



COPY

City of Elk Grove NOTICE OF EXEMPTION 2019038002

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

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

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

| County Recorder Filing | State Clearinghouse Received |
|------------------------|---|
| (stamp here) | <p data-bbox="899 737 1279 772">Governor's Office of Planning & Research</p> <p data-bbox="1000 810 1175 846">MAR 01 2019</p> <p data-bbox="902 873 1276 909">STATE CLEARINGHOUSE</p> <p data-bbox="1027 1041 1175 1077">(stamp here)</p> |

PROJECT TITLE: **Hungry Pecker Brewing Company (PLNG18-099)**

PROJECT LOCATION - SPECIFIC: 9251 Elk Grove Blvd.

ASSESSOR'S PARCEL NUMBER(S): 127-0170-003

PROJECT LOCATION - CITY: **Elk Grove**

PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Project consists of a Conditional Use Permit (CUP) to allow the Hungry Pecker Brewing Company to establish beer production with on-site tasting within a ±3,650-square-foot existing commercial building. The Applicant does not propose any exterior improvements as part of the Project.

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: Preston Hanford and Ron Hart (Representatives)
9800 Kent St.
Elk Grove, CA 95624

EXEMPTION STATUS: Categorical Exemption [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

Y900

CEQA: 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 conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. In urbanized areas, the exemption also 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 a brewery with tasting room to operate within an existing commercial building less than 10,000 square feet in size. The proposed brewing operation is not expected to use significant amounts of hazardous substances as only minor amounts of sanitizers (alkaline-based or acid-based) may be used for cleaning brewing equipment. Commercial uses surround the proposed Project site to the south and east. An existing 6-foot masonry wall provides a buffer to the residential development to the north. There are legal nonconforming residential units on the property to the west which cannot be intensified because of their Commercial designation within the OTSPA. The Project site includes adequate access, parking, existing public services and facilities, as all activities (i.e. tasting and beer manufacturing) will occur within the enclosed commercial building between the hours of 7am-10pm. 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 Matt Diaz

Date: 2/26/19