

Addendum to the Silverado Village Special Planning Area Environmental Impact Report for the Elliott Springs Village 3

State Clearinghouse No. 2013012060

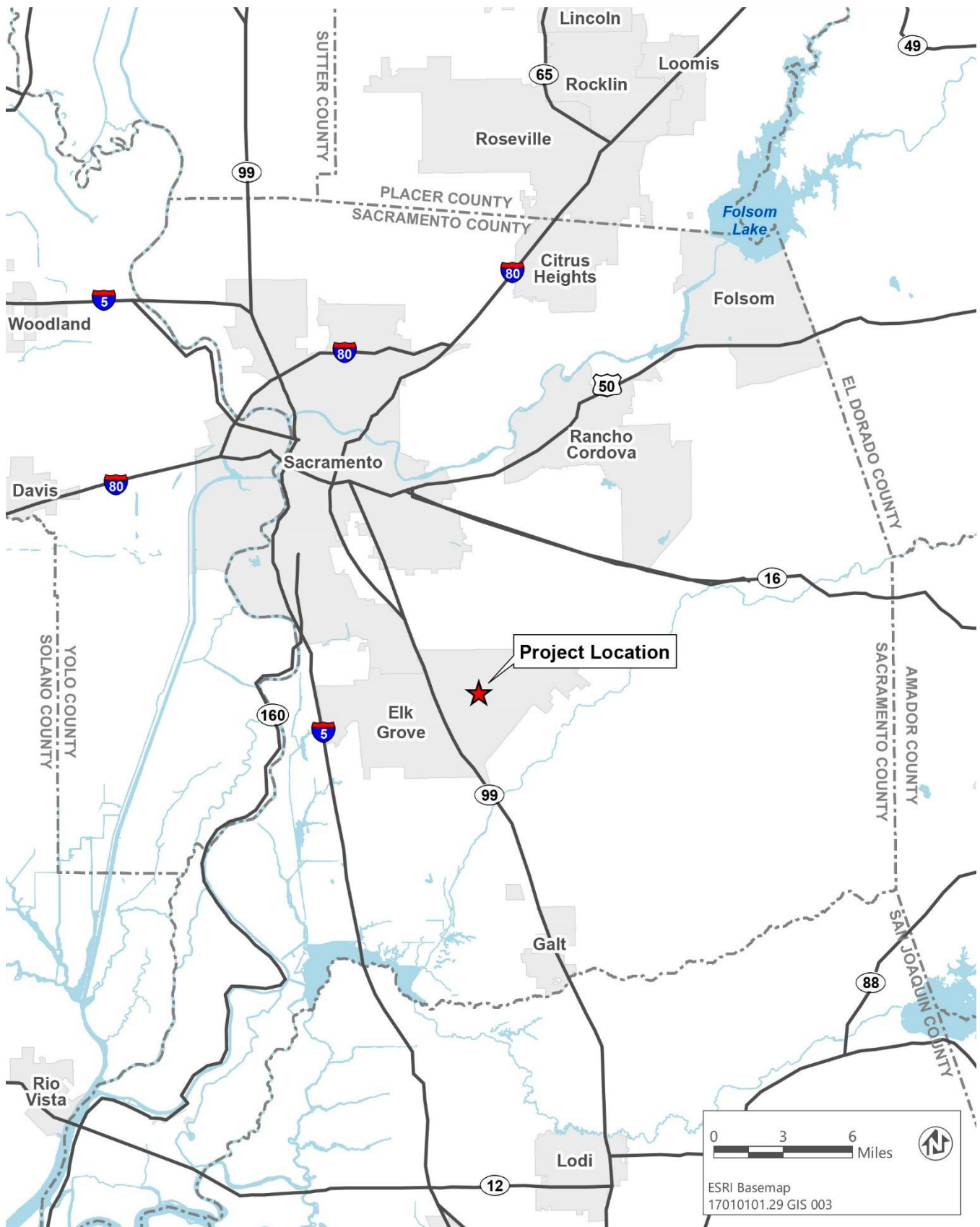
March 11, 2025

BACKGROUND AND ACTION TRIGGERING THE ADDENDUM

This document serves as an addendum to the certified environmental impact report (EIR) for the Silverado Village Project, now referred to as Elliott Springs (Approved Project) (State Clearinghouse No. 2013012060) to address proposed changes to the approved Elliott Springs Village 3. Sunset Tartesso, Inc. (Applicant) is seeking amended approval to modify the approved small lot tentative subdivision map, associated Development Agreement, and Special Planning Area (SPA), and approve a new Elliott Springs Village 3 tentative subdivision map that would reconfigure the Village 3 Core to consolidate the assisted-living lodge site with the clubhouse site and add 21 single-family lots. The reconfiguration would also add supplemental parking. The Modified Project also includes a lot line adjustment along its eastern boundary that would shift the Approved Project's boundary with Assessor's Parcel Number (APN) 127-1030-012 by approximately 1 foot. Additionally, the Applicant is requesting that the mitigation measure that required the Applicant to financially contribute to the Bond Road Storm Drain Project be removed from the conditions of approval as a result of field observations during a storm event on October 21, 2021 and subsequent stormwater modeling demonstrated that the City's performance criteria for existing stormwater pipes at the Bond Road and Waterman Road intersection can be met for the 10-year and 100-year rainfall events, even with the addition of the discharge from the Approved Project. As a result of this analysis, the Elk Grove City Council removed the Bond Road Storm Drain Project from the City's 2024-2029 Capital Improvement Program on February 26, 2025.

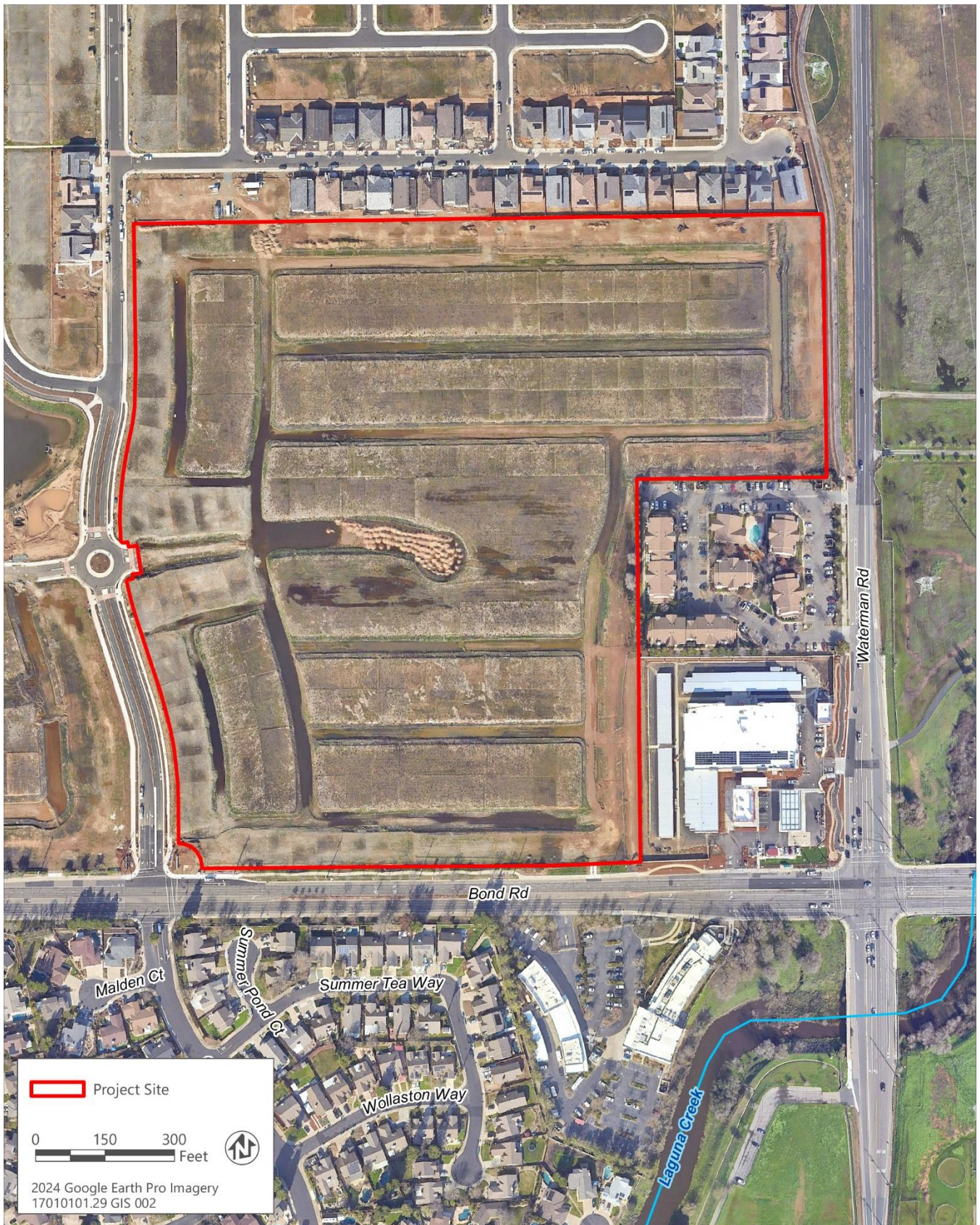
PROJECT LOCATION

The Modified Project consists of a 39-acre site that was previously graded as part of the Elliott Springs development in the northcentral area of the City of Elk Grove, in Sacramento County (see Figure 1). The site is located at the northeast corner of Bond Road and Elliott Springs Drive (APN 127-1110-002), west of Waterman Road (see Figure 2).



Source: Adapted by Ascent in 2025.

Figure 1 Regional Location



Source: Adapted by Ascent in 2025.

Figure 2 Project Site (Approved and Modified)

PROJECT DESCRIPTION

The Modified Project would result in amendments to the approved small lot tentative subdivision map, associated Development Agreement, and SPA, and approve a new Elliott Springs Village 3 tentative subdivision map. The new Elliott Springs Village 3 tentative subdivision map would result in an increase of lots from 261 to 282 active-adult patio homes on a 39-acre site with each home having a minimum lot size of 4,600 sq. ft. as measured from the centerline of the internal private streets to the rear property line. These homes would be single-family detached and generally one story given the preferences of the targeted home buyer. Within the “village core,” a clubhouse facility would be located at the terminus of Village 3’s primary entrance drive within a landscaped setting, providing a centrally located gathering space that is easily accessed by residents. Under the Modified Project, the consolidated clubhouse/lodge site is proposed to be larger (approximately 3 acres) than the original design and reoriented toward the main entry road. The reconfigured “village core” would add twenty-one single-family home lots while still allowing for a 110-unit assisted-living lodge site. The reconfiguration of small lot tentative subdivision map would also allow supplemental parking pockets and would adjust the locations of paseos and pedestrian corridors (see Figure 3 and Figure 4). These proposed changes would also require some recontouring of the graded site to accommodate the neighborhood design changes proposed for Village 3. The Modified Project also includes a lot-line adjustment along its eastern boundary that would shift the Approved Project’s boundary with APN 127-1030-012 by approximately 1 foot.

To complete the desired modifications identified above, the approved Silverado Village SPA and approved Development Agreement would be amended to reflect the proposed changes to Village 3. The overall extent and location of the Project site and approved uses would remain the same under the Modified Project as under the Approved Project. Public services and utilities on the site would be provided by City of Elk Grove, Elk Grove Water District, SacSewer, Frontier Communications, and Pacific Gas & Electric, as disclosed in the EIR.

Mitigation Measure 3.8-1 in the original (EIR) requires that the improvements to upsize the Bond Road trunkline drainage system be completed prior to issuance of building permits. However, since the Project’s original approval, field observations during a storm event on October 21, 2021 and subsequent stormwater modeling have demonstrated that the City’s performance criteria for existing stormwater pipes at the Bond Road and Waterman Road intersection can be met for the 10-year and 100- year rainfall events, even with the addition of the discharge from the Approved Project. As a result the Elk Grove City Council removed the Bond Road Storm Drain Project from the City’s 2024-2029 Capital Improvement Program on February 26, 2025. Therefore, this mitigation is not necessary, and no off-site drainage improvements are required to support the Elliot Springs Development (City of Elk Grove 2025).



Source: Produced and provided by Wood Rodgers in 2024; adapted by Ascent in 2025.

Figure 3 Site Plan

CONSIDERATION OF CHANGED CIRCUMSTANCES

The Silverado Village Tentative Subdivision Map was originally approved in 2014, and the site is currently under construction. The Approved Project included a 125-unit assisted-living lodge in the Village 3 area and a clubhouse site on the west side of the Village 3 area.

As described above, the Applicant is seeking amended approval to modify the approved small lot tentative subdivision map, associated Development Agreement, SPA, and approve a new Elliott Springs Village 3 tentative subdivision map that would reconfigure the Village 3 Core to consolidate the assisted-living lodge site with the clubhouse site and add 21 single-family lots. The reconfiguration would also add supplemental parking. The Modified Project also includes a lot line adjustment along its eastern boundary that would shift the Approved Project's boundary with Assessor's Parcel Number (APN) 127-1030-012 by approximately 1 foot. Additionally, the Applicant is requesting that the mitigation measure that required the applicant to financially contribute to the Bond Road Storm Drain Project be removed.

The overall extent of Project site development would remain the same under the Modified Project as under the Approved Project. The removal of the assisted-living lodge to be replaced by single-family homes under the Modified Project would result in a decrease in housing opportunities as compared to the Approved Project. Due to the additional discretionary review required for the changes to the Approved Project, the Modified Project was evaluated for potential new or different impacts in compliance with Section 15164 of the State CEQA Guidelines.

According to the analysis presented below, the impacts of the Modified Project are determined to be adequately addressed by the EIR that consists of the Silverado Village Draft EIR (City of Elk Grove 2013), Final EIR (City of Elk Grove 2014a), and Revised Final EIR (City of Elk Grove 2014b), and an addendum is sufficient to document environmental impacts of the Modified Project. Consistent with State CEQA Guidelines Section 15164, an addendum is appropriate when a previously certified EIR has been prepared and some changes or revisions to the Project are proposed or the circumstances surrounding the Project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts than were identified in the previous EIR.

ENVIRONMENTAL ANALYSIS

Using Appendix G, "Environmental Checklist Form," of the current State CEQA Guidelines as an analytical tool, the following discussion evaluates the potential environmental impacts of implementation of the Modified Project in the context of the EIR to determine if those impacts are sufficiently covered or if additional analysis is necessary. All mitigation measures that would be required for the Modified Project are included in this section.

ENVIRONMENTAL ANALYSIS

AESTHETICS

The EIR for the Approved Project addressed potential impacts on aesthetic resources in Section 3.1 in the Draft EIR, "Aesthetics." As discussed in the Draft EIR, the Project site is located between roadways, residential subdivisions, multifamily apartments, agricultural/rural residential uses, and vacant lands; the Waterman Square Apartments, Bond Road Self-Storage Facility, and the Chevron gas station center are located east of the Village 3 site; and a subdivision is south of the site across Bond Road. Mass grading has been completed for the site. The introduction of construction equipment and features of the Approved Project would not be substantially different than other nearby residential and commercial land uses. Thus, the Approved Project was found to have less-than-significant impacts on the existing visual character or quality of the site and its surroundings (Draft EIR Impact 3.1-1). The Approved Project was also designed to be in compliance with City design policies and guidelines (Draft EIR Impact 3.1-1). In addition, the

Elliott Springs EIR required mitigation measures for outdoor and street lighting, which is subject to approval by the City to ensure that it meets minimum thresholds of illumination required in City zoning standards and ensure headlights would not illuminate the interior of the residences or otherwise affect sleep or cause adverse effects on the residences during nighttime hours (Draft EIR Impact 3.1-2). For these reasons, impacts on aesthetic resources were determined to be less than significant in the EIR for the Approved Project.

The Modified Project would be similar in terms of overall development character and site layout, except that it would modify the approved layout of the assisted-living lodge and clubhouse sites. Because the Modified Project would not result in development that is substantially different from surrounding land uses and would not substantially degrade the existing visual character or quality of public view, impacts on visual character of the site and surroundings would remain less than significant, because the Modified Project would not alter overall site layout, impacts on visual character of the site and surroundings would remain less than significant. In addition, consistent with the Approved Project, the Modified Project would continue to rely upon light-emitting low-pressure sodium lights, which would be directed downward to limit light and glare effects of the Modified Project. Because the Modified Project would appear substantially similar to the Approved Project, impacts on aesthetic resources would remain less-than-significant.

To address future lighting in the Modified Project area, the following adopted mitigation measures would continue to remain applicable if the Modified Project were approved:

Mitigation Measure 3.1-1: Outdoor lighting shall be designed so that light is not directed off-site.

Mitigation Measure 3.1-2: Street light fixtures shall use low-pressure sodium lamps or other similar lighting fixtures.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

AIR QUALITY

The Draft EIR for the Approved Project addressed construction-related and operational criteria air pollutant emissions in Section 3.2, "Air Quality." The California Emission Estimator Model (CalEEMod) (v.2011.1.14) was used to estimate Project-level operational emissions for the Approved Project from mobile source, area source, and energy emissions of criteria air pollutants. The study found that operational ROG and NOx emissions do not exceed the 65-pound per day threshold of significance for ROG and NOx. The Sacramento Metropolitan Air Quality Management District (SMAQMD) has determined that projects with emissions that do not exceed this threshold would not have a significant impact relative to air quality emissions (Draft EIR Impact 3.2-1).

The Draft EIR determined that due to the size of the Approved Project and the proposed construction activities that would be required over several years, the Approved Project would be required to comply with the SMAQMD Basic Construction Emissions Control Measures and Enhanced Emission Control Measures outlined in the Draft EIR and established by SMAQMD in order to not exceed the threshold of significance for criteria air pollutants during construction (Draft EIR Impact 3.2-2 and Mitigation Measures 3.2-1 and 3.2-2). Implementation of Mitigation Measures 3.2-1 and 3.2-1 would reduce emissions and modify the threshold of significance such that construction-related air pollutant emissions would be less than significant (Draft EIR Impact 3.2-2).

The Approved Project was found to have less-than-significant impacts by not creating carbon monoxide hotspots, not exposing the public to toxic air contaminants, and not releasing odors that may impact sensitive receptors (Draft EIR Impacts 3.2-3 through 3.2-5).

Therefore, upon implementation of the approved mitigation measures presented in Section 3.2 of the Draft EIR, all impacts on air quality would be less than significant under the Approved Project.

The Modified Project would require recontouring of the graded site to accommodate the neighborhood design changes proposed for Village 3 (i.e., reconfiguring the "village core" to add twenty-one single-family home lots while

still allowing for a 110-unit assisted-living lodge site, and upsize the approved clubhouse site to approximately 3 acres). A Preliminary Grading Plan is included in the application package, which illustrates anticipated site grading, home-pad elevations, and earthwork balance. Final grading will be determined and reflected on subdivision Improvement Plans after the modified Tentative Map is approved.

The following adopted mitigation measures would continue to remain applicable if the Modified Project were approved:

- ▶ Mitigation Measure 3.2-1: Implement SMAQMD Basic Construction Emissions Control Measures.
- ▶ Mitigation Measure 3.2-2: Implement SMAQMD Enhanced Emission Control Measures.

Grading activities would be similar under the Modified Project as under the Approved Project because it would not expand the development footprint of the Approved Project area. Implementation of SMAQMD's Basic Construction Emissions Control Practices and Best Available Control Technology and Best Management Practices to Reduce Operational Emissions would ensure consistency with regional air quality plans under the Modified Project.

Operation of the Modified Project would be similar to the Approved Project as a residential area and would not increase the total population anticipated for the site. Additionally, the Fehrs & Peers 2025 memo concludes that the Modified Project would not result in an increase in vehicle miles traveled per service population as compared to the Project site's General Plan Land Use Designation (Low Density Residential) (Fehrs & Peers 2025). Thus, the Modified Project would not result in significant changes in mobile air pollutant emissions.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

BIOLOGICAL RESOURCES

The Draft EIR for the Approved Project addressed potential impacts on biological resources in Section 3.3, "Biological Resources." As discussed in that section, all impacts would be less than significant or reduced to less than significant with implementation of approved mitigation measures presented in the Draft EIR for the Approved Project. Individual impacts are addressed in more detail below.

The Modified Project would be similar in terms of construction activities and site layout except that it would require additional recontouring of the mass graded area to accommodate the proposed changes of modifying the tentative subdivision map that includes the assisted-living lodge to reflect 21 single-family lots, and upsize the approved clubhouse site to approximately 3 acres. This does not change the disturbed area of the Approved Project area or associated biological resources. The Approved Project was found to have less-than-significant impacts on the special-status species, including amphibians and fish, and critical wildlife corridor connections (Draft EIR Impacts 3.3-1, 3.3-2, 3.3-4, and 3.3-10). The Approved Project is not subject to any habitat conservation plans or natural community conservation plans and therefore would have no impact on these issues (Draft EIR Impact 3.3-11). The Modified Project does not expand the development footprint of the Approved Project. Therefore, the Modified Project does not require additional analysis for these issues.

Because of the location of the Approved Project, subsequent vegetation removal, and site alteration, the Approved Project was found to have a less-than-significant impact with mitigation for protecting bird and mammal species, special-status vegetative species, and wetlands and through following applicable local policies and codes (Draft EIR Impacts 3.3-3, 3.3-5, 3.3-6, 3.3-7, 3.3-8, and 3.3-10). In 2024 a long-term management plan was approved for an approximately 80-acre preserve that borders the Elliott Springs planned development to the north of the project site (City of Elk Grove 2024). Additionally, a 239-acre conservation easement for the Swainson Hawk Foraging Habitat, and potential burrowing owl, and other raptor habitat has been recorded for the benefit of the Elliott Springs development (City of Elk Grove 2024). The Modified Project would be within the same footprint as the Approved

Project, and mass grading has already occurred at the Approved Project site. Adopted Mitigation Measures 3.3-1 through 3.3-12 were implemented as part of Approved Project mass grading that includes the Modified Project site.

The EIR identified that the Approved Project would cause a significant and unavoidable impact on riparian habitat and sensitive vernal pools at the site, specifically the Northern Hardpan Valley Hardpan Vernal Pool (Draft EIR Impact 3.3-8). Because there is a finite amount of this wetland, the loss of the habitat could not be mitigated to a level of insignificance. Grading at the Approved Project site has already occurred, and the Modified Project would be within the same construction bounds as the Approved Project; therefore, the Modified Project would not result in a substantial increase in severity of this identified impact on the sensitive habitat in the area.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

CULTURAL RESOURCES

Impacts of the Approved Project on known and unknown cultural resources are addressed in Section 3.4, "Cultural Resources," in the Draft EIR. As discussed in that section, accidental discovery of archaeological resources, tribal cultural resources, and or human remains (Draft EIR Impact 3.4-1) may result in disturbance or destruction of these resources. Implementation of adopted Mitigation Measures 3.4-1 and 3.4-2 would reduce potentially significant impacts to a less-than-significant level under the Approved Project.

The Modified Project would be within the same footprint as the Approved Project, and mass grading has already occurred at the site, however recontouring of existing graded conditions would be needed to accommodate the proposed changes. Adopted Mitigation Measures 3.4-1 and 3.4-2 were implemented as part of Approved Project mass grading that included the Modified Project site and coordination between the City of Elk Grove and the Historical Society.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

GEOLOGY AND SOILS

Impacts of the Approved Project related to geology, soils, seismic hazards, and erosions are addressed in Section 3.5, "Geology and Soils," in the Draft EIR. As discussed in that section, the Approved Project would not expose people or structures to adverse effects from a seismic event (Draft EIR Impact 3.5-1) because the site is not in an area with known faults and the Approved Project would be subject to California Building Code Standards (CBCS), General Plan Policy SA-26, and the policy's associated actions that require structures be protected from damage caused by geologic and/or soil conditions; therefore, this impact would be less than significant. The Draft EIR determined that soils at the Approved Project site are considered to have a slight to moderate erosion potential, and surface runoff potential is considered to be high due to the slow permeability of the soil. Construction activities also could result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at construction sites and staging areas. The Approved Project is required to comply with Mitigation Measures 3.5-1 and 3.5-2, which requires a Storm Water Pollution Prevention Plan (SWPPP) to be prepared that includes best management practices for grading and preservation of topsoil, as well as a post-construction stormwater quality control plan in accordance with the Stormwater Quality Design Manual for the Sacramento Region. The Draft EIR concluded that the Approved Project site has a low probability for landslides, ground collapse, and lateral spreading. However, the General Plan EIR stated that there is a risk of subsidence in the Elk Grove area. The General Plan EIR included Mitigation Measure 4.9.2, which requires a geotechnical report or other analysis to be conducted to

determine specific soil conditions, including load bearings and potential for soil expansion. A report was prepared in 2003 for the Approved Project site, and analysis concluded different load bearings and fill mixtures to be used within the Approved Project site. For these reasons, the impacts of the Approved Project on geology and soils were determined to be less than significant.

The Geotechnical Engineering Report completed for the site in 2003 recommended that the load bearings at the Village 3 site be supplemented with additional fill mixtures to offset the potential for expansive soils. The Modified Project would incorporate relevant measures as project design features based on the results of the Geotechnical Engineering Report or any updated report. Additionally, the Modified Project must continue to comply with City and State building standards that would protect the structure from seismic activities in the region. A SWPPP and post-construction stormwater quality control plan would also be required for the Modified Project because there would be some additional grading to incorporate the proposed modifications. Because the Village 3 site is within Low Density Residential, septic systems would not be allowed in the Modified Project area. The above-mentioned requirements would apply to the Modified Project. The proposed modifications would not result in any new circumstances involving new significant impacts or substantially more severe impacts pertaining to geology and soils than were identified in the EIR.

The following adopted mitigation measures were referenced in the EIR analysis and would continue to remain applicable if the Modified Project were approved:

- ▶ Mitigation Measure 3.5-1: The Project Applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements.
- ▶ Mitigation Measure 3.5-2: The Project Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

GREENHOUSE GAS EMISSIONS, CLIMATE CHANGE, AND ENERGY

Impacts of the Approved Project related to greenhouse gas emissions, the City's Climate Action Plan (CAP) consistency, and energy consumption are addressed in Section 3.6, "Greenhouse Gas Emissions and Climate Change," in the Draft EIR. As discussed in that section, construction and operational greenhouse gas (GHG) emissions would be less than significant with mitigation (Draft EIR Impact 3.6-1) because the Approved Project would be required to implement all relevant and applicable policies contained in the City's original CAP. The Approved Project would be required to comply with CAP policies, which include following Tier 1 of Title 24 energy efficiency standards, incorporating energy efficient appliances and equipment into building design, utilizing drought-tolerant landscaping, and providing solar options for homebuyers (Mitigation Measure 3.6-1). For these reasons, the impacts of the Approved Project on GHG emissions, the City's CAP consistency, and energy consumption were determined to be less than significant.

The City adopted its current CAP in February 2019, and it was incorporated into the City's current General Plan. The CAP includes GHG emission reduction targets, strategies, and implementation measures developed to help the City reach these targets and includes GHG-reduction measures for new development projects. The Modified Project application includes a completed version of the City's CAP Consistency Review Checklist that demonstrates how the Modified Project would comply with applicable CAP measures.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to

Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

HAZARDS AND HAZARDOUS MATERIALS

Impacts of the Approved Project related to hazards and hazardous materials are addressed in Section 3.7, "Hazards and Hazardous Materials," in the Draft EIR. As discussed in that section, the use, transport, and disposal of hazardous materials used during construction and operation of the Approved Project would be carried out in compliance with established regulations and would effectively address hazards associated with these materials (Draft EIR Impact 3.7-1). Implementation of adopted Mitigation Measures 3.7-1 through 3.7-3 would reduce the impact to a less-than-significant level through destruction of abandoned wells or septic systems in accordance with the Sacramento County Environmental Health Division. Potentially hazardous soils or non-soil artifacts that are discovered would halt construction and require a licensed geotechnical engineer to evaluate the risk of the of the discovered material. While construction-related activities could result in the disturbance and subsequent release of hazardous materials into the environment, the Approved Project is not within the vicinity of an existing school, nor would it impair or interfere with an adopted emergency response plan or emergency evacuation plan (Draft EIR Impact 3.7-2 and 3.7-3); therefore, these issues would have no impact.

The Modified Project would alter the approved development pattern of the site compared to the Approved Project, but would not alter the types of hazardous materials that would be used, handled, or transported to the site than previously evaluated in the EIR. Additionally, while the Modified Project involves a modified site plan, there would be no changes to the procedures for emergency response or evaluation plans or the use of transportation routes compared to the Approved Project. The Modified Project would be within the same footprint as the Approved Project, and mass grading has already occurred at the site. Adopted Mitigation Measures 3.7-1 through 3.7-3 were implemented as part of Approved Project mass grading.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

HYDROLOGY AND WATER QUALITY

Impacts of the Approved Project related to hydrology and water quality are discussed in Section 3.8, "Hydrology and Water Quality," in the Draft EIR. As discussed in that section, impacts of the Approved Project related to surface or groundwater degradation (Draft EIR Impacts 3.8-1 and 3.8-2) and localized flooding risk (Draft EIR Impact 3.8-4) would be less than significant with mitigation. Additionally, impacts of the Approved Project related to groundwater (Draft EIR Impact 3.8-3) and degraded water quality (Draft EIR Impacts 3.8-5 and 3.8-6) would be less than significant.

The requirements described in the Draft EIR for the Approved Project would also apply to the Modified Project. The Modified Project would be required to comply with the City Municipal Code Chapter 16.44, which requires all projects to implement erosion-control measures to minimize erosion, sediment, dust, and other pollutant runoff created by improvement activities. Additionally, the Modified Project would be required to obtain coverage under the Construction General National Pollutant Discharge Elimination System (NPDES) permit, including completion of a SWPPP; to incorporate low-impact development (LID) measures, which are included in the stormwater quality management plan consistent with the Municipal Separate Storm Sewer System (MS4) permit; and to maintain pre-project runoff quantities.

The Draft EIR stated under Mitigation Measure 3.8-1 that a financial contribution would be required from the Applicant for off-site improvements to the storm drain system on Bond Road prior to the issuance of building permits. As described above, the Bond Road Storm Drain Project has been removed from the City's 2024-2029 Capital Improvement Program based on field observations during a storm event on October 21, 2021 and subsequent stormwater modeling that demonstrated existing stormwater pipes at the Bond Road and Waterman Road

intersection can accommodate 10-year and 100-year rainfall events, even with the addition of the discharge from the Approved Project. Therefore, mitigation is not necessary, and no additional off-site drainage improvements are required to support the Elliot Springs Development (City of Elk Grove 2025). Because the Modified Project would comply with existing regulations, the impact associated with the Modified Project's potential to violate water quality standards or waste discharge requirements or otherwise degrade surface water or groundwater would be less than significant and consistent with the analysis presented in the EIR for the Approved Project.

With regard to groundwater supplies and recharge, the Modified Project would be within the Approved Project footprint and include a similar extent of impervious surfaces and drainage features. Thus, the effects on groundwater supply and recharge would be substantially similar for the Modified Project as the Approved Project.

Additionally, the Modified Project would continue to incorporate LID measures, subject to the MS4 permit, to maintain pre-project runoff quantities. Therefore, the Modified Project would not result in substantial changes to the drainage patterns or flood flows beyond those anticipated in the EIR for the Approved Project. No mitigation measures were included in the EIR for this topic, and no additional mitigation measures are required for the Modified Project related to hydrology and water quality resources.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

LAND USE AND PLANNING

Impacts of the Approved Project related to land use and planning are addressed in Section 3.9, "Land Use," in the Draft EIR. As discussed in that section, the Approved Project would be consistent with the site's existing land use designation and zoning; thus, impacts would be less than significant (Draft EIR Impact 3.9-1).

The Modified Project would not result in the physical division of established communities, nor conflict with the City's land use policies and regulations that protect the environment. The site is zoned Special Planning Area/Silverado Village (SPASP) and designated for Low Density Residential (LDR) land use pursuant to the City's General Plan and zoning (Elk Grove Municipal Code Title 23, Chapter 23). The uses on the site would be similar under the Modified Project as under the Approved Project and would not conflict with the land use or zoning designations for the site. The Modified project would continue to accommodate a higher density "Village Core" area, which would allow residential and recreational amenities on-site. No mitigation measures were included in the EIR for this topic, and no additional mitigation measures are required for the Modified Project related to land use and planning.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

NOISE AND VIBRATION

Impacts of the Approved Project related to provisions of public services are addressed in Section 3.10, "Noise and Vibration," in the Draft EIR. As discussed in that section, the Approved Project would not expose persons to or generate noise levels in excess of applicable standards or result in a substantial temporary or periodic increase in ambient noise levels in the site vicinity above allowable levels for off-site traffic and park noise (Draft EIR Impact 3.10-1 and Impact 3.10-3). Therefore, ambient noise levels associated with the Approved Project were determined to result in a less-than-significant impact. Increased exposure of Approved Project residents to exterior traffic noise (Draft EIR Impact 3.9-2) would result in less-than-significant impact with mitigation as would increase exposure to noise during project construction (Draft EIR Impact 3.10-4). However, Mitigation Measures 3.10-1 and 3.10-2 would ensure that noise barriers are constructed adjacent to Bond Road and Waterman Road to reduce noise levels in backyards, and

new homes would include the installation of air-conditioning units so residents can keep doors and windows closed to minimize noise levels from off-site traffic noise and would not exceed the City's noise standards, thus, reducing impacts to a less-than-significant level. Additionally, Mitigation Measure 3.10-3 would require noise reduction for construction activities occurring within 250 feet of existing residences and limit construction hours to minimize noise disturbance in the area during project construction.

Under the Modified Project, additional grading to recontour the site would be required. Future construction of the site would generate noise; however, it would not involve new sources of construction-related or operational noise compared to that assumed for the Approved Project (i.e., use of a grading equipment for construction and use of trucks during operation). In compliance with adopted Mitigation Measures 3.10-1 and 3.10-2, noise control measures would be implemented to address noise exposure impacts. Standard residential construction, such as stucco, sound transmission class (STC)-28 windows, door weather-stripping, exterior wall insulation, and composition plywood roof, would be required as well. Implementation of adopted Mitigation Measures 3.10-1 and 3.10-2 would reduce potential impacts related to noise to less than significant. A portion of the noise barrier along Waterman Road has been constructed.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

PUBLIC SERVICES AND RECREATION

Impacts of the Approved Project related to provisions of public services are addressed in Section 3.11, "Public Service and Recreation," in the Draft EIR. As discussed in that section, the Approved Project would not create a substantial demand for fire protection (Draft EIR Impact 3.11-1) or law enforcement (Draft EIR Impact 3.11-2) services such that new or altered facilities would be required; thus, impacts were determined to be less than significant. The section identified that the Approved Project would result in a significant impact to the operations of parks and recreation facilities; however, compliance with General Plan Policy PTO-4 would require a minimum amount of park space with new residential development, and therefore, the impact would be less than significant with mitigation (Draft EIR Impact 3.11-3).

The Modified Project would not change the number of construction or operations personnel needed to implement the Modified Project and would not increase the potential number of residents in the Project area. Therefore, the Modified Project would not include additional housing or create demand for new public services or facilities.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

TRANSPORTATION AND CIRCULATION

Impacts of the Approved Project related to transportation are discussed in Section 3.12, "Transportation and Circulation," in the Draft EIR. As discussed in the section, the Approved Project would not conflict with transportation plans at study area intersections (Draft EIR Impact 3.12-1), increase hazards due to a design feature (Draft EIR Impact 3.12-3), result in inadequate emergency access (Draft EIR Impact 3.12-4), interfere with existing or planned pedestrian or bicycle facilities (Draft EIR Impact 3.12-5), or disrupt or interfere with existing or planned transit facilities (Draft EIR Impact 3.12-6). Potential impacts associated with freeway congestion (Draft EIR Impact 3.12-2) were evaluated to be significant and unavoidable based on Caltrans evaluation criteria but would not be an impact based on the City of Elk Grove evaluation criteria because the Approved Project would add less than 500 vehicle trips per day to State Route 99, which would not increase the volume to capacity ratio by 0.05 or more or increase the volume on State Route 99 by more than 5 percent.

A project-specific traffic study was prepared for the Approved Project to determine project-related transportation impacts (Fehr & Peers 2013), which analyzed site access, circulation, trips per day analysis, and current conditions of local traffic. Since the approval of the Final EIR, the transportation analysis for environmental review under CEQA has changed from a level of service (LOS) analysis to a vehicle miles traveled (VMT) analysis under State CEQA Guidelines Section 15064.3). Fehrs and Peers prepared a new memo to explain that while the analysis method has changed, the Modified Project would not exceed the VMT threshold established by the land use designation of the City of Elk Grove General Plan (Fehrs & Peers 2025). The memo described the analysis of the Modified Project VMT relative to VMT by General Plan land use category presented and concluded that the Modified Project does not qualify for VMT screening based on review of low-VMT-generating traffic analysis zones (Fehrs & Peers 2025). The memo states that the Modified Project would contribute 18.4 VMT per service population while the limit for the site is 19.3 VMT per service population based on its land use designation. The Modified Project would not cause the City of Elk Grove to exceed the city limit of VMT at buildout. (Fehrs & Peers 2025). No other changes to circulation patterns would occur. Therefore, the Modified Project would not result in new significant impacts or substantially more severe transportation impacts than previously analyzed in the EIR.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

UTILITIES

Impacts of the Approved Project related to utilities and service systems are discussed in Section 3.13, "Utilities," in the Draft EIR. As discussed in that section, the Approved Project would be serviced by existing wastewater treatment infrastructure (Draft EIR Impacts 3.13-1 and 3.13-2), existing water supplies (Draft EIR Impacts 3.13-3 and 3.13-4), and solid waste services (Draft EIR Impact 3.13-5), and these impacts would be less than significant.

Under both the Approved Project and Modified Project, domestic water would be provided by Elk Grove Water Works, now Elk Grove Water District; sanitary sewer would be provided by SacSewer; storm drainage services for the site would be provided by the City of Elk Grove; electricity would be provided by the Sacramento Municipal Utility District (SMUD); gas would be provided by Pacific Gas & Electric (PG&E); and telephone would be provided by Frontier Communication.

The Modified Project would not increase the potential number of residents as compared to the Approved Project. For this reason, the Modified Project's water demand, wastewater generation rate, and solid waste generation type and rate would be less than under the Approved Project. Therefore, impacts associated with water supply, wastewater treatment capacity, solid waste provisions, and regulatory compliance would not be greater under the Modified Project as under the Approved Project. No mitigation measures are required for the Modified Project for this issue.

Thus, the Modified Project would not result in any new significant impacts or a substantial increase in severity of impacts than were addressed in the EIR. No additional CEQA documentation is required. Furthermore, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis.

CUMULATIVE IMPACTS

The Modified Project would result in additional grading to recontour the site to reconfigure the "village core", adding twenty-one single-family home lots while still allowing for a 110-unit assisted-living lodge site. The reconfiguration of small lot tentative subdivision map would also allow supplemental parking pockets and would adjust the locations of paseos and pedestrian corridors (see Figure 3 and Figure 4). The Modified Project would also upsize the approved clubhouse site to approximately 3 acres to include a larger clubhouse site in Village 3. The Modified Project would not result in increased development potential over the Approved Project that would trigger new cumulative impacts. Mitigation Measures identified in the EIR would remain applicable to the Modified Project. Thus, the Modified Project

would not result in any new significant cumulative impacts or a substantial increase in severity of cumulative impacts than were addressed in the EIR.

CONCLUSION

According to the analysis presented above, implementation of the Modified Project is adequately addressed by the EIR, and no new or substantially more adverse impacts would occur through implementation of the Modified Project. As a result, no new environmental document is required, consistent with State CEQA Guidelines Section 15162.

REFERENCES

- City of Elk Grove 2013 (September). Silverado Village Draft EIR (State Clearinghouse No. 2013012060). Prepared by De Novo Planning Group.
- _____. 2014a (February). Silverado Village Final EIR (State Clearinghouse No. 2013012060). Prepared by De Novo Planning Group.
- _____. 2014b (May). Silverado Village Revised Final EIR (State Clearinghouse No. 2013012060). Prepared by De Novo Planning Group.
- _____. 2024 (May). City Council Staff Report. Adopt resolution authorizing the City Manager to execute a Declaration of Covenants and Restrictions and a Public Improvement Agreement with Sunset Tartesso, Inc., for the City-owned Elliott Springs Preserve property [APN 127-1110-003].
- _____. 2025 (February). City Council Staff Report. Adopt resolution amending the Fiscal Year 2024-2025 Budget and the 2024-2029 Capital Improvement Program by removing the Bond Road Storm Drain Improvements Project (WDR022)
- Fehr & Peers. 2013. Transportation Impact Study – Silverado Village SPA.
- _____. 2025 (February 19). Elliott Springs Village 3 (Small Lot Tentative Map Modification) – VMT Analysis.