



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: IN-N-OUT (PLNG20-037)

PROJECT APPLICANT: In-N-Out Burger, Inc.
Michelle Bennett (Representative)
13502 Hamburger Lane
Baldwin Park, CA 91706

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 132-2120-043, -047, and -048

PROJECT DESCRIPTION: The Project consists of a Minor Design Review for the construction of one, new ±3,885 square foot restaurant pad building with a drive-through (Pad 14) located within the previously-approved The Ridge Shopping Center (EG-15-043).

This is to advise that on September 13, 2021, the City of Elk Grove Zoning Administrator approved the above described project and has made the following determinations regarding the above described project.

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.

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or negative declaration adopted for a 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 there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). Consistent with the City's General Plan, the subject property was zoned for commercial development in 2004 with the approval of the Laguna Ridge Specific Plan. It was further evaluated in 2008 with the approval of the Laguna Ridge Town Center Specific Plan Amendment. EIRs were prepared and certified for both of these projects – the Laguna Ridge Specific Plan EIR (SHC# 2000082139) and Laguna Ridge Town Center Subsequent EIR (SCH# 2007082169). An EIR was prepared and certified by the City Council as part of the updated Elk Grove General Plan (SCH# 2017062058), which was adopted in February 2019. The updated General Plan accounts for these prior actions. The Ridge Shopping Center Project (EG-15-043), which included Pad 14 as a drive-through commercial use, is consistent with the new General Plan land use designation of Regional Commercial.

The traffic analysis for the Laguna Ridge Town Center SEIR included more peak trips than the Project specific traffic analysis completed for The Ridge and Costco, which included drive-through use on the Project site. Therefore, the previous analysis in the SEIR is sufficient. In February 2019, the City Council adopted a new General Plan which 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. Projects consistent with the EGMC and the General Plan in pre-screened areas are exempt from any further transportation analysis as they are consistent with the VMT projections of the General Plan.

The Project consists of Minor Design Review for the elevation design for one pad building within an approved shopping center. 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 Laguna Ridge Specific Plan EIR and the Laguna Ridge Town Center Subsequent 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, 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
916.478.2245

Date: September 20, 2021

**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 PM₁₀).
- 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