



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 of the CEQA Guidelines.*

STATE CLEARINGHOUSE NUMBER:	SCH #2000082139 and SCH #2017062058
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PROJECT TITLE: Treasure Homes Specific Plan Amendment and Substantial Conformance Project (PLNG25-009)

PROJECT APPLICANT: Richland Planned Communities, Inc.
Mike Byer (Representative)
3161 Michelson Drive #425
Irvine, CA 92612
415-608-2525/mbyer@richlandinvestments.com>

PROJECT LOCATION: Elk Grove California, Sacramento County

**ASSESSOR'S PARCEL
NUMBER(S)** 132-0050-065, -066, & -155

PROJECT DESCRIPTION: The proposed Treasure Homes Specific Plan Amendment and Substantial Conformance Project (the "Project") consists of a Specific Plan Amendment to amend the Laguna Ridge Specific Plan land use designations for an area within the approved Treasure Homes II Subdivision and a determination of Substantial Conformance for modifications to the approved Tentative Subdivision Map (EG-03-486A).

This is to advise that on July 23, 2025, the City of Elk Grove City Council approved the above-described Project and has made the following determinations regarding the above-described project.

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: 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 under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

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 significant 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 exercise of reasonable diligence at the time of 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;
 - b. 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 measure or alternative; 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 measures or alternative.

In 2004, the City Council certified a Revised EIR (REIR) for the Laguna Ridge Specific Plan (State Clearinghouse No. 2000082139). The LRSP REIR 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. In 2011, the City Council approved the Laguna Ridge Phase 3 Subdivision Projects, which reconfigured land uses within Phase 3 that resulted in over 250 less residential lots than was previously analyzed and originally approved in Phase 3. The proposed Specific Plan Amendment increase from LRSP RD-4 to LRSP RD-7 would result in the potential addition of no more than 50.1 single family lots so there is no net

increase of residential lots as previously analyzed in the LRSP REIR. Therefore, there is no new impact related to the proposed Project.

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Project is being undertaken pursuant to and in conformity with the approved LRSP. No special circumstances exist and no changes in the Project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the Project other than those previously disclosed and analyzed in the EIRs for the LRSP and General Plan. Furthermore, 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 to support the proposed action and no further environmental review is required.

Additionally, staff finds that no further environmental review is required under State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan Update (SCH# 2017062058). The Project is subject to the General Plan MMRP.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project site is in a pre-screened area as defined by the City's Transportation Analysis Guidelines adopted with the General Plan. The adjusted Treasure Homes II Tentative Subdivision Map will not result in any changes to the total number of residential lots within the subdivision (192). Therefore, the Project is consistent with the VMT pre-screening assumptions and no further VMT analysis is necessary.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the LRSP and General Plan EIRs. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Section Sections 15162 and 15183, no further environmental review is required.

This is to certify that the Certified EIRs 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
916.627.3335

Date: July 29, 2025

Figure 1 – Site Location





City of Elk Grove NOTICE OF DETERMINATION

1.0011

PA 3271.00

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County Recorder Filing	State Clearinghouse Received
FILED SACRAMENTO COUNTY FEB 28 2019 DONNA N. REED, CLERK/RECORDER BY <i>[Signature]</i> DEPUTY (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: 2017062058

PROJECT TITLE: General Plan Update

PROJECT APPLICANT: City of Elk Grove

PROJECT LOCATION: Elk Grove California, Sacramento County

PROJECT DESCRIPTION: The City of Elk Grove is conducting a comprehensive update of its General Plan. State law (Government Code Section 65300) requires each city and county to adopt a comprehensive, long-term general plan for its physical development. The City's current General Plan was adopted in 2003, with various amendments and changes made since then, and serves to direct the City's future growth and development as well as its conservation policy. The General Plan is now being updated to ensure that this guiding policy document remains a useful tool, keeps pace with change, and provides workable solutions to current and future issues. The General Plan includes the following State-required elements or topics: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice. The updated Elk Grove General Plan is divided into 10 chapters, which together address the topics mandated by the State, as well as additional topics of interest to the City.

POSTED BY SACRAMENTO CO. CLERK-RECORDER
FROM 3/1/19 TO 3/31/19

This is to advise that on **February 27, 2019**, the City of Elk Grove City Council has approved the above described project and has made the following determinations regarding the above described project.

- The project will have a significant effect on the environment.
- An Environmental Impact Report has been prepared and adopted for this project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of approval of this project.
- A Mitigation Monitoring and Reporting Plan was adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

This is to certify that the Environmental Impact Report is available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE

By: 

Christopher Jordan, AICP
Director of Strategic Planning and Innovation
916.478.2222

Date: 2/27/2019



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print

RECEIPT NUMBER:

34 — 02282019 — 093

STATE CLEARINGHOUSE NUMBER (If applicable)

2017062058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Elk Grove

LEAD AGENCY EMAIL

cjordan@elkgrovecity.org

DATE

02282019

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

190105

PROJECT TITLE

General Plan Update

PROJECT APPLICANT NAME

City of Elk Grove

PROJECT APPLICANT EMAIL

cjordan@elkgrovecity.org

PHONE NUMBER

(916) 478-2222

PROJECT APPLICANT ADDRESS

8401 Laguna Palms Way

CITY

Elk Grove

STATE

CA

ZIP CODE

95758

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$3,271.00

\$

3,271.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,354.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,112.00

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

40.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

3,311.00

SIGNATURE

X

Rosalyn Bryant

AGENCY OF FILING PRINTED NAME AND TITLE

Rosalyn Bryant-Deputy Clerk/County Clerk Recorder



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ENDORSED SACRAMENTO COUNTY FEB 28 2019 DONNA ALVAREZ, CLERK/RECORDER BY <i>[Signature]</i> DEPUTY (stamp here)	Governor's Office of Planning & Research FEB 28 2019 STATE CLEARINGHOUSE (stamp here)

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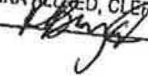
CITY OF ELK GROVE

By: 
Christopher Jordan, AICP
Director of Strategic Planning and Innovation
916.478.2222

Date: 2/27/2019

ENDORSED
SACRAMENTO COUNTY

FEB 28 2019

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print

Start Over

Finalize & Email

RECEIPT NUMBER:

34 — 02282019 — 093

STATE CLEARINGHOUSE NUMBER (If applicable)

2017062058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Elk Grove

LEAD AGENCY EMAIL

cjordan@elkgrovecity.org

DATE

02282019

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

190105

PROJECT TITLE

General Plan Update

PROJECT APPLICANT NAME

City of Elk Grove

PROJECT APPLICANT EMAIL

cjordan@elkgrovecity.org

PHONE NUMBER

(916) 478-2222

PROJECT APPLICANT ADDRESS

8401 Laguna Palms Way

CITY

Elk Grove

STATE

CA

ZIP CODE

95758

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

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☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

3,311.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Rosalyn Bryant-Deputy Clerk/County Clerk Recorder

City of Elk Grove

VENDOR ID	VENDOR NAME	CHECK DATE	CHECK NO.
0000194	SACRAMENTO COUNTY RECORDER'S	02/26/19	119056

INVOICE	DATE	PO NUMBER	DESCRIPTION	PROJECT CODE	NET AMOUNT								
PL0022.1	02/25/19		NOD FEE FOR PL0022.1		3,311.00								
Sacramento County Donna Allred, Clerk/Recorder (916) 874-6334 Receipt#: 000333283 2/28/2019 9:04:20 AM Order#: 20190028864 REB <table><thead><tr><th>Description</th><th>Amount</th></tr></thead><tbody><tr><td>Professional Filings</td><td>\$3,311.00</td></tr><tr><td>NOD - EIR Filed</td><td>\$3,311.00</td></tr><tr><td>Total Amount Due</td><td>\$3,311.00</td></tr></tbody></table> Payments: Check# 119056 \$3,311.00 We Appreciate Your Business Have a Nice Day! Please keep for your reference						Description	Amount	Professional Filings	\$3,311.00	NOD - EIR Filed	\$3,311.00	Total Amount Due	\$3,311.00
Description	Amount												
Professional Filings	\$3,311.00												
NOD - EIR Filed	\$3,311.00												
Total Amount Due	\$3,311.00												
Total					3,311.00								

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

JUNE 17, 2004

ENDORSED

JUN 17 2004

MARK NORRIS, CLERK-RECORDER
By 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

REQD BY

State Fees \$1,250.00

CLERKS \$21.00

Total fee \$1,271.00

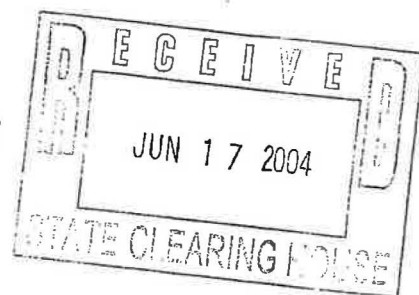
Amount Tendered... \$1,271.00

Change \$0.00

DLR:47/0/0

**NOTICE OF DETERMINATION
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JUNE 17, 2004



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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: [Signature]

Date: 6/17/04

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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MARK NOONE
BY *[Signature]* CLERK-RECORDER

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- 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.

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FROM: _____ TO: _____
JUN 17 2004 AUG 1 2004

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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