



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: Poppy Grove Apartments (PLNG21-078)

PROJECT APPLICANT: Poppy Grove Development Partners LLC
Michael Johnson and Reese Jarrett (Representatives)
405 14th Street, Suite 800
Oakland, CA 94612

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 132-0050-161

PROJECT DESCRIPTION: The proposed Poppy Grove Apartments Project (the "Project") consists of a Major Design Review with Deviations for a new, 387-unit apartment development to be developed in three phases. The Project also includes a Tentative Parcel Map, Density Bonus to allow a concession/incentive for reduced parking, and Tree Removal Permit.

This is to advise that on May 11, 2022, the City of Elk Grove City Council approved the above described project and has made the following determinations regarding the above described project.

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 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.

In 2003, the City Council certified an EIR for the Laguna Ridge Specific Plan (LRSP, State Clearinghouse No. 2000082139). The LRSP EIR analyzed full buildout of LRSP based upon the land plan, development standards, and policies contained in the General Plan and LRSP, as well as the improvements identified in the accompanying infrastructure master plans. The Project is subject to the LRSP Mitigation, Monitoring and Reporting Program (MMRP). Adopted Laguna Ridge Specific Plan mitigation measures that apply to development on Project site (which is identified in the EIR as a non-participating property) include the following:

Mitigation Measure 4.3.2: The project applicant shall implement all measures proposed in the AQ-15 Plan provided in Appendix 4.3 of the Draft EIR for each subsequent project to reduce emissions from both mobile and stationary sources. Each subsequent development project shall be checked for compliance with the AQ-15 Plan.

Mitigation Measure 4.5.3a: As part of subsequent applications on non-participating properties, the project applicant shall provide the City with a Phase I Site Assessment to determine whether ash or a former burn site is present on the subject property.

Mitigation Measure 4.10.1a: Prior to subsequent approvals on non-participating properties, a detailed cultural resources field survey of the subject property shall be conducted by the City and funded by the project applicant. The cultural resources field study shall identify any cultural resource finds and will set out measures to mitigate any impacts to significant resources as defined by CEQA, California Register of Historic Resources and/or National Historic Preservation Act. Mitigation methods to be employed include, but are not limited to, the following:

- Redesign of the subsequent development project to avoid the resource. The

resource site shall be deeded to a non-profit agency to be approved by the City for maintenance of the site.

- If avoidance is determined infeasible by the City, then the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- If the City determines capping infeasible, then the resource shall be excavated and recorded to appropriate standards

Pursuant to the required Mitigation Measures, the Applicant has provided a Phase I Site Assessment as well as a Cultural Resources Analysis for the site (Helix Environmental Planning, Inc.) which was peer reviewed by the City. The review concluded that there would be no effect on historic properties, including archaeological and built-environment resources, as a result of Project implementation. The Wilton Rancheria requested tribal monitoring during any ground disturbance due to the proximity of the site to the Stone Lakes Wildlife refuge as well as two other culturally significant site within two miles. The implementation of Conditions of Approval Nos. 10-12 will address the potential for encountering undiscovered cultural resources and tribal cultural resources. The Project complies with the LRSP AQ-15 Plan which includes measures to reduce vehicle emissions such as the provision of enhanced bicycle and pedestrian access, and the provision of electric vehicle charging facilities.

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." An EIR was prepared and certified by the City Council as part of the City's General Plan Housing Element Update in 2021 SEIR (SCH No. 2020069032), which analyzed the Project site for the development of high-density residential housing. In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project is high density low-income housing on a high density housing site as designated in the Housing Element, therefore the Project is exempt from VMT analysis pursuant to the City's adopted Transportation Analysis Guidelines.

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 General Plan Housing Element SEIR and the LRSP 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 EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15183 and Section 15162, no further environmental review is required.

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
Development Services - Planning

By: 

Sarah Kirchgessner, Senior
Planner

Figure 1 – Vicinity Map

