



City of Elk Grove NOTICE OF DETERMINATION

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)

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

STATE CLEARINGHOUSE NUMBER: SCH# 2013012060

PROJECT TITLE: Elliott Springs (PLNG20-049)

PROJECT APPLICANT:	Elliott Homes, Inc.	Sunset Tartesso, LLC
	Price Walker (Representative)	Price Walker (Representative)
	340 Palladio Pkwy, Suite 521	340 Palladio Pkwy, Suite 521
	Folsom, CA 95630	Folsom, CA 95630

PROJECT LOCATION: North side of Bond Road east of Waterman Road

ASSESSOR'S PARCEL NUMBER(S) 127-0010-002, -017, -040, -104, -105, and -106

PROJECT DESCRIPTION: The Elliott Springs Project (the "Project") consists of:

- A **Development Agreement Amendment** to modify the terms and conditions of the Silverado Village Development Agreement including, but not limited to, recognition of the new property owner and Project Name, and updates to the DA exhibits; and
- A **Special Planning Area Amendment** including, but not limited to, a rename the Silverado Village SPA to the Elliott Springs SPA, modification to the distribution of single-family residences throughout the Project, and modification of development standards related to single-family lots and the Village Center; and
- A **Tentative Subdivision Map Conditions of Approval Amendment** to modify the Conditions of Approval approved with the Silverado

Village Tentative Subdivision Map including, but not limited to, an update to the Project name, updates to required roadway improvements, and updates to western boundary fencing improvements.

This is to advise that on October 13, 2021, the City of Elk Grove City Council approved the above described project finding that no further environmental review necessary.

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

No further environmental review is required under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

On July 23, 2014, the City Council certified an EIR for and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Silverado Village Project (State Clearinghouse No. 2013012060). The EIR analyzed full buildout of the Project based upon the Silverado Village SPA land use plan and the Silverado Village TSM. The Project remains subject to the Silverado Village MMRP which includes mitigation related to farmland protection, air quality, biological resources including Swainson's hawk foraging habitat, cultural resources, hazardous/toxic materials, drainage, noise, and traffic.

The requested amendments to the SPA modifies the distribution of the single-family units but does not modify the maximum number of units allowed, therefore will not create any additional traffic impacts. While other amendments to the SPA, Development Agreement and the TSM Conditions of Approval alter some of the development standards and improvements required for future development on the site, the amendments do not alter the density, intensity, or footprint of development beyond the aforementioned unit count update.

There are no substantial changes in the Project from those analyzed in the 2014 EIR that would alter the conclusion of the EIR or any of the associated Mitigation Measures. Additionally, there are no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects that necessitate the preparation of a Subsequent EIR pursuant to State CEQA Guidelines Section 15162. No new information of substantial importance has been identified therefore, the prior EIRs is sufficient to support the proposed action and no further environmental review is required.

This is to certify that the Certified EIRs referenced above are/were available to the General Public for review at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE
Development Services - Planning



By: _____
Antonio Ablog
Planning Manager

Date: October 19, 2021

COPY



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 Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
<p style="text-align: center;">ENDORSED SACRAMENTO COUNTY</p> <p style="text-align: center;">JUL 28 2014</p> <p>DAVID VILLANUEVA, CLERK/RECORDER BY <u>[Signature]</u> DEPUTY</p> <p style="text-align: center;">(stamp here)</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUL 28 2014</p> <p style="text-align: center;">STATE CLEARING HOUSE</p> <p style="text-align: center;">(stamp here)</p>

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

STATE CLEARINGHOUSE NUMBER: SCH#2013012060

PROJECT TITLE: Silverado Village EG-11-046 (Ordinance 2nd Reading/Adoption)

PROJECT APPLICANT: Silverado Homes, Inc.
 dba Vintara Holdings, LLC
 3400 Douglas Blvd. Suite 270
 Roseville, CA 95661
 916.403.7623

PROJECT LOCATION: North of Bond Road and west of Waterman Road, Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 127-0010-002, 017, 040, 104, 105, & 106

PROJECT DESCRIPTION: The Project proposes development of a 230-acre residential community located north of Bond Road and west of Waterman Road. The Project would rezone the site from the existing zoning of RD-2, RD-4, RD-5, and Open Space to Silverado Village Special Planning Area, which includes a mix of residential and commercial uses. The Project would develop 651 single family units and up to 125 independent/assisted living/memory care units. Additionally, the Project includes:

- A 67.6-acre wetland habitat preserve area
- A 6.3-acre open space parcel allowing future use for community gardening

- A 14.8-acre open space area that will provide storage for the 100-year storm event, improve flood protection and water quality for urban runoff, and provide a buffer between Villages 1 and 2
- Up to 5.5 acres of parkland
- A public trail system
- Street and utility improvements to serve the proposed uses

To facilitate the proposed Project, the Applicant is also seeking a Development Agreement for the Project. The Development Agreement would limit development of the site to the Project as described above.


This is to advise that on July 23, 2014, the City of Elk Grove City Council has approved the above described project and has made the following determinations regarding the above described project.

- The project will have a significant effect on the environment.
- An Environmental Impact Report has been prepared and adopted for this project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of approval of this project.
- A Mitigation Monitoring and Reporting Plan was adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

By: _____


Christopher Jordan, AICP
916.478.2222

Date: _____

July 23, 2014

ENDORSED
SACRAMENTO COUNTY

JUL 28 2014

DAVID VILLANUEVA, CLERK/RECORDER
BY  DEPUTY



City of Elk Grove

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County Recorder Filing	State Clearinghouse Received
<p>ENDORSED SACRAMENTO COUNTY</p> <p>JUN 26 2014</p> <p>DAVID VILLANUEVA, CLERK/RECORDER BY DEPUTY</p> <p>(stamp here)</p>	<p>RECEIVED</p> <p>JUN 26 2014</p> <p>STATE CLEARING HOUSE</p> <p>(stamp here)</p>

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PROJECT APPLICANT: Silverado Homes, Inc.
 dba Vintara Holdings, LLC
 3400 Douglas Blvd. Suite 270
 Roseville, CA 95661
 916.403.7623

ENDORSED
SACRAMENTO COUNTY

JUL 28 2014

DAVID VILLANUEVA, CLERK/RECORDER
 BY DEPUTY

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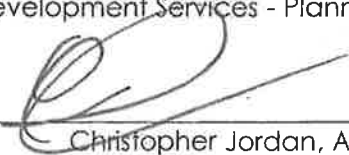
This is to advise that on June 25, 2014, the City of Elk Grove City Council has approved the above described project and has made the following determinations regarding the above described project.

- The project will have a significant effect on the environment.
- An Environmental Impact Report has been prepared and adopted for this project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of approval of this project.
- A Mitigation Monitoring and Reporting Plan was adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

By:



Christopher Jordan, AICP
916.478.2222

Date:

June 25, 2014

ENDORSED
SACRAMENTO COUNTY

JUL 28 2014

DAVID VILLANUEVA, CLERK/RECORDER
BY DJW DEPUTY

REC'T # 000254736
June 26, 2014 9:05:49 AM

Sacramento County Recorder
David Villanueva, Clerk/Recorder

Check Number 2240
REC'D BY
State Fees \$3,029.75
CLERKS \$26.00
Sub Total fee \$3,055.75

Sub Total fee \$3,055.75
ARR. 26/1/0

REC'T # 000254737
June 26, 2014 9:06:22 AM

Sacramento County Recorder
David Villanueva, Clerk/Recorder

Check Number 2240
REC'D BY
Refund \$26.00
Sub Total fee \$26.00

Total fee \$3,081.75
Amount Tendered... \$3,081.75

Phonica \$0.00

ENDORSED
SACRAMENTO COUNTY

JUL 28 2014

DAVID VILLANUEVA, CLERK/RECORDER
BY *[Signature]* DEPUTY

SACORE Sacramento County Recorder
600 8th Street
Sacramento, CA 95814

Vintara Holdings, LLC
Check Number 4071C-00002240
Check Date Jun 23, 2014

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
06/20/14	4071 Vintara Holdings, LLC EIR & NOF Fee	4071,000000	3,081.75	0.00	0.00	3,081.75
Total Remittance			3,081.75	0.00	.00	3,081.75

