



City of Elk Grove NOTICE OF EXEMPTION

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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 JAN 22 2020 STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: **Farmers & Merchants Bank of Central California TPM (PLNG19-030)**

PROJECT LOCATION - SPECIFIC: **Northwest Intersection of Laguna Boulevard & Big Horn Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **116-0320-024-0000**

PROJECT LOCATION - CITY: **Elk Grove**

PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Tentative Parcel Map (TPM) to subdivide an approximately ±2-acre parcel into two lots for future commercial uses. 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: **Joseph Daguman (916) 478-2283**

APPLICANT: **Farmers & Merchants Bank of Central California**
Christy Newport (Representative)
121 W. Pine Street
Lodi, CA 95240

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)]

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- ☐ Statutory Exemption
- ☐ Categorical Exemption [Section 15332]
- ☐ Criteria for Subsequent EIR [Section 15162]
- ☐ Residential Projects Pursuant to a Specific Plan [Section 15182]
- ☐ Existing Facilities [Section 15301]
- ☐ New Construction or Conversion of Small Structures [Section 15303]
- ☒ Minor Land Divisions [Section 15315]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The California Environmental Quality Act (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" (CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

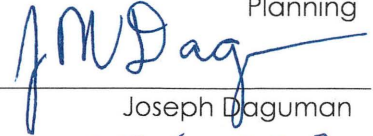
Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions). The Section 15315 exemption applies to projects consisting of the division of property in urbanized areas 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 and Zoning. No land uses are proposed with this Tentative Parcel Map and there are no minimum lot size standards in the Regional Commercial (RC) General Plan designation or the Shopping Center (SC) zoning district.
3. All services are available to the parcels in compliance with local standards.
4. The site is directly accessible from Laguna Boulevard, 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 Guides Analysis 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.

CITY OF ELK GROVE
Development Services -
Planning

By: _____


Joseph Daguman

Date: _____

1/17/2020