



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

SUBJECT: Filing of Notice of Determination in compliance with Section 15075 of the CEQA Guidelines.

PROJECT TITLE:	Laguna Incubator Space PLNG26-012
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:	Lehman Laguna LLC Parviz Parvizyar (Representative) 460 Martin Lane Beverly Hills, CA 90210 olympicbarrington@gmail.com 1-310-499-6550
PROJECT LOCATION:	Elk Grove California, Sacramento County
ASSESSOR'S PARCEL NUMBER(S)	119-1910-020, 119-1910-001, 119-1910-002, 119-1910-007, 119-1910-016, 119-1910-017, 119-1910-018, and 119-0120-075

PROJECT DESCRIPTION:

The Laguna Incubator Space Project (the "Project") consists of a Major Design Review for three buildings along with associated site improvements including parking, lighting, and landscaping. While there are no specific tenants identified at this time, the Applicant has designed the buildings to allow for a variety of future uses consistent with the Project site's applicable zoning including, without limitation, business and professional offices, specialized education and training/studios, business support services, building trade contractor offices, personal services, and research and development. The Project also includes a Determination of Consistency with the General Plan for the Abandonment of several existing easements, including water line easements, emergency vehicle easements, and public utility easements, that are not necessary for present or foreseeable future use.

This is to advise that on October 1, 2026, the City of Elk Grove Planning Commission 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 Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). 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 Sections 15162 and 15183 of the State CEQA Guidelines. 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 (SCH# 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan. A Final Subsequent EIR (SCH #2022020463) to the 2019 General Plan EIR was prepared and adopted in 2023 with the adoption of the Livable Employment Area Community Plan with the City of Elk Grove General Plan Amendments and Update of Vehicle Miles Traveled Standards Project.

The Project is subject to the Mitigation, Monitoring, and Reporting Programs (MMRPs) adopted with 2019 General Plan EIR and 2023 Final Subsequent EIR. The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. VMT Analysis was prepared for the Project by Fehr & Peers dated May 30, 2025. According to the Analysis, VMT land use designation limits as well as the City limit for total VMT at buildout conditions would not be exceeded. Additionally, the Project shall comply with the City's Climate Action Plan (CAP) for new non-residential construction. The Project land uses are consistent with the development anticipated under the existing General Plan, for which an EIR was certified.

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 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, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Sections 15183 and 15162, no further environmental review is required.

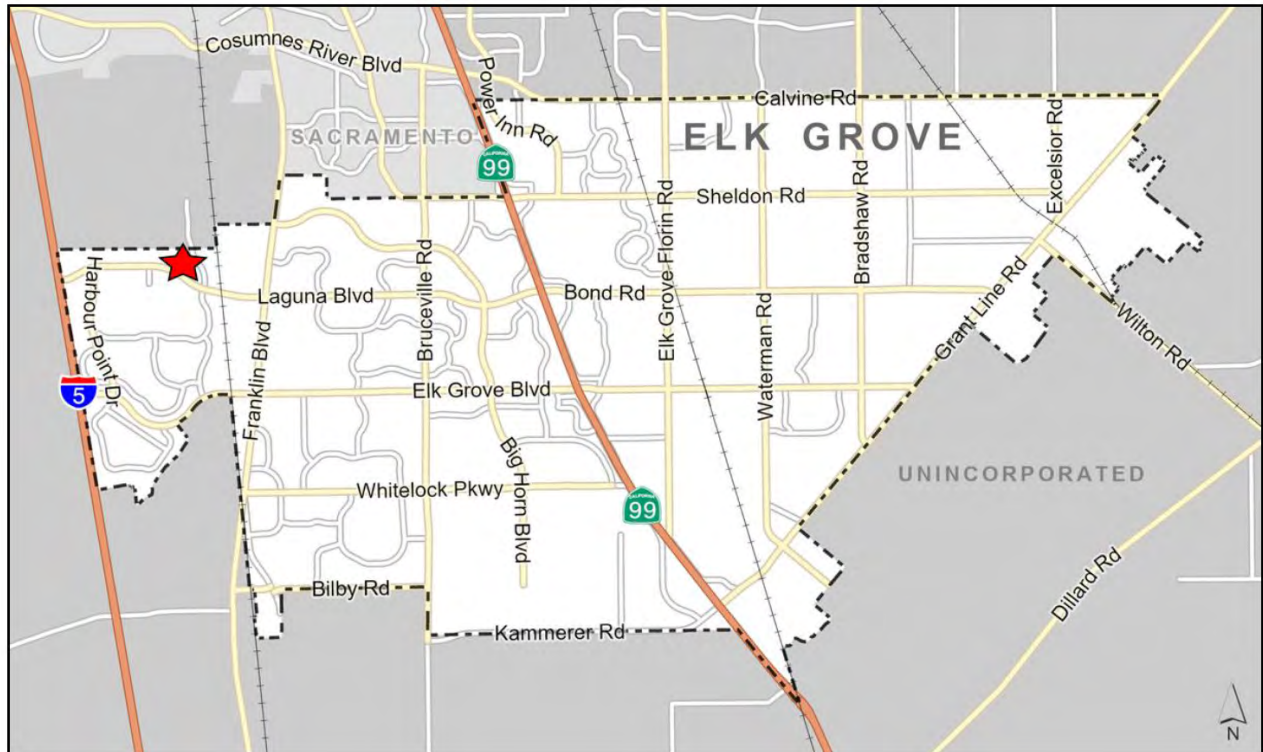
This is to certify that the Environmental Impact Report is available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE
Development Services - Planning

By: Sarah Kirchgessner
Sarah Kirchgessner,
916.478.2245

Date October 2, 2026
:

Figure 1 – Vicinity Map





City of Elk Grove NOTICE OF DETERMINATION

10010

PA 3271.00

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
FILED SACRAMENTO COUNTY FEB 28 2019 DONNA ALBRED, CLERK/RECORDER BY <u>[Signature]</u> 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.

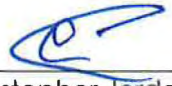
POSTED BY SACRAMENTO CO. CLERK-RECORDER
FROM 3/1/19 TO 3/31/19

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).

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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



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



RECEIPT NUMBER:

34 — 02282019 — 093

STATE CLEARINGHOUSE NUMBER (if applicable)

2017062058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Elk Grove	LEAD AGENCY EMAIL cjordan@elkgrovecity.org	DATE 02282019
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 190105	
PROJECT TITLE		

General Plan Update

PROJECT APPLICANT NAME City of Elk Grove	PROJECT APPLICANT EMAIL cjordan@elkgrovecity.org		PHONE NUMBER (916) 478-2222
PROJECT APPLICANT ADDRESS 8401 Laguna Palms Way	CITY Elk Grove	STATE CA	ZIP CODE 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	\$ <u>3,271.00</u>
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$ <u>0.00</u>
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$ <u>0.00</u>
 ☐ 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 \$ <u>0.00</u>		
☒ County documentary handling fee		\$ <u>40.00</u>
☐ Other		\$ <u> </u>

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 3,311.00

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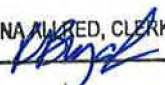


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From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

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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

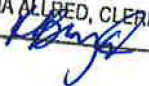
By: _____


Christopher Jordan, AICP
Director of Strategic Planning and Innovation
916.478.2222

Date: _____

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

RECEIPT NUMBER:

34 — 02282019 — 093

STATE CLEARINGHOUSE NUMBER (If applicable)

2017062058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Elk Grove

LEAD AGENCY EMAIL

cjordan@elkgrovecity.org

DATE

02282019

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

190105

PROJECT TITLE

General Plan Update

PROJECT APPLICANT NAME

City of Elk Grove

PROJECT APPLICANT EMAIL

cjordan@elkgrovecity.org

PHONE NUMBER

(916) 478-2222

PROJECT APPLICANT ADDRESS

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CITY

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STATE

CA

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☐ 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

X

AGENCY OF FILING PRINTED NAME AND TITLE

Rosalyn Bryant-Deputy Clerk/County Clerk Recorder

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