



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: **Bartholomew Vineyard Amendment to PLNG19-008 (PLNG21-003)**
 PROJECT LOCATION - SPECIFIC: 9696 Elk Grove Boulevard and 9654 Bradshaw Road
 ASSESSOR'S PARCEL NUMBER(S): 134-0110-082
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Bartholomew Vineyard Amendment Project consists of a request for an amendment to a previously-approved Conditional Use Permit (PLNG19-008) to allow on-site wine tasting and to expand the number of special events associated with the existing wine production facility from five to 24 per calendar year. There are no new site improvements proposed with this application.

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

LEAD AGENCY CONTACT: Kyra Killingsworth, Senior Planner, 916-478-3684
 H/B 2007 Living Trust
 Hal Bartholomew (Representative)

APPLICANT: 9696 Elk Grove Boulevard
 Elk Grove, CA 95624

EXEMPTION STATUS: Categorical [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 State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). State CEQA Guidelines Section 15303 applies to projects that consists 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. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences are included in this exemption. The Project consists of a Conditional Use Permit (CUP) amendment to allow for on-site wine tasting and special events within an existing warehouse building (about 3,200 square feet) that is less than 10,000 square feet and will not be increased for the building and/or outside for an existing winery. In compliance with the current Sacramento County Public health order related to COVID-19, the wine tasting will temporarily occur within a 40'x20' tent, which will be situated on an existing concrete pad outside the wine production building. Eventually, the Applicant will offer the wine tasting inside the existing production building as well as outside. The seating for the wine tasting will occupy about 600 square feet of the existing building, which will be a small conversion of the existing wine production building. The existing property is already served by public services and facilities.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. Pursuant to the Transportation Analysis Guidelines, Figure 1 – Land Use Project VMT Analysis Process states that the Project is exempt if it is a commercial, office, or industrial project of less than 50,000 square feet. The Project is exempt from further VMT analysis because the Project does not result in any increase or additions or new buildings with the size of 50,000 square feet or more in size.

Furthermore, pursuant to State CEQA Guidelines Section 15300.2, no unusual circumstances exist because:

1. According to the California Department of Transportation, there are no scenic highways in the City of Elk Grove.
2. According to the California Department of Toxic Substance Control, this site is not a hazardous waste site.
3. The existing structures and site are not historical resources because they are not within the Old Elk Grove Historical District, the structures are not listed on the California Historic Resources List or the National Register of Historic Places, and there is no evidence that the structures meet any of the criteria for listing. The property has been a winery since 2019.

There is no evidence that the Project will result in any significant effect on the environment due to unusual circumstances or any substantial adverse change in the significance of a historical resource. Indeed, the proposed Project would not significantly impact any environmental resource. In addition, there is no evidence that any significant cumulative impacts will occur.

CITY OF ELK GROVE
Development Services

By: 
Kyra Killingsworth

5/7/2021

Date: _____