

**RESOLUTION NO. 2008-154**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A SPECIFIC PLAN AMENDMENT FOR THE LAGUNA RIDGE TOWN  
CENTER PROJECT NO. EG-07-066, ASSESSOR PARCEL NUMBERS:  
132-2120-001, -003, -004, -005, -006, -008; 132-2110-001, -002; 132-0270-083, -084**

**WHEREAS**, Reynen & Bardis, Inc. (the "Applicant") filed an application with the City of Elk Grove ("City") for a Specific Plan Amendment and Rezone, all of which hereinafter is referenced as the "Project"; and

**WHEREAS**, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

**WHEREAS**, the proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs: 132-2120-001, -003, -004, -005, -006, -008; 132-2110-001, -002; 132-0270-083, and -084 (the "Property"); and

**WHEREAS**, the Planning Commission considered the Project at a duly-noticed public hearing on June 5, 2008; and

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission forwarded the Project to the City Council with a recommendation for approval by a 4-0 (1 abstained) vote; and

**WHEREAS**, the City has determined that the Laguna Ridge Town Project was subject to the California Environmental Quality Act (CEQA) and prepared a Subsequent Environmental Impact Report ("SEIR") to evaluate the potential environmental effects of the project; and

**WHEREAS**, the City Council has certified the SEIR, finding that it has been prepared in accordance with the California Environmental Quality Act; and

**WHEREAS**, the City Council has approved a Mitigation Monitoring and Reporting Program which has been prepared in accordance with City of Elk Grove regulations and is designed to ensure compliance during project implementation; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby approves the Project as illustrated in Exhibit A, based on the following findings:

**CEQA**

Finding: The Subsequent Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA) and it reflects the independent judgment and analysis of the City.

**Evidence:** The City prepared a Draft Subsequent Environmental Impact Report (“SEIR”) for the project, which circulated through the State Clearinghouse (SCH No. 2007082169) and distributed to other public agencies and interested parties. The City has completed the Final SEIR, which includes the Draft SEIR, comments received during the public review period and responses to those comments. The City Council has certified a Subsequent Environmental Impact Report by resolution, determining that it has been completed in accordance with CEQA. The SEIR finds that the project will have a significant adverse impact on the environment. The project approved is consistent with the SEIR. The RD-30 zoning will not cause significant new impacts or substantially increase the severity of impacts analyzed in the SEIR.

The City Council has adopted a Mitigation Monitoring and Reporting Program for the project, which avoids and minimizes environmental impacts to the extent feasible. However, certain significant, unavoidable impacts will occur, even with the inclusion of these mitigation measures. The City Council has approved a Statement of Overriding Considerations, finding that the project may be approved due to social, economic and other factors.

### **Specific Plan Amendment (LRSP Section 9 Implementation & Administration)**

**Finding:** 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 recently diminished due to the current economic environment. A medical user has expressed interest in developing up to 365,000 square feet of medical offices. Therefore, the objectives for the project site are to 1) provide employee centers for job opportunities to create an improved jobs/housing balance, 2) support retail and commercial growth by providing proximate housing, 3) provide locations for neighborhood-serving commercial projects, and 4) designate adequate acreage to support medical offices.

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

**Evidence:** The proposed project will be providing a mix of land uses that will serve the community by creating job opportunities, improving the City housing balance and community connectivity, and contributing to enhanced commercial selection. Although the proposed change of land uses will result in a decrease of approximately 67 to 157 potential residential units and increase 24.2 acres of commercial land use, this will not change the vision and intent of the Laguna Ridge Specific Plan (LRSP).

**Finding:** 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 for the proposed project. General Plan Land Use Policies LU-28 and LU-30 allow the LRSP to have discretion to land use. Thus, amendments to the General Plan Land Use Policy Map may occur without a General Plan Amendment.

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

Evidence: The proposed changes to the land use designations on the project site will not adversely affect adjacent properties. Currently, the project site is designated as RD-10, RD-15, RD-20, and SC. The proposed amendment will reconfigure the site to a mix of RD-30 and SC. No new land use types are proposed for the site. All public services and utilities to serve the project would remain as identified for the LRSP.

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

Evidence: Based on the EIR and SEIR, the project site has no physical constraints with respect to the proposed land use changes.

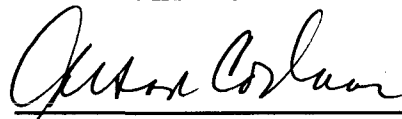
**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 25th day of June 2008.

  
\_\_\_\_\_  
GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

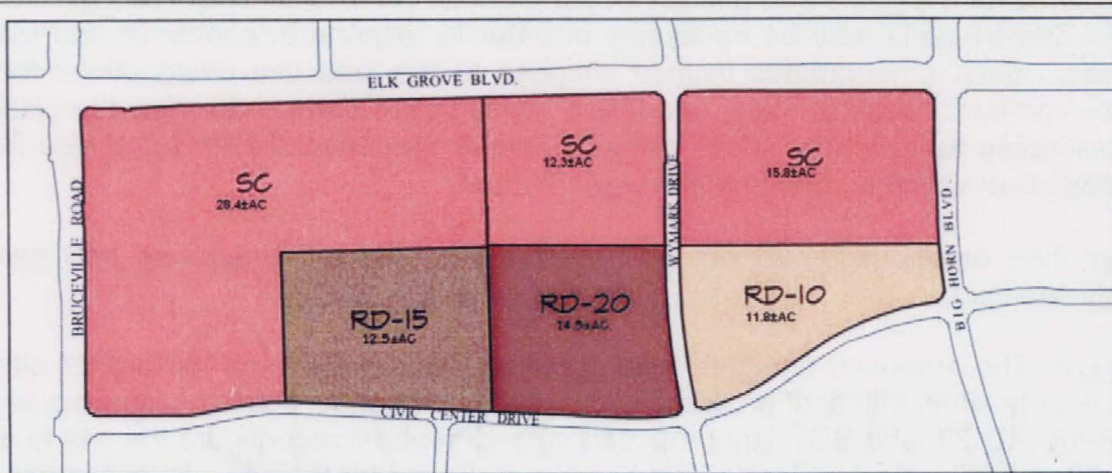
ATTEST:

  
\_\_\_\_\_  
SUSAN J. BLACKSTON, CITY CLERK

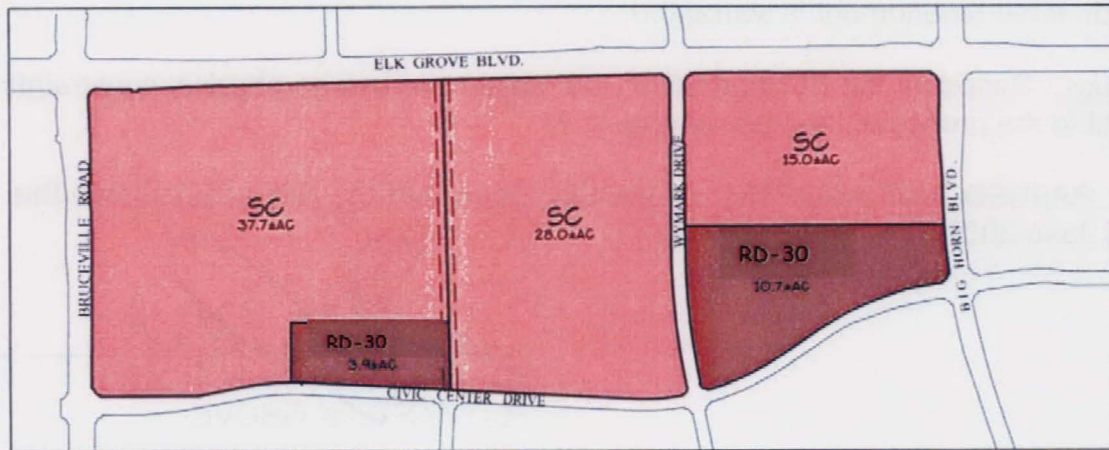
APPROVED AS TO FORM:

  
\_\_\_\_\_  
SUSAN COCHRAN, CITY ATTORNEY

## Exhibit A: Project Exhibit



**EXISTING ZONING**



**PROPOSED ZONING**

Zoning Designation	Existing Acreage	Proposed Acreage
RD-10	11.8	0
RD-15	12.5	0
RD-20	14.5	0
RD-30	0	14.6
SC	56.5	80.7
<b>Total</b>	<b>95.3</b>	<b>95.3</b>

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2008-154**

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

*I, Susan J. Blackston, 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 June 25, 2008 by the following vote:*

**AYES :**        **COUNCILMEMBERS:**        *Davis, Hume, Scherman, Cooper, Leary*

**NOES:**        **COUNCILMEMBERS:**        *None*

**ABSTAIN :**    **COUNCILMEMBERS:**        *None*

**ABSENT:**     **COUNCILMEMBERS:**        *None*

  
\_\_\_\_\_  
**Susan J. Blackston, City Clerk**  
**City of Elk Grove, California**