



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# 2000082139
------------------------------------	-----------------

PROJECT TITLE: Guardian Maderia Apartments Project (PLNG22-063)

PROJECT APPLICANT: Guardian Investment Capital, LLC
Brendan Leonard (Representative)
555 University Avenue, Suite 275
Sacramento, CA 95825
Ph: 760-993-7089

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 132-0050-170 and -171

PROJECT DESCRIPTION: The Project consists of a major Design Review for a multi-unit residential development comprised of 324 units as well as associated site improvements including parking, lighting, and landscaping. The Project includes 11 residential buildings, clubhouse facilities as well as sever outdoor amenities. The project also includes a General Plan Amendment, Specific Plan Amendment, and Rezone for a 1-acre portion of Project site from Low Density Residential (RD-5) and Open Space (P/OS) to High Density Residential/RD-30 and a Specific Plan Amendment for 12 acres of the Project site from RD-25 to RD-30 consistent with the existing zoning and General Plan designations.

This is to advise that on August 9, 2023, the City of Elk Grove City Council approved the above-described project, finds the Addendum prepared for the Laguna Ridge Specific Plan Revised Environmental Impact Report (REIR) to be appropriate environmental review pursuant to Section 15164 of the State CEQA Guidelines based upon the following findings:

The California Environmental Quality Act (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.

The Laguna Ridge Special Plan Area was approved and an REIR certified by the City Council on June 16, 2004 (State Clearinghouse No. 2000082139). The LRSP REIR is available for reference below:

Revised Draft LRSP EIR: https://www.elkgrovecity.org/sites/default/files/city-files/Departments/Planning/Projects/laguna_ridge_RDEIR.pdf

Revised Final LRSP EIR: https://www.elkgrovecity.org/sites/default/files/city-files/Departments/Planning/Projects/LRSP_Revised_FEIR.pdf

In conjunction with the certification of the REIR, a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan.

Section 15164 of the State CEQA Guidelines describes the conditions under which an Addendum to a previously certified EIR is appropriate. These conditions are as follows:

- (A) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Section 15162 of the State CEQA Guidelines describes the situations when a Subsequent EIR (SEIR), or negative declaration should be prepared. These conditions include:

(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 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 the exercise of reasonable diligence at the time 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;

(a) 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 measures or alternatives; 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 measure or alternative.

- (B) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (C) An addendum need not be circulated for public review but can be included in or attached to the final EIR.
- (D) The decision making body shall consider the addendum with the final EIR prior to making a decision on the project.
- (E) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Based on the analysis provided through the attached Addendum, staff finds that the above conditions (A through E) are met, therefore the Addendum prepared for the SEPA EIR is the appropriate environmental review document.

This is to certify that the above referenced documents 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: 

Antonio Ablog, AICP,
Planning Manager
(916) 627-3335

Date: August 11, 2023

Figure 1 – Vicinity Map

