



# 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  
Community Development-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.***

<b>STATE CLEARINGHOUSE NUMBER:</b>	SCH #2013042054/ #2017062058
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**PROJECT TITLE:** Southeast Policy Area Special Planning Area Amendment

**PROJECT APPLICANT:** City of Elk Grove  
Kyra Killingsworth (Representative)  
8401 Laguna Palms Way  
Elk Grove, CA 95758  
(916)478-3684  
killingsworth@elkgrove.gov

**PROJECT LOCATION:** Elk Grove California, Sacramento County

**ASSESSOR'S PARCEL NUMBER(S):** Various

**PROJECT DESCRIPTION:** The Proposed Special Planning Area Amendments are text and map amendments to the Southeast Policy Area (SEPA) Special Planning Area. The SEPA SPA map amendments would modify the SEPA SPA boundaries to coincide with the establishment of the Livable Employment Area (LEA) Community Plan on the southeast side of SEPA. The text amendments would reconcile the land use plan and figures to reflect the amended boundaries and the adopted Final Maps of Souza Dairy (PLNG20-056) and Esplanade West (EG-17-044). The text amendments also include amendments to the

SEPA SPA's development standards and allowed use table, updates on outdated information and typographic corrections.

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 proposed Project is a project under Section 15378 of the State CEQA Guidelines. However, no further environmental review is required under CEQA pursuant to State CEQA Guideline Sections 15162 (Subsequent EIRs and Negative Declarations) and 15183 (Project Consistent with a Community Plan, General Plan or Zoning).

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;
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 (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 proposed amendments to the SPA include several classes of modifications to the existing SPA. These classes of modifications have been reviewed in light the certified EIR and adopted MMRP as follows:

*Typographic errors and out of date information:* Such amendments correct typographic errors and update information in the SPA document as necessary to reflect updated references to the EGMC, updated maps based on previously approved projects, and language updates. These modifications do not materially affect development within the

SPA (e.g. change instances of single-family residential to single residential unit), therefore these modifications do not necessitate any revisions to the SEPA EIR or its associated MMRP.

*Additional uses in the land use chart:* The use table in SEPA SPA was updated with additional uses. The uses added include Short Term and Long Term Rentals, Navigation Housing, Indoor Marijuana Cultivation, Outdoor Event Center, Wireless Communication Facility, Small Cell and Microbrewery/Tasting Rooms. All added uses are functionally similar to other existing uses (e.g. telecommunication facility, wineries, distilleries, and brewery, guest house, and sport complex) in SEPA and do not increase the intensity or density of what was analyzed in the SEPA EIR. Since these uses are functionally similar to uses already allowed by the SPA these uses are not expected to generate any environmental impacts beyond those already analyzed in the SEPA EIR.

*Updated Development Standards:* In Chapter 4 identifies the regulations for physical form of development within the plan area. This includes 5 physical forms: streets, buildings, frontages, community spaces and common features. The majority of the modifications are within the building form section of this chapter. The modifications reduce existing parking ratios, clarify fence locations for some building types, modify development standards for some building types consistent with the Zoning Code, and update out-of-date information. These modifications do not increase the intensity or density of what was analyzed in the SEPA EIR.

The amendments to the development standards and allowed uses do not increase the density or intensity of the development allowed within SEPA. The existing residential densities allowed for each of the residential uses/building forms will not change and the lot coverage and building height maximums for commercial and office uses will also remain unchanged. The proposed amendments do not approve any specific development project and any new development project in SEPA is subject to further CEQA review. As the modifications to the SEPA SPA will not generate any environmental impacts beyond those already analyzed in the SEPA EIR, no further environmental review is required under CEQA pursuant to State CEQA Guidelines 15162.

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 the development density established by an existing 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." For the 2019 General Plan, the City prepared an Environmental Impact Report (EIR) (State Clearinghouse Number 2017062058). Thereafter, the City certified a Subsequent EIR (SEIR) for the 2023 General Plan Amendment (State Clearinghouse No. 2022020465). The 2023 General Plan Amendments modified the SEPA Community Plan to remove 360 acres from SEPA and move those areas to the new LEA community plan. The Subsequent EIR included Section 3.11 (Environmental Impact and Mitigation Addressed in Previous EIRs) that analyzed impacts in comparison to findings in the General Plan EIR and from prior project level environmental reviews that included land areas in the vicinity of the LEA and SEPA Community Plan Areas (2019 General Plan Update EIR, SEPA EIR, Laguna Ridge Specific Plan EIR, Lent Ranch Marketplace EIR, Sterling Meadows EIR).

Impacts to environmental resource areas were analyzed within section 3.11 of the SEIR and impacts were determined to not be more severe than impacts already identified and were not new impacts not identified in the General Plan Update EIR or the aforementioned applicable EIRs. The SEPA SPA amendments do not include any modifications to the existing 14 land use designations and/or the five land use classes (Employment Hub/Core, Village Center, Residential Neighborhood, Public/Semi Public and Special) in the allowed

use table in Chapter 3 of SEPA SPA and even though the minor modifications to the allowed use table are adding proposed uses and revisions to some of the existing uses, the revisions continue to be consistent with the SEPA Community Plan and updated vision as stated in the General Plan. These modifications will not increase the density or intensity of what was already analyzed as part of the 2023 General Plan SEIR.

As there are no substantial increases in the environmental effects that were analyzed in the 2014 EIR for SEPA, the EIR for the 2019 General Plan Comprehensive update, or the 2023 General Plan Update SEIR, the prior EIRs are sufficient to support the proposed amendments to the SEPA guidelines and 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  
Community Development-  
Planning

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Date: May 30, 2025