



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 or 21152 of the Public Resources Code*

**STATE CLEARINGHOUSE
NUMBER:**

SCH #2015102067

PROJECT TITLE:

Kubota Tractor Corporation PLNG21-026/ Appeal (APLA21-002)

PROJECT APPLICANT:

Kubota Tractor Corporation
John Firestone, Manager
1175 S. Guild Avenue
Lodi, CA 95240

PROJECT LOCATION:

10251 Grant Line Road, Elk Grove California, Sacramento County

**ASSESSOR'S PARCEL
NUMBER(S)**

134-0190-009

PROJECT DESCRIPTION:

The Project consists of a Major Design Review for a new building of approximately 632,000 square feet and associated site improvements, and a Conditional Use Permit to allow a "manufacturing, minor" use on the Project site. The Project also includes a Special Parking Permit for a reduction in the number of required parking spaces and a Tree Removal Permit for the removal of trees of local importance. Development will occur on approximately 39.67 acres with 32.54 acres for building and vehicle circulation/landscaping improvements along and 7.13 acres for a stormwater detention facility on City Property.

The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), pedestrian and bicycle travel (TACM-4), off-road construction fleet (TACM-8), intracity trip reduction (TACM-3), and electric vehicle charging (TACM-9).

This is to advise that on August 11, 2021 the City of Elk Grove City Council denied a third party appeal of the July 15, 2021 Planning Commission Project approval thereby approving the above described Project. With this approval the City Council has made the following determination regarding the above described project. 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.

The Southeast Industrial Area Supplemental EIR (SEIR) was certified by the Elk Grove City Council on January 27, 2021 (SCH #2015102067). The SEIR was prepared to address changes in the land use designations for a General Plan amendment and pre-zoning, and to address information related to infrastructure improvements that will be necessary to serve the Southeast Industrial area. The SEIR specifically evaluated development on the subject parcel with Light Industrial uses.

State CEQA Guidelines Section 15168 allows for the use of the Certified SEIR for later activities but requires those activities to be examined in light of the program SEIR to determine if an additional environmental document must be prepared. This section also states that if an agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the SEIR and no new environmental document would be required.

The Southeast Industrial Area SEIR analyzed the development of the subject site with Light Industrial with build out assumptions based on the General Plan's Light Industrial designation. The Project, as proposed, is consistent with land uses allowed in the within the Light Industrial designation and will result in a Floor Area Ratio (FAR) of 0.32 which is below the General Plan FAR of 1.5 for Light Industrial uses. 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 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 alternative.

The proposed Project consists of the construction of a new manufacturing building of approximately 632,000 square feet. Construction of the building and subsequent minor manufacturing operation have been found to comply with the General Plan as the Project site's LI (Light Industrial) zoning designation is considered an implementing zoning district of the LI land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to Elk Grove Municipal Code (EGMC) Table 23.27-1 (Allowed Uses and Required Entitlements), "manufacturing, minor" is conditionally permitted in the LI zone. The Project will result in a Floor Area Ratio (FAR) of 0.32 which is below the maximum Light Industrial FAR of 1.5. In addition, the Project supports the following General Plan Policies:

- **Policy ED-1-1:** Allow for a variety of sizes and types of commercial development in order to attract a diverse range of job opportunities and types.
- **Policy ED-2-1:** Continue to improve Elk Grove's jobs/housing ratio by expanding local employment opportunities, with an emphasis on attracting jobs in sectors and industries that are well matched for the skills of the local workforce.
- **Policy RC-1-2:** Continue efforts to attract larger employers in target industries.

In addition to compliance with the General Plan, the Project is consistent with the Southeast Industrial Area Specific Plan's guidelines related to the compatibility between urban and agricultural uses, and the Elk Grove Municipal Code (EGMC) development standards that are applicable to the project. Furthermore, the Project is subject to the Mitigation Monitoring and Reporting Plan (MMRP) adopted with the certified SEIR. Staff finds that there are no substantial changes in the Project that have the potential for new environmental effects; that there are no substantial changes that have occurred with respect to the circumstances which the Project is undertaken; and that there is no new information of substantial importance that show that the Project will have additional significant effects, will have more severe effects, or that mitigation measures originally found feasible would in fact be feasible, or that the proponents have declined to adopt mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR but would substantially reduce one or more significant effects on the environment.

There are no new substantial changes to the Project that have the potential for new environmental effects. Since no subsequent EIR is necessary pursuant to CEQA Section 15162 and since the City can approve the Project as being within the scope of the analysis covered by the SEIR, no new environmental document is required.

This is to certify that the Supplemental 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: _____
Antonio Ablog, AICP
Planning Manager
916.627.3335

Date: August 12, 2021

Attachments:

Copy – SEIR Notice of Determination Filing (SCH #2015102067)



City of Elk Grove NOTICE OF DETERMINATION

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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
<p style="text-align: center;">FILED SACRAMENTO COUNTY FEB 26 2021 DONNA ALLRED, CLERK/RECORDER BY <u> </u> DEPUTY (stamp here)</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: 2015102067

PROJECT TITLE: Multi-Sport Complex and Southeast Industrial Annexation Area Project, Rezoning Ordinance Adoption

PROJECT APPLICANT: City of Elk Grove

PROJECT LOCATION: Elk Grove California, Sacramento County

PROJECT DESCRIPTION: There are four parts of the revised Project description that are the focus of analysis in this SEIR: (1) a change in the planned future land uses within the Project area; (2) additional information related to infrastructure improvements that will be necessary to serve the Project site; (3) the establishment of General Plan and rezoning for a Phase 1 annexation and adoption of a Specific Plan; and (4) consideration of the annexation application for Phase 1 of the Project. Although a multi-sport complex could still be developed through the City's conditional use permit process, the SEIR evaluates development on the City-owned 100-acre parcel with Light Industrial uses. The amount of mixed General Commercial and Commercial Office uses would be reduced, and a new use would be added, Regional Commercial, which typically consists of a unified shopping center with major anchor stores. The SEIR also includes an analysis of several off-site drainage improvements.

This NOD specifically addresses the adoption of the Ordinance (second reading) establishing Rezoning for the Phase 1 Project Area.

014088

FILED

SACRAMENTO COUNTY

FEB 28 2004

BY _____
DEPUTY CLERK OF SUPERIOR COURT

This is to advise that on **February 10, 2021**, 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.
- A Supplemental 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 Supplemental 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

By: 
Christopher Jordan, AICP
Director of Strategic Planning and Innovation
916.478.2222

Date: February 11, 2021

MAY 02 2019

Notice of Determination

Appendix D

DONNA ALLRED, CLERK/RECORDER
BY:  DEPUTY

To:

Office of Planning and Research

U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

Public Agency: Sacramento LAFCo
Address: 1112 I Street, Suite 100
Sacramento, CA 95814
Contact: Don Lockhart, AICP, Executive Officer
Phone: 919-874-6458

County Clerk

County of: Sacramento
Address: 600 8th Street
Sacramento, CA 95814

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2015102067

Project Title: Elk Grove Sphere of Influence Amendment and Multi-Sport Park Complex (LAFC#04-15)

Project Applicant: City of Elk Grove 8401 Laguna Palms Way, Elk Grove, CA 95788

Project Location (include county): South of Grant Line Rd east of the UPRR tracks & SR 99, Sacramento County

Project Description:

Expansion of the City's SOI by approximately 561 acres to provide for 271 acres of commercial and industrial uses with the potential for 3.5 million square feet of building space and generation of ~ 10,000 employees, 118 acres of mixed uses with the potential for 708 dwelling units, and a 171-acre multi-sport park complex. The proposed multi-sport park complex would provide a multi-use community support facility, tournament and practice fields, an indoor sports facility, a stadium/amphitheater, and fairgrounds/agrizona park. The complex will include new landscaping, lighting, access roads, parking lots, and supportive infrastructure.

This is to advise that the Sacramento Local Agency Formation Commission has approved the above Lead Agency or Responsible Agency

described project on May 1, 2019 and has made the following determinations regarding the above described project.

1. The project will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not] adopted for this project.
5. A statement of Overriding Considerations was was not] adopted for this project.
6. Findings were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Sacramento Local Agency Formation Commission, 1112 I Street, Suite 100, Sacramento, CA 95814

Signature (Public Agency):  Title: Executive Officer

Date: May 2, 2019 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 34 — 05022019 — 244
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2015102067

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Sacramento LAFCo	LEAD AGENCY EMAIL	DATE 05022019
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 190272	

PROJECT TITLE

Elk Grove Sphere of Influence Amendment and Multi-Sport Park Complex (LAFC#04-15)

PROJECT APPLICANT NAME City of Elk Grove	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 8401 Laguna Palms Way	CITY Elk Grove	STATE CA
		ZIP CODE 95788

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ | <u>3,271.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | <u>0.00</u> |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>40.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,311.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Brian Mazzanti-Deputy Clerk
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60444290 task 7

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 000368914
5/2/2019 11:50:47 AM
Order#: 20190065214 BAM

Description	Amount
Professional Filings	\$3,311.00
NOD - EIR Filed	\$3,311.00

Total Amount Due \$3,311.00

Payments:
VitalChekPmt# v1305 \$3,311.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference



City of Elk Grove NOTICE OF DETERMINATION

To: Office of Planning and Research
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Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

County Recorder Filing	State Clearinghouse Received
<p style="text-align: center;">ENDORSED SACRAMENTO COUNTY</p> <p style="text-align: center;">JAN 29 2021</p> <p>BY <u>Donna Alared</u> CLERK/RECORDER DEPUTY (Stamp here)</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: 2015102067

PROJECT TITLE: Multi-Sport Complex and Southeast Industrial Annexation Area Project, Supplemental Environmental Impact Report

PROJECT APPLICANT: City of Elk Grove

PROJECT LOCATION: Elk Grove California, Sacramento County

PROJECT DESCRIPTION: There are four parts of the revised Project description that are the focus of analysis in this SEIR: (1) a change in the planned future land uses within the Project area; (2) additional information related to infrastructure improvements that will be necessary to serve the Project site; (3) the establishment of General Plan and rezoning for a Phase 1 annexation and adoption of a Specific Plan; and (4) consideration of the annexation application for Phase 1 of the Project. Although a multi-sport complex could still be developed through the City's conditional use permit process, the SEIR evaluates development on the City-owned 100-acre parcel with Light Industrial uses. The amount of mixed General Commercial and Commercial Office uses would be reduced, and a new use would be added, Regional Commercial, which typically consists of a unified shopping center with major anchor stores. The SEIR also includes an analysis of several off-site drainage improvements.

This is to advise that on **January 27, 2021**, 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.
- A Supplemental 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 Supplemental 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

By: 

Christopher Jordan, AICP
Director of Strategic Planning and Innovation
916.478.2222

Date: January 29, 2021



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print **Signature** **Save**

RECEIPT NUMBER:
 34 — 01292021 — 017
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2015102067

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Elk Grove Development Services-Planning	LEAD AGENCY EMAIL	DATE 01292021
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 210019	

PROJECT TITLE

Multi-Sport Complex and Southeast Industrial Annexation Area Project, Supplemental Environmental Impact Report

PROJECT APPLICANT NAME City of Elk Grove	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 8401 Laguna Palms Way	CITY Elk Grove	STATE CA
		ZIP CODE 95758

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,445.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,480.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,171.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|--|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Partition Fee (State Water Resources Control Board only) | \$050.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 000830957
1/29/2021 11:59:31 AM
Order#: 20210025863 JLJ

Description	Amount
Professional Filings	\$50.00
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 127242 \$50.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:
 34 — 02262021 — 055
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2015102067

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Elk Grove Development Services-Planning	LEAD AGENCY EMAIL	DATE 02262021
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 210062	

PROJECT TITLE

Multi-Sport Complex and Southeast Industrial Annexation Area Project, Prezoning Ordinance Adoption

PROJECT APPLICANT NAME City of Elk Grove	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 8401 Laguna Palms Way	CITY Elk Grove	STATE CA
		ZIP CODE 95758

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,445.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,480.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,171.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Meenal Kant-Deputy Clerk
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