

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: **Arbor Ranch Phase 2 MHP (PLNG24-019)**
PROJECT LOCATION - SPECIFIC: **Northwest corner of Bilby Road and Big Horn Boulevard**
ASSESSOR'S PARCEL NUMBER(S): **132-0050-178**
PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The application involves the master home plan design review of 12 new single-family residential home plans for Phase 2 within the Arbor Ranch Subdivision.

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

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684

APPLICANT: New Home Company Northern CA, LLC
Justin Walters
1508 Eureka Road, Suite 290
Roseville, CA 95661
916.771.2223

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 [15303]
- Common Sense Exemption [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 received the Project and analyzed it based upon provisions of the State CEQA Guidelines. The proposed Project consists of a request for a Master Home Plan Design Review for 265 new homes as part of the Arbor Ranch Project. On June 16, 2004, the City Council certified and Environmental Impact Report (EIR) and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Laguna Ridge Specific Plan (EG-00-062) (SCH No. 2000082139). The Arbor Ranch subdivision project was determined to be exempt as the project was consistent with the certified EIR of the Laguna Ridge Specific Plan pursuant to exemption 15182 (Residential Projects pursuant to a Specific Plan). The Project includes house plans for 265 residential lots and is Phase 2 of the original 810 single-unit residential lots. Phase 1 was approved for 262 lots in April 2024. The Project will not generate any new environmental impacts beyond those addressed in the Laguna Ridge Specific Plan EIR. 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. In addition, there are no new or unusual circumstances that would warrant further environmental review. Therefore, the Design Review for a Master Home Plan will not, with foreseeable certainty, have any significant adverse impact on the environment.

CITY OF ELK GROVE
Development Services -
Planning

By: *Kyra Killingsworth*
Kyra Killingsworth

Date: November 15, 2024