



# 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 CEQA Guidelines.**

**STATE CLEARINGHOUSE NUMBER:**

SCH# 2013012060

**PROJECT TITLE:**

Elliott Springs Village 3 (PLNG24-051)

**PROJECT APPLICANT:**

Sunset Tartesso, Inc.  
Martti Eckert, (Representative)  
340 Palladio Pkwy, Suite 521  
Folsom, CA 95630

916-836-6808

m.eckert@elliottthomes.com

**PROJECT LOCATION:**

Elk Grove California, Sacramento County

**ASSESSOR'S PARCEL NUMBER(S)**

127-1140-001 through 052; 127-1130-001 through -042; and 127-1110-002

**PROJECT DESCRIPTION:**

The Elliott Springs Village 3 Project (the "Project") consists of:

- Adoption of an Addendum to the previously certified Silverado Village Environmental Impact Report (EIR).
- A Special Planning Area Amendment to modify the Special Planning Area (SPA) to update land use acreage totals for the overall SPA and to accommodate changes within Elliott Springs Village 3, the age-restricted portion of the SPA Area. These amendments propose to modify; a) the number and location of senior patio homes; b) the number and location of senior assisted living units; and c) the development standards applicable to these units.

- A Development Agreement Amendment to modify the terms and conditions of the Elliott Springs Development Agreement (DA) as detailed in the Development Agreement Amendment section below.
- A Tentative Subdivision Map Conditions of Approval Amendment to modify the Conditions of Approval (COA) approved with the originally approved Silverado Village Tentative Subdivision Map (TSM). These amendments would affect Elliott Springs Village 1 and 2.
- Approval of a Tentative Subdivision Map for Elliott Springs Village 3, including Subdivision Design Review. All development in Village 3 shall comply with the City's Climate Action Plan.

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.

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 Silverado Village Project (EG-11-046) was approved and an EIR was certified by the City Council on July 23, 2014 (State Clearinghouse No. 2013012060). In conjunction with the certification of the EIR, a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Project. The adopted Mitigation Measures remain feasible.

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;
  - (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 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 or adopted negative declaration.
- (D) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration 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.

The Planning Division prepared an Addendum to the Silverado Village Project (EG-11-046) Environmental Impact Report (EIR)(SCH# 2013012060) to identify whether any new significant environmental impacts may result from the proposed Project. The Addendum determined that the proposed Project would not result in any of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR. Since adoption of the 2013 EIR, the protection status of burrowing owl has changed from being designated as a California Department of Fish and Wildlife (CDFW) Species of Special Concern to a candidate species for listing under the California Endangered Species Act (CESA), which temporarily affords the species protections, such as prohibitions against "take" without permit authorization while CDFW conducts a review to confirm whether listing is warranted. A 239-acre conservation easement for Swainson Hawk Foraging Habitat, and potential burrowing owl, and other raptor habitat has been recorded for the benefit of the Elliott Springs development (City of Elk Grove 2024). The Project as amended would be within the same footprint as the previously approved Project, and mass grading has already occurred at the Project site. Adopted Mitigation Measures 3.3-1 through 3.3-12 were implemented as part of Approved Project mass grading that includes the Modified Project site. No revisions to the mitigation measures are required.

Mitigation Measure 3.8-1 of the EIR required that the improvements to upsize the Bond Road trunkline drainage system be completed prior to issuance of building permits for Phase 2B of the Tentative Subdivision Map. The Bond Road Storm Drain Project has been removed from the City's 2024-2029 Capital Improvement Program as updated modeling demonstrated that existing stormwater pipes at the Bond Road and Waterman Road intersection can accommodate 10-year and 100-year rainfall events, even with the addition of the discharge from the Approved Project. Therefore, mitigation for stormwater drainage is not necessary, and no additional off-site drainage improvements are required to support the Elliot Springs Development reducing the overall construction impacts of the Project.

No other revisions to the mitigation measures are required. The Project will not result in new significant impacts that have not already been considered and mitigated in the previous EIR.

Based on the analysis provided through the attached Addendum, and the whole record, the Planning Commission finds the above conditions (A through E) are met, therefore recommends

that the City Council adopt the Addendum prepared to the Silverado Village EIR as the appropriate environmental review document.

This is to certify that the Addendum and the adopted EIR are available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE  
Community Development -  
Planning



By: \_\_\_\_\_  
Antonio Ablog  
916.627.3335

Date: July 29, 2025

**Figure 1 – Site Location**





# 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  |
|---|---|
| <p><b>ENDORSED</b><br/>SACRAMENTO COUNTY</p> <p><b>JUL 28 2014</b></p> <p>DAVID VILLANUEVA, CLERK/RECORDER<br/>BY  DEPUTY</p> <p>(stamp here)</p> | <p><b>RECEIVED</b></p> <p><b>JUL 28 2014</b></p> <p><b>STATE CLEARING HOUSE</b></p> <p>(stamp here)</p> |

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 or 21152 of the Public Resources Code**

**STATE CLEARINGHOUSE NUMBER:** SCH#2013012060

**PROJECT TITLE:** Silverado Village EG-11-046 (Ordinance 2<sup>nd</sup> Reading/Adoption)

**PROJECT APPLICANT:** Silverado Homes, Inc.  
dba Vintara Holdings, LLC  
3400 Douglas Blvd. Suite 270  
Roseville, CA 95661  
916.403.7623

**PROJECT LOCATION:** North of Bond Road and west of Waterman Road, Elk Grove California, Sacramento County

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

**PROJECT DESCRIPTION:** The Project proposes development of a 230-acre residential community located north of Bond Road and west of Waterman Road. The Project would rezone the site from the existing zoning of RD-2, RD-4, RD-5, and Open Space to Silverado Village Special Planning Area, which includes a mix of residential and commercial uses. The Project would develop 651 single family units and up to 125 independent/assisted living/memory care units. Additionally, the Project includes:

- A 67.6-acre wetland habitat preserve area
- A 6.3-acre open space parcel allowing future use for community gardening

- A 14.8-acre open space area that will provide storage for the 100-year storm event, improve flood protection and water quality for urban runoff, and provide a buffer between Villages 1 and 2
- Up to 5.5 acres of parkland
- A public trail system
- Street and utility improvements to serve the proposed uses

To facilitate the proposed Project, the Applicant is also seeking a Development Agreement for the Project. The Development Agreement would limit development of the site to the Project as described above.

This is to advise that on July 23, 2014, the City of Elk Grove City Council has approved the above described project and has made the following determinations regarding the above described project.

- The project will have a significant effect on the environment.
- An Environmental Impact Report has been prepared and adopted for this project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of approval of this project.
- A Mitigation Monitoring and Reporting Plan was adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

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:   
Christopher Jordan, AICP  
916.478.2222

Date: July 23, 2014

ENDORSED  
SACRAMENTO COUNTY  
JUL 28 2014  
DAVID VILLANUEVA, CLERK/RECORDER  
BY  DEPUTY

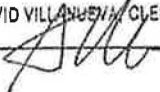


# City of Elk Grove NOTICE OF DETERMINATION

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   |
|--|--|
| <p style="text-align: center;"><b>ENDORSED</b><br/>SACRAMENTO COUNTY</p> <p style="text-align: center;"><b>JUN 26 2014</b></p> <p>DAVID VILLANUEVA, CLERK/RECORDER.<br/>BY  DEPUTY</p> <p style="text-align: center;">(stamp here)</p> | <p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;"><b>JUN 26 2014</b></p> <p style="text-align: center;">STATE CLEARING HOUSE</p> <p style="text-align: center;">(stamp here)</p> |

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 or 21152 of the Public Resources Code**

**STATE CLEARINGHOUSE NUMBER:** SCH#2013012060

**PROJECT TITLE:** Silverado Village

**PROJECT APPLICANT:** Silverado Homes, Inc.  
dba Vintara Holdings, LLC  
3400 Douglas Blvd. Suite 270  
Roseville, CA 95661  
916.403.7623

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

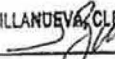
**ASSESSOR'S PARCEL NUMBER(S):** 127-0010-002, 017, 040, 104, 105, & 106

**PROJECT DESCRIPTION:** The Project proposes development of a 230-acre residential community located north of Bond Road and west of Waterman Road. The Project would rezone the site from the existing zoning of RD-2, RD-4, RD-5, and Open Space to Silverado Village Special Planning Area, which includes a mix of residential and commercial uses. The Project would develop 651 single family units and up to 125 independent/assisted living/memory care units. Additionally, the Project includes:

- A 67.6-acre wetland habitat preserve area
- A 6.3-acre open space parcel allowing future use for community gardening
- A 14.8-acre open space area that will provide storage for the 100-

**ENDORSED**  
SACRAMENTO COUNTY

**JUL 28 2014**

DAVID VILLANUEVA, CLERK/RECORDER  
BY  DEPUTY

year storm event, improve flood protection and water quality for urban runoff, and provide a buffer between Villages 1 and 2

- Up to 5.5 acres of parkland
- A public trail system
- Street and utility improvements to serve the proposed uses

To facilitate the proposed Project, the Applicant is also seeking a Development Agreement for the Project. The Development Agreement would limit development of the site to the Project as described above.


This is to advise that on June 25, 2014, the City of Elk Grove City Council has approved the above described project and has made the following determinations regarding the above described project.

- The project will have a significant effect on the environment.
- An Environmental Impact Report has been prepared and adopted for this project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of approval of this project.
- A Mitigation Monitoring and Reporting Plan was adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

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:

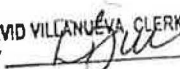
  
Christopher Jordan, AICP  
916.478.2222

Date:

June 25, 2014

**ENDORSED**  
SACRAMENTO COUNTY

JUL 28 2014

DAVID VILLANUEVA, CLERK/RECORDER  
BY  DEPUTY

REC'T # 0008254936  
 June 26, 2014 9:05:49 AM

Sacramento County Recorder  
 David Villanueva, Clerk/Recorder

Check Number 2240  
 RECD BY  
 State Fees \$3,029.75  
 CLERKS \$26.00  
 Sub Total fee \$3,055.75

Sub Total fee \$3,055.75  
 APR-26/10

REC'T # 0008254937  
 June 26, 2014 9:06:22 AM

Sacramento County Recorder  
 David Villanueva, Clerk/Recorder

Check Number 2240  
 RECD BY  
 Refund \$26.00  
 Sub Total fee \$26.00

Total fee \$3,081.75  
 Amount Tendered... \$3,081.75  
 Balance \$0.00

**ENDORSED**  
**SACRAMENTO COUNTY**

JUL 28 2014

DAVID VILLANUEVA, CLERK/RECORDER  
 BY  DEPUTY

SACORE Sacramento County Recorder  
 600 8th Street  
 Sacramento, CA 95814

Vintara Holdings, LLC  
 Check Number 4071C-00002240  
 Check Date Jun 23, 2014

| Date             | Invoice                                     | Reference   | Payment Amt | Retention | Discount | Total Payment |
|------------------|---|-------------|-------------|-----------|----------|---------------|
| 06/20/14         | 4071 Vintara Holdings, LLC<br>EIR & NOF Fee | 4071,000000 | 3,081.75    | 0.00      | 0.00     | 3,081.75      |
| Total Remittance |   |             | 3,081.75    | 0.00      | .00      | 3,081.75      |

