

COPY



City of Elk Grove NOTICE OF EXEMPTION

2019070525

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)	<p>Governor's Office of Planning & Research</p> <p>JUL 01 2019</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **Bartholomew Vineyard (PLNG19-008)**

PROJECT LOCATION - SPECIFIC: 9696 Elk Grove Blvd.

ASSESSOR'S PARCEL NUMBER(S): 134-0110-082

PROJECT LOCATION - CITY: **Elk Grove**

PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Project consists of a Conditional Use Permit (CUP) for the Bartholomew Vineyard Project (PLNG19-008) to allow for the establishment of a wine production and storage facility within a ±3,200-square-foot existing warehouse building on a developed ±10-acre parcel currently used for residential and agricultural use. This proposal does not include on-site tasting or physical improvements to the site. The Applicant also proposes five special events per calendar year for activities associated with the wine production facility.

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

LEAD AGENCY CONTACT: Matt Diaz, AICP, Senior Planner (916)-478-3684

APPLICANT: Hal D. Bartholomew, Beverley B. Brautigam, H & B 2007 Living Trust UAD
Hal Bartholomew (Representative)
9696 Elk Grove Blvd
Elk Grove, CA 95624

EXEMPTION STATUS: Categorical Exemption per section 15303 (New Construction or Conversion of Small Structures)

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

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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 the installation of small new equipment and facilities in small structures or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Section 15303 also applies to a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, this exemption applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

The proposed use is conditionally allowed on the Project site and would permit wine production within an existing commercial building less than 10,000 square feet in size and five special events within an existing rear yard of a single-family home and the area outside of the production warehouse. The proposed Project use is conditionally permitted, does not result in significant amount of traffic, will not add square footage on-site, will operate during daytime hours, and does not warrant further Vehicle Miles Traveled (VMT) analysis as required per City's Transportation Analysis Guidelines. Neither the proposed winery production operation nor the special events will use a significant amount of hazardous substances. Only minor amounts of sanitizers (alkaline-based or acid-based) will be used for cleaning production equipment. Commercial and institutional uses surround the proposed Project site to the east. An existing six-foot high masonry wall provides a barrier to the residential development to the west and south. The production will be indoor and located approximately 300 feet from the nearest use. The Project site includes adequate access, parking, existing public services and facilities, as all activities (i.e. production, storage manufacturing) will occur within the enclosed warehouse. No special circumstances exist that would create a reasonable possibility that granting a CUP would create a significant adverse effect on the environment.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Matt Diaz, Senior Planner

Date: 10/27/19