

RESOLUTION NO. 2011-219

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

WHEREAS, the Arbor Ranch Project consists of amending the Specific Plan land use designations for the project site by eliminating RD-10 and adding RD-8, and redistributing the land use acreages for the project site; and

WHEREAS, the Zgraggen Ranch Project consists of amending the Specific Plan land use designations by eliminating the RD-8 and RD-15 and adding RD-7, and redistributing the land use acreages for the project site; and

WHEREAS, the Arbor Ranch and Zgraggen 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 Zgraggen 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 Amendments to the Laguna Ridge Specific Plan as illustrated in the attached Exhibit A, based on the following findings:

Specific Plan Amendment - Laguna Ridge Specific Plan (LRSP) Section 9 Implementation & Administration

Finding 1: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence: The market demand for housing has diminished due to the current economic environment. The proposed Specific Plan Amendment for the Arbor Ranch Project consists of eliminating RD-10 and adding RD-8, and redistributing the land use acreages for the project site. The Specific Plan Amendment for the Zraggen Ranch Project consists of eliminating the RD-8 and RD-15 and adding RD-7, and redistributing the land use acreages for the project site. The amendments will allow for single-family residential developments that would conform to the current housing market demands.

Finding 2: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence: The proposed Specific Plan Amendments will reduce the density requirements of the project sites, which will allow for housing products that will meet the current market demands and provide future infrastructure in the Laguna Ridge Specific Plan that will benefit future and existing developments.

Finding 3: The amendment is consistent with the General Plan.

Evidence: The General Plan contains goals, policies, and objectives to which all projects must adhere. Thus, the LRSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The LRSP recognizes that periodic amendments may be necessary in order to respond to economic and market demands. Such amendments include changes to the land use designations as for the proposed projects. General Plan Land Use Policies LU-28 and LU-30 allows the LRSP to have discretion to land use.

Finding 4: The amendment will not adversely affect adjacent properties and can be properly serviced.

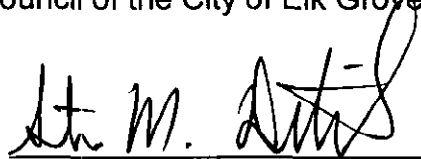
Evidence: The proposed change to the land use designations on both the Arbor Ranch and Zraggen Ranch project sites will not adversely affect adjacent

properties. No new land use types are proposed for the sites. All public services and utilities to serve the project would remain as identified for the LRSP.

Finding 5: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence: The finding above does not apply to the Laguna Ridge Phase 3 projects.

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

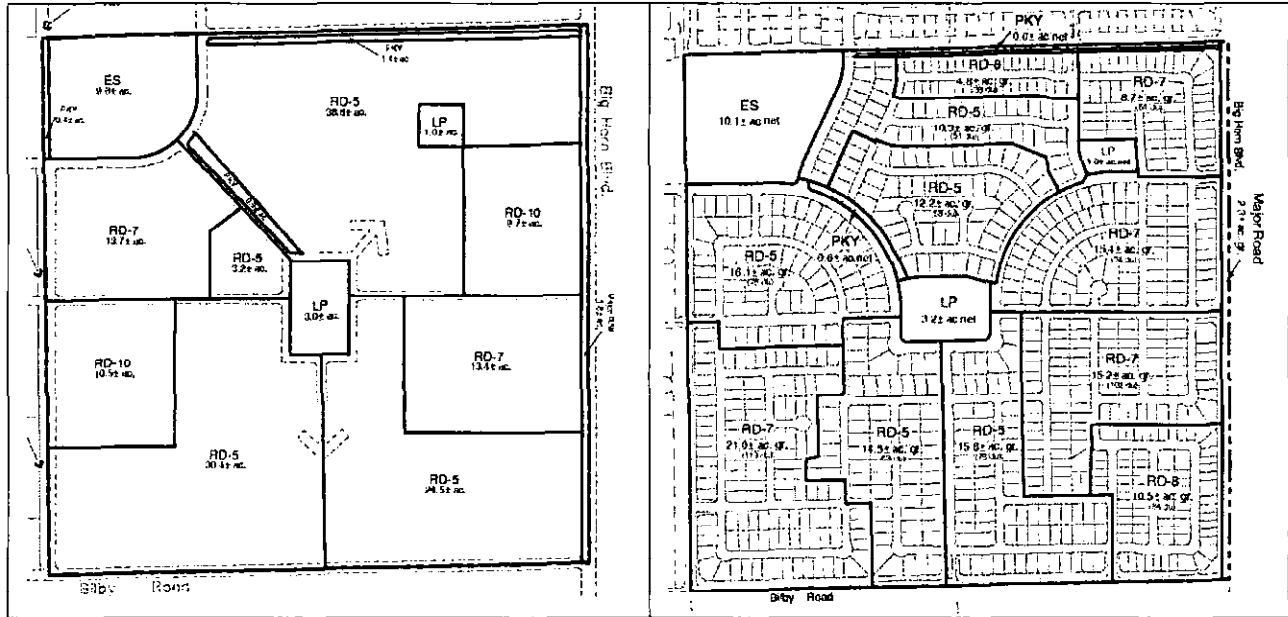
APPROVED AS TO FORM:



JONATHAN HOBBS,
INTERIM CITY ATTORNEY

Exhibit A

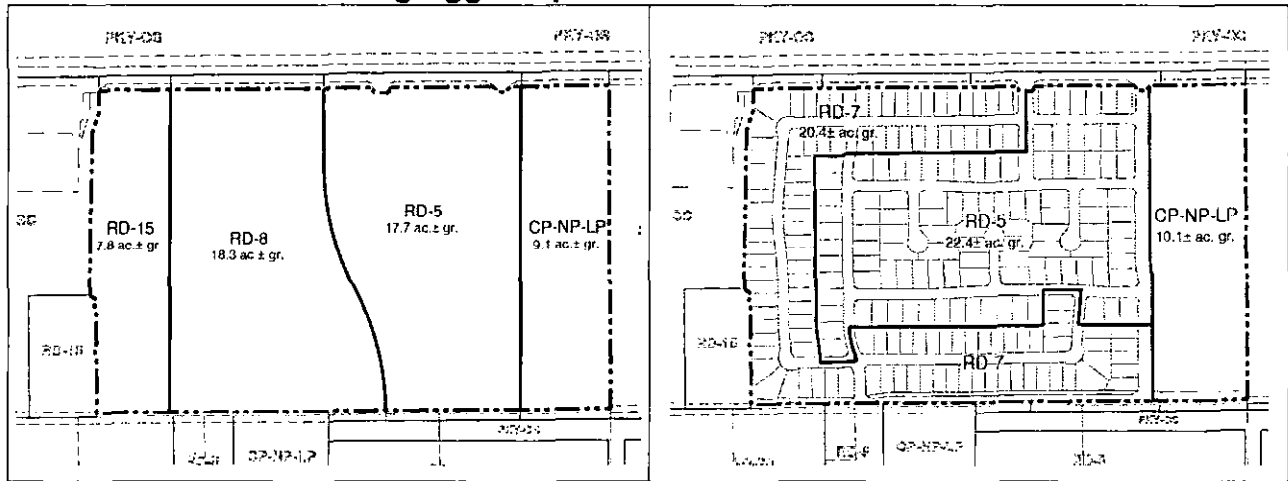
Arbor Ranch Specific Plan Amendment



Existing

Proposed

Zraggen Specific Plan Amendment



Existing

Proposed

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-219**

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

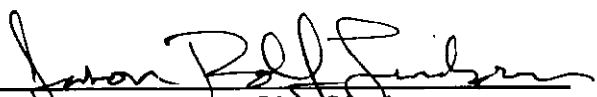
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on November 9, 2011 by the following vote:

AYES : **COUNCILMEMBERS:** *Detrick, Davis, Hume*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Cooper, Scherman*



Jason Lindgren, City Clerk
City of Elk Grove, California