

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: **Lilly at Poppy Meadows MHP (PLNG24-001)**

PROJECT LOCATION - SPECIFIC: **Laguna Ridge Specific Plan area, east of Big Horn Blvd south of Mount Pico Way**

ASSESSOR'S PARCEL NUMBER(S): **132-0050-168**

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

Project Description: The Project consists of a Master Home Design Review for the Lilly at Poppy Meadows Project to allow the construction of single-family homes.
City of Elk Grove

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

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245
Beazer Homes Holdings LLC
Tina McCauslin, Forward Planning Manager

APPLICANT: 2990 Lava Ridge Court, Suite 110
Roseville, CA 95661
(916) 298-7484

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 [15301]
- Common Sense Exemption [Section 15061 (b)(3)]
- Residential Projects Pursuant to a Specific Plan [Section 15182]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The California Environmental Quality Act (Section 21000, et seq., of the California Public Resources Code - hereafter 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." The proposed Project is a "project" under CEQA.

The City has reviewed the Project and analyzed it based upon the provisions of the State California Environmental Quality Act (CEQA) Guidelines. The proposed Project is requesting Master Home Plan Design Review approval for the design of 94 new homes on residential lots approved with the Madeira South Tentative Subdivision Map (EG-10-020). The Laguna Ridge Specific Plan (LRSP) was approved and an Environmental Impact Report (EIR) was certified and a Mitigation Monitoring and Reporting Program (MMRP) was adopted by the City Council on June 16, 2004 (SCH: 2000082139). The EIR adequately addressed environmental issues related to the development of the Project site, which conforms to the approved Specific Plan. No additional environmental impacts have been identified for the project other than those previously disclosed and analyzed in the LRSP EIR. The Project involves design review for 94 single-family homes within an approved subdivision consistent with the LRSP. There are no potential environmental impacts related to the Project site that have not already been addressed and the Project is subject to the adopted MMRP. In addition, there are no new or unusual circumstances that would warrant further environmental review. 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. Therefore, this Design Review for a Master Home Plan application will not, with foreseeable certainty, have any significant adverse impact on the environment.

CITY OF ELK GROVE
Development Services -
Planning

By: *Sarah Kirchgessner*
Sarah Kirchgessner

Date: April 26, 2024