



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)	<p>Governor's Office of Planning & Research</p> <p>APR 23 2020</p> <p>STATE CLEARINGHOUSE</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# 2000082139

PROJECT TITLE: New Faze Skilled Nursing (PLNG18-097)

PROJECT APPLICANT: New Faze Development, Inc.
Charlie Tiwana (Representative)
1825 Del Paso Boulevard
Sacramento, CA 95815

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 132-0280-070

PROJECT DESCRIPTION: The Project consists of a Conditional Use Permit and Major Design Review for a new ±76,130 square foot 120-bed rehabilitation and medical service facility with associated site improvements including parking and landscaping. The Project also includes a Tentative Parcel Map to subdivide the site into three parcels.

This is to advise that on April 16, 2020, the City of Elk Grove Planning Commission 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 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 measures from the previously certified EIR applicable to this project were made a condition of approval of this project.
- Mitigation Monitoring and Reporting Plans were 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

By: *Sarah Kirchgessner*
Sarah Kirchgessner,
916.478.2245

Date: April 20, 2020

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

ENDORSED

JUN 17 2004

JUNE 17, 2004

MARK NORRIS, CLERK-RECORDER
By [Signature]
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

RECD BY

State Fees	\$1,250.00
CLERKS	\$21.00

Total fee	\$1,271.00
Amount Tendered...	\$1,271.00

Change	\$0.00
--------------	--------

D.L.R. 4/7/0/0