



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 #2013082012 and SCH# 2014082070

PROJECT TITLE: Capital Reserve Commercial Center Amendment (PLNG21-036)

PROJECT APPLICANT: Pappas Investments, LLC.
John Harris (Representative)
2020 L Street, 5th Floor
Sacramento, CA 95811

PROJECT LOCATION: 8439 Elk Grove Boulevard

ASSESSOR'S PARCEL NUMBER(S) 116-1580-002-0000

PROJECT DESCRIPTION: The Capital Reserve Commercial Center Amendment Project (the "Project") consists of a Design Review Amendment for the construction of a new, one-story, ±10,675 square foot commercial building (known as Building C) with associated parking, landscaping, and lighting improvements at 8439 Elk Grove Boulevard (APN: 116-1580-002). This Project will supersede the prior Design Review for a portion of the previously-approved Capital Reserve Commercial Center Project (EG-18-021) that approved two buildings on the parcel. The proposed modification will increase the square footage of the previously-approved Building C and eliminate Building D.

This is to advise that on September 16, 2021, the Elk Grove Planning Commission approved the above-referenced project that no further environmental review is 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.

The Project site was analyzed in the 2014 General Plan Housing Element Update project Environmental Impact Report (EIR) (SCH#2013082012) and the Capital Reserve Subsequent Environmental Impact Report (SEIR) (SCH# 2014082070). The Capital Reserve SEIR analyzed the rezoning of the subject parcels to the Limited Commercial zone and anticipated the development of the commercial parcels with up to 42,288 square feet of commercial uses for Phase I and Phase II. This is approximately 17,000 square feet more than what has been previously-approved and constructed and what is proposed with this Project. Even with a commercial buildout of 42,288 square feet of commercial development, the SEIR found no impacts related to traffic. The prior EIR and SEIR addressed potential impacts related to aesthetics, air quality, greenhouse gas emissions, noise, and biological resources. The Project is subject to all applicable mitigation requirements from the prior EIR and SEIR.

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) requires 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.

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. No potential new impacts related to the properties or Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the 2014 General Plan Housing Element Update project EIR or the Capital Reserve SEIR. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15162, no further environmental review is required.

In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project consists of a commercial project that is under 50,000 square feet. Commercial projects less than 50,000 square feet are exempt from VMT analysis.

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: 

Joseph Daguman
Assistant Planner

Date: September 17, 2021



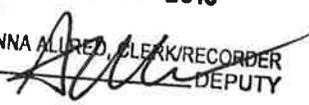
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County Recorder Filing	State Clearinghouse Received
<p style="text-align: center;">ENDORSED SACRAMENTO COUNTY</p> <p style="text-align: center;">JAN 20 2015</p> <p>DONNA ALFRED, CLERK/RECORDER BY  DEPUTY</p> <p style="text-align: center;">(stamp here)</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JAN 20 2015</p> <p style="text-align: center;">STATE CLEARINGHOUSE</p>

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

STATE CLEARINGHOUSE NUMBER: SCH#2014082070

PROJECT TITLE: Capital Reserve Project EG-14-008

PROJECT APPLICANT: Pappas Arizona, L.P., Thad Johnson (Representative)

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 116-0070-014

PROJECT DESCRIPTION: The proposed Project consists of a Rezone from SPALCF and AR-10(PDC) to LC, RD-10, and O.

This is to advise that on January 14, 2015, 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 Subsequent 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.
- A Statement of Overriding Considerations 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 Subsequent 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: *Sarah Kirchgessner*
Sarah Kirchgessner, Project
Planner

Date: 1/15/15

CITY OF ELK GROVE
DEVELOPMENT SERVICES - PLANNING

JAN 20 2015

RECEIVED
CITY OF ELK GROVE



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<p>ENDORSED SACRAMENTO COUNTY</p> <p>DEC 15 2014</p> <p>DONNA ALLRED, CLERK/RECORDER BY <u>[Signature]</u> DEPUTY</p> <p>(stamp here)</p>	<p>RECEIVED</p> <p>DEC 15 2014</p> <p>STATE CLEARING HOUSE</p> <p>(stamp here)</p>

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This is to advise that on December 10, 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.

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CITY OF ELK GROVE
Development Services - Planning

By: Sarah Kirchgessner
Sarah Kirchgessner, Project
Planner

Date: 12/15/14

REC'T # 0008451691
December 15, 2014 4:23:41 PM
Sacramento County Recorder
Donna Allred, Clerk/Recorder

Check Number 5188
RECD BY
State Fees
CLERKS

\$3,029.75
\$26.00

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

Change \$0.00
DR# 58/1/0

REC'T # **0008484808**
January 20, 2015 ----- 9:10:48 AM

Sacramento County Recorder
Donna Allred, Clerk/Recorder

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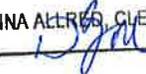
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Planner

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December 15, 2014 ----- 4:23:41 PM

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DHB,58/1/0	

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**ENDORSED
SACRAMENTO COUNTY**

MAR 05 2014

**CRISTA KHAMER, CLERK RECORDER
BY: *[Signature]* 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: **2013-2021 Housing Element (PL0018) (2nd Reading)**

STATE CLEARINGHOUSE NUMBER: 2013082012

APPLICANT: City of Elk Grove
8401 Laguna Springs Drive
Elk Grove, CA 95758
916-683-7111

PROJECT LOCATION: The entire City of Elk Grove

ASSESSOR'S PARCEL NUMBER(S): n/a

PROJECT DESCRIPTION: The City of Elk Grove Housing Element, a mandatory element of the City's General Plan, identifies the policies and actions which the City will implement to ensure that housing in Elk Grove is affordable, safe, clean, and fit for human habitation. It addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multifamily housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock. Pursuant to State law, the City is required to update the Housing Element on a regular basis with the next review required to be submitted by early 2014. The draft 2013-2021 Housing Element addresses this requirement.

RECEIVED

MAR 05 2014

STATE CLEARING HOUSE

In addition to the adoption of the Housing Element's policies, the Project also includes General Plan Land Use Map amendments and Rezones on up to 42 sites. More detail on these sites, along with the potential General Plan Land Use designation and Zoning designation for each site, is available



ENDORSED
SACRAMENTO COUNTY

MAR 05 2014

O CRAIG A. KRAEMER, CLERK RECORDER
BY *[Signature]* DEPUTY

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SACRAMENTO COUNTY

FEB 19 2014

O CRAIG A. KRAEMER, CLERK RECORDER
BY *[Signature]* DEPUTY

FEB 19 2014

STATE CLEARINGHOUSE

(stamp here)

(stamp here)

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916-683-7111

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DATE
02/14/2014

INVOICE #	INV DATE	PROJ#	DESCRIPTION	TOTAL
PL0018	02/14/14	PL0018	HOUSING ELEMENT PL0018 NO	3055.75

3,055.75

ENDORSED
SACRAMENTO COUNTY
MAR 05 2014
CRAIG A. KRAMER, CLERK/RECORDER
BY: *[Signature]* DEPUTY

REC'T # 0008115936
February 19, 2014 4:20:09 PM

Sacramento County Recorder
Craig A. Kramer, Clerk/Recorder

Check Number 7349
RECD BY
State Fees \$3,029.75
CLERKS \$26.00

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

Change \$0.00
DHR, 58/1/0