



# 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)	(stamp here)

PROJECT TITLE: **Sterling Meadows "Elements" 1F Amendment and 2E West/East MHP (PLNG20-001)**

PROJECT LOCATION - SPECIFIC: **South of Kyler Road, East of Promenade Parkway**

ASSESSOR'S PARCEL NUMBER(S): **132-2390-003**

PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Master Home Plan Design Review and Amendment for the construction of new homes in the Sterling Meadows Subdivision.

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  
Lennar Homes of California, Inc.  
1420 Rocky Ridge Drive # 320  
Roseville, CA 95661

- 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 [Section 15332]
- 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.

The City has reviewed the Project and analyzed it based upon the provisions of the State CEQA Guidelines. The proposed Project is requesting a Master Home Plan Design Review approval for the design of an additional floor plan for Sterling Meadows 1F and approval of four plans for Sterling Meadows 2E West/East (the "Elements").

An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) were adopted for the Sterling Meadows Subdivision Project (SCH No. 1999122067), which included analysis of the potential development of the Sterling Meadows 1F and 2E West/East MHP Project site as a single-family residential development. On May 28, 2008, the City Council adopted a Resolution approving a Tentative Subdivision Map, General Plan Amendment and the abandonment of drainage easements for the Sterling Meadows Project (No. EG-01-130). The proposed construction of single-family homes is consistent with the project buildout analyzed with the EIR. No special circumstances exist that would create a reasonable possibility that the Project will have a significant impact on the environment beyond what was previously analyzed and disclosed.

The setting for the Sterling Meadows Project has not significantly changed since the approval of the EIR. Surrounding properties have developed in accordance with the General Plan and the Elk Grove Municipal Code (EGMC), which anticipated the development of single-family homes 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 EIR 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:   
Sarah Kirchgessner

Date: October 26, 2020