



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

PROJECT TITLE: Arbor Ranch Large Lot Map (PLNG22-055)

PROJECT APPLICANT: WSI Poppy Ridge LLC
Mike Byer (Representative)
3161 Michelson Drive, Suite 425
Irvine, CA 92612
949-383-4137

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 132-0050-173

PROJECT DESCRIPTION: The Arbor Ranch Large Lot Map Project (the "Project") consists of a Large Lot Tentative Parcel Map to subdivide a ±145.18-acre parcel into 4 large lot parcels for financing purposes.

This is to advise that on December 1, 2022, 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 (SCH# 2000082139) was prepared and certified 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 (SCH# 2000082139).
- A Mitigation Monitoring and Reporting Programs (MMRP) was adopted as part of the Laguna Ridge Specific Plan EIR (SCH# 2000082139), which would be applicable to this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

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” (State CEQA Guidelines Section 15378). 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 2003, the City Council certified an EIR for the Laguna Ridge Specific Plan (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 General Plan and LRSP, as well as the improvements identified in the accompanying infrastructure master plans. The Project consists of a Large Lot Tentative Parcel Map (TPM) to subdivide the existing parcel into 4 large lot parcels for financing purposes. The proposed Large Lot Map does not alter any of the existing General Plan designations and will allow for the Arbor Ranch small lot map to be constructed pursuant to the approved layout, including all necessary infrastructure and public improvements, subject to the conditions of approval. The proposed Large Lot TPM does not alter the lot pattern, or circulation approved as part of the small lot Tentative Subdivision Map

for the Arbor Ranch project. Approval of the Project will not result in any increase to the density or intensity of the approved project. 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 EIR. 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 EIR is sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15162, no further environmental review is required.

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: *Sarah Kirchgessner*
Sarah Kirchgessner,
916.478.2245

Date: December 2, 2022

Figure 1 – Vicinity Map

