

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: **Old Town Pub (PLNG23-026)**
 PROJECT LOCATION - SPECIFIC: **9030/9032/9036 Elk Grove Boulevard**
 ASSESSOR'S PARCEL NUMBER(S): **125-0222-003/125-0222-004**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Old Town Pub Project (the "Project") consists of a Conditional Use Permit to operate a brewpub/lounge, a Major Certificate of Appropriateness and Old Town Design Review Type 1 for minor exterior improvements to the façade, small addition, landscaping, lighting, hardscaping, and new outdoor patios for the property with existing historic commercial buildings and the adjacent property in Old Town Special Planning Area (OTSPA).

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

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684

APPLICANT: Larry and Joanna Baker
9036 Elk Grove Boulevard
Elk Grove CA 95624
916.686.4640

- 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 [15303] and 15331
 - Common Sense Exemption [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.

State Guidelines Section 15331 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The Project is exempt pursuant to Section 15331 because it involves the restoration of a historical resource consistent with the applicable standards of the Secretary of Interior (as described in detail below).


The Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). State CEQA Guidelines Section 15303(e) applies to projects that consist of the 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.

The Project consists of minor alterations to existing buildings located in the Elk Grove Historic District that has been deemed eligible for listing as a Historic Resource. The minor alterations include adding a single frame door to the west elevation, new patio areas, small addition, exterior repaint, reroof, new mansard cap, new landscaping and hardscaping for a new brewpub/lounge business. The existing structures were built in the early 1900's for commercial use at 9032 Elk Grove Boulevard where the majority of the Project is located. Even though the western door and fire riser room are additions to the historic building, the exterior improvements will not alter the existing rectangular floor plan, the false front wood parapet, or other historically significant resources on the site as the door will be located on a secondary elevation that does not directly face the street. The door will complement the design style of the front door. The other modifications include a reroof, replacement of siding, and small addition to the existing metal building that is located in the back of the property. The small

addition will only have access from the back and will not have any access through the existing buildings. The exterior material of the minor addition will match the existing metal siding. The exterior patio seating areas will not be structurally attached to the historic buildings. One patio area will be located towards the front of the historic building at 9030 Elk Grove Boulevard and the other will be located on the east side of the pub building, towards the rear at 9036 Elk Grove Boulevard. Both patios will consist of a concrete area with new wood posts. The alterations would not present an adverse change to the historic character of the structures as there are no circumstances that would create the possibility of an adverse effect on the environment as the new door will be on the side of the building and needed for access to one of the new the patio areas. The door will be a similar wood and glass door as the front entry door, which is one of the character details of the historic building. These modifications are conditions of approval to maintain consistency with the Secretary of the Interior's Standards.

State CEQA Guidelines section 15300.2 provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. While the Project here involves a historical resource, there is no substantial adverse change in the significance of the historical resource for the reasons stated in this Resolution and the accompanying staff report. Additionally, State CEQA Guidelines Section 15064.5(b)(3) states that a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer ("SOI Standards"), shall be considered to be mitigated to a level of less than a significant impact on the historical resource. As the building rehabilitation is being undertaken consistent with the SOI Standards, no special circumstances exist that would create a reasonable possibility that granting a Major Certificate of Appropriateness would create a significant adverse effect on the environment or the historical resource. (State CEQA Guidelines sections 15300.2 and 15064.5(b)(3))

CITY OF ELK GROVE
Development Services -
Planning

By: 
Kyra Killingsworth

Date: August 2, 2024