



**COPY**

# 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)	

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 or 21152 of the Public Resources Code**

**STATE CLEARINGHOUSE NUMBER:** SCH# 2000082139 and SCH# 2007082169

**PROJECT TITLE:** The Ridge Pad 12 (PLNG19-036)

**PROJECT APPLICANT:** LPAS, Inc.  
Morgan Tauzer (Representative)  
2484 Natomas Park Drive, Suite 100  
Sacramento, CA 95833

**PROJECT LOCATION:** Elk Grove California, Sacramento County

**ASSESSOR'S PARCEL NUMBER(S):** 132-2120-014

**PROJECT DESCRIPTION:** The Project consists of a Minor Design Review for the construction of one, new 3,800 square foot retail building (Pad 12) located within the previously approved The Ridge Shopping Center (EG-15-043).

This is to advise that on September 4, 2019, the City of Elk Grove Zoning Administer 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) and Laguna Ridge Town Center Subsequent EIR (SCH# 2007082169) were prepared and certified for pursuant to the provisions of CEQA.

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- 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) and Laguna Ridge Town Center Subsequent EIR (SCH# 2007082169).
- Mitigation measures from the previously certified EIRs 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 Laguna Ridge Town Center Subsequent EIR (SCH# 2007082169) 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:   
Joseph Daguman,  
916.478.2283

Date: September 5, 2019

**NOTICE OF DETERMINATION  
FINAL ENVIRONMENTAL IMPACT REPORT  
LAGUNA RIDGE TOWN CENTER  
STATE CLEARINGHOUSE No. 2007082169**

July 15, 2008

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  
8401 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

**Project Location and Description**

The Laguna Ridge Town Center project site is located in the Laguna Ridge Specific Plan (LRSP) and consists of nine vacant parcels totaling 95.3 acres situated at the southeast corner of Elk Grove Boulevard and Bruceville Road. The project consists of a *Specific Plan Amendment* to change the land use designations from Medium Density Residential/10 dwelling units per acre (RD-10) and Medium Density Residential/15.1 dwelling units per acre (RD-15) to High Density Residential/20 dwelling units per acre (RD-20) and Shopping Center (SC), and Rezone from RD-10 and RD-15 to RD-30 and SC to be consistent with the Laguna Ridge Specific Plan.

**Lead Agency Action**

On June 25, 2008, the Elk Grove City Council, as Lead Agency, certified the Final Subsequent Environmental Impact Report (SEIR) (consisting of the Draft SEIR, comments and responses to comments on the Draft SEIR, and minor edits to the Draft SEIR), pursuant to the California Environmental Quality Act (CEQA), and approved Laguna Ridge Town Center project. As part of the certification of the SEIR, the Elk Grove City Council took the following actions:

- Certified that the Final SEIR had been prepared and completed in compliance with CEQA.
- Made findings that the mitigation measures described in the Final SEIR are feasible. A Mitigation Monitoring and Reporting Program (MMRP) which includes all the mitigation measures was adopted, and compliance with the mitigation measures in the adopted MMRP was made a condition of project approval, and therefore become binding upon the Laguna Ridge Town Center project.
- 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 Town Center project.

**Environmental Effects**

The City Council found that the Laguna Ridge Town Center project would have a significant effect on the environment. Significant and unavoidable environmental impacts identified in the Final SEIR are summarized below:

- Air Quality (conflict with the SMAQMD operational emissions thresholds, cumulatively considerable net increase of criteria pollutants: Ozone and PM<sub>10</sub>).
- Noise (potential medical office land uses could result in substantial increases in ambient noise levels that could exceed the City's noise standards).
- Traffic and Circulation (cumulative increase the volume to capacity ratio on Elk Grove Boulevard, Wymark Drive, and Big horn Boulevard, and the addition of project traffic to cumulative no project volumes increasing the average delay at multiple intersections in the project vicinity).

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

**Availability of the Final SEIR and Record of Project Approval**

This is to certify that the Final SEIR with comments and responses and record of project approval is available to the General Public at the following location:

Elk Grove City Hall  
 8401 Laguna Palms Way  
 Elk Grove, CA 95758

Signature: Serald Park Title: SENIOR PLANNER  
 Date: July 15, 2008 Date Received for Filing at OPR: \_\_\_\_\_

**FILED**

JUL 15 2008

FREDERICK B. GARCIA  
 COUNTY CLERK/RECORDER  
 By: Frederick B. Garcia  
 DEPUTY

REC'T # 0005482955  
July 15, 2008 — 12:29:12 PM

Sacramento County Recorder  
Frederick B. Garcia, Clerk/Recorder

Check Number 1441

RECD BY

State Fees	\$2,606.75
CLERKS	\$24.00

Total fee .....	\$2,630.75
Amount Tendered...	\$2,630.75

Change .....	\$0.00
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DHB-58/L/O