

**NOTICE OF EXEMPTION**

**TO:**  Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
Email: state.clearinghouse@opr.ca.gov

**FROM:** City of Watsonville  
Community Development Dept.  
250 Main Street  
Watsonville, CA 95076

Clerk of the Board  
Santa Cruz County  
701 Ocean Street, Room 520  
Santa Cruz, CA 95060

**FILE NO.:** PP2018-248

**Project Title:** McDonald's Rebuild Project

**Project Location - Specific:** 1598 Freedom Boulevard

**Project Location - City:** Watsonville

**Project Location - County:** Santa Cruz

**Description of Nature, Purpose and Beneficiaries of Project:** The project proposes to demolish the existing 4,269± square-foot McDonald's restaurant with PlayPlace and construct a new 5,241± square-foot building with PlayPlace. The new layout for this building includes a split, side-by-side drive-through lane to enhance the efficiency of accommodating patrons in vehicles. Development of this project also involves installing new onsite circulation and parking layout, stormwater facilities, landscaping and trash enclosure. Project entitlements consist of a Special Use Permit with Design Review, Major Variance, and Environmental Review.

**Name of Public Agency Approving Project:** City of Watsonville

**Name of Person or Agency Carrying Out Project:** Silvia Wytkind, McDonald's USA, LLC

**Exempt Status (check one):**

- Ministerial (Sec. 21080(b)(1); 15268);  
 Declared Emergency (Sec. 21080(b)(3); 15269(a));  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
 Categorical Exemption. State type and section number: Class 2 & 3; §15302 & 15303  
 Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:** The proposed project is eligible for a Categorical Exemption per Sections 15302 and 15303 of the State CEQA Guidelines as it involves the removal of an existing 4,296± square-foot McDonald's building and construction of a new 5,241± square-foot McDonald's building on an existing 1.01± acre site. The project does not involve new construction of a commercial building exceeding 10,000 square feet, and the replacement McDonald's building is of similar size to the original and would continue to provide the same fast-food service to restaurant patrons. The project is also located in an urbanized area, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

**Lead Agency Contact Person:** Justin Meek

**Telephone:** 831.768.3077

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Signature:**  **Date:** May 8, 2020

**Title:** Principle Planner, AICP

Signed by Lead Agency  Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

Governor's Office of Planning & Research

**MAY 11 2020**

**STATE CLEARINGHOUSE**