately 0.76 acres, which is less than five acres in size. The Project is also substantially surrounded by other commercial development. The Project site does not contain any habitat for endangered, rare, or threatened species as the site is graded and does not have vegetation. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality and would be subject to the Elk Grove Municipal Code (EGMC) Chapter 16.44 related to Land Grading and Erosion Control and EGMC 6.32 related to Noise Control. The Project would also be subject to the City's water efficient landscape ordinance and would be below the construction and operational air quality screening levels set forth in the Sacramento Metropolitan Air Quality Management District CEQA Guide. Finally, the site will be adequately served by all required utilities and public services.

Additionally, staff finds that no further environmental review is required under State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). The Project is subject to the General Plan MMRP.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. A VMT Analysis for the Project was prepared by Fehr & Peers dated August 29, 2024 to determine if the Project complies with City of Elk Grove General Plan Policy MOB-1-1 adopted to reduce VMT and achieve State-mandated reductions on VMT. According to the analysis, the Project would not

exceed the City's VMT limit for Community Commercial (CC) land use. The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), construction equipment (TACM-8), and electric vehicle charging (TACM-9).

No 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 General 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, the prior EIR is sufficient to support the proposed action and pursuant to State CEQA Guideline Section 15183, no further environmental review is required.

CITY OF ELK GROVE
Community Development -
Planning

By: 
Joseph Daguman

Date: August 11, 2025