



# 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.*

<b>STATE CLEARINGHOUSE NUMBER:</b>	SCH #2024110566
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**PROJECT TITLE:** Dunisch GPA, Rezone, and Map PLNG 22-047 (1<sup>st</sup> Reading)

**PROJECT APPLICANT:** Pappas Investments/PF Portfolio 1 LP  
Thad Johnson (Representative)  
2020 L Street, 5<sup>th</sup> Floor  
Sacramento, CA 95811  
916-508-8423

**R4PROJECT LOCATION:** Elk Grove California, Sacramento County

**ASSESSOR'S PARCEL NUMBER(S):** 116-0050-010, -011, -013, -027, -030, -031, and -034

**PROJECT DESCRIPTION:** The Dunisch GPA, Rezone, and Map Project (the "Project") consists of a General Plan Amendment (map) to change the land use designation from Regional Commercial (RC) to Medium Density Residential (MDR) and Parks and Open Space (P/OS), a General Plan Text Amendment to modify footnote 'd' under Table 8-4, Noise Performance Standards for New Projects Affected by or Including Non-Transportation Noise Sources, a Rezone from Shopping Center (SC) to RD-10 and Open Space (O), and a Tentative Subdivision Map and Subdivision Design Review to merge the existing parcels and re-subdivide the site into 111 single family residential lots. The Project

also includes a Tree Permit for the removal of three trees of local importance and a Determination of Consistency with the General Plan for the Abandonment of existing right-of-way.

This is to advise that on February 13, 2025, the City of Elk Grove City Council approved the above-described Project and has made the following determinations regarding the above-described project.

1. On the basis of the whole record, there is no substantial evidence that the Project as designed and mitigated will have a significant effect on the environment. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared and completed in accordance with the CEQA. The Mitigated Negative Declaration reflects the independent judgment and analysis of the City;
2. Pursuant to Public Resources Code, Section 21081 and CEQA Guidelines, Section 15091, all the proposed mitigation measures described in the Mitigated Negative Declaration are feasible, and therefore shall become binding upon the City; and
3. To the extent that these findings conclude that various proposed mitigation measures outlined in the IS/MND are feasible and have not been modified, superseded or withdrawn, the City Council hereby binds itself and their assigns and successors in interest to implement those measures. These findings are not merely informational but constitute a binding set of obligations that will come into effect when the City constructs the Project.

Pursuant to CEQA and the CEQA Guidelines, the City prepared an IS/MND for the Project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. Preparation of a Mitigation Monitoring and Reporting Program (MMRP) is required in accordance with the City of Elk Grove regulations and State law, which is designed to ensure compliance during project implementation.

The City distributed the Notice of Intent to Adopt the IS/MND on November 15, 2024. It was posted at the Sacramento County Clerk's office, distributed through State Clearinghouse and at the City offices, pursuant to Section 15072 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). A 30-day review and comment period was opened on November 15, 2024 and closed on December 16, 2024. The MND was made available to the public during this review period. During the public review period, staff received four comment letters on the IS/MND. The City received two additional comment letters after the close of the public review period (California Department of Transportation). The comments do not alter the conclusions of the IS/MND as described in the staff report for the Project.

On the basis of the IS/MND, environmental analysis, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment above those addressed within the adopted IS/MND. An MMRP, which is incorporated herein by this reference, has been prepared to ensure compliance during project implementation. The City of Elk Grove, Community Development Department, located at 8401 Laguna Palms Way, Elk Grove, California 95758 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the IS/MND is based.

This is to certify that the Initial Study/Mitigated Negative Declaration 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*

Sarah Kirchgessner,  
916.478.2245

Date: February 13, 2025

