



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 21152 of the Public Resources Code*

STATE CLEARINGHOUSE NUMBER: SCH# 2013012060

PROJECT TITLE: Elliott Springs (PLNG20-049)

PROJECT APPLICANT:	Elliott Homes, Inc.	Sunset Tartesso, LLC
	Price Walker (Representative)	Price Walker (Representative)
	340 Palladio Pkwy, Suite 521	340 Palladio Pkwy, Suite 521
	Folsom, CA 95630	Folsom, CA 95630

PROJECT LOCATION: North side of Bond Road east of Waterman Road

ASSESSOR'S PARCEL NUMBER(S) 127-0010-002, -017, -040, -104, -105, and -106

PROJECT DESCRIPTION: The Elliott Springs Project (the "Project") consists of:

- A **Development Agreement Amendment** to modify the terms and conditions of the Silverado Village Development Agreement including, but not limited to, recognition of the new property owner and Project Name, and updates to the DA exhibits; and
- A **Special Planning Area Amendment** including, but not limited to, a rename the Silverado Village SPA to the Elliott Springs SPA, modification to the distribution of single-family residences throughout the Project, and modification of development standards related to single-family lots and the Village Center; and
- A **Tentative Subdivision Map Conditions of Approval Amendment** to modify the Conditions of Approval approved with the Silverado

Village Tentative Subdivision Map including, but not limited to, an update to the Project name, updates to required roadway improvements, and updates to western boundary fencing improvements.

This is to advise that on October 13, 2021, the City of Elk Grove City Council approved the above described project finding that no further environmental review necessary.

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 alternatives.

On July 23, 2014, the City Council certified an EIR for and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Silverado Village Project (State Clearinghouse No. 2013012060). The EIR analyzed full buildout of the Project based upon the Silverado Village SPA land use plan and the Silverado Village TSM. The Project remains subject to the Silverado Village MMRP which includes mitigation related to farmland protection, air quality, biological resources including Swainson's hawk foraging habitat, cultural resources, hazardous/toxic materials, drainage, noise, and traffic.

The requested amendments to the SPA modifies the distribution of the single-family units but does not modify the maximum number of units allowed, therefore will not create any additional traffic impacts. While other amendments to the SPA, Development Agreement and the TSM Conditions of Approval alter some of the development standards and improvements required for future development on the site, the amendments do not alter the density, intensity, or footprint of development beyond the aforementioned unit count update.

There are no substantial changes in the Project from those analyzed in the 2014 EIR that would alter the conclusion of the EIR or any of the associated Mitigation Measures. Additionally, there are no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects that necessitate the preparation of a Subsequent EIR pursuant to State CEQA Guidelines Section 15162. No new information of substantial importance has been identified therefore, the prior EIRs is sufficient to support the proposed action and no further environmental review is required.

This is to certify that the Certified EIRs referenced above are/were available to the General Public for review at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE
Development Services - Planning



By: _____
Antonio Ablog
Planning Manager

Date: October 19, 2021