



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 #2017062058
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PROJECT TITLE: Livable Employment Area Special Planning Area

PROJECT APPLICANT: City of Elk Grove
Sarah Kirchgessner (Representative)
8401 Laguna Palms Way
Elk Grove, CA 95819
(916)478-2245
skirchgessner@elkgrove.gov

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 132-0290-040, 132-0290-041, 132-2390-022, 132-0320-119, 132-0320-116, 132-0320-118, 132-0320-117, 132-0320-00

PROJECT DESCRIPTION: The Livable Employment Area Special Planning Area (LEA SPA) Project consists of the following:

- Amend Elk Grove Municipal Code Section 23.40.020 to establish the Livable Employment Area Special Planning Area (LEA SPA) as a special purpose Zoning district within Title 23 (Zoning) of the Elk Grove Municipal Code;

- Adopt the LEA SPA, which establishes standards (e.g., transect zone development standards, allowed uses, street type standards, sign standards) for development in the Livable Employment Area; and
- Rezone several properties within the Livable Employment Area to the LEA SPA (see list of parcels affected below).

This is to advise that on May 28, 2025, the City of Elk Grove City Council approved the above-described Project and has made the following determinations regarding the above-described project.

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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." The proposed Project is a project under CEQA.

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

Staff has reviewed the Project and analyzed it based upon the above provisions in Sections 15162 and 15183 of the State CEQA Guidelines. The Project is being undertaken pursuant to and in conformity with the approved Livable Employment Area Community Plan, which was adopted by the City Council on December 13, 2023. A Final Subsequent EIR (SCN #

2022020463) to the 2019 General Plan EIR (SCH# 2017062058) was prepared and adopted with the adoption of the LEA Community Plan in 2023 with the City of Elk Grove General Plan Amendments and Update of Vehicle Miles Traveled Standards Project. The Final Subsequent EIR analyzed full buildout of LEA Community Plan area based upon the land plan and policies contained in the General Plan. The Project is consistent with the land use and development density assumed in the Community Plan. The Project is subject to the Mitigation, Monitoring and Reporting Program (MMRP) adopted with Final Subsequent EIR.

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 EIR and the General Plan Amendments Final Subsequent 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 Sections 15162 and 15183, no further environmental review is required.

This is to certify that the Environmental Impact Reports are available to the General Public at:
City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE
Development Services - Planning

By: 
Sarah Kirchgessner,
916.478.2245

Date May 29, 2025
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