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: **Sky Port Restaurant & Bar Outdoor Seating (PLNG25-031)**

PROJECT LOCATION - SPECIFIC: **2619 W. Taron Court, Suites 120 & 140**

ASSESSOR'S PARCEL NUMBER(S): **132-2480-010**

PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Sky Port Restaurant & Bar Outdoor Seating Project (the "Project") consists of an Outdoor Activity Design Review to allow for permanent outdoor seating and a Minor Conditional Use Permit to allow outdoor amplified music in the outdoor seating area. No expansion of the building is proposed.

LEAD AGENCY:
City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758
jdaguman@elkgrove.gov

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

APPLICANT:
TGR One LLC
Cynthia Aung-Lam (Representative)
2619 W. Taron Court, Suite 120
Elk Grove, CA 95757
415-513-9813
cyn.s.aung@gmail.com

☐ Ministerial [Section 21080(b); 15268];

EXEMPTION STATUS:

- ☐ Declared Emergency [Section 21080(b)(3); 15269(a)];
- ☐ Emergency Project [Section 21080(b)(4); 15269(b)(c)];
- ☐ Common Sense Rule [Section 15061(b)(3)]
- ☐ Consistent With a Community Plan or Zoning [Section 15183(a)]
- ☐ Statutory Exemption
- ☐ In-Fill Development [Section 15332]
- ☐ Criteria for Subsequent EIR [Section 15162]
- ☐ Residential Projects Pursuant to a Specific Plan (Section 15182)
- ☐ Existing Facilities [Section 15301]
- ☒ New Construction or Conversion of Small Structures [Section 15303]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The California Environmental Quality Act (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" (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 15303 (New Construction or Conversion of Small Structures). Section 15303 applies to projects that consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The Project involves the construction of an outdoor patio area within the existing Stonelake Landing Shopping Center consistent with the accessory structures covered within the CEQA Section.

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. The Project has been conditioned to comply with all applicable noise requirements set forth in EGMC Chapter 6.32 (Noise Control). Therefore, the proposed Project qualifies for the exemption under State CEQA Guidelines Section 15303 and no further environmental review is required.

CITY OF ELK GROVE
Community Development - Planning

By:

Joseph Daguman

Date: January 15, 2026