



# 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# 2013042054

PROJECT TITLE: Souza Dairy Village 5 MHP (PLNG22-025)

PROJECT APPLICANT: KB Homes  
David Judy  
3005 Douglas Blvd Suite 250  
Roseville, CA 95661  
916-945-3875

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 132-0300-047

PROJECT DESCRIPTION: The Project consists of a Master Home Plan Design Review for the approval of the design of the proposed master home plans for 123 new homes on residential lots approved with the Souza Dairy Project (EG-13-030) Village 5.

This is to advise that on July 9, 2014, the City Council certified an Environmental Impact Report (EIR) for the SEPA (SCH No. 2013042054). The Southeast Policy Area (SEPA) EIR analyzed the full buildout of SEPA based upon the land plan, development standards, and policies contained in the Community Plan and Special Planning Area (SPA). The EIR adequately addressed environmental issues related to the development of the subject property. The Souza Dairy 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 City Council made the following determinations regarding the above described project.

- The Southeast Policy Area Strategic Plan EIR (SHC# 2013042054) was prepared and certified for pursuant to the provisions of CEQA.
- Pursuant to Section 15168(c)(2) the Planning Department finds that the Project, as proposed, does not present any new environmental effects or mitigation measures required beyond the scope of those analyzed in the Southeast Policy Area Strategic Plan EIR (SHC# 2013042054).
- A Mitigation Monitoring and Reporting Plan (MMRP) was adopted as part of the Southeast Policy Area Strategic Plan EIR (SHC# 2013042054) and would be applicable to this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

The Design Review submittal requests approval of the submitted master house plans which are consistent with the Souza Dairy 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.

This is to certify that the Environmental Impact Reports are 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:   
Sarah Kirchgessner,  
916.478.2245

Date: November 28, 2022



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**FILE COPY**

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County Recorder Filing	State Clearinghouse Received
<p><b>ENDORSED</b> SACRAMENTO COUNTY</p> <p>JUN 29 2018</p> <p>DONNA ALLRED, CLERK/RECORDER BY: <i>[Signature]</i> DEPUTY</p> <p>(stamp here)</p>	<p>(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# 2013042054

<b>PROJECT TITLE:</b>	SOUTHEAST POLICY AREA STRATEGIC PLAN EIR ADDENDUM (EG-18-017)
<b>PROJECT APPLICANT:</b>	Souza Elk Grove, LLC c/o Kamilos Holdings I 11249 Gold Country Boulevard, Ste. 190 Gold River, CA 95670
<b>PROJECT LOCATION:</b>	Elk Grove California, Sacramento County
<b>ASSESSOR'S PARCEL NUMBER(S)</b>	132-0320-006
<b>PROJECT DESCRIPTION:</b>	The Project consists of an Addendum to the certified Environmental Impact Report (EIR) for the Southeast Policy Area (SEPA) Strategic Plan involving text changes to the EIR and adopted Mitigation Monitoring and Reporting Program.

This is to advise that on June 27, 2018, 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 SEPA Special Plan Area was approved and an EIR certified by the City Council on July 9, 2014 (State Clearinghouse No. 2013042054). In conjunction with the certification of the EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan.

Section 15164 of the State CEQA Guidelines describes the conditions under which an Addendum to a previously certified EIR is appropriate. These conditions are as follows:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR.
- (d) The decision making body shall consider the addendum with the final EIR prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Pursuant to section 15164(a) above, the Addendum was reviewed against CEQA Section 15162 which describes the situations when a Subsequent EIR (SEIR) should be prepared. These conditions include:

- (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 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 the 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 measures or alternatives; 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 measure or alternative.

**ENDORSED**  
SACRAMENTO COUNTY

JUN 29 2018

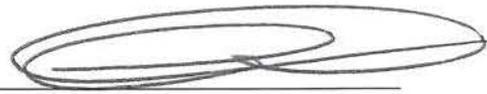
DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY

None of the aforementioned conditions calling for the preparation of an SEIR are met.

The Addendum to the SEPA EIR evaluates text changes to the EIR and its Mitigation Monitoring and Reporting Program. These text changes provide an additional option to mitigate for the loss of Swainson's hawk foraging habitat at the Van Vleck Ranch pursuant to EGMC Section 16.130.110 which reserves for the City Council the ability to consider and approve means of mitigating significant impacts on Swainson's hawk foraging habitat other than those prescribed mitigation standards contained in EGMC Section 16.130.040. Staff finds that the conditions A through E of State CEQA Guidelines section 15164 are met, therefore the Addendum prepared to the SEPA EIR is the appropriate environmental review document.

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: 

Antonio Ablog  
916.627.3335

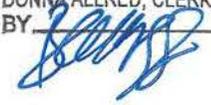
Date: June 29, 2018

Attachments:

Copy – EIR Notice of Determination Filing (SCH #2013042054) July 15, 2014

**ENDORSED**  
SACRAMENTO COUNTY

JUN 29 2018

DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY

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

Receipt#: 000211269  
6/29/2018 10:32:51 AM  
Order#: 20180096687 BAM

Description	Amount
Professional Filings	\$40.00
EIR Processing Fee	\$40.00
Total Amount Due	\$40.00

Payments:  
Check# 4769 \$40.00

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

COPY



# City of Elk Grove NOTICE OF DETERMINATION

ENDORSED  
SACRAMENTO COUNTY

JUL 28 2014

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

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

**STATE CLEARINGHOUSE NUMBER:** SCH#2013042054

- PROJECT TITLE:** Southeast Policy Area Special Planning Area
- PROJECT APPLICANT:** City of Elk Grove
- PROJECT LOCATION:** West of State Route 99, east of Big Horn Boulevard and Bruceville Road, south of Bilby Road and Poppy Ridge Road, and north of Kammerer Road Elk Grove California, Sacramento County
- ASSESSOR'S PARCEL NUMBER(S):** Various
- PROJECT DESCRIPTION:** The proposed Southeast Policy Area Strategic Plan Project includes a Community Plan and Special Planning Area for an approximately 1,200-acre area in the southern portion of the City of Elk Grove. The Project is an employment-oriented development with a goal to provide a community that supports and encourages the development of employment uses, but also includes residential land uses. The Project would allow for the development of approximately 7.8 million square feet of employment-generating uses; 4,790 residential units in various densities; and acreage for schools, parks, and infrastructure, such as road right-of-way and storm drainage facilities. The proposed Project would generate approximately 23,410 jobs and a population of approximately 17,000

ENDORSED  
SACRAMENTO COUNTY

JUN 29 2018

DONNA ALFRED, CLERK/RECORDER  
BY *[Signature]* DEPUTY

This is to advise that on July 9, 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 not have a significant effect on the environment.
- A ~~Mitigated Negative Declaration~~ <sup>Environmental Impact Report</sup> 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

ENDORSED  
SACRAMENTO COUNTY

JUL 15 2014

DAVID VILLANUEVA, CLERK/RECORDER  
BY [Signature] DEPUTY

By: [Signature]  
Christopher Jordan (916) 478-2222

Date: 7/9/2014

ENDORSED  
SACRAMENTO COUNTY

JUL 28 2014

DAVID VILLANUEVA, CLERK/RECORDER  
BY [Signature] DEPUTY

REC'T # 0008278377  
July 15, 2014 --- 11:28:10 AM

Sacramento County Recorder  
David Villanueva, Clerk/Recorder

ENDORSED  
SACRAMENTO COUNTY

JUN 29 2018

DONNA ALFRED, CLERK/RECORDER  
BY [Signature] DEPUTY

Check Number 9468  
REQD BY  
State Fees \$3,029.75  
CLERKS \$26.00

Total fee ..... \$3,055.75  
Amount Tendered... \$3,055.75

Change ..... \$0.00  
DNB:SB/L/O