

RESOLUTION NO. 2025-145

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO
STATE CEQA GUIDELINES SECTIONS 15162 AND SECTION 15183, APPROVING
AN AMENDMENT TO THE LAGUNA RIDGE SPECIFIC PLAN, AND APPROVING A
DETERMINATION OF SUBSTANTIAL CONFORMANCE FOR THE TREASURE
HOMES TENTATIVE SUBDIVISION MAP**

**FOR THE TREASURE HOMES SPECIFIC PLAN AMENDMENT AND
SUBSTANTIAL CONFORMANCE PROJECT (PLNG25-009)
WEST OF TILIA AVENUE ON THE NORTH SIDE OF BILBY ROAD
APNS: 132-0050-065, -066, AND -155**

WHEREAS, the Community Development Department of the City of Elk Grove (“City”) received an application on April 18, 2025, from Richland Communities, Inc., (“Applicant”) requesting a Specific Plan Amendment and a Determination of Substantial Conformance for the Treasure Homes Tentative Subdivision Map; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs: 132-0050-065, -066, and -155; and

WHEREAS, the Community Development Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), Title 22 (Land Development), the Laguna Ridge Specific Plan, and all other applicable state and local regulations; and

WHEREAS, the Planning Commission of the City (the “Planning Commission”) held a duly-noticed public hearing on June 19, 2025, as required by law to consider all information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting and voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on July 23, 2025, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove finds that no further environmental review is required for the Project pursuant to State CEQA Guidelines Sections 15162 and 15183 based upon the following finding:

CEQA

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.

AND BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the amendment to the Laguna Ridge Specific Plan and the Determination of Substantial Conformance for the Treasure Homes Rezone Project (PLNG25-009), as described in Exhibit A and illustrated in Exhibits B and C (all incorporated herein by this reference), based upon the following findings:

Laguna Ridge Specific Plan Amendment

Finding: The proposed specific plan is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The overall Treasure Homes II TSM site's General Plan land use designations include Low Density Residential (LDR) and Parks and Open Space. There will be no changes to these General Plan designations. Amendments to the Laguna Ridge Specific Plan land use designations within Village 3 of the Treasure Homes II Tentative Subdivision Map are proposed that will reduce residential lot sizes, but will not affect the total unit count for the subdivision (192 units). All residential lots within the subdivision will continue to be consistent with the residential densities of the LDR General Plan Designation. The amendments to the LRSP will amend the residential portion of Village 3 from LRSP RD-4 to LRSP RD-7. Pursuant to Table 3-3 of the LRSP (Specific Plan and Zoning Consistency), the resulting LRSP RD-7 designation is consistent with the City Zoning Code's RD-7 designation which is considered an implementing zone of the General Plan LDR designation (General Plan Table 3-1).

Treasure Homes II Tentative Subdivision Map Substantial Conformance

Finding #1: The adjusted Treasure Homes II Tentative Subdivision Map is in Substantial Conformance with the original Tentative Subdivision Map approvals:

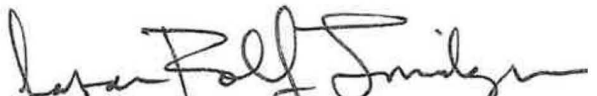
Evidence #1: The adjusted TSM will not increase the number of residential lots approved with the subdivision. Though the adjusted TSM reduces the sizes of some of the approved residential lots, reconfigures the approved park/detention basin area, and includes slight shifts in street locations there will be no increase in the total number of residential lots within the subdivision and vehicle and pedestrian circulation throughout the subdivision will remain substantially similar to the approved Tentative Subdivision Map. Furthermore, the Development Agreement covering the TSM states that adjustments to street and lot patterns, lot sizes and specific land uses within the DA area may not, in and of themselves, be basis for the denial for Substantial Conformance requests.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of July 2025



BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Treasure Homes Specific Plan Amendment and Substantial Conformance Project
(PLNG25-009)
Project Description

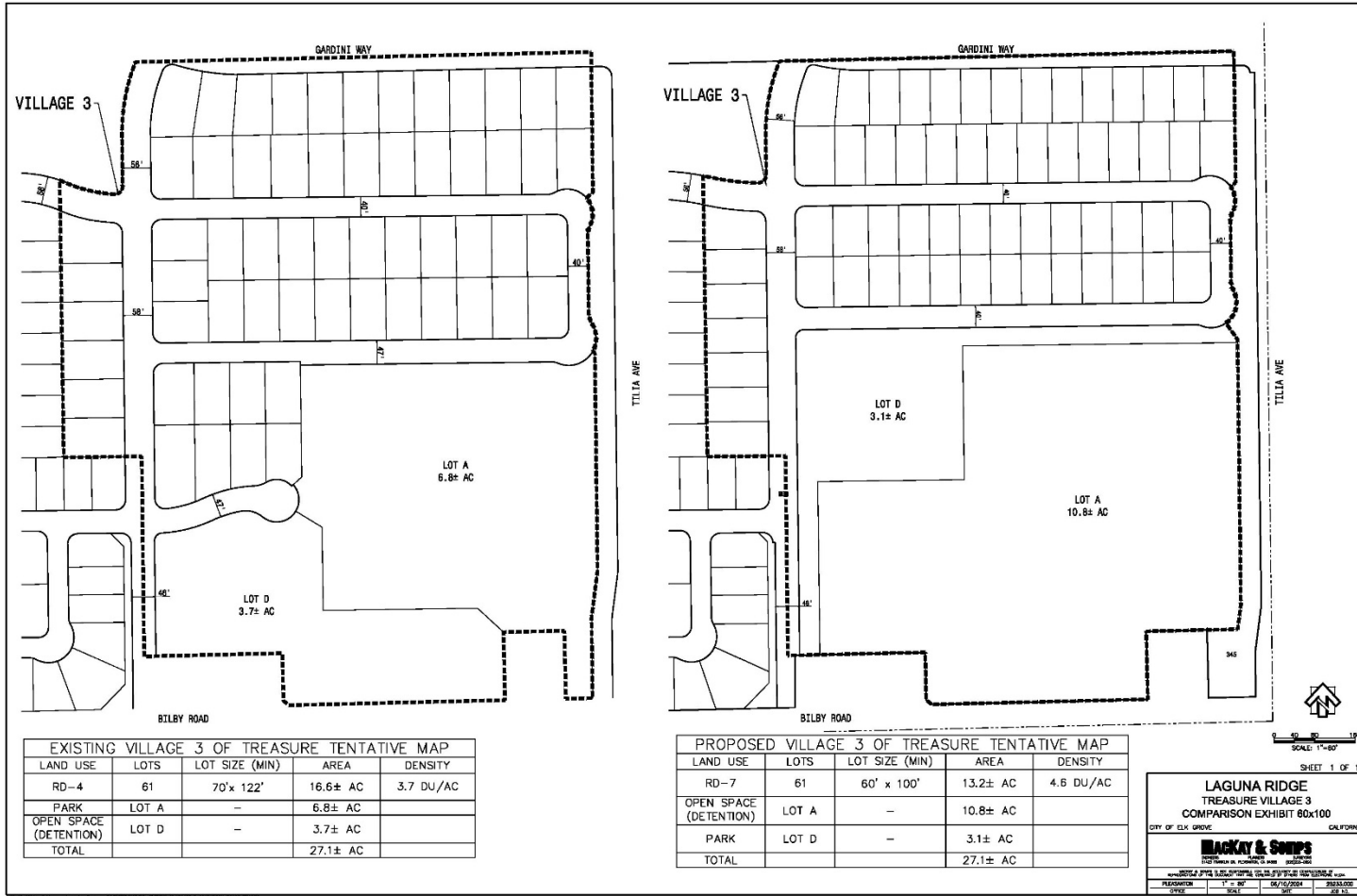
PROJECT DESCRIPTION

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 (EG-03-486A) and a determination of Substantial Conformance for modifications to the approved Treasure Homes II Subdivision Tentative Subdivision Map.

Exhibit B
Treasure Homes Specific Plan Amendment and Substantial Conformance Project
(PLNG25-009)
Laguna Ridge Specific Plan Amendment



Exhibit C
Treasure Homes Specific Plan Amendment and Substantial Conformance Project (PLNG25-009)
Substantial Conformance



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-145

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on July 23, 2025 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Brewer, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Robles*



Jason Lindgren, City Clerk
City of Elk Grove, California