



City of Elk Grove NOTICE OF DETERMINATION

COPY

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)	Governor's Office of Planning & Research JAN 22 2020 STATE CLEARINGHOUSE (stamp here)

SUBJECT: *Filing of Notice of Determination in compliance with Section 21152 or 21152 of the Public Resources Code*

STATE CLEARINGHOUSE
NUMBER:

SCH# 1999122067

PROJECT TITLE: **STERLING MEADOWS 2A AMENDMENT (PLNG19-053)**

PROJECT APPLICANT: Richmond American Homes
Alicia A. Hintzen (Representative)
One Harbor Center, Suite 100
Suisun City, CA 94585

PROJECT LOCATION: Elk Grove, Sacramento County

**ASSESSOR'S PARCEL
NUMBER(S)** 132-2390-018

PROJECT DESCRIPTION: The Project consists of a Master Home Design Review Amendment for the Sterling Meadows 2A Amendment Project. The plans submitted for approval include one additional single-story floor plan (1,733 sq. ft.) with elevations that incorporate California Prairie, Spanish, and Italian architectural styles.

This is to advise that on January 15, 2020, the City of Elk Grove Development Services Director approved the above described project and has made the following determinations regarding the above described project.

An Environmental Impact Report and Mitigation Monitoring and Reporting Program (MMRP) were adopted for the Sterling Meadows Subdivision Project (SCH No.

COPY

1999122067), which included analysis of the potential development of the Sterling Meadows 2A Project site as a single-family residential development. On May 28, 2008, the City Council adopted a Resolution approving a Tentative Subdivision Map, General Plan Amendment and the abandonment of drainage easements for the Sterling Meadows Project (No. EG-01-130). The proposed construction of single-family homes is consistent with the project buildout analyzed with the EIR. No special circumstances exist that would create a reasonable possibility that the Sterling Meadows 2A Project will have a significant impact on the environment beyond what was previously analyzed and disclosed.

The setting for the Sterling Meadows Project has not significantly changed since the approval of the EIR. Surrounding properties have developed in accordance with the General Plan and the Elk Grove Municipal Code (EGMC), which anticipated the development of single-family homes as part of the original project. The Design Review Amendment submittal carries forth the residential uses approved with the Sterling Meadows project and will not generate any new environmental effects. Staff has determined that the EIR is 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.

This is to certify that the Environmental Impact Report is available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE
Development Services - Planning

Sarah Kirchgessner

By: _____
Sarah Kirchgessner
916.478..2245

Date January 22, 2020
: _____

ENDORSED

NOTICE OF DETERMINATION
FINAL ENVIRONMENTAL IMPACT REPORT
STERLING MEADOWS
STATE CLEARINGHOUSE No. 1999122067

May 30, 2008

JUN 03 2008

FREDERICK B. GARCIA
COUNTY CLERK/RECORDER
By [Signature]
DEPUTY

To: ☒ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

☒ County Clerk-Recorder
Sacramento County
600 8th Street
Sacramento, CA 95814

From: City of Elk Grove
Development Services,
Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 15094 of the California Environmental Quality Act Guidelines

Project Location and Description

The Sterling Meadows project site is located on the north side of Kammerer Road approximately ½ mile west of the Grant Line Road/Highway 99 interchange in the southern portion of the City of Elk Grove, Sacramento County. The project will develop the 200-acre site with 1,179 residential units and 4 acres of commercial uses. The project includes the following land uses: 799 single-family lots on 127.5 acres, 174 live/work and/or flex units on 22.2 net acres, 206 multi-family units (20 units per acre) on 10.3 net acres, 43,560 square feet of commercial uses on 4.0 net acres, three parks consisting of 15.2 net acres, paseos and landscape corridors consisting of 8.4 net acres, and 12.4 net acres of major roadways.

Lead Agency Action

On May 28, 2008, the Elk Grove City Council, as Lead Agency, certified the Sterling Meadows Final Environmental Impact Report (FEIR) (consisting of the Draft EIR, comments and responses to comments on the Draft EIR, and minor edits to the Draft EIR), pursuant to the California Environmental Quality Act (CEQA), and approved the Sterling Meadows project. As part of the certification of the Final EIR, the Elk Grove City Council took the following actions:

- Certified that the Final EIR had been prepared and completed in compliance with CEQA.
- Made findings that the mitigation measures described in the Final EIR are feasible. A Mitigation Monitoring and Reporting Program (MMRP) which includes all the mitigation measures was adopted, and compliance with the mitigation measures in the adopted MMRP was made a condition of project approval, and therefore become binding upon the Sterling Meadows project.
- Made findings pursuant to Section 15091 of the CEQA Guidelines.
- Adopted a Statement of Overriding Considerations regarding the significant and unavoidable impacts associated with implementation of the Sterling Meadows project.

REC'D # 0005422050
June 03, 2008 ----- 3:27:17 PM

Sacramento County Recording
Frederick B. Garcia, Clerk/Recorder

Check Number	8553
REC'D BY	
State Fees	\$2,606.75
CLERKS	\$24.00
Total fee	\$2,630.75
Amount Tendered...	\$2,630.75
Change	\$0.00
DHS 58/1/0	

Environmental Effects

The City Council found that the Sterling Meadows project would have a significant effect on the environment. Significant and unavoidable environmental impacts identified in the Final EIR are summarized below:

- Agricultural Land (loss of 67 acres of Prime Farmland and 133 acres of Farmland of Statewide Importance).
- Noise (construction noise, noise from agricultural activities and cumulative traffic noise levels are projected to exceed the City's noise standards).
- Air Quality (conflict with the SMAQMD operational emissions thresholds, cumulatively considerable net increase of criteria pollutants: Ozone and PM₁₀, Regional Ozone Attainment Plan, generation of short-term construction and long term operational air pollutants, and regional air plan impacts).
- Biological Resources (cumulative loss of biological resources).
- Visual Resources/Aesthetics (alteration of visual character and increased light and glare).

The City has adopted a Statement of Overriding Considerations, pursuant to Section 15093 of the CEQA Guidelines.

Availability of the Final EIR and Record of Project Approval

This is to certify that the Final EIR with comments and responses and record of project approval is available to the General Public at the following location:

Elk Grove City Hall
8401 Laguna Palms Way
Elk Grove, CA 95758

Signature:  Title: Environmental Planning Manager
Date: 5-30-08 Date Received for Filing at OPR: _____