



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: **McGeary Ranch Village 2 MHP (PLNG21-035)**
 PROJECT LOCATION - SPECIFIC: **Southern side of Poppy Ridge Road, Western side of Bruceville Road**
 ASSESSOR'S PARCEL NUMBER(S): **132-0050-163**
 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 161 new homes as part of the McGeary Ranch Village 2 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: Meritage Homes of California, Inc.
Mark Eglington (Representative)
860 Stillwater Road, Suite 200A
West Sacramento, CA 95605

- 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 161 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 McGeary Ranch Tentative Subdivision Map project (EG-10-059) for 227 single family residential lots was subsequently approved in 2011 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 161 lots that were approved with the McGeary Ranch 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