

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Sacramento
P.O. Box 839
Sacramento, CA 95812-0839

From: (Public Agency): City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
(Address)

Project Title: Beazer Arista Del Sol Phases 1 & 2- MDR and Special Dev Permit - PLND-0424-0097

Project Applicant: Beazer Homes Holdings, LLC. 2990 Lava Ridge Ct. Suite 110, Roseville, CA 95661
(916-298-7484)

Project Location - Specific:
South of Douglas Road, West of Grantline Road, North of Chrysanthy Road (APN's: 067-1370-071 thru 86,
067-1370-096 thru 106, 067-1370-116 thru 126, 067-1370-136 thru 148, 067-1370-154 thru 161, & 067-1080-021

Project Location - City: Rancho Cordova Project Location - County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project:
Beazer Homes is requesting a Major Design Review for 142 lots wit 5 floor plans ranging from 1,655 SF to 2,804
SF with 3 elevations (Spanish Colonial, Mediterranean, and Farmhouse) each with 3 color schemes. The project
also includes a Special Development Permit for reduced front and rear setbacks and reduced home separation.

Name of Public Agency Approving Project: City of Rancho Cordova

Name of Person or Agency Carrying Out Project: Beazer Homes Holdings, LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number: PRC Sec.21083.3/CEQA Guidelines sec. 15182

Reasons why project is exempt:
The project has been analyzed as part of the Sunridge Specific Plan EIR (SCH# 1997022055). Implementation of
the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Since
the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, the
project is exempt under CEQA Exemption 15182 Projects Pursuant to a Specific Plan.

Lead Agency
Contact Person: Nick Sosa, Associate Planner Area Code/Telephone/Extension: 916-851-8753

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 9/10/24 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.