



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: **Old Town Courtyard (PLNG25-043)**

PROJECT LOCATION - SPECIFIC: **9120 Elk Grove Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **125-0243-013**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Old Town Courtyard Project consists of a Conditional Use Permit (CUP) to utilize an existing approximately 1,150 square-foot building and adjacent courtyard in the Commercial zone of the Old Town Special Planning Area (OTSPA) as an assembly use to host weddings, birthday parties, meetings, and other special events for up to 60 guests.

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
Wall Family Trust
Lynette Wall

PROPERTY OWNER/APPLICANT: 9980 Van Ruiten Lane
Elk Grove, CA 95624
916-826-7033
oldtowncourtyard@gmail.com

EXEMPTION STATUS: Ministerial [Section 21080(b); 15268];
 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:

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 Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations (State CEQA Guidelines) 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. Examples include the interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The Project involves only negligible expansion of use because it involves a Conditional Use Permit (CUP) to legally allow for an existing assembly use for weddings, birthday parties, and other events to continue operating within an existing building and adjacent courtyard. The proposed use is conditionally allowed in the Commercial zone of the Old Town Special Planning Area. The Project proposes only minor alterations to the interior space including partitions, plumbing, and electrical. The space is surrounded by a mix of commercial and office uses on Elk Grove Boulevard and single residential dwelling units to the rear. There will be no physical expansion of the building and activities will continue to be indoors and in the courtyard area. Finally, the Project site is in an area where all public services and facilities are available and is not environmentally sensitive. Because the purpose of the CUP is to bring the applicant into legal conformity without changing the use of the venue, no special circumstances exist that would create a reasonable possibility that granting a Conditional Use Permit (CUP) would create a significant adverse effect on the environment.

Additionally, the Project is exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of Title 14 of the California Code of Regulations (State CEQA Guidelines). 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:

1. A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area; or
2. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The Project involves a Conditional Use Permit to legally convert an existing 1,150 structure that was once a garage and adjacent outdoor courtyard into an assembly use to host weddings, birthday parties, meetings, and other special events for up to 60 guests. The proposed use is conditionally allowed in the Commercial zone of the Old Town Special Planning Area. The Project proposes only minor alterations to the interior space including partitions, plumbing, and electrical. The space is surrounded by a mix of commercial and office uses on Elk Grove Boulevard and single residential homes to the rear. There will be no physical expansion of the building and activities will operate indoors and in the courtyard area. Finally, 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.

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: May 11, 2026
