

**ORDINANCE NO. 15-2004**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
AMENDING THE ELK GROVE ZONING MAP FOR THE LAGUNA RIDGE SPECIFIC  
PLAN PROJECT NO. EG-00-062**

The City Council of the City of Elk Grove does ordain as follows:

**Section 1: Purpose and Authority**

The purpose of this Ordinance is to amend the Elk Grove Zoning Map as shown on attached Exhibit A.

**Section 2: Findings**

**CEQA**

**Finding:** The City Council of the City of Elk Grove reviewed all evidence presented both orally and in writing and intends to make certain findings in compliance with CEQA.

**Evidence:**

The City Council of the City of Elk Grove hereby certifies that the Laguna Ridge Specific Plan Final EIR has been completed in accordance with CEQA.

The City Council of the City of Elk Grove hereby certifies that the Laguna Ridge Specific Plan Final EIR was presented to the City Council and that the City Council reviewed and considered the information contained in the final EIR prior to taking action on the Project.

The City Council of the City of Elk Grove hereby certifies that the Laguna Ridge Specific Plan Final EIR reflects the independent judgment and analysis of the City Council of the City of Elk Grove.

**General Plan**

**Finding:** The proposed project is consistent with the goals and policies of the Elk Grove General Plan.

**Evidence:** The Laguna Ridge Specific Plan has been designed to be consistent with the goals and policies of the General Plan. The project's land use map is consistent with the Land Use Policies LU-28, LU-29, LU-30 and LU-31. The design of the specific plan provides for land-use densities, infrastructure improvements, parks and open space and other amenities consistent with the vision for the planning area.

**Specific Plan and Rezone Findings**

**Finding:** The proposed Specific Plan and Rezone is in the public interest and will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of the persons residing or working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or to the general Welfare of the City. (§110-30 of the Elk Grove Zoning Code)

**Evidence:** The City has reviewed the proposed Specific Plan and amendment to the Zoning Map. The applicant's proposal is consistent with the land use designation in the General Plan Land Use Policy Map. The proposed amendment is also consistent with the Plan's objectives of orderly and systematic development. The project satisfies the policies and programs of the Housing Element and the City's Regional Housing Needs Allocation.

**Section 3: Action**

The City Council hereby amends the Elk Grove Zoning Map for participating property owners within the Laguna Ridge Specific Plan as shown on attached Exhibit A subject to the findings contained in this Ordinance.

**Section 4: No Mandatory Duty of Care.**

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

**Section 5: Severability.**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

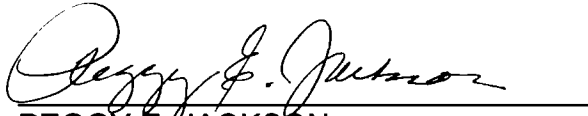
**Section 6: Effective Date and Publication**

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 21<sup>st</sup> day of July 2004.

  
SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
PEGGY E. JACKSON,  
CITY CLERK

APPROVED AS TO FORM:

  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

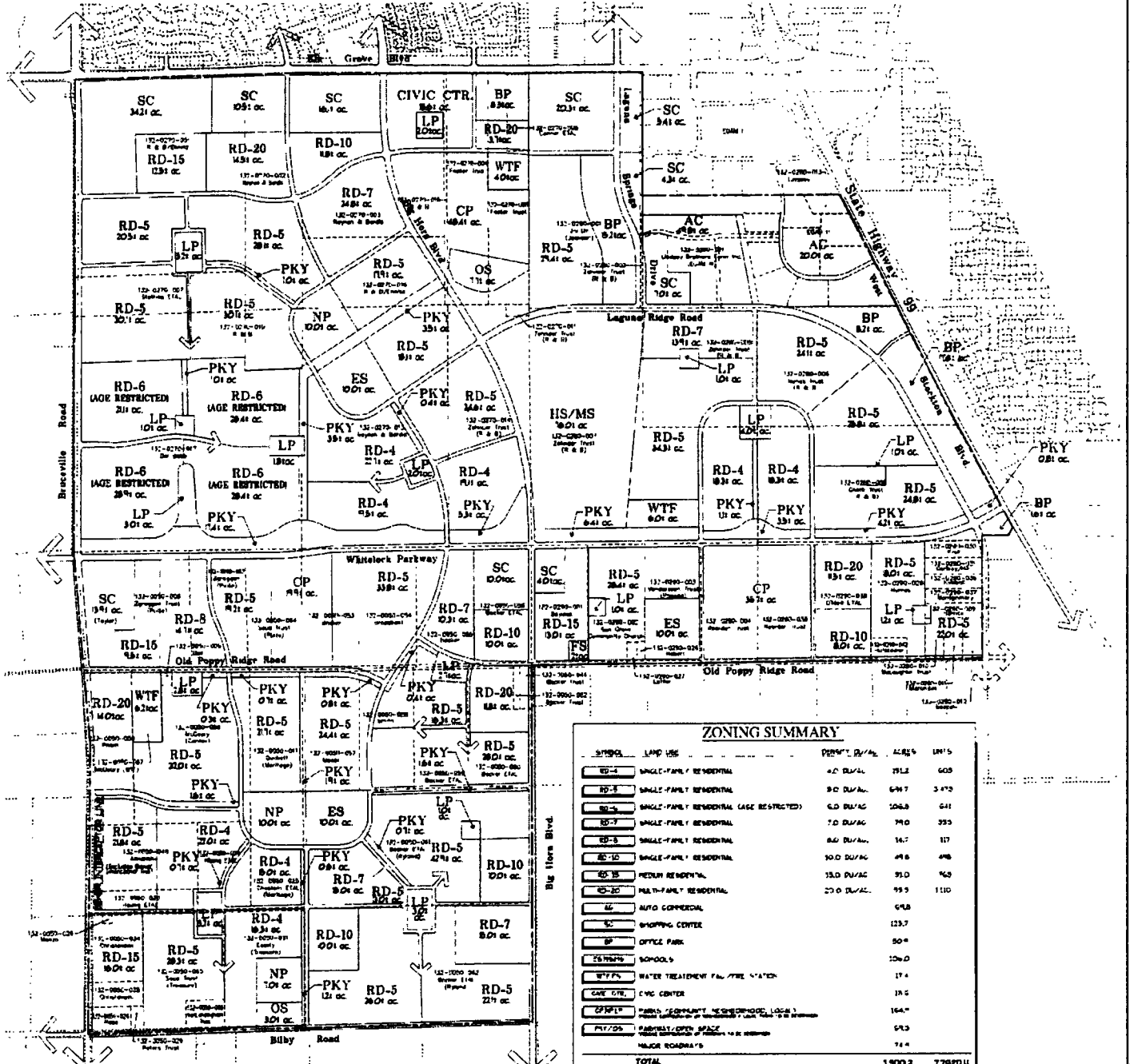
**Effective Date: August 20, 2004**

**AYES: Scherman, Soares, Briggs, Leary, Cooper**  
**NOES: None**  
**ABSTAIN: None**  
**ABSENT: None**

# ZONING EXHIBIT

## LAGUNA RIDGE SPECIFIC PLAN

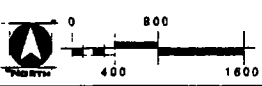
CITY OF ELK GROVE, CALIFORNIA  
JUNE 16, 2004



### ZONING SUMMARY

SIGNATURE	LAND USE	PERMIT D./A/C	ACRES	UNITS
RD-4	SINGLE-FAMILY RESIDENTIAL	4.2 D./A/C	25.2	600
RD-5	SINGLE-FAMILY RESIDENTIAL	9.0 D./A/C	64.7	3,470
RD-6	SINGLE-FAMILY RESIDENTIAL (AGE RESTRICTED)	6.0 D./A/C	104.8	641
RD-7	SINGLE-FAMILY RESIDENTIAL	7.0 D./A/C	74.0	353
RD-8	SINGLE-FAMILY RESIDENTIAL	8.0 D./A/C	56.7	117
RD-10	SINGLE-FAMILY RESIDENTIAL	10.0 D./A/C	49.8	498
RD-15	MEDIUM RESIDENTIAL	15.0 D./A/C	91.0	768
RD-20	MULTI-FAMILY RESIDENTIAL	20.0 D./A/C	99.5	1,110
AC	AUTO COMMERCIAL		64.8	
SC	SHOPPING CENTER		123.7	
BP	OFFICE PARK		50.4	
ES/MS	SCHOOLS		120.0	
WTF	WATER TREATMENT PLANT/FIRE STATION		17.4	
CARE CTR.	CARE CENTER		17.6	
CP/PL	CHILDREN'S FACILITY, RECREATION, LOCAL PUBLIC UTILITIES OR TRANSPORTATION, LAND USE		164.7	
PKY/OS	PARKWAY/OPEN SPACE		64.3	
	MAJOR ROADWAYS		74.4	
<b>TOTAL</b>			<b>1,900.2</b>	<b>7,788.0</b>

NOTE: FOR CONCEPTUAL PLANNING PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACRES AND YIELDS WILL VARY WITH MORE ACCURATE MAPPING AND DESIGN.



PRELIMINARY

**WOOD RODGERS**  
ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS  
3301 C St. Ste. 100-S Elk Grove, CA 95624  
Tel: 916.341.7790 Fax: 916.341.7797

PROPOSED ZONING EXHIBIT