

RESOLUTION NO. 2024-106

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AUTHORIZING THE CITY MANAGER TO EXECUTE A REIMBURSEMENT
AGREEMENT WITH THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC;
TRILOGY LAND HOLDINGS, LLC; AND WSI POPPY RIDGE, LLC, FOR PRIVATELY
CONSTRUCTED PUBLIC FACILITIES AND LANDS DEDICATED TO THE CITY
THROUGH THE ARBOR RANCH PROJECT APPLICATION NO. PLNG19-028,
INCLUDED IN THE ELK GROVE SOUTHEAST POLICY AREA AND LAGUNA RIDGE
SPECIFIC PLAN PHASE 3 DRAINAGE IMPACT FEE PROGRAM; AND MAKING A
FINDING OF CONSISTENCY WITH THE CITY OF ELK GROVE GENERAL PLAN
PURSUANT TO GOVERNMENT CODE SECTION 65402 (CEQA EXEMPT)**

WHEREAS, Elk Grove Municipal Code Section 16.95.070 provides for reimbursement to developers for the private construction of any facilities and land dedications designated in the Elk Grove Southeast Policy Area and Laguna Ridge Specific Plan Phase 3 Drainage Impact Fee Program subject to entering into a reimbursement agreement with the City of Elk Grove (City); and

WHEREAS, The New Home Company Northern California LLC, is constructing drainage basin improvements in the City's Laguna Ridge Specific Plan Phase 3 (LRSP P3), identified in the Elk Grove Southeast Policy Area and Laguna Ridge Specific Plan Phase 3 Drainage Impact Fee Program as eligible for reimbursement; and

WHEREAS, Trilogy Land Holdings, LLC and WSI Poppy Ridge, LLC are dedicating basin land in the City's Laguna Ridge Specific Plan Phase 3 (LRSP P3), identified in the Elk Grove Southeast Policy Area and Laguna Ridge Specific Plan Phase 3 Drainage Impact Fee Program as eligible for reimbursement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds that approval of the Reimbursement Agreement requires no further environmental review under the California Environmental Quality Act pursuant to Section 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (State CEQA Guidelines). The Reimbursement Agreement is required in connection with development of the Arbor Ranch Project (Project EG-10-060; PLNG19-028). State CEQA Guidelines Section 15162 provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project when the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are no new significant environmental effects due to a change in the project or circumstances, and there is no new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). In 2003, the City Council certified an EIR for the Laguna Ridge Specific Plan (LRSP, State Clearinghouse No. 2000082139). The LRSP EIR analyzed full buildout of LRSP based upon the land plan, development standards, and policies contained in the General Plan and LRSP, as well as the improvements identified in the accompanying infrastructure master plans. No potential new impacts related to the Reimbursement Agreement have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the LRSP EIR. No other special circumstances exist that would create a reasonable possibility that the Reimbursement Agreement will have a significant adverse effect on the environment. Therefore, the prior EIR is sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15162, no further environmental review is required.

AND, BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby authorizes the City Manager to execute a Reimbursement Agreement with The New Home Company Northern California LLC; Trilogy Land Holdings, LLC and WSI Poppy Ridge, LLC, in substantially the form presented, for privately constructed facilities and land dedication in LRSP P3, which are eligible for reimbursement from the Elk Grove Southeast Policy Area and Laguna Ridge Specific Plan Phase 3 Drainage Impact Fee Program as follows:

Project	Improvements	Reimbursement
Arbor Ranch	Drainage Facilities Improvements and Land Dedication	\$7,313,985

AND, BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove finds that dedication of the detention basin land to the City of Elk Grove is consistent with the General Plan pursuant to Government Code Section 65402 based upon the following finding:

Finding: The dedication of the detention basin land to the City is consistent with the City's General Plan.

Evidence: This dedication is consistent with the General Plan (as required by Government Code Section 65402 (Restriction on Acquisition and Disposal of Real Property)) because the site will be used for detention basin purposes and is identified in the General Plan Land Use Map for such purpose.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of June 2024




BOBBIE SINGH-ALLEN, MAYOR of the CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-106

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 June 26, 2024 by the following vote:

AYES: COUNCILMEMBERS: Singh-Allen, Brewer, Robles, Spease, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California