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 # 2017062058

PROJECT TITLE: Calvine Pointe Major 3 Mixed Use Retail and Storage PLNG26-001

LEAD AGENCY: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245; skirchgessner@elkgrove.gov

PROJECT APPLICANT: Lycoming Development Company LLC
Paul Petrovich (Representative)
3680 Crocker Drive, Suite 160
Sacramento, CA 95818
Paul@petrovichdevelopment.com
916.834.4600

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 115-2010-014

PROJECT DESCRIPTION:

The Calvine Pointe Major 3 Mixed Use Retail and Storage Project (the "Project") consists of a Conditional Use Permit (CUP) and Major Design Review Amendment to the previously-approved Calvine Pointe Project (EG-01-156) and Calvine Pointe Shops 6 Amendment Project (PLNG24-041) for the development of the Major 3 pad on a portion of the existing Calvine Pointe Shopping Center. The Project consists of the construction and operation of the following:

- ±135,444 sf three-story building that includes ±123,444 sf of personal storage use; ±2,000 sf of flex commercial/office/storage use, and ±10,000 sf of commercial/office use;
- ±3,900 sf building consisting of drive-up personal storage units;
- Trash enclosure; and
- Parking, lighting, landscaping, drainage, and utility improvements for the two new buildings described above within the Project site.

The Project also proposes to delete Condition of Approval #35 from the adopted Conditions of Approval for the Shops 6 Amendment Project and place the associated obligation to provide an emergency-only reciprocal access easement on the parcels to the south on this Project.

The Project shall comply with the City's Climate Action Plan (CAP) for nonresidential development.

This is to advise that on June 10, 2026, the City of Elk Grove City Council approved the above-described Project and has made the following determinations regarding the above-described project.

- The Project will not have a significant effect on the environment.
- No further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (State CEQA Guidelines).
- Mitigation measures were made a condition of approval of this project.
- A mitigation monitoring or reporting plan was not adopted for this project.
- A statement of Overriding Considerations was not adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

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" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

No further environmental review is required under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) 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.

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 Calvine Pointe Environmental Impact Report (EIR) and Elk Grove General Plan as described below.

The subject property was zoned for commercial development in 2005 with the approval of the Calvine Pointe project (EG-01-156). An EIR was prepared and certified for the Calvine Pointe Project. The current Project (Design Review Amendment and Conditional Use Permit) proposes to amend the previous approvals modifying the overall site plan by adding a new three-story personal storage facility that includes approximately 10,000 sf of commercial/office space within the existing shopping center. The Project is consistent with the land use and commercial development density assumed in the Calvine Pointe EIR. The Project is subject to the Calvine Pointe Mitigation, Monitoring and Reporting Program (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 the development density established by an existing 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." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan Update (SCH# 2017062058). The Project is subject to the General Plan Update MMRP. The Project will result in a Floor Area Ratio (FAR) not exceeding 0.32, which is below the maximum FAR in the SC zone of 1.0. As the proposed uses are allowed and the proposed development intensity is below the maximum FAR, the proposed Project will be consistent with the General Plan. As the proposed Project includes allowed uses within the allowed density range, the proposed Project is consistent with the General Plan.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. A VMT Analysis for the Calvine Pointe Shopping Center was prepared by Fehr & Peers dated December 18, 2024, to determine if the Project site complies with City of Elk Grove General Plan Policy MOB-1-1 adopted to reduce VMT and achieve state-mandated reductions of VMT. According to the analysis, the Project would not exceed the City's VMT limit for Community Commercial (CC) land use. The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development.

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 Calvine Pointe EIR and General Plan Update EIRs. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15332 and 15162, no further environmental review is required.

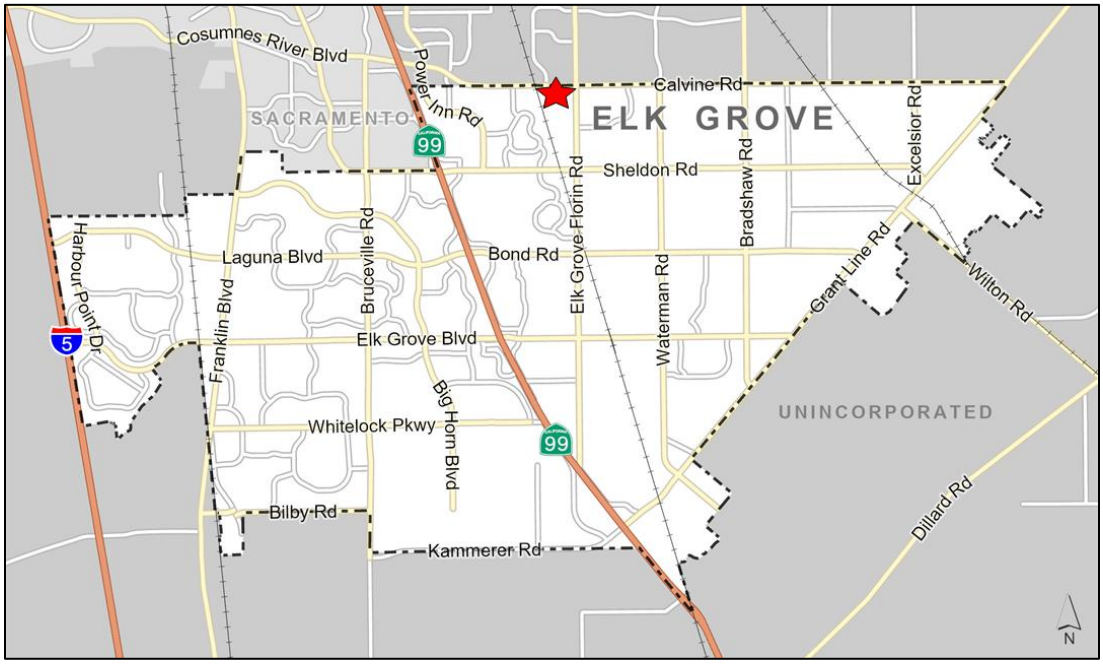
This is to certify that the Environmental Impact Report is available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE
Development Services - Planning

By: Sarah Kirchgessner
Sarah Kirchgessner,
916.478.2245

Date: June 11, 2026

Figure 1 – Vicinity Map



pd 3271.00

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Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
FILED SACRAMENTO COUNTY FEB 28 2019 DONNA ALLRED, CLERK/RECORDER BY _____ DEPUTY (stamp here)	(stamp here)

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

STATE CLEARINGHOUSE NUMBER: **2017062058**

PROJECT TITLE: **General Plan Update**

PROJECT APPLICANT: City of Elk Grove

PROJECT LOCATION: Elk Grove California, Sacramento County

PROJECT DESCRIPTION: The City of Elk Grove is conducting a comprehensive update of its General Plan. State law (Government Code Section 65300) requires each city and county to adopt a comprehensive, long-term general plan for its physical development. The City's current General Plan was adopted in 2003, with various amendments and changes made since then, and serves to direct the City's future growth and development as well as its conservation policy. The General Plan is now being updated to ensure that this guiding policy document remains a useful tool, keeps pace with change, and provides workable solutions to current and future issues. The General Plan includes the following State-required elements or topics: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice. The updated Elk Grove General Plan is divided into 10 chapters, which together address the topics mandated by the State, as well as additional topics of interest to the City.

POSTED BY SACRAMENTO CO. CLERK-RECORDER
FROM 3/1/19 TO: 3/31/19

This is to advise that on **February 27, 2019,** 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

By: _____

Christopher Jordan, AICP
Director of Strategic Planning and Innovation
916.478.2222

Date: 2/27/2019

State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print | Start Over | Finalize & Email

RECEIPT NUMBER: 34 — 02282019 — 093

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2017062058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
City of Elk Grove	cjordan@elkgrovecity.org	02282019

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	190105

PROJECT TITLE

General Plan Update

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
City of Elk Grove	cjordan@elkgrovecity.org	(916) 478-2222

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
8401 Laguna Palms Way	Elk Grove	CA	95758

PROJECT APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR)	$3,271.00	$	3,271.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,354.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,112.00	$	0.00
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	40.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other

TOTAL RECEIVED $ 3,311.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X R Bryant	Rosalyn Bryant-Deputy Clerk/County Clerk Recorder

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 12012018)

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ENDORSED SACRAMENTO COUNTY FEB 28 2019 DONNA ALLRED, CLERK/RECORDER BY _____ DEPUTY (stamp here)	Governor's Office of Planning & Research FEB 28 2019 STATE CLEARINGHOUSE (stamp here)

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CITY OF ELK GROVE

By: _____

Christopher Jordan, AICP
Director of Strategic Planning and Innovation
916.478.2222

Date: 2/27/2019

ENDORSED
SACRAMENTO COUNTY
FEB 28 2019
DONNA ALLRED, CLERK/RECORDER
BY _____ DEPUTY

State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print | StartOver | Finalize&Email

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- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	40.00
☐ Other		$	

PAYMENT METHOD:

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TOTAL RECEIVED $ 3,311.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X G Bryant	Rosalyn Bryant-Deputy Clerk/County Clerk Recorder

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 12012018)

City of Elk Grove

VENDOR ID	VENDOR NAME	CHECK DATE	CHECK NO.
0000194	SACRAMENTO COUNTY RECORDER'S	02/26/19	119056

INVOICE	DATE	PO NUMBER	DESCRIPTION	PROJECT CODE	NET AMOUNT
PL0022.1	02/25/19		NOD FEE FOR PL0022.1		3,311.00

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 000333283
2/28/2019 9:04:20 AM
Order#: 20190028864 REB

Description	Amount
Professional Filings	$3,311.00
NOD - EIR Filed	$3,311.00
Total Amount Due	$3,311.00
Payments:	
Check# 119056	$3,311.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference

Total 3,311.00