

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: Cherrington Lane Map (PLNG22-056)

PROJECT LOCATION - SPECIFIC: End of Cherrington Lane

ASSESSOR'S PARCEL NUMBER(S): 122-0230-035

PROJECT LOCATION – CITY: Elk Grove

PROJECT LOCATION – COUNTY: Sacramento

PROJECT

DESCRIPTION: The Cherrington Lane Map Project (the "Project") consists of a Tentative Parcel Map to subdivide a ±16.76-acre parcel into four lots, each consisting of a lot area of 4.0 gross acres or more. The Project also includes a Determination of Consistency with the City's General Plan for the Abandonment of an existing drainage easement. No construction is proposed at this time. Any future home construction will be required to comply with the City's Climate Action Plan (CAP) measures for new single-family construction.

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: Ahsan Jiddi
9649 Holly Glen Way
Elk Grove, CA 95757
916-400-1210

- 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 Tentative Parcel Map (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 Project is consistent with land use designation, zoning, and intensities established in the General Plan and would not contribute to significant cumulative impacts beyond what is anticipated under the General Plan and its Environmental Impact Report (EIR). The Project site is surrounded by rural development. The Project is required to comply with all City standards associated with protecting the environment (e.g., Elk Grove Municipal Code [EGMC] Chapter 16.44, Land Grading and Erosion Control, EGMC Chapter 16.50, Flood Damage Prevention [tentative map notes development would occur outside of floodplain], and EGMC Chapter 19.12, Tree Preservation and Protection). The Project is consistent with General Plan Policy ER-2-7 which requires a buildable area outside the 100-year floodplain to be present on every residential lot

sufficient to accommodate a residence and associated structures. The Project includes an exhibit depicting the buildable area on each proposed lot consistent with the policy. There is no evidence that the Project or its site would create a significant effect on the environment after compliance with these development standards. The site does not contain scenic highways or other scenic resources.

3. All services are available to the parcels in compliance with local standards. The site does not contain any hazardous materials and is not on any hazardous material site lists pursuant to Government Code Section 65962.5. A search of the State Water Resources Control Board (SWRCB)'s databases was conducted on October 3, 2022. No hazardous waste sites were identified within or adjacent to the Project site. There are no known historic resources on the Project site. City staff have identified that the site is located within a "low prehistoric archaeological sensitivity area."
4. The site is directly accessible from Cherrington Lane.
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 is a residential project of less than 10 dwelling units; therefore, the Project is exempt from VMT analysis pursuant to the City's adopted Transportation Analysis Guidelines. 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

Date: June 23, 2023

Figure 1 - Location Map

