

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)	<p>Governor's Office of Planning & Research</p> <p>OCT 28 2019</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **Crooked Creek Industrial Park (PLNG19-012)**
 PROJECT LOCATION - SPECIFIC: **9846 Waterman Road**
 ASSESSOR'S PARCEL NUMBER(S): **134-0110-180**
 PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Tentative Parcel Map (TPM) to subdivide an approximately 16-acre parcel into four lots for future light industrial use. No construction is proposed as part of this application.

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

APPLICANT: Peabody Civil Engineering
 Ross Peabody (Representative)
 1700 Alhambra Boulevard, Suite 102
 Sacramento, CA 95816

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 [15315]
- 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 reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions). The Section 15315 exemption applies to projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The proposed TPM qualifies for this exemption because:

1. The Project site is within an urbanized area as defined in Section 15387 of the State CEQA Guidelines. Under Section 15387, an urbanized area is a city or group of cities with a population greater than 50,000 people and with a density of at least 1,000 persons per square mile. For purposes of CEQA, an area may be determined to be an urbanized area if it is listed as an urban area by the U.S. Bureau of the Census. The City has reviewed the map titled Urbanized Area Outline Map (Census 2010) for Sacramento, CA (Map Number UA 77068). The subject property is located within the urbanized area contained in Map Number UA 77068, Panel 3.
2. The proposed Project is consistent with the General Plan because under the Light Industrial and Parks and Open Space General Plan designations and MP/O zoning districts, there are no minimum lot size.
3. All services are available to the parcels in compliance with local standards.
4. The site is directly accessible from Waterman Road, Charolais Way, and Wayne Heintz Street, which are all public streets, consistent with City policy and standards.
5. The parcel was not involved in a division of a larger parcel within the previous two years.
6. The Project site is flat and does not have a slope greater than 20 percent.

In February 2019, the City Council adopted a new General Plan which 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. Projects consistent with the EGMC and the General Plan in pre-screened areas are exempt from any further transportation analysis as they are consistent with the VMT projections of the General Plan. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under State CEQA Guidelines Section 15315 and no further environmental review is required.

CITY OF ELK GROVE
Development Services -
Planning

By: *Sarah Kirchgessner*
Sarah Kirchgessner

Date: October 18, 2019