



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# 2013042054, SCH# 2017062058, and SCH#2020069032
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PROJECT TITLE: Pardes Apartments (PLNG22-057)

PROJECT APPLICANT: CRP Affordable Housing & Community Development
Kevin Shirata (Representative)
4429 Morena Boulevard, Suite A
San Diego, CA 92117
Ph: (760) 271-6798

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 132-0290-054

PROJECT DESCRIPTION: The proposed Pardes Apartments Project (the "Project") consists of a Tentative Parcel Map, Major Design Review, and Tree Removal Permit for a new multi-unit residential apartment complex with 236 units and associated site improvements including parking, lighting, and landscaping. The Project will have five buildings (four, 3-story and one, 4-story) as well as indoor and outdoor amenities including a community room, computer room, courtyards, tot lots, and lawn areas. The Project request also includes a Density Bonus to allow incentives/concessions for reduced parking and for a reduction for the private outdoor living area requirement.

This is to advise that on May 4, 2023, the City of Elk Grove Planning Commission 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 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;
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.

On July 9, 2014, the City Council certified an EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the SEPA Community Plan (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 Project is subject to the SEPA MMRP.

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 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." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). Additionally, 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 projects. The Project is subject to both the General Plan and Housing Element Update MMRPs.

The General Plan Housing Element Update in 2021 SEIR (SCH No. 2020069032) analyzed the Project site for the development of high-density residential housing. The Housing Element EIRs rely on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project is high density residential, 100 percent affordable housing project on a high-density residential site as designated in the Housing Element, therefore the Project is exempt from VMT analysis pursuant to the City's adopted Transportation Analysis Guidelines. Additionally, the Project shall comply with the City's Climate Action Plan (CAP) measures for new multi-unit residential development, including CAP measures related to energy efficiency (BE-4), electric appliances (BE-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

The Applicant provided a Cultural Resources Analysis dated January 2023, for the site (Helix Environmental Planning) that staff determined was compliant with the General Plan MMRP cultural resource study requirements. The implementation of a condition of approval will address the potential for encountering undiscovered cultural resources and tribal cultural resources as it requires that if cultural resources or tribal cultural resources are discovered during grading or construction activities, work shall halt immediately within 50 feet of the discovery, the Planning Division shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Project is being undertaken pursuant to and in conformity with the approved SEPA Community Plan, Special Planning Area, and Housing Element. No special circumstances exist and no changes in the Project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the Project other than those previously disclosed and analyzed in the EIR for the SEPA Community Plan. Therefore, the prior EIR is sufficient to support the proposed action and no further environmental review is required.

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 SEPA Strategic Plan 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 above referenced 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
Development Services - Planning

By: 
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Planning Manager
(916) 627-3335

Date: May 5, 2022

Figure 1 – Vicinity Map

