



# 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.*

<b>STATE CLEARINGHOUSE NUMBER:</b>	SCH# 2000082139
------------------------------------	-----------------

**PROJECT TITLE:** Treasure Homes Rezone (PLNG21-054)

**PROJECT APPLICANT:** Metro Properties LLC  
Frank Stathos (Representative)  
7919 Folsom Boulevard  
Sacramento, CA 95826  
(916)425-6678

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

**ASSESSOR'S PARCEL NUMBER(S):** 132-0050-155

**PROJECT DESCRIPTION:** The proposed Treasure Homes Rezone Project (the "Project") consists of a Rezone from RD-4 to RD-7.

This is to advise that on November 8, 2023, the City of Elk Grove City Council approved the above described project and has made the following determinations regarding the above described project.

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 for the Project pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Sections 15182 (a) (Residential Projects Pursuant to a Specific Plan). State CEQA Guidelines Section 15182(a) (Public Resources Code §21083.3), provides that where a public agency has prepared an EIR on a specific plan after January 1, 1980, residential projects undertaken pursuant to, and in conformity to, such specific plan do not require the preparation of a negative declaration or an Environmental Impact Report (EIR) if the applicable project meets the requirements of State CEQA Guidelines Section 15182(a). In 2003, the City Council certified an EIR for and adopted a Mitigation Monitoring and Reporting Program for the Laguna Ridge Specific Plan (State Clearinghouse No. 2000082139). The LRSP EIR analyzed full buildout of the 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. In 2004, the City Council certified a Revised EIR for the 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 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. The Laguna Ridge Phase 3 Subdivision Projects reconfigured land uses within Phase 3 that resulted in over 250 less residential lots than was previously analyzed and approved in Phase 3. The proposed increase from RD-4 to RD-7 would only potentially add no more than 49 single family lots so there is no net increase of residential lots as previously analyzed. Therefore, there is no new impact related to the proposed Project.

The Project represents residential development being undertaken pursuant to and in conformity with the approved Laguna Ridge Specific Plan Area. There are no substantial changes in the Project site from those analyzed in the 2004 EIR and no new significant environmental effects, or substantial increase in the severity of previously identified significant effects. No new information of substantial importance has been identified. The Project will continue to adhere to the applicable mitigation measures of the LRSP MMRP. Further, 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 and no further environmental review is necessary.

This is to certify that the above referenced document 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, Senior  
Planner  
(916) 478--2245

Date: 11/13/23

Figure 1 – Vicinity Map

