



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 15075 of the CEQA Guidelines.

STATE CLEARINGHOUSE NUMBER:	SCH# 2013042054, SCH# 2017062058, and SCH#2020069032
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PROJECT TITLE: Pardes Apartments (PLNG22-057)

PROJECT APPLICANT: CRP Affordable Housing & Community Development
Kevin Shirata (Representative)
4429 Morena Boulevard, Suite A
San Diego, CA 92117
Ph: (760) 271-6798

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 132-0290-054

PROJECT DESCRIPTION: The proposed Pardes Apartments Project (the "Project") consists of a Tentative Parcel Map, Major Design Review, and Tree Removal Permit for a new multi-unit residential apartment complex with 236 units and associated site improvements including parking, lighting, and landscaping. The Project will have five buildings (four, 3-story and one, 4-story) as well as indoor and outdoor amenities including a community room, computer room, courtyards, tot lots, and lawn areas. The Project request also includes a Density Bonus to allow incentives/concessions for reduced parking and for a reduction for the private outdoor living area requirement.

This is to advise that on May 4, 2023, the City of Elk Grove Planning Commission approved the above described project and has made the following determinations regarding the above described project.

No further environmental review is required under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 provides that when an Environmental Impact Report (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 alternative.

On July 9, 2014, the City Council certified an EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the SEPA Community Plan (State Clearinghouse No. 2013042054). The SEPA EIR analyzed full buildout of SEPA based upon the land plan, development standards, and policies contained in the Community Plan and Special Planning Area, as well as the improvements identified in the accompanying infrastructure master plans. The Project is subject to the SEPA MMRP.

Additionally, staff finds that no further environmental review is required under State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with a Community Plan, General Plan, or Zoning for which an EIR has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific

significant effects which are peculiar to the project or its site." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). Additionally, an EIR was prepared and certified by the City Council as part of the City's General Plan Housing Element Update in 2021 SEIR (SCH No. 2020069032), which analyzed the Project site for the development of high-density residential housing projects. The Project is subject to both the General Plan and Housing Element Update MMRPs.

The General Plan Housing Element Update in 2021 SEIR (SCH No. 2020069032) analyzed the Project site for the development of high-density residential housing. The Housing Element EIRs rely on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project is high density residential, 100 percent affordable housing project on a high-density residential site as designated in the Housing Element, therefore the Project is exempt from VMT analysis pursuant to the City's adopted Transportation Analysis Guidelines. Additionally, the Project shall comply with the City's Climate Action Plan (CAP) measures for new multi-unit residential development, including CAP measures related to energy efficiency (BE-4), electric appliances (BE-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

The Applicant provided a Cultural Resources Analysis dated January 2023, for the site (Helix Environmental Planning) that staff determined was compliant with the General Plan MMRP cultural resource study requirements. The implementation of a condition of approval will address the potential for encountering undiscovered cultural resources and tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Project is being undertaken pursuant to and in conformity with the approved SEPA Community Plan, Special Planning Area, and Housing Element. No special circumstances exist and no changes in the Project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the Project other than those previously disclosed and analyzed in the EIR for the SEPA Community Plan. Therefore, the prior EIR is sufficient to support the proposed action and no further environmental review is required.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan Housing Element SEIR and the SEPA Strategic Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15183 and Section 15162, no further environmental review is required.

This is to certify that the above referenced 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: 
Antonio Ablog, AICP,
Planning Manager
(916) 627-3335

Date: May 5, 2022

Figure 1 – Vicinity Map





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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# 2013042054

PROJECT TITLE: Esplanade West Subdivision (EG-17-044)

PROJECT APPLICANT: Elk Grove Land Investments, LLC Big Horn RBVP, L.P.
Les Hock (Representative) Mark Sanchez (Representative)
10630 Mather Blvd. 940 Emmett Ave Ste. 200
Sacramento, CA 95655 Belmont, CA 94002

PROJECT LOCATION: South side of Poppy Ridge Road, east of Big Horn Boulevard

ASSESSOR'S PARCEL NUMBER(S): 132-0290-017, -018, -019, -020

PROJECT DESCRIPTION: The proposed Esplanade West Project is a Tentative Subdivision Map that consists of:

- A Community Plan and Special Planning Area Amendment to reconfigure the boundaries and acreages of land uses for the ±72-acre Project site.
- A Tentative Subdivision Map (TSM) with Design Review for Subdivision Layout to subdivide ±72 acres into 315 lots for a single-family, gated residential development with one private park lot, one detention basin lot, and private and public landscape/greenway lots. The TSM includes a request for a design exception to reduce the curve radius allowance at the gated entry for "A" Lane.
- Determination of consistency with the General Plan for the Abandonment of a portion of Poppy Ridge Road.

- A Tree Removal Permit to remove 74 trees of local importance

This is to advise that on August 4, 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 alternative.

On July 9, 2014, the City Council certified an EIR for and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the SEPA Strategic Plan (SCH# 2013042054). The SEPA EIR analyzed full buildout of SEPA based upon the land plan, development standards, and policies contained in the Community Plan and Special Planning Area (SPA), as well as the improvements identified in the accompanying infrastructure master plans. The Project remains subject to the SEPA 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 Community Plan and SPA will modify the acreages of residential land uses within the Project Area. The Community Plan and SPA Amendments will not expand the development footprint or add any land uses that were not originally anticipated within SEPA. Although the acreages of the residential land uses are being amended, the reconfiguration results in a shift of residential units from northern portions of the SEPA plan area to the central area of SEPA where they will be proximate to parcels designated for office, mixed-use, and employment-oriented land uses. The proposed land use amendments will allow for the construction of up to 3,656 residential units which is less than a five-percent change from the total number of units allowed under current land use designations (3,422 units).

The Project, as proposed, will build out at a density/intensity consistent with the range of what was anticipated in the SEPA EIR. The City updated its General Plan in 2019; while the proposed Project, including the requested Community Plan amendments, have been found to be consistent with the General Plan goals, policies, and implementation programs, the updated General Plan implements new transportation analysis standards related to Vehicle Miles Traveled (VMT) and also includes a new Climate Action Plan (CAP). Analysis related to VMT and the CAP was completed to determine the Project's consistency with the General Plan and the SEPA Community Plan pursuant to CEQA section 15183. The Project was analyzed against the VMT standards and it was determined that the Project is exempt from additional VMT analysis. The subject site is in an area that has been determined to result in a 15% VMT reduction based on its General Plan/Community Plan land use designations. The proposed Project shifts the location of residential units within the SEPA plan area but still provides the capacity for these units to be constructed. The relocation of these units does not alter the determination that residential development on the Project site will result in a 15% VMT reduction, therefore, no further VMT analysis is necessary.

The Esplanade West Project will comply with the City's CAP for new single-family development, including CAP measures related to energy efficiency (BE-4), electric appliances (BE-6), Vehicle Miles Traveled Reductions (TACM-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9). Therefore, the Project is consistent with the City's updated efforts to reduce greenhouse gas emissions through its compliance with the CAP.

There are no substantial changes in the Project from those analyzed in the 2014 EIR and no new significant environmental effects, or 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. Further, the Project has been reviewed in consideration of the VMT standards and CAP compliance measures adopted as part of the City's General Plan to determine Consistency with the General Plan and the SEPA Community Plan pursuant to CEQA Section 15183. Since no changes to the SEPA or Elk Grove General Plan EIR are necessary to support the Project, the City is not required to prepare an Addendum to the EIR pursuant to State CEQA Guidelines Section 15164. Therefore, the prior EIRs are 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: August 6, 2021



City of Elk Grove NOTICE OF DETERMINATION

FILE COPY

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From: City of Elk Grove
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Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
<p>ENDORSED 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

PROJECT TITLE:	SOUTHEAST POLICY AREA STRATEGIC PLAN EIR ADDENDUM (EG-18-017)
PROJECT APPLICANT:	Souza Elk Grove, LLC c/o Kamilos Holdings I 11249 Gold Country Boulevard, Ste. 190 Gold River, CA 95670
PROJECT LOCATION:	Elk Grove California, Sacramento County
ASSESSOR'S PARCEL NUMBER(S)	132-0320-006
PROJECT DESCRIPTION:	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

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

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

ENDORSED
SACRAMENTO COUNTY

JUN 29 2018

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

COPY



City of Elk Grove NOTICE OF DETERMINATION

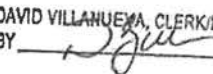
ENDORSED
SACRAMENTO COUNTY

JUL 28 2014

DAVID VILLANUEVA, CLERK/RECORDER
BY  DEPUTY

- To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044
- Sacramento County Clerk-Recorder
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County Recorder Filing	State Clearinghouse Received
<p>ENDORSED SACRAMENTO COUNTY</p> <p>JUL 15 2014</p> <p>DAVID VILLANUEVA, CLERK/RECORDER BY  DEPUTY</p> <p>(stamp here)</p>	<p>RECEIVED</p> <p>JUL 15 2014</p> <p>STATE CLEARING HOUSE</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

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  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~~ ^{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

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



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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# 2017062058 and SCH #2020069032

PROJECT TITLE: The Lyla (PLNG21-037)

PROJECT APPLICANT: Pacific West Communities, Inc.
Mike Kelley (Representative)
520 Capitol Mall, Suite 150
Sacramento, CA 95815

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 116-1380-005, -008, -009, -010, -014 & 116-0011-020, -021

PROJECT DESCRIPTION: The Lyla Project consists of a Major Design Review for a new multi-unit residential apartment complex with 294 units and additional site improvements including parking, lighting, and landscaping. The Project will have 13, three-story buildings as well as both indoor and outdoor amenities including a community room, gym, swimming pool, and plaza area. The Project also includes a Density Bonus to allow a concession/incentive for reduced parking and Exterior Noise Standards, and a Determination of Consistency with the General Plan for the Abandonment of portions of existing sewer and water easements.

The Project complies with the City's Climate Action Plan (CAP) for new multi-unit residential development, including CAP measures related to energy

efficiency (BE-4), electric appliances (BE-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

This is to advise that on October 6, 2022, the City of Elk Grove Planning Commission has approved the above described Project and has made the following determinations regarding the above described project.

- The General Plan EIR (SCH# 2017062058) was prepared and certified pursuant to the provisions of CEQA.
- The General Plan Housing Element Update EIR (SCH No. 2020069032) was prepared and certified 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 General Plan EIR (SCH# 2017062058) and the General Plan Housing Element Update EIR (SCH No. 2020069032).
- Mitigation Monitoring and Reporting Programs (MMRPs) were adopted as part of the General Plan EIR (SCH# 2017062058), and the General Plan Housing Element Update EIR (SCH No. 2020069032) which would be applicable to this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

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: October 10, 2022

Figure 1 – Vicinity Map

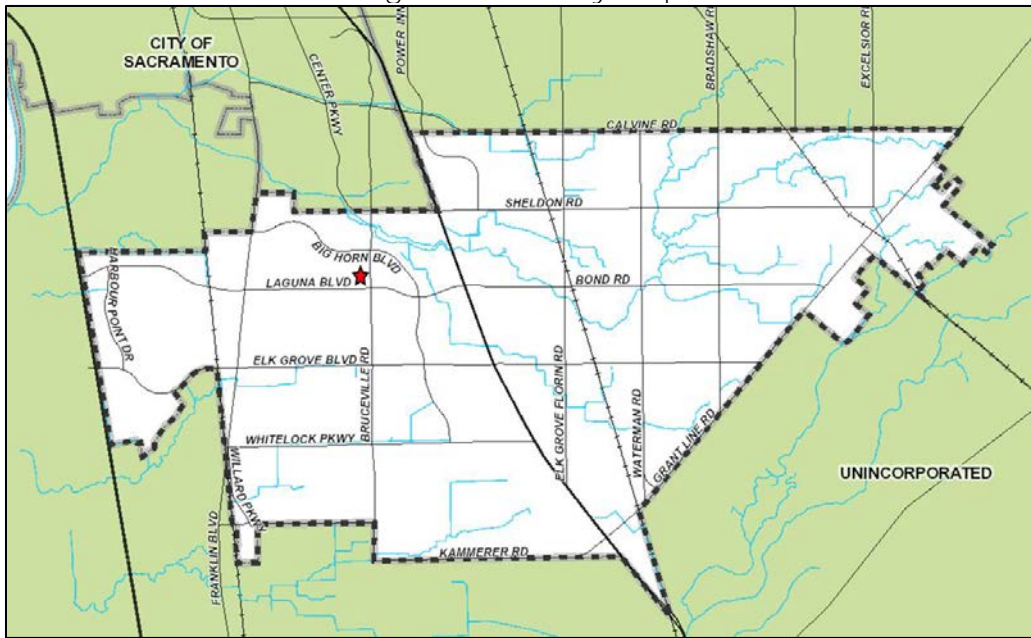
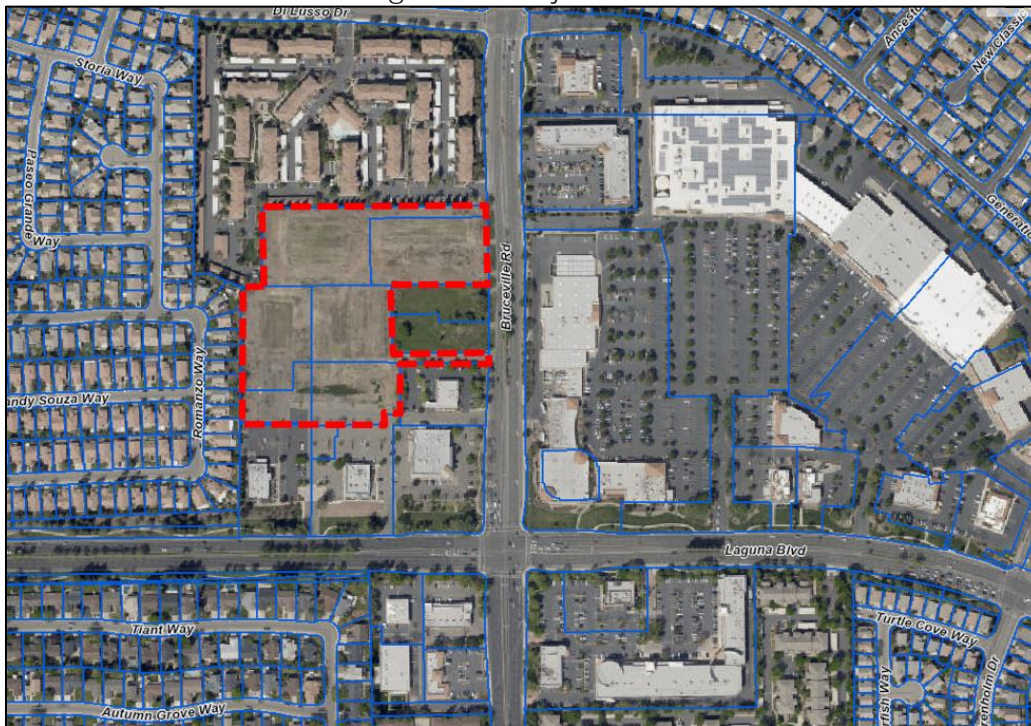


Figure 2 – Project Site





2021 – 0240



18688375

Receipts attached

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County Recorder Filing

State Clearinghouse Received

FILED
SACRAMENTO COUNTY

JUN 01 2021

DONNA ALLRED, CLERK/RECORDER
BY _____ DEPUTY

(stamp here)

(stamp here)

SUBJECT:

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

PROJECT TITLE:

General Plan Amendment 2021-02

STATE CLEARINGHOUSE NUMBER:

SCH# 2017062058; 2020069032

APPLICANT:

City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758
916-683-7111

PROJECT LOCATION:

Citywide

PROJECT DESCRIPTION:

The proposed action is a series of amendments to the City's General Plan that include the following, collectively referred to as the Project:

1. **Gated Communities in the Rural Area (PLNG20-024):** The proposed action would repeal General Plan policy RA-1-8, which prohibits gated neighborhoods and subdivisions in the Rural Area.
2. **Bike, Pedestrian, and Trails Master Plan (WAM006):** This matter would amend the Circulation Plan of the General Plan for consistency with the Bicycle, Pedestrian, and Trails Master Plan (BPTMP) of 2021, including Figure 3-6 and various text references in the General Plan.
3. **2021 Housing Element (SPG004):** The Project consists of adopting the 2021-2029 Housing Element, amending the General Plan Land Use Map, and amending the General Plan Implementation Strategy in order to accommodate high-density residential development and implement the City's portion of the Regional Housing Needs Allocation (RHNA).

4. **Safety Element Update (SP0008):** The proposed Project is an amendment to the Safety Element of the General Plan for consistency with Assembly Bill (AB) 65 (Petrie-Norris) and Senate Bill (SB) 99 (Dodd) of 2019, which requires the City to identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes. The Project would add text and a map to Chapter 8 (Services, Health, and Safety) of the General Plan. Included in the Project is the addition of SAF-1-6, which would require adequate emergency access for new development projects.

PROJECT BACKGROUND:

As part of the development and adoption of the 2019 General Plan the City prepared and certified the General Plan Update Environmental Impact Report (EIR) (SCH No. 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan. The EIR is comprised of a Draft EIR (Draft EIR) and Final EIR (Final EIR). The Final EIR was released for public review on January 4, 2019 and certified by the City Council on February 27, 2019

This is to advise that on **May 12, 2021**, the City of Elk Grove City Council determined that no further environmental review was required for the Project based upon the following:

Gated Communities in the Rural Area (PLNG20-024)

No further environmental review is required pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.

Bike, Pedestrian, and Trails Master Plan (WAM006)

No further environmental review is required pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations) of the State CEQA Guidelines.

2021 Housing Element and Safety Element Updates

A Supplemental Environmental Impact Report (SEIR) was prepared for the 2021 Housing Element and Safety Element Updates Projects. The SEIR evaluates the environmental impacts of implementation of the proposed changes to the Project, including, but not limited to, adoption of General Plan land use designation amendments for housing sites.

- The Project will have a significant effect on the environment.
- 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).

AVAILABILITY OF DOCUMENTS:

This is to certify that the previously approved EIR and record of Project approval are available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

City of Elk Grove
Strategic Planning and Innovation

By _____



Christopher Jordan, AICP
916-478-2222

~~December 12, 2019~~

My 18, 2021



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
<p style="text-align: center;">ENDORSED SACRAMENTO COUNTY</p> <p style="text-align: center;">FEB 28 2019</p> <p style="text-align: center;">DONNA ALVAREZ, CLERK/RECORDER BY <i>[Signature]</i> DEPUTY</p> <p style="text-align: center;">(stamp here)</p>	<p style="text-align: center;"><i>Governor's Office of Planning & Research</i></p> <p style="text-align: center;">FEB 28 2019</p> <p style="text-align: center;">STATE CLEARINGHOUSE</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: 2017062058

PROJECT TITLE: General Plan Update

PROJECT APPLICANT: City of Elk Grove

PROJECT LOCATION: Elk Grove California, Sacramento County

PROJECT DESCRIPTION: The City of Elk Grove is conducting a comprehensive update of its General Plan. State law (Government Code Section 65300) requires each city and county to adopt a comprehensive, long-term general plan for its physical development. The City's current General Plan was adopted in 2003, with various amendments and changes made since then, and serves to direct the City's future growth and development as well as its conservation policy. The General Plan is now being updated to ensure that this guiding policy document remains a useful tool, keeps pace with change, and provides workable solutions to current and future issues. The General Plan includes the following State-required elements or topics: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice. The updated Elk Grove General Plan is divided into 10 chapters, which together address the topics mandated by the State, as well as additional topics of interest to the City.

This is to advise that on **February 27, 2019**, 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

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

Date: 2/27/2019

ENDORSED
SACRAMENTO COUNTY
FEB 28 2019
DONNA ALBED, CLERK/RECORDER
BY  DEPUTY



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](#) [Start Over](#) [Finalize & Email](#)

RECEIPT NUMBER:
 34 — 02282019 — 093
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2017062058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Elk Grove	LEAD AGENCY EMAIL cjordan@elkgrovecity.org	DATE 02282019
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 190105	

PROJECT TITLE

General Plan Update

PROJECT APPLICANT NAME City of Elk Grove	PROJECT APPLICANT EMAIL cjordan@elkgrovecity.org	PHONE NUMBER (916) 478-2222
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 checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ | 3,271.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | 0.00 |
|
 | | | |
| <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 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 40.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,311.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Rosalyn Bryant-Deputy Clerk/County Clerk Recorder
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City of Elk Grove

VENDOR ID	VENDOR NAME	CHECK DATE	CHECK NO.
0000194	SACRAMENTO COUNTY RECORDER'S	02/26/19	119056

INVOICE	DATE	PO NUMBER	DESCRIPTION	PROJECT CODE	NET AMOUNT						
PL0022.1	02/25/19		NOD FEE FOR PL0022.1		3,311.00						
<p>Sacramento County Donna Allred, Clerk/Recorder (916) 874-6334</p> <p>Receipt#: 000333283 2/28/2019 9:04:20 AM Order#: 20190028864 REB</p> <hr/> <table style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Description</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>Professional Filings</td> <td style="text-align: right;">\$3,311.00</td> </tr> <tr> <td> NOD - EIR Filed</td> <td style="text-align: right;">\$3,311.00</td> </tr> </tbody> </table> <hr/> <p>Total Amount Due \$3,311.00</p> <hr/> <p>Payments: Check# 119056 \$3,311.00</p> <hr/> <p style="text-align: center;">We Appreciate Your Business Have a Nice Day! Please keep for your reference</p>						Description	Amount	Professional Filings	\$3,311.00	NOD - EIR Filed	\$3,311.00
Description	Amount										
Professional Filings	\$3,311.00										
NOD - EIR Filed	\$3,311.00										

Total 3,311.00



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

RECEIPT NUMBER:
 34 — 06012021 — 204
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2017062058, 2020069032

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Elk Grove Development Services-Planning	LEAD AGENCY EMAIL	DATE 06012021
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 210240	

PROJECT TITLE

General Plan Amendment 2021-02

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 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" 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 | \$ | 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

[Handwritten Signature]

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk



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
<p style="text-align: center;">FILED SACRAMENTO COUNTY</p> <p style="text-align: center;">FEB 28 2019</p> <p style="text-align: center;">DONNA ALZED, CLERK/RECORDER BY <i>[Signature]</i> DEPUTY</p> <p style="text-align: center;">(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: 2017062058

PROJECT TITLE: General Plan Update

PROJECT APPLICANT: City of Elk Grove

PROJECT LOCATION: Elk Grove California, Sacramento County

PROJECT DESCRIPTION: The City of Elk Grove is conducting a comprehensive update of its General Plan. State law (Government Code Section 65300) requires each city and county to adopt a comprehensive, long-term general plan for its physical development. The City's current General Plan was adopted in 2003, with various amendments and changes made since then, and serves to direct the City's future growth and development as well as its conservation policy. The General Plan is now being updated to ensure that this guiding policy document remains a useful tool, keeps pace with change, and provides workable solutions to current and future issues. The General Plan includes the following State-required elements or topics: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice. The updated Elk Grove General Plan is divided into 10 chapters, which together address the topics mandated by the State, as well as additional topics of interest to the City.

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- 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

By: 

Christopher Jordan, AICP

Director of Strategic Planning and Innovation

916.478.2222

Date: 2/27/2019



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 [] [] []

RECEIPT NUMBER:
 34 — 02282019 — 093
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2017062058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Elk Grove	LEAD AGENCY EMAIL cjordan@elkgrovecity.org	DATE 02282019
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 190105	

PROJECT TITLE

General Plan Update

PROJECT APPLICANT NAME City of Elk Grove	PROJECT APPLICANT EMAIL cjordan@elkgrovecity.org	PHONE NUMBER (916) 478-2222
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 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) | | | |

- | | | | |
|---|----------|----|-------------------|
| <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 Rosalyn Bryant-Deputy Clerk/County Clerk Recorder
--	--

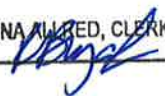


City of Elk Grove NOTICE OF DETERMINATION

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
<p style="text-align: center;">ENDORSED SACRAMENTO COUNTY</p> <p style="text-align: center;">FEB 28 2019</p> <p>DONNA ALFRED, CLERK/RECORDER BY  DEPUTY</p> <p style="text-align: center;">(stamp here)</p>	<p style="text-align: center;"><i>Governor's Office of Planning & Research</i></p> <p style="text-align: center;">FEB 28 2019</p> <p style="text-align: center;">STATE CLEARINGHOUSE</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: 2017062058

PROJECT TITLE: General Plan Update

PROJECT APPLICANT: City of Elk Grove

PROJECT LOCATION: Elk Grove California, Sacramento County


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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

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

Date: 2/27/2019

ENDORSED
SACRAMENTO COUNTY
FEB 28 2019
DONNA ALBRED, CLERK/RECORDER
BY  DEPUTY



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 — 02282019 — 093
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2017062058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Elk Grove	LEAD AGENCY EMAIL cjordan@elkgrovecity.org	DATE 02282019
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 190105	

PROJECT TITLE
General Plan Update

PROJECT APPLICANT NAME City of Elk Grove	PROJECT APPLICANT EMAIL cjordan@elkgrovecity.org	PHONE NUMBER (916) 478-2222
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 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 Rosalyn Bryant-Deputy Clerk/County Clerk Recorder
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City of Elk Grove

VENDOR ID	VENDOR NAME	CHECK DATE	CHECK NO.
0000194	SACRAMENTO COUNTY RECORDER'S	02/26/19	119056

INVOICE	DATE	PO NUMBER	DESCRIPTION	PROJECT CODE	NET AMOUNT																
PL0022.1	02/25/19		NOD FEE FOR PL0022.1		3,311.00																
<p>Sacramento County Donna Allred, Clerk/Recorder (916) 874-6334</p> <p>Receipt#: 000333283 2/28/2019 9:04:20 AM Order#: 20190028864 REB</p> <hr/> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Description</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>Professional Filings</td> <td style="text-align: right;">\$3,311.00</td> </tr> <tr> <td style="padding-left: 20px;">NOD - EIR Filed</td> <td style="text-align: right;">\$3,311.00</td> </tr> <tr> <td colspan="2"><hr/></td> </tr> <tr> <td>Total Amount Due</td> <td style="text-align: right;">\$3,311.00</td> </tr> <tr> <td colspan="2"><hr/></td> </tr> <tr> <td>Payments:</td> <td></td> </tr> <tr> <td>Check# 119056</td> <td style="text-align: right;">\$3,311.00</td> </tr> </tbody> </table> <p>We Appreciate Your Business Have a Nice Day! Please keep for your reference</p>						Description	Amount	Professional Filings	\$3,311.00	NOD - EIR Filed	\$3,311.00	<hr/>		Total Amount Due	\$3,311.00	<hr/>		Payments:		Check# 119056	\$3,311.00
Description	Amount																				
Professional Filings	\$3,311.00																				
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<hr/>																					
Total Amount Due	\$3,311.00																				
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Payments:																					
Check# 119056	\$3,311.00																				

Total 3,311.00