



City of Elk Grove NOTICE OF DETERMINATION

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)

SUBJECT: *Filing of Notice of Determination in compliance with Section 15075 of the CEQA Guidelines.*

STATE CLEARINGHOUSE NUMBER:	SCH #2017062058 and SCH # 2022020463
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PROJECT TITLE: Bartholomew Winery Amendment PLNG24-056 (First Reading)

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

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245; skirchgessner@elkgrove.gov

PROJECT APPLICANT: H/B 2007 Living Trust
Hal Bartholomew (Representative)
9696 Elk Grove Boulevard
Elk Grove, CA 95624
hal@divorcewithrespect.com
916-685-2633

PROJECT LOCATION: Elk Grove California, Sacramento County

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

PROJECT DESCRIPTION:

The Bartholomew Winery Amendment Project (the "Project") consists of a request for a Text Amendment to the Elk Grove Municipal Code (EGMC) Title 23, Zoning to allow "Outdoor Event Center" use upon approval of a Conditional Use Permit (CUP) within the Agricultural-Residential zoning districts (AR-10, AR-5, AR-2, and AR-1) when on parcels that are a minimum 10-gross-acres in size and that have direct primary public access from one or more Major Arterials (as defined in the General Plan), and where the Outdoor Event Center use is ancillary to an approved winery or agricultural tourism use on the site. The Outdoor Event Center use would be prohibited on Agricultural-Residential parcels in the Rural Area Community Plan.

In conjunction with the Text Amendment to the EGMC, the Project included a new Conditional Use Permit to allow an "Outdoor Event Center" use with up to 18 events per year with amplified music and an Amendment to the previously-approved Bartholomew Vineyard Conditional Use Permit (CUP) (PLNG19-008) to expand the hours of on-site wine tasting and to allow additional winery events up to 48 events per year with amplified music, at the Project site of 9696 Elk Grove Boulevard/9654 Bradshaw Road.

This is to advise that on January 28, 2026, the City of Elk Grove City Council has approved the above-described Project and has made the following determinations regarding the above-described project.

- The Project will not have a significant effect on the environment.
- No further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (State CEQA Guidelines).
- Mitigation measures were made a condition of approval of this project.
- A mitigation monitoring or reporting plan was not adopted for this project.
- A statement of Overriding Considerations was not adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

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.

No further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

Staff has reviewed the Project and analyzed it based upon the above provisions in Sections 15162 and 15183 of the State CEQA Guidelines. State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by an existing Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan. A Final Subsequent EIR (SCH #2022020463) to the 2019 General Plan EIR was prepared and adopted in 2023 with the adoption of the Livable Employment Area Community Plan with the City of Elk Grove General Plan Amendments and Update of Vehicle Miles Traveled Standards Project.

The Project is subject to the Mitigation, Monitoring, and Reporting Programs (MMRPs) adopted with 2019 General Plan EIR and 2023 Final Subsequent EIR. No physical changes are proposed on the Project site; therefore, biological surveys, erosion control, cultural resource mitigation, nor a Climate Action Plan (CAP) Consistency Review Checklist are required. The Project land uses are consistent with the development anticipated under the existing General Plan, for which an EIR was certified and the existing CUP issued by the City of Elk Grove. The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is in a pre-screened area as defined by the City's Transportation Analysis Guidelines adopted with the General Plan. A Noise Study was prepared by Bollard Acoustical Consultants (BAC) (October 15, 2025) for the Project to analyze the proposed amplified music to verify compliance with General Plan noise standards and policies, and EGMC Chapter 6.32, Noise Control. The Noise Study determined that noise levels are predicted to be consistent with the City's standards.

The Project also includes a Text Amendment to EGMC Title 23, Zoning to conditionally allow "Outdoor Event Center" use in the agricultural-residential zoning districts. The Project is being undertaken pursuant to and in conformity with the approved Elk Grove General Plan. The General Plan EIR and Final Subsequent EIR analyzed full buildout of the City based upon the land plan, development standards, and policies contained in the General Plan. Future development under the proposed EGMC Text Amendment is subject to the General Plan Mitigation, Monitoring and

Reporting Program (MMRP). The proposed EGMC Text Amendment by itself does not approve any specific development and therefore, does not result in the possibility of creating significant or cumulative effects on the environment. Future development under the proposed Text Amendment will be subject to CEQA at that time, as, to the extent applicable, those actions would be classified as "projects" under CEQA.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIRs. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Sections 15183 and 15162, no further environmental review is necessary.

This is to certify that the Environmental Impact Reports are available to the General Public at:
City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE
Development Services - Planning

By: *Sarah Kirchgessner*
Sarah Kirchgessner,
916.478.2245

Date January 29, 2026

Figure 1 – Vicinity Map

