

RESOLUTION NO. 2011-217

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING THE LAGUNA RIDGE PHASE 3 SUBDIVISION PROJECTS
CONSISTING OF MCGEARY RANCH (EG-10-059), ARBOR RANCH (EG-10-060),
ZGRAGGEN RANCH (EG-11-005), AND TUSCAN RIDGE (EG-11-015)
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
ASSESSOR PARCEL NUMBERS: 132-0050-068 (MCGEARY RANCH); 132-0050-061
& -062 (ARBOR RANCH); 132-0050-119, -128, & -131 (ZGRAGGEN RANCH);
132-0050-011 & -025 (TUSCAN RIDGE)**

WHEREAS, the Planning Division of the City of Elk Grove received an application on October 27, 2010 requesting a Tentative Subdivision Map for the McGeary Ranch Project, Project No. EG-010-059; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on October 27, 2010 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Arbor Ranch Project, Project No. EG-010-060; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on February 11, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map for the Zgraggen Ranch Project, Project No. EG-011-005; and

WHEREAS, the Planning Division of the City of Elk Grove received an application on March 16, 2011 requesting a Tentative Subdivision Map for Tuscan Ridge Project, Project No. EG-011-015; and

WHEREAS, all four projects are processed concurrently as part of a coordinated review and approval, and collectively referred as the Laguna Ridge Phase 3 Subdivision Projects (the Projects); and

WHEREAS, the proposed Projects are located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number(s) 132-0050-068 (McGeary Ranch); 132-0050-061 & -062 (Arbor Ranch); 132-0050-119, -128, & -131 (Zgraggen Ranch); 132-0050-011 & -025 (Tuscan Ridge); and

WHEREAS, the proposed Projects are subject under the California Environmental Quality Act (CEQA); and

WHEREAS, Section 15182 (Residential Projects Pursuant to a Specific Plan) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines) provides an exemption to CEQA that applies to residential projects pursuant to a Specific Plan for which an Environmental Impact Report (EIR) has been prepared

after January 1, 1980 and the residential project undertaken is consistent and conforms to the Specific Plan; and

WHEREAS, the Laguna Ridge Specific Plan (LRSP) was approved and an EIR adopted by the City Council on June 16, 2004, which adequately addressed environmental issues related to the development of the Laguna Ridge Area; and

WHEREAS, the Laguna Ridge Phase 3 Subdivision Projects are being undertaken pursuant to and in conformity with the approved Specific Plan and is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program; and

WHEREAS, the EIR analyzed overall development of the Laguna Ridge area and addressed issues such as transportation, air quality, noise, facilities and infrastructure; and

WHEREAS, the Laguna Ridge Phase 3 Subdivision Projects involves a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Maps for the development of single-family residential projects with parks, open spaces, and a school site; and

WHEREAS, the proposed Laguna Ridge Phase 3 Subdivision Projects as designed are consistent with the General Plan, Land Use Policy Map and Elk Grove Municipal Code Title 23 requirements; and

WHEREAS, all required services and access to the proposed parcels in compliance with the City's standards are available; and

WHEREAS, no adverse environmental effects were identified during staff review of the Laguna Ridge Phase 3 Subdivision Projects; and

WHEREAS, no special circumstances exist that create a reasonable possibility that the activity may have a significant adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove finds the Laguna Ridge Phase 3 Subdivision Projects exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of the State CEQA Guidelines based upon the following findings:

Finding: The proposed project is consistent with the previously approved Laguna Ridge Specific Plan project (EG-00-062) for which an Environmental Impact Report has been previously certified. Pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations (California Environmental Quality Act (CEQA) Guidelines), no further environmental review is required.

Evidence: The Laguna Ridge Specific Plan (LRSP) was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council

on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The Laguna Ridge Phase 3 Subdivision Projects were included in the analysis under the EIR.

State CEQA Guidelines (Title 14 of the California Code of Regulations) identifies a specific exemption for projects such as this proposal. Section 15182 of the Guidelines (Residential Projects Pursuant to a Specific Plan) exempts residential subdivision projects that are consistent with an underlying specific plan for which an EIR has been certified. As identified in this staff report, the density, design, and infrastructure plan of the proposed subdivision is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the LRSP. The change of residential land use densities associated with the General Plan Amendments, Specific Plan Amendments and Rezones do not add a net increase of residential units as previously approved. No special circumstances or potential new impacts related to the projects have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the LRSP EIR. The LRSP EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject properties.

A condition of approval for the proposed project is the recordation of the LRSP EIR MMRP on the property.

Consequently, pursuant to the State CEQA Guidelines, no further environmental review is required for this project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2011.



STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN HOBBS,
INTERIM CITY ATTORNEY

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-217**

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 November 9, 2011 by the following vote:

- AYES : COUNCILMEMBERS: *Detrick, Davis, Hume***
- NOES: COUNCILMEMBERS: *None***
- ABSTAIN : COUNCILMEMBERS: *None***
- ABSENT: COUNCILMEMBERS: *Cooper, Scherman***


Jason Lindgren, City Clerk
City of Elk Grove, California