



# 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 21152 or 21152 of the Public Resources Code**

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

**PROJECT TITLE:** Jollibee Restaurant (PLNG22-061)

**PROJECT APPLICANT:** RSI Group, Inc.  
Nina Raey (Representative)  
3187-A Arway Avenue  
Costa Mesa, CA 92626  
714-227-5223

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

**ASSESSOR'S PARCEL NUMBER(S)** 132-2120-046-0000

**PROJECT DESCRIPTION:** The Jollibee Restaurant Project (the "Project") consists of a District Development Plan Amendment to modify the site layout for Pad 11 within the previously-approved Ridge Shopping Center (EG-15-043) and a Minor Design Review for the construction of a new ±2,400 square-foot restaurant building with drive-through service.

This is to advise that on December 7, 2023, the City of Elk Grove Planning Commission 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.
- 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: December 12, 2023

**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 [Signature]  
DEPUTY

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

Sacramento County Recorder  
Frederick B. Garcia, Clerk/Recorder

Check Number	1441
REQD BY	
State Fees	\$2,606.75
CLERKS	\$24.00
	<hr/>
Total fee .....	\$2,630.75
Amount Tendered...	\$2,630.75
	<hr/>
Change .....	\$0.00

DNB.58/1/0

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

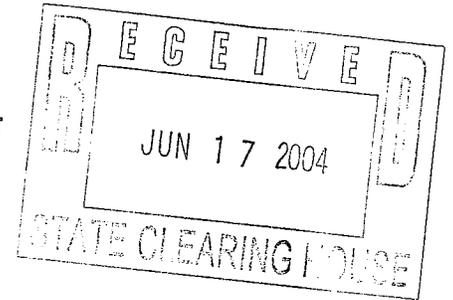
State Fees	\$1,250.00
CLERKS	\$21.00

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

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

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

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



**JUNE 17, 2004**

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

### 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

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

FILED

JUN 17 2004

MARK NORRIS, CLERK-RECORDER  
By [Signature]  
DEPUTY

JUNE 17, 2004

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.

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

POSTED BY SACRAMENTO CO. CLERK-RECORDER  
FROM: \_\_\_\_\_ TO: \_\_\_\_\_

## **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