



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 21108 or 21152 of the Public Resources Code*

STATE CLEARINGHOUSE NUMBER: SCH# 2017062058

PROJECT TITLE: **General Plan-Zoning Consistency Program, Phase 3**

PROJECT APPLICANT: City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758
916-683-7111

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): Citywide

PROJECT DESCRIPTION: In February 2019, the City adopted a comprehensive update to its General Plan. To facilitate implementation of the General Plan, the City is making a series of amendments to its Zoning regulations (referred to as the "Zoning Code"), as well as other portions of the Elk Grove Municipal Code (EGMC). Specific amendments to the EGMC include the following:

- Parkland requirement for multifamily residential development.
- Updating the responsibilities of the City Council and Planning Commission relative to General Plan consistency findings for real property dedications, dispositions, vacations, and abandonments as required by Section 65402 of the California Government Code.
- Update to the process for official interpretations and establishing new provisions and findings for making similar use determinations.

- Comprehensive update to the temporary use regulations and temporary use permit process.
- Requiring a minor design review for residential accessory structures greater than 800 square feet.
- Updating allowed uses descriptions for “agricultural tourism” and “wholesaling and distribution” and creating new listings for “crop production, urban” and “distribution, logistics, and delivery center”.
- Updating the allowed use listing for Manufacturing, Minor and Manufacturing, Small Scale to permit by right in the Light and Heavy Industrial zones.
- Revision to the allowed use listings for Caretaker Housing, Mobile Home Park, Navigation Housing, Supportive Housing, and Transitional Housing for consistency with State law and in implementation of the 2021 Housing Element.
- Restricting Personal Storage Facilities to require a conditional use permit in the Light Industrial, Light Industrial/Flex, and Heavy Industrial zones.
- Reducing setback standards in the RD-20 through RD-40 zones to allow for more efficient building layouts consistent with the allowed densities of the zones.
- Establishing new maximum lot coverage standards for AG, AR, and RD zones.
- Updated setback standards for RD-1 through RD-7 where the sidewalk is separated from the curb.
- Increased allowed building height for commercial, mixed use, office and industrial zones.
- Updated Density Bonus and Accessory Dwelling Unit provisions consistent with State law.
- Clarification of fence standards and Recreational Vehicle parking limitations in street side yard areas.
- Implementation of Assembly Bill 1851 with parking reductions for religious institution housing developments.
- Revisions to the standards for flags in commercial, office, and industrial zones to allow up to three flag poles and total flag area of up to 72 square feet.
- Increasing the number of outdoor seating that triggers design review from 12 to 20 seats.
- Establishing new provisions for urban crop production and allowing the use by right up to one acre in residential, commercial, mixed use, office, and industrial zones; or with a minor use permit for sites one acre or more in the same zones. Also establishing parking standards for this use.
- Implementing AB 2421 by allowing for emergency standby generators for macro (large) wireless communication facilities.
- Updating definitions and figures for various yard and lot types.
- Amending the Southeast Policy Area Special Planning Area to allow, upon approval of design review, for office buildings to exceed the maximum height limit of 90 feet.

Additionally, the City has prepared rezonings for several properties around the City to align the site zoning with the General Plan land use designation, as required by State law.

The Project also includes a General Plan land plan amendment to two sites. Site one (8672 and 8688 Sheldon Road) would be changed from Park to Low

Density Residential. Site two (8476 Sheldon Road) would be changed from Rural Residential to High Density Residential.

**PROJECT
BACKGROUND:**

As part of the development and adoption of the 2019 General Plan the City prepared and certified the General Plan Update Environmental Impact Report (EIR) (SCH No. 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan, including amendments to the City's Municipal Code. The EIR is comprised of a Draft EIR (Draft EIR) and Final EIR (Final EIR). The Final EIR was released for public review on January 4, 2019 and certified by the City Council on February 27, 2019.

This is to advise that on August 11, 2021, the City of Elk Grove City Council determined that the proposed Project does not alter the assumptions or analysis for the Project from that documented in the CEQA analysis to date. The proposed revisions to the Municipal Code are consistent with the analysis presented in the EIR and, pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), no subsequent analysis is required. Specifically, the revisions increase the allowed building height in various zones, including office and industrial, consistent with the allowed floor area ratio for the corresponding General Plan land use designations. Additional provisions for Density Bonus and Accessory Dwelling Units are updated consistent with State law, which provides an exemption from the General Plan's density limitations for these activities.

The proposed rezonings are consistent with the General Plan land use as provided in General Plan Table 3-1 (Consistency Matrix), therefore, the potential density and intensity was considered as part of the General Plan EIR.

Therefore, there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR, and no further environmental review is required.

- The Project will have a significant effect on the environment.
- Mitigation measures were made a condition of approval of this project.
- A Mitigation Monitoring and Reporting Plan 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 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
Strategic Planning and
Innovation

By: 
Christopher Jordan, AICP

Date: September 8, 2021