



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: **Laguna Ranch II at Tuscan Ridge West (PLNG21-031)**
 PROJECT LOCATION - SPECIFIC: **Tuscan Ridge West Subdivision**
 ASSESSOR'S PARCEL NUMBER(S): **132-0050-140**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Project consists of a request to approve a Master Home Plan Design Review for the design of 100 new homes as part of the Laguna Ranch II at Tuscan Ridge West Project.

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: Richmond American Homes
Attn: Lily Valenzuela
3200 Douglas Boulevard, Suite 100
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)]

- In-Fill Development [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Existing Facilities [Section 15301]

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 consists of a request to approve a Master Home Plan Design Review for the design of 100 new homes as part of the Laguna Ranch II Project. On June 16, 2004, the City Council certified an Environmental Impact Report (EIR) and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Laguna Ridge Specific Plan (SCH No. 2000082139). The Tuscan Ridge West Tentative Subdivision Map project (EG-15-048) for 100 single family residential lots was subsequently approved in 2016 and it was determined that no further environmental review was required pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations). This Project requests architectural approval for house plans for the 100 lots that were approved with the Tuscan Ridge West Tentative Subdivision Map project and will not generate any new environmental impacts as the Project is consistent with the residential uses assumed as part of the EIR. Staff has determined that the certified EIR and adopted MMRP are 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. There are no new or unusual circumstances that would warrant further environmental review. Therefore, this Design Review for a Master Home Plan application will not, with foreseeable certainty, have any significant adverse impact on the environment not identified in the LRSP EIR.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph Daguman

Date: October 13, 2021