

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>Jul 24 2020</p> <p>STATE CLEARINGHOUSE</p> <p>(stamp here)</p>

PROJECT TITLE: Sterling Meadows - 2B/2C – MHP Design Review (PLNG19-052)
PROJECT LOCATION - SPECIFIC:
ASSESSOR'S PARCEL NUMBER(S): 132-2390-007 & 132-2390-023

PROJECT LOCATION – CITY: Elk Grove **PROJECT LOCATION – COUNTY:** Sacramento
PROJECT DESCRIPTION: The Project consists of a Master Home Design Review for the Sterling Meadows 2B/2C Design Review Project to allow the construction of 139 single-family homes

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

LEAD AGENCY CONTACT: Antonio Ablog, AICP, Planning Manager

APPLICANT: Lennar Homes of California, Inc.
 Rachel Corona
 1025 Creekside Ridge Drive, Suite 240
 Roseville, CA 95678

- 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
- 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" (CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The City has reviewed the Project and analyzed it based upon the provisions of the State CEQA Guidelines. The proposed Project consists of a request to approve Master Home Plan Design Review for the design of 139 new homes as part of the Sterling Meadows 2B/2C Project.

On May 28, 2008, the City Council certified and Environmental Impact Report (EIR) and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Sterling Meadows Project (EG-01-130) (SCH No. 1999122067). Potential environmental impacts of the Sterling Meadows residential subdivision project were analyzed as part of the EIR. Surrounding properties have either developed or are under construction consistent with previously-approved Master Home Plan Design Review approvals (EG-17-055 and PLNG18-096) and in accordance with the EGMC, which was anticipated as part of the original project. The Design Review submittal carries forth the residential uses approved with the Sterling Meadows Project and will not generate any new environmental effects. Staff has determined that the certified EIR and adopted MMRP is sufficient and no further environmental review is required pursuant to State CEQA Guidelines Section 15162, which identifies the requirements for which subsequent analysis is required.

CITY OF ELK GROVE
Development Services -
Planning



By: _____
Antonio Ablog, AICP

Date: _____
July 23, 2020