

City of Elk Grove NOTICE OF DETERMINATION



To:

 \boxtimes

Office of Planning and Research

P.O. Box 3044, 1400 Tenth Street, Room 22

Sacramento, CA 95812-3044

 \boxtimes

Sacramento County Clerk-Recorder

Sacramento County PO Box 839, 600 8th Street From:

City of Elk Grove

Development Services-Planning

8401 Laguna Palms Way Elk Grove, CA 95758

Sacramento, CA 95812-0839

County Recorder Filing	State Clearinghouse Received
	Governor's Office of Planning & Research
	AUG 14 2019 STATE CLEARINGHOUSE
(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: SCH# 2000082139

PROJECT TITLE:

Arbor Ranch TSM Extension to EG-10-060 (PLNG19-028)

PROJECT APPLICANT:

Richland Planned Communities, Inc. Julieann Martin (Representative)

3000 Lava Ridge Court, Suite 115

Roseville, CA 95661

PROJECT LOCATION:

Northwest Corner of Bilby Road & Big Horn Boulevard

ASSESSOR'S PARCEL

NUMBER(S)

132-0050-061 & -062

PROJECT DESCRIPTION:

The Project consists of a 36-month time extension to the previouslyapproved Arbor Ranch Tentative Subdivision Map (TSM) (EG-10-060), which proposes to subdivide two parcels totaling approximately 155-acres into 810 single family lots, one school lot, two park lots, two parkway lots, and 10 landscape lots. The Project also included final approval of a General Plan Amendment, Specific Plan Amendment, and Rezone. The time extension would extend the expiration date of the Tentative Subdivision Map (TSM) from November 9, 2019 to November 9, 2022.

This is to advise that on August 5, 2019 the City of Elk Grove Zoning Administrator has approved the above described Project and has made the following determinations regarding the above described project.

- The Laguna Ridge Specific Plan EIR (SHC# 2000082139 was previously prepared and certified for pursuant to the provisions of CEQA.
- Pursuant to Section 15168(c)(2) the Planning Department finds that the Project, as proposed, does not present any new environmental effects or mitigation measures required beyond the scope of those analyzed in the Laguna Ridge Specific Plan EIR (SHC# 2000082139).
- Mitigation Monitoring and Reporting Plan was adopted as part of the Laguna Ridge Specific Plan EIR (SHC# 2000082139) and would be applicable to this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

This is to certify that the 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

Joseph N. Dagumar, 916,478.2283

Date: August 6, 2019



Figure 1 - Vicinity Map

NOTICE OF DETERMINATION REVISED FINAL ENVIRONMENTAL IMPACT REPORT LAGUNA RIDGE SPECIFIC PLAN STATE CLEARINGHOUSE No. 2000082139

ENDORSED

JUN 1 7 2004

JUNE 17, 2004

MARK NORRIS, CLERK-RECOPDER
BY DEPUTY

To: Office of Planning and Research 1400 Tenth Street

Sacramento, CA 95814

County Clerk-Recorder
Sacramento County
600 8th Street
Sacramento, CA 95814

From: City of Elk Grove

Development Services,

Planning

8400 Laguna Palms Way Elk Grove, CA 95758

Subject:

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 15094 of the California Environmental Quality Act Guidelines

On June 17, 2004, the Elk Grove City Council certified the Laguna Ridge Specific Plan Revised Final Environmental Impact Report (EIR) (consisting of the Revised Draft EIR, comments and responses to comments on the Revised Draft EIR, and minor edits to the Revised Draft EIR), pursuant to the California Environmental Quality Act (CEQA), and adopted the Laguna Ridge Specific Plan. As part of the certification of the Revised Final EIR, the Elk Grove City Council took the following actions:

- Certified that the Revised Final EIR had been prepared and completed in compliance with CEQA.
- Made findings that certain mitigation measures described in the Revised Final EIR are feasible and were included and adopted, and therefore become binding upon the Laguna Ridge Specific Plan.
- Made findings pursuant to Section 15091 of the CEQA Guidelines.
- Adopted a Statement of Overriding Considerations regarding the significant and unavoidable impacts associated with implementation of the Laguna Ridge Specific Plan.

Project Description

The Laguna Ridge Specific Plan project involves the implementation of a specific plan for 1,900 acres in the City of Elk Grove. The Laguna Ridge Specific Plan would include the development of residential, commercial, park, public school, and mixed-use land uses, including: 7,762 units of single-family and multi family residential; 195.5 acres of commercial uses; 50.9 acres of office uses; 18.6 acres for a Civic Center; 164.9 acres of parks, 69.3 acres of open space and parkways; 106 acres dedicated to schools; 17.4 acres for fire station and water treatment facilities; and 74.4 acres for roadways. The Laguna Ridge Specific Plan is bounded by State Route 99 on the east, Elk Grove Boulevard on the north, Bruceville Road on the west, and Bilby Road and Poppy Ridge Road on the south.

Environmental Effects

The following environmental issues were evaluated in the Revised Final EIR:

- Agricultural Resources
- Air Quality
- Hazards
- Hydrology and Water Quality
- Geology and Geotechnical Hazards
- Visual Quality

- Transportation and Circulation
- Noise
- Public Services and Utilities
- Biological Resources
- Cultural Resources
- Land Use

The City Council found that the approved Laguna Ridge Specific Plan would have a significant effect on the environment. Significant and unavoidable environmental impacts identified in the Final EIR are summarized below:

- Agricultural Resources (loss of agricultural lands under project and cumulative conditions)
- Transportation and Circulation (increased traffic volumes on local roadways, intersections and state highway facilities under project and cumulative conditions)
- Air Quality (construction emissions, operational emissions, regional impacts under project and cumulative conditions)
- Noise (construction noise and agricultural noise under project and cumulative conditions)
- Biological Resources (cumulative loss of biological resources)
- Public Services and Utilities (cumulative water supply impacts on the Cosumnes River from groundwater production)
- Visual Resources (alteration of scenic resources; conversion from rural to urban uses and light and glare effects under project and cumulative conditions)

The City has adopted a Statement of Overriding Considerations, pursuant to Section 15093 of the CEQA Guidelines.

Availability of the Final EIR and Record of Project Approval

The Final EIR and record of project approval may be reviewed at the following location:

Elk Grove City Hall 8400 Laguna Palms Way Elk Grove, CA 95758

REC'T # 0002868191 June 17, 2004 — 11:11:49 AM

Sacramento - TEST County Recorder Craig A. Kramer, Clerk/Recorder

Check Number 17704 REQD BY	
State Fees CLERKS	\$1,250.00 \$21.00
Total fee	\$1.271.00 \$1.271.00
Change	\$0.00