

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

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)	(stamp here)

PROJECT TITLE: **Dust Bowl Brewing Company (PLNG21-047)**

PROJECT LOCATION - SPECIFIC: **9676 Railroad Street**

ASSESSOR'S PARCEL NUMBER(S): **134-0050-043**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION: The proposed Dust Bowl Brewing Company Project (the "Project") consists of a Conditional Use Permit to operate a brewery taproom, a Design Review Conditions of Approval Amendment to modify previously-approved conditions of approval, a Variance to allow a roof-mounted lit sign, and a Minor Certificate of Appropriateness to install a roof-mounted sign for the Dust Bowl Brewing Company located at 9676 Railroad Street.

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

LEAD AGENCY CONTACT: Antonio Ablog, (916) 627-3335

APPLICANT: Dust Bowl Brewing Co. LLC
Brett Honore (Representative)
3000 Fulkerth Road
Turlock, CA 95380

- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - Preliminary Review [Section 15060(c)(3)]
 - Consistent With a Community Plan or Zoning [Section 15183(a)]
 - Statutory Exemption
 - Categorical Exemption [15301]
 - General Rule [Section 15061(b)(3)]
 - Criteria for Subsequent EIR [Section 15162]

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.

Staff has determined that the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). 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 use beyond that existing at the time of the lead agency’s determination.

The Project proposes minor alterations to an existing building that has been deemed eligible for listing as a Historic Resource. The minor alterations involve the installation of new signage on an existing building. Design Review approvals were granted by the Planning Commission in 2019 [Railroad Street Rehabilitation Project (PLNG19-026)], and improvements to the building which would accommodate a restaurant are nearly complete. Though an end-user was not identified at the time of these prior approvals, the Design Review was conducted in anticipation of a restaurant or similar commercial use. Other than modifying conditions related to the usage of the outdoor patio, no physical changes to the site or expansions to the existing building are requested and the requested Conditional Use Permit (CUP) for a brewery taproom is not anticipated to create any new impacts beyond those previously analyzed. The CUP will still be required to comply with the City’s noise ordinance which limits the effects of Project related noise on residential properties. The Project will also result in the installation of new signage. The signage will be mounted to a new roof and will not increase the square footage of the existing building, nor will it affect any of the existing historic building materials. Should the sign provide lighting, such lighting will comply with the lighting types (backlighting, external lighting, etc) as allowed in the OTSPA. Additionally, the signage will be located on a building elevation not facing directly on any nearby residential properties. The proposed Brewery taproom, with the requested signage, will not create any new impacts

beyond those identified and addressed with the original improvements to the building and the proposed alterations are consistent with those allowed State CEQA Guidelines Section 15301.

CITY OF ELK GROVE

Development Services - Planning

A handwritten signature in blue ink, consisting of several overlapping loops and a trailing stroke, positioned above a horizontal line.

By: _____
Antonio Ablog

Date: _____
September 20, 2021