



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)

STATE CLEARINGHOUSE NUMBER: **SCH #2013012060**
 PROJECT TITLE: **Elliott Springs Clubhouse (PLNG25-014)**
Northeast Corner of W. Stockton Boulevard & Laguna Springs
 PROJECT LOCATION - SPECIFIC: **Drive**
 ASSESSOR'S PARCEL NUMBER(S): **127-1110-002**
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Elliott Springs Clubhouse Project (the "Project") consists of a Minor Design Review for a new clubhouse within the Elliott Springs Special Planning Area (SPA). The Project includes a clubhouse building, pool, bocce courts, dog park, village green and associated parking, lighting, and landscaping. The new nonresidential development shall be constructed in compliance with the City's Climate Action Plan ("CAP") measures.

LEAD AGENCY: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758
Antonio Ablog, Planning Manager

LEAD AGENCY CONTACT: (916) 627-3335; aablog@elkgrove.gov

PROPERTY OWNER: Sunset Tartesso, LLC
Prive Walker (Representative)
340 Palladio Pkwy, Suite 521
Folsom, CA 95630

- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - Preliminary Review [Section 15060(c)(3)]
 - Consistent With a Community Plan or Zoning [Section 15183(a)]
 - Categorical Exemption [Section 15332]
 - Criteria for Subsequent EIR [Section 15162]
 - Existing Facilities [Section 15301]

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.

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 Elliot Springs Village 3 Project (PLNG24-051) and the Silverado Village Project (EG-11-046) as described below.

The Silverado Village Project (EG-11-046) was approved and an EIR was certified by the City Council on July 23, 2014 (State Clearinghouse No. 2013012060). In conjunction with the certification of the EIR, a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Project. The adopted Mitigation Measures remain feasible.

On July 23, 2025, the City Council adopted an Addendum to the Silverado Village Project (EG-11-046) Environmental Impact Report for the Elliott Springs Village 3 Project (PLNG24-051), which determined that the project, which includes the development of the Elliott Springs Clubhouse site, will not result in new significant impacts that have not already been considered and mitigated in the previous EIR.

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 environmental impact report (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 Update (SCH# 2017062058) and a Subsequent EIR was certified in December of 2023 (SCH# 2022020463). The aforementioned Addendum analyzed the proposed Project against the General Plan and the General Plan EIR/Subsequent EIR including, but not limited to, greenhouse gas emissions, vehicle miles travelled (VMT), land use and planning, and cultural resources. The Addendum concluded that development of the clubhouse would be consistent with the General Plan and would not result in any new significant impacts as the clubhouse would be constructed in compliance with the City's Climate Action Plan (CAP).

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 Silverado Village Project EIR, Addendum to the Silverado Village EIR, or the Elk Grove General Plan EIR/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 EIR and Addendum are sufficient to support the proposed action and pursuant to State CEQA Guidelines Sections 15162 and 15183, no further environmental review is required.

CITY OF ELK GROVE
Community Development -
Planning

By: 

Antonio Ablog
916.627.3335

Date: October 24, 2025

Figure 1 – Vicinity Map

