



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: Treasure Homes Rezone (PLNG21-054) Second Reading

PROJECT APPLICANT: Metro Properties LLC
Frank Stathos (Representative)
7919 Folsom Boulevard
Sacramento, CA 95826
(916)425-6678

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 132-0050-155

PROJECT DESCRIPTION: The proposed Treasure Homes Rezone Project (the "Project") consists of a Rezone from RD-4 to RD-7.

This is to advise that on December 13, 2023, the City of Elk Grove City Council approved the above described project (2nd Reading) and has made the following determinations regarding the above described project.

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.

No further environmental review is required for the Project pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Sections 15182 (a) (Residential Projects Pursuant to a Specific Plan). State CEQA Guidelines Section 15182(a) (Public Resources Code §21083.3), provides that where a public agency has prepared an EIR on a specific plan after January 1, 1980, residential projects undertaken pursuant to, and in conformity to, such specific plan do not require the preparation of a negative declaration or an Environmental Impact Report (EIR) if the applicable project meets the requirements of State CEQA Guidelines Section 15182(a). In 2003, the City Council certified an EIR for and adopted a Mitigation Monitoring and Reporting Program for the Laguna Ridge Specific Plan (State Clearinghouse No. 2000082139). The LRSP EIR analyzed full buildout of the LRSP based upon the land plan, development standards, and policies contained in the General Plan and LRSP, as well as the improvements identified in the accompanying infrastructure master plans. In 2004, the City Council certified a Revised EIR for the LRSP (State Clearinghouse No. 2000082139). The LRSP EIR analyzed full buildout of LRSP based upon the land plan, development standards, and policies contained in the Community Plan and Special Planning Area, as well as the improvements identified in the accompanying infrastructure master plans.

The Project site is located within Laguna Ridge Phase 3. The Laguna Ridge Phase 3 Subdivision Projects reconfigured land uses within Phase 3 that resulted in over 250 less residential lots than was previously analyzed and approved in Phase 3. The proposed increase from RD-4 to RD-7 would only potentially add no more than 49 single family lots so there is no net increase of residential lots as previously analyzed. Therefore, there is no new impact related to the proposed Project.

The Project represents residential development being undertaken pursuant to and in conformity with the approved Laguna Ridge Specific Plan Area. There are no substantial changes in the Project site from those analyzed in the 2004 EIR and no new significant environmental effects, or substantial increase in the severity of previously identified significant effects. No new information of substantial importance has been identified. The Project will continue to adhere to the applicable mitigation measures of the LRSP MMRP. Further, since no changes to the EIR are necessary to support the Project, the City is not required to prepare an Addendum to the EIR as required by State CEQA Guidelines Section 15164. Therefore, the prior EIR is sufficient and no further environmental review is necessary.

This is to certify that the above referenced document 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, Senior
Planner
(916) 478-2245

Date: 12/14/23

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

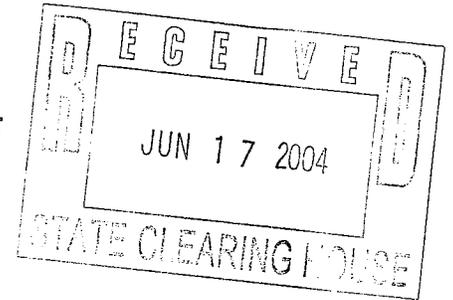
State Fees	\$1,250.00
CLERKS	\$21.00

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

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

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LAGUNA RIDGE SPECIFIC PLAN
STATE CLEARINGHOUSE No. 2000082139**



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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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POSTED BY SACRAMENTO CO. CLERK-RECORDER
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JUN 17 2004 AUG 1 2004

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FROM: _____ TO: _____

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