



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

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

PROJECT TITLE: **Treasure MHP (PLNG26-007)**
 PROJECT LOCATION - SPECIFIC: **Northeast Intersection of Bruceville Road and Bilby Road**
 ASSESSOR'S PARCEL NUMBER(S): **132-0050-065, 132-0050-066, and 132-0050-155**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Survey Road Warehouse Project (the "Project") consists of a Minor Design Review for the construction of one new single-story storage warehouse building totaling approximately 6,000 square feet along with associated parking, landscaping, and lighting improvements. The Project shall comply with the City's Climate Action Plan (CAP) for nonresidential development, including CAP measures related to energy efficiency (BE-4), solar readiness (BE-7), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

LEAD AGENCY: **City of Elk Grove**
Community Development - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758
jdaguman@elkgrove.gov

LEAD AGENCY CONTACT: Joseph Daguman, Associate Planner (916) 478-2283

APPLICANT: Lennar Homes of California, LLC
Monique Reynolds
1025 Creekside Ridge Drive, Suite 240
Roseville, CA 95678
916-746-8535
monique.reynolds@lennar.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)];
 - Common Sense Rule [Section 15061(b)(3)]
 - Consistent With a Community Plan or Zoning [Section 15183(a)]
 - Statutory Exemption
 - In-Fill Development [Section 15332]
 - Criteria for Subsequent EIR [Section 15162]
 - Residential Projects Pursuant to a Specific Plan (Section 15182)
 - Existing Facilities [Section 15301]
 - New Construction or Conversion of Small Structures [Section 15303]

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 192 new single-unit residences as part of the Treasure Homes II Project. On June 16, 2004, the City Council certified and Environmental Impact Report (EIR) and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Laguna Ridge Specific Plan (EG-00-062) (SCH No. 2000082139). With the subsequent approval of the Treasure Homes II Subdivision Project (EG-03-486A), it was determined that no further environmental review was required pursuant to CEQA Guidelines Section 15162 (Residential Projects pursuant to a Specific Plan) as the project was consistent with the certified EIR of the Laguna Ridge Specific Plan. The current Project consists of a request for the approval of house plans for the approved 192 single residential lots. The Project will not generate any new environmental impacts beyond those addressed in the Laguna Ridge Specific Plan EIR. There are no new or unusual circumstances that would warrant further environmental review, and Staff has determined that the certified EIR and adopted MMRP 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. As the Project is a residential development project consistent with the intensities and densities provided in the Laguna Ridge Specific Plan, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15182.

CITY OF ELK GROVE
Community Development -
Planning

By: 
Joseph Daguman

Date: June 4, 2026
