

**RESOLUTION NO. 2013-95**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A SPECIFIC PLAN AMENDMENT FOR THE MADEIRA SOUTH LOT A  
PROJECT (EG-12-047); ASSESSOR PARCEL NUMBER: 132-0050-105 (PORTION)**

**WHEREAS**, the Planning Division of the City of Elk Grove received an application on December 21, 2012 from Tim Lewis Communities (the Applicant) requesting a Specific Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review for subdivision layout (the Project); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number (APN): 132-0050-105 (portion); and

**WHEREAS**, the Madeira South Lot A Project consists of amending the Specific Plan land use designations for the project site from RD-10 to RD-8; and

**WHEREAS**, the Madeira South Lot A project is 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**, in addition, the Project is statutorily exempt pursuant to California Government Code Section 65457 because the Project is consistent with a specific plan for which an environmental impact report has been certified and is therefore exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code; and

**WHEREAS**, the Planning Commission considered the Applicant's request at a public hearing on May 2, 2013, and recommended the City Council approve the Madeira South Lot A project; 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 Amendment 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, and warrant amendments as requested.

Evidence: The market demand for housing has changed due to the current economic environment. The proposed Specific Plan Amendment for the project consists of rezoning Lot A from RD-10 to RD-8, consistent with the General Plan designation of Medium Density Residential. The amendment 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 Amendment will reduce the density requirements of the project sites, which will allow for housing products that will meet the current market demands.

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 for the proposed projects. General Plan Land Use Policies LU-28 and LU-30 allows the LRSP to have discretion as 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 the project sites will not adversely affect adjacent properties because the project is consistent with the previously approved Madeira South project. All public services and utilities to serve the project would remain as identified for the LRSP.


**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 22<sup>nd</sup> day of May 2013.

  
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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

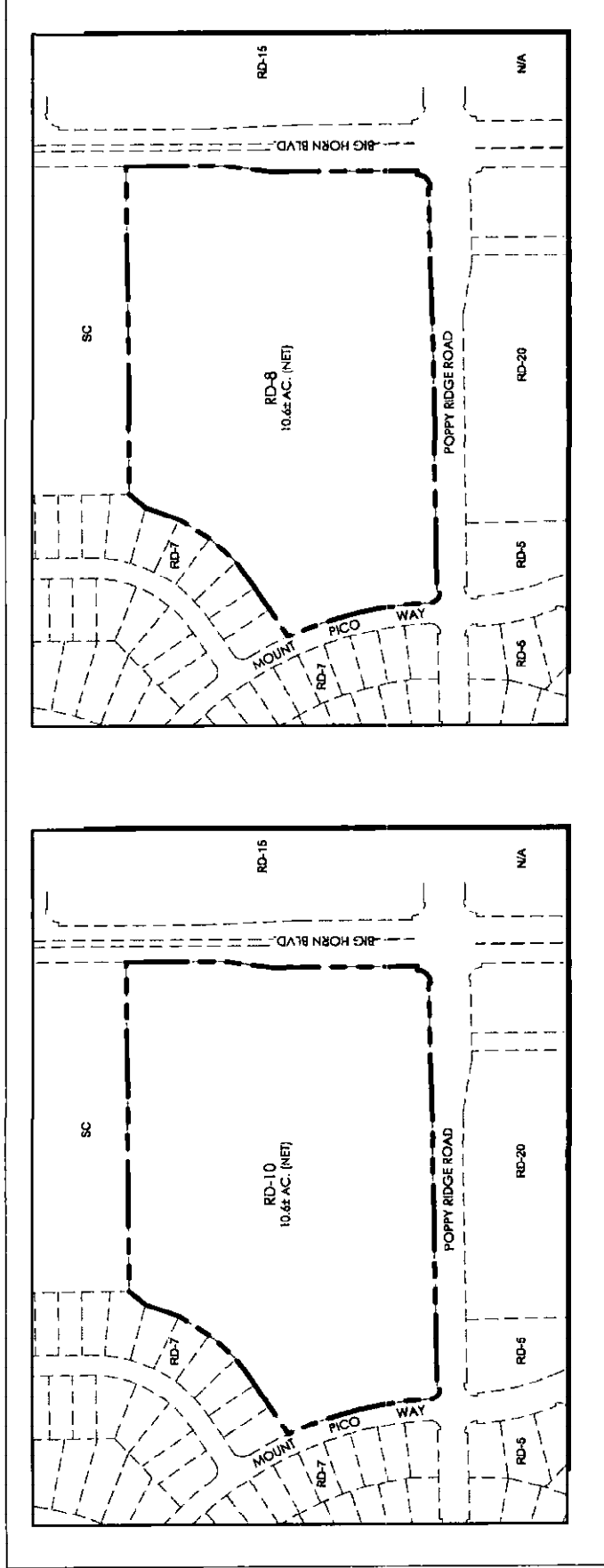
  
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JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
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JONATHAN P. HOBBS,  
CITY ATTORNEY

# EXHIBIT A

## Madeira South Lot A Specific Plan Amendment



Existing

Proposed

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-95**

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 May 22, 2013 by the following vote:*

**AYES :**       **COUNCILMEMBERS:**    *Davis, Cooper, Hume, Trigg*

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

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

**ABSENT:**    **COUNCILMEMBERS:**    *Detrick*

  
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**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**