



# 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# 2021040531

**PROJECT TITLE:** Laguna Main Street Apartments (PLNG19-047) **Second Reading**

**PROJECT APPLICANT:** KF Properties, Inc.  
Michael Green (Representative)  
9105 Laguna Main Street #130  
Elk Grove, CA 95758

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

**ASSESSOR'S PARCEL NUMBER(S)** 119-1110-009, 119-1110-010, 119-1110-013, & 119-1110-014

**PROJECT DESCRIPTION:** The Laguna Main Street Apartments Project (the "Project") consists of a General Plan Amendment from Community Commercial (CC) to Residential Mixed Use (RMU), a Rezone from Limited Commercial (LC) to RMU, a Major Design Review for a 148-unit apartment complex, and a Special Parking Permit for a reduction in the number of required parking spaces. The Project proposal includes six, three-story multi-family residential apartment buildings and two clubhouses as well as a swimming pool and spa, outdoor eating and meeting areas, covered parking and tuck-under garages, landscape areas, and associated improvements.

This is to advise that on August 11, 2021, the City of Elk Grove City Council adopted an Initial Study/ Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) and approved the above described Project. As part of the adoption of the Laguna Main Street Apartments Mitigated Negative Declaration, the City has made the following determinations regarding the above described Project.

- The Project will not have a significant effect on the environment.
- An Initial Study/Amended Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of approval of the Project.
- A Mitigation Monitoring and Reporting Program was adopted for this Project.
- Findings were made pursuant to the provisions of CEQA.

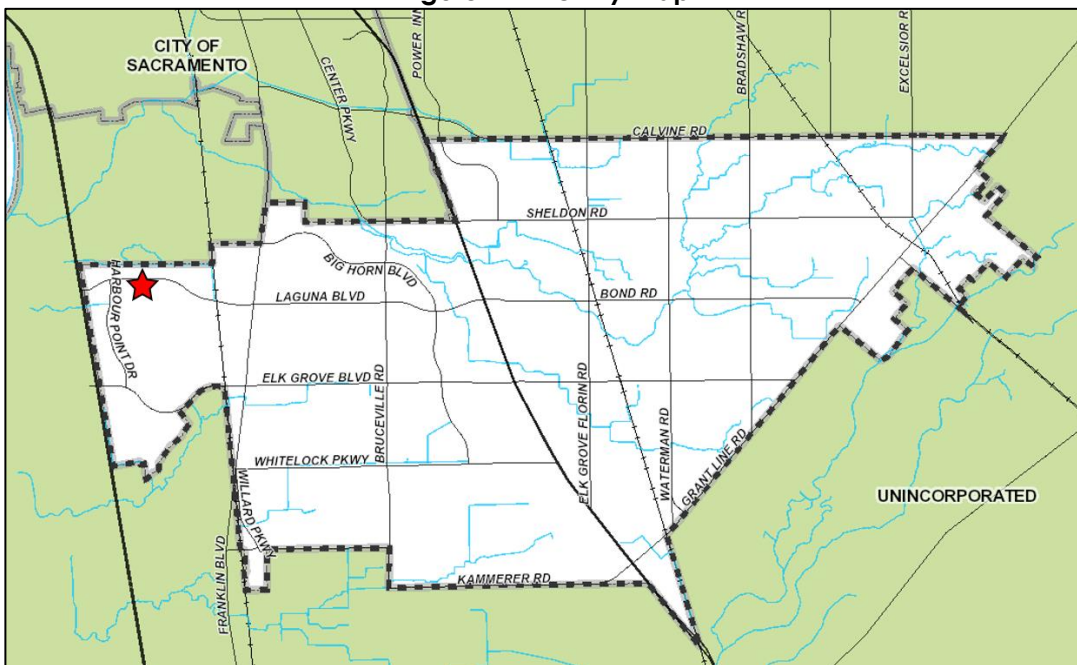
This is to certify that the Amended Initial Study/Mitigated Negative Declaration is available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE  
Development Services - Planning

By: *Sarah Kirchgessner*  
Sarah Kirchgessner, Senior  
Planner  
916.478.2245

Date: August 30, 2021

**Figure 1 - Vicinity Map**






**COPY**

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<p style="text-align: center;"><b>ENDORSED</b> SACRAMENTO COUNTY</p> <p style="text-align: center;"><b>AUG 12 2021</b></p> <p>DONNA ALLRED, CLERK/RECORDER BY  DEPUTY</p> <p style="text-align: center;">(stamp here)</p>	<p style="text-align: center;">(stamp here)</p>

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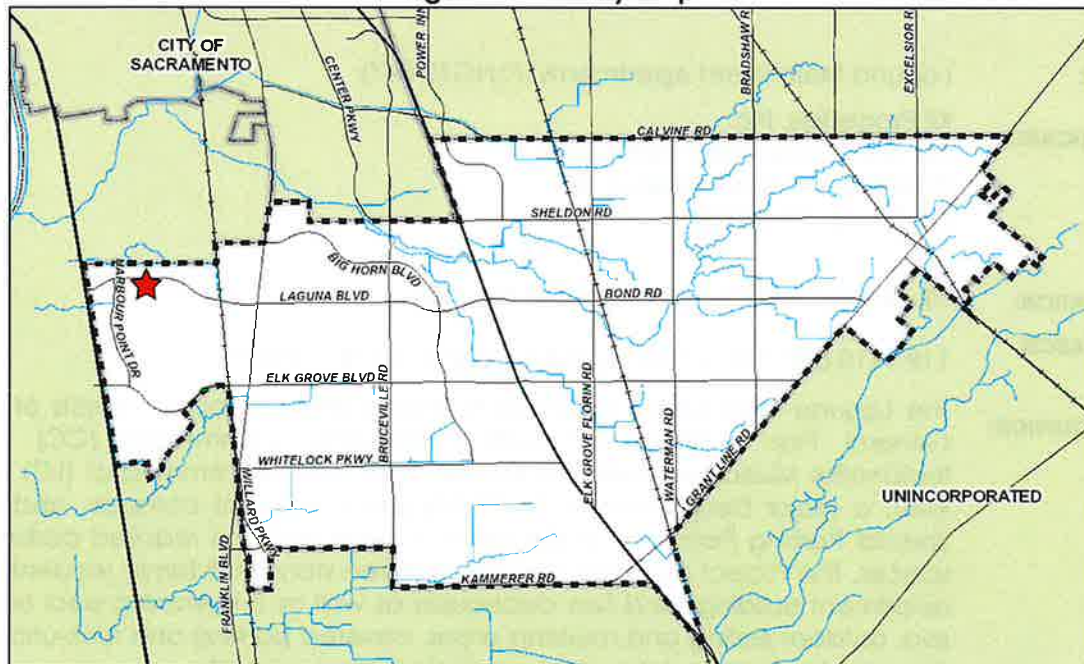
CITY OF ELK GROVE  
Development Services - Planning

By: *Sarah Kirchgessner*

Sarah Kirchgessner, Senior  
Planner  
916.478.2245

Date: August 11, 2021

Figure 1 - Vicinity Map





State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

**Print**    **Start Over**    **Save**

RECEIPT NUMBER:  
 34 — 08122021 — 286  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 SCH#2021040531

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Elk Grove Development Services-Planning	LEAD AGENCY EMAIL	DATE 08122021
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 210334	

PROJECT TITLE

Laguna Main Street Apartments (PLNG 19-047)

PROJECT APPLICANT NAME KF Properties, Inc Michael Green Representative	PROJECT APPLICANT EMAIL	PHONE NUMBER ( )
PROJECT APPLICANT ADDRESS 9105 Laguna Main Street #130	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:

- |   |            |    |          |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,445.25 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                | \$2,480.25 | \$ | 2,480.25 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,171.25 | \$ | 0.00     |
| <br>  |            |    |          |
| <input type="checkbox"/> Exempt from fee  |            |    |          |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |          |
| <hr/>   |            |    |          |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00     |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00    |
| <input type="checkbox"/> Other  |            | \$ |          |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED**    \$    2,530.25

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Samir Burston-Deputy Clerk
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Sacramento County  
Donna Allred, Clerk/Recorder  
(916) 874-6334

Receipt#: 001016854  
8/12/2021 4:30:53 PM  
Order#: 20210225041 SUB

Description	Amount
Clerk - CEQA Filing	\$2,530.25
Document 20210334	
NOD Negative Declaration	
NOD - Neg Declare	\$2,530.25

Total Amount Due \$2,530.25

Payments:  
Check# 5558 \$2,530.25

We Appreciate Your Business  
Have a Nice Day!  
Please keep for your reference