

- General Rule [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 reviewed the Project and analyzed it based upon the provisions of the State CEQA Guidelines. The proposed Project is requesting Master Home Plan Design Review approval for the design of 606 new homes on residential lots approved with the Esplanade West Tentative Map Project (PLNG17-044).

On July 9, 2014, the City Council certified an Environmental Impact Report (EIR) for the Southeast Policy Area (SEPA) (SCH No. 2013042054). The SEPA EIR analyzed the entire SEPA area based upon the land plan, development standards, and policies contained in the Community Plan and Special Planning Area. The EIR adequately addressed environmental issues related to the development of the subject property. The Esplanade West Tentative Map Project was approved in conformity with the adopted Specific Plan. The setting for the Project has not significantly changed since the certification. Surrounding properties have either remained undeveloped or have developed in accordance with SEPA and Elk Grove Municipal Code (EGMC), which was anticipated as part of the original project. The Design Review submittal requests approval of the submitted master house plans which are consistent with the Esplanade West Tentative Map project as well as the SEPA land use plan, development standards, and Architectural Style Guide. Staff has determined that the certified EIR and adopted Mitigation Monitoring and Reporting Plan (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.

CITY OF ELK GROVE
Development Services -
Planning

By: 
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