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
Community Development Department
8401 Laguna Palms Way
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Seasons at Strawberry Lane MHP (PLNG25-024)**

PROJECT LOCATION - SPECIFIC: **8690 and 8694 Calvine Road**

ASSESSOR'S PARCEL NUMBER(S): **115-0170-028 and 115-0170-044**

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

PROJECT DESCRIPTION: The application involves the master home plan design review of 5 new single-family residential home plans for the Strawberry Lane (formerly known as Sage Glen) Subdivision.

LEAD AGENCY:
City of Elk Grove
Community Development Department
8401 Laguna Palms Way
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684 (kkillingsworth@elkgrove.gov)

PROJECT APPLICANT:
Richmond American Homes
Ben Tippets
3200 Douglas Boulevard, Suite 110
Roseville, CA 95661
916.417.9952 (Ben.tippets@mdch.com)

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 [15303]

☐ Common Sense Exemption [Section 15061(b)(3)]

☐ 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" (CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The City has received the Project and analyzed it based upon provisions of the State CEQA Guidelines. The proposed Project consists of a request for a Master Home Plan Design Review for 49 new single residential homes as part of the Strawberry Lane Subdivision (formerly Sage Glen) Project. State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The Sage Glen subdivision was approved in December of 2022 after the Project was determined to be consistent with the General Plan, Elk Grove Municipal Code, and Elk Grove Design Guidelines. The proposed Master Home Plan Design Review request is consistent with the approved subdivision and continues to comply with the development density and use characteristics considered by the General Plan EIR in the Low- Density Residential use designation. The house plans proposed with this request do not increase the density or intensity of development beyond what was approved with Sage Glen. Furthermore, construction of the new homes will comply with the City's Climate Action Plan (CAP) for new, single-residential unit development, including CAP measures related to energy efficiency (BE-4), building electrification (BE-6), Tier 4 construction equipment (TACM-8), and electric vehicle supply equipment (TACM-9).

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 General Plan MMRP. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

CITY OF ELK GROVE
Community Development –
Development Services Group

By: Kyra Killingsworth
Kyra Killingsworth

Date: January 16, 2026