



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# 2000082139
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PROJECT TITLE: Guardian Maderia Apartments Project (PLNG22-063)

PROJECT APPLICANT: Guardian Investment Capital, LLC
Brendan Leonard (Representative)
555 University Avenue, Suite 275
Sacramento, CA 95825
Ph: 760-993-7089

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 132-0050-170 and -171

PROJECT DESCRIPTION: The Project consists of a major Design Review for a multi-unit residential development comprised of 324 units as well as associated site improvements including parking, lighting, and landscaping. The Project includes 11 residential buildings, clubhouse facilities as well as sever outdoor amenities. The project also includes a General Plan Amendment, Specific Plan Amendment, and Rezone for a 1-acre portion of Project site from Low Density Residential (RD-5) and Open Space (P/OS) to High Density Residential/RD-30 and a Specific Plan Amendment for 12 acres of the Project site from RD-25 to RD-30 consistent with the existing zoning and General Plan designations.

This is to advise that on August 9, 2023, the City of Elk Grove City Council approved the above-described project, finds the Addendum prepared for the Laguna Ridge Specific Plan Revised Environmental Impact Report (REIR) to be appropriate environmental review pursuant to Section 15164 of the State CEQA Guidelines based upon the following findings:

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 Laguna Ridge Special Plan Area was approved and an REIR certified by the City Council on June 16, 2004 (State Clearinghouse No. 2000082139). The LRSP REIR is available for reference below:

Revised Draft LRSP EIR: https://www.elkgrovecity.org/sites/default/files/city-files/Departments/Planning/Projects/laguna_ridge_RDEIR.pdf

Revised Final LRSP EIR: https://www.elkgrovecity.org/sites/default/files/city-files/Departments/Planning/Projects/LRSP_Revised_FEIR.pdf

In conjunction with the certification of the REIR, a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan.

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;

(a) 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.
- (D) The decision making body shall consider the addendum with the final EIR 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.

Based on the analysis provided through the attached Addendum, staff finds that the above conditions (A through E) are met, therefore the Addendum prepared for the SEPA EIR is the appropriate environmental review document.

This is to certify that the above referenced documents are available to the General Public at:
City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

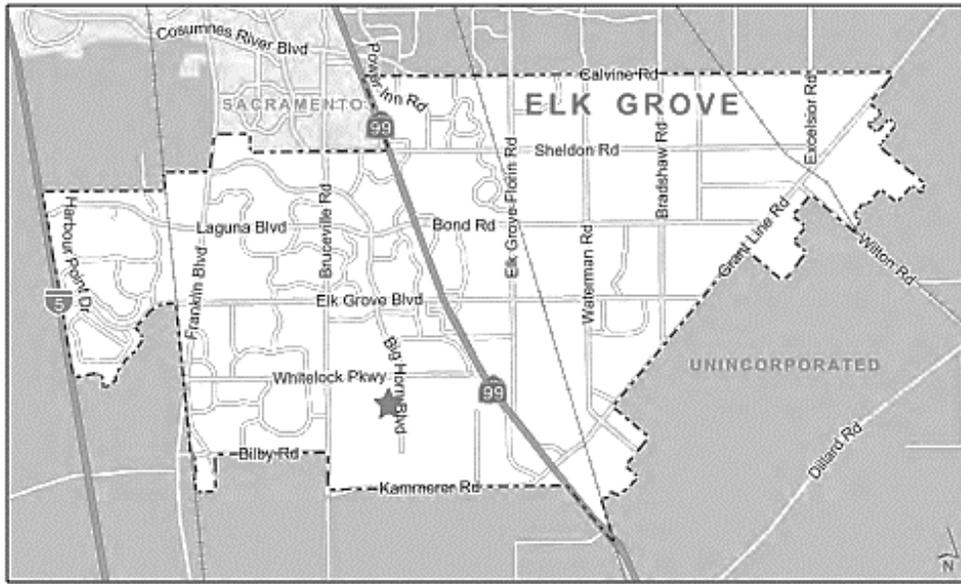
CITY OF ELK GROVE
Development Services - Planning

By: 

Antonio Ablog, AICP,
Planning Manager
(916) 627-3335

Date: August 11, 2023

Figure 1 – Vicinity Map



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

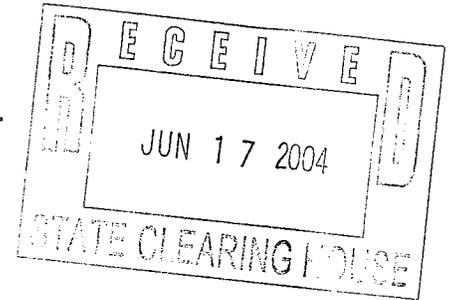
State Fees	\$1,250.00
CLERKS	\$21.00

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

Change	\$0.00
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D.L.R. 4/7/0/0

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Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing
- Aeronautics
- California Highway Patrol
- CALTRANS District # 3
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

Health Services _____

State & Consumer Services

- General Services
- OLA (Schools)

Cal-EPA

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Central Valley)

Youth & Adult Corrections

Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other _____

Public Review Period (to be filled in by lead agency)

Starting Date: N/A

Ending Date: N/A

Signature:  _____

Date: 6/12/04

Lead Agency (Complete if applicable)

Consulting Firm: _____

Address: _____

City/State/Zip: _____

Contact: _____

Phone: _____

Applicant:

Address: _____

City/State/Zip: _____

Phone: _____

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes: _____

\$1250.00

0000746

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LAGUNA RIDGE SPECIFIC PLAN
STATE CLEARINGHOUSE No. 2000082139

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POSTED BY SACRAMENTO CO. CLERK-RECORDER
FROM: _____ TO: _____
JUN 17 2004 AUG 1 2004

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FROM: _____ TO: _____

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