

**RESOLUTION NO. 2011-218**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING GENERAL PLAN AMENDMENTS FOR THE LAGUNA RIDGE PHASE 3  
SUBDIVISION PROJECTS SPECIFICALLY AFFECTING ASSESSOR PARCEL  
NUMBERS 132-0050-061 & -062 (ARBOR RANCH); 132-0050-119, -128, & -131  
(ZGRAGGEN RANCH)**

**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 Arbor Ranch and Zgraggen Ranch projects are being processed concurrently as part of a coordinated review and approval of four total separate residential projects collectively referred as the Laguna Ridge Phase 3 Subdivision Projects; and

**WHEREAS**, the Arbor Ranch and Zgraggen Ranch projects are located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number(s) 132-0050-061 & -062 (Arbor Ranch); 132-0050-119, -128, & -131 (Zgraggen Ranch); and

**WHEREAS**, the Arbor Ranch Project consists of amending the General Plan land use designation for the project site by redistributing the acreages of the current land use designations consisting of Low Density Residential; Medium Density Residential, Public Parks, and Public Schools; and

**WHEREAS**, the Zgraggen Ranch Project consists of amending the General Plan land use designation for the project site by replacing High Density Residential and Medium Density Residential to Low Density Residential; and

**WHEREAS**, the General Plan Amendments are consistent with the goals and policies of the Elk Grove General Plan; and

**WHEREAS**, the proposed residential density changes will remain consistent with surrounding residential densities; and

**WHEREAS**, the proposed residential density changes, in conjunction with the projects' requested Specific Plan Amendment and Rezone entitlements, will allow for single family residential developments that would meet the current housing market demands; and

**WHEREAS**, all necessary public facilities and services will be provided to the project sites, or conditioned as part of the Tentative Subdivision Maps' conditions of approval, in accordance with all local, county, and State development requirements; and

**WHEREAS**, the Arbor Ranch and Zraggen Ranch projects are exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report; and

**WHEREAS**, the Planning Commission considered the Applicants' request at a public hearing on October 6, 2011, and recommended the City Council approve the Laguna Ridge Phase 3 Subdivision Projects, which includes the Arbor Ranch and Zraggen Ranch projects; and

**WHEREAS**, the City Council held a duly noticed public hearing 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.

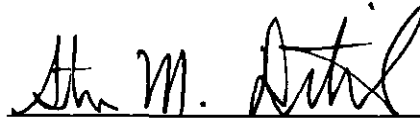
**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove approves the General Plan Amendments as illustrated in the attached Exhibit A, incorporated herein by this reference; and

**BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove approves the amendment to Table 1-30 (Vacant / Underutilized Site Characteristics) of the Housing Element as provided in the attached Exhibit B, incorporated herein by this reference, based upon the following finding:

Finding: The General Plan Amendments are consistent with goals and policies of the Elk Grove General Plan.

Evidence: The proposed General Plan Amendments for the Laguna Ridge Phase 3 Subdivision Projects consist of redistributing the acreages of the current land use designations of Low Density Residential; Medium Density Residential, Public Parks, and Public Schools for Arbor Ranch and amending the General Plan land use designation for the Zraggen Ranch project site by replacing High Density Residential and Medium Density Residential to Low Density Residential. The amendments will allow the Arbor Ranch and Zraggen projects to provide lot sizes that would result in single-family residential units that would meet the current housing market demands. The resulting residential densities will remain consistent with the surrounding residential densities. All necessary public facilities and services will be provided to the project sites in accordance with all local, county, and State development requirements.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 9<sup>th</sup> day of November 2011.



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

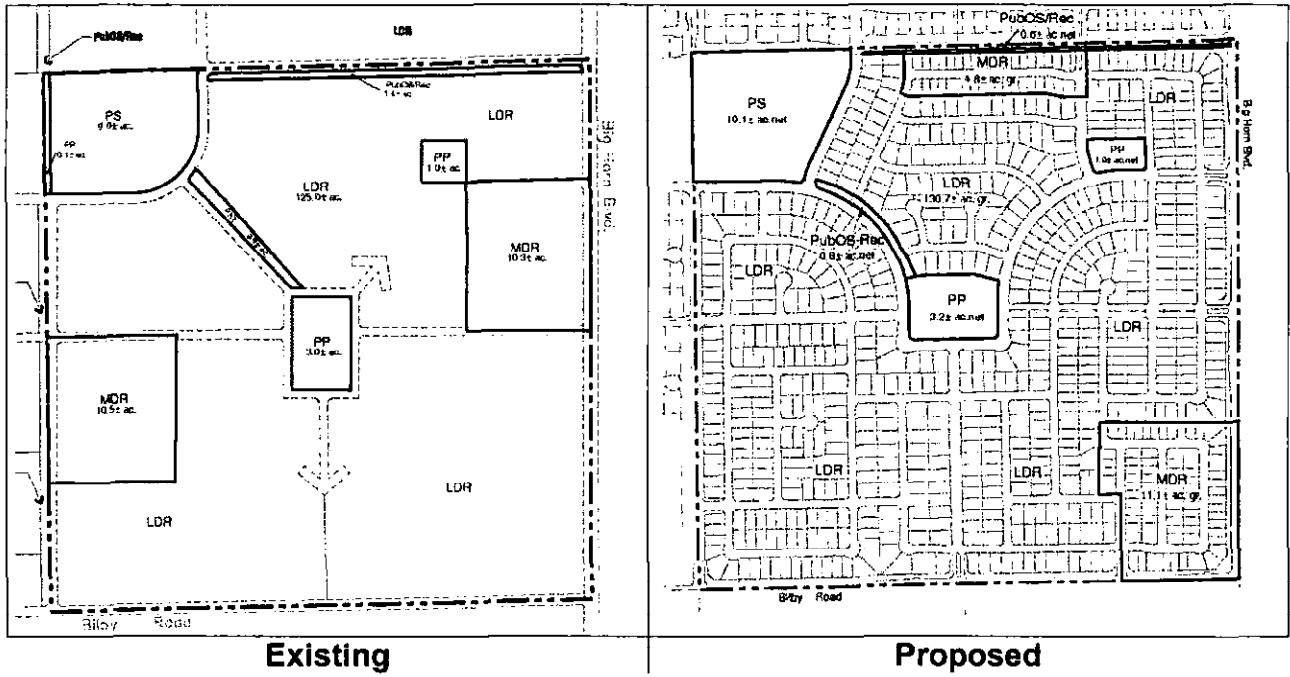
ATTEST:

APPROVED AS TO FORM:

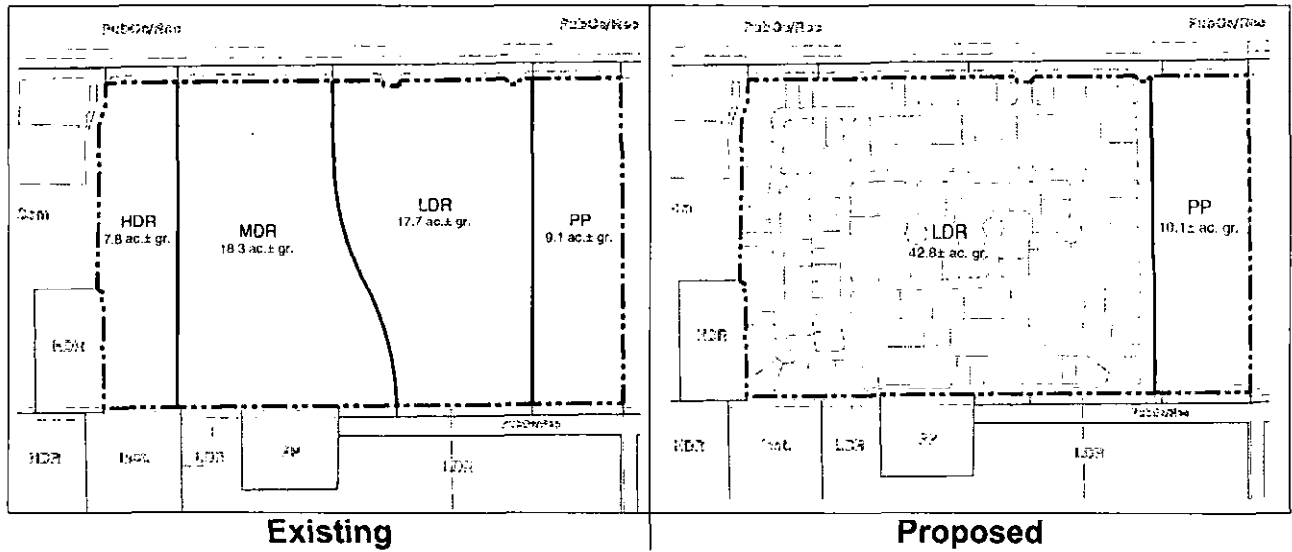
  
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JASON LINDGREN, CITY CLERK  
\_\_\_\_\_  
JONATHAN HOBBS,  
INTERIM CITY ATTORNEY

## Exhibit A

### Arbor Ranch General Plan Amendment



### Zraggen Ranch General Plan Amendment



**Exhibit B**

**Table 1-30 (portion to be amended)**


<b>APN</b>	<b>Parcel Size</b>	<b>Zoning</b>	<b>General Plan</b>	<b>Constraints<sup>2</sup></b>	<b>Unit Capacity</b>
Laguna Ridge (Arbor Ranch)	<del>9.33</del> <u>15.3</u>	<del>RD-10</del> <u>RD-8</u>	MDR	None	<del>75</del> <u>122</u>
Laguna Ridge (Arbor Ranch)	<del>9.42</del> <u>35.84</u>	<del>RD-10</del> <u>RD-7</u>	<del>MDR</del> <u>LDR</u>	None	<del>75</del> <u>187</u>
Laguna Ridge (Zraggan)	<del>17.58</del> <u>20.4</u>	<del>RD-8</del> <u>RD-7</u>	LDR	None	<del>98</del> <u>117</u>
Laguna Ridge (Arbor Ranch)	<del>13.01</del> <u>15.03</u>	RD-7	LDR	None	<del>72</del> <u>91</u>
Laguna Ridge (Arbor Ranch)	<del>11.45</del> <u>11.58</u>	RD-7	LDR	None	<del>64</del> <u>80</u>
<b>Subtotal (MDR)</b>	<del>155.25</del> <u>192.61</u>				<del>946</del> <u>1,159</u>
<b>Total</b>	<del>1,333.72</del> <u>1,371.08</u>				<del>10,551</del> <u>10,764</u>

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-218**

**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**