

**RESOLUTION NO. 2010-270**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING  
THE LAGUNA RIDGE APARTMENTS PROJECT EG-10-053 EXEMPT FROM  
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
ASSESSOR PARCEL NUMBER: 132-2110-001**

**WHEREAS**, the Planning Division of the City of Elk Grove received an application on August 25, 2010 requesting a Specific Plan Amendment, Rezone, and Design Review for the Laguna Ridge Apartments, Project No. EG-010-053 (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 132-2110-001; and

**WHEREAS**, California Environmental Quality Act (CEQA) Guideline §15183 exemption applies to projects which are consistent with a Community Plan, General Plan or Zoning for which an Environmental Impact Report (EIR) has been certified and “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site”; and

**WHEREAS**, the Laguna Ridge Specific Plan (LRSP) was approved and an EIR adopted by the City Council on June 16, 2004, which adequately addressed environmental issues related to the development of the Laguna Ridge Area. The subject project is being undertaken pursuant to and in conformity with the approved Specific Plan and is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. The EIR analyzed overall development of the Laguna Ridge area and addressed issues such as transportation, air quality, noise, facilities and infrastructure; and

**WHEREAS**, the Laguna Ridge Town Center project (EG-07-066) included a Specific Plan Amendment and Rezone to enlarge the Town Center commercial area in the LRSP area. The LRSP land uses were reconfigured to remove the Medium Density Residential / 15.1 dwelling units per acre (RD-15), and Medium Density Residential / 10 dwelling units per acre (RD-10) designations and increase the Shopping Center (SC) designation to 79.7 acres and increase the High Density Residential / 20 dwelling units per acre (RD-20) and High Density Residential / 30 dwelling units per acre (RD-30) designation to 15.6 acres. The Laguna Ridge Town Center Subsequent EIR, which was prepared to analyze the environmental effects of the Laguna Ridge Town Center project, addressed issues such as land use, air quality, noise, and traffic. The City Council adopted a Mitigation Monitoring and Reporting Program (MMRP) and a Statement of Overriding Considerations, finding that the project may be approved due to social, economic and other factors. The subject project is being undertaken pursuant to and in conformity with the approved Laguna Ridge Town Center project (EG-07-066) and is subject to the adopted MMRP for the project; and

**WHEREAS**, the project involves a rezone from RD-30 to RD-20 in an area designated for high density residential land use; and

**WHEREAS**, the proposed project is consistent with the General Plan, Land Use Policy Map and Title 23 requirements; and

**WHEREAS**, all required services and access to the proposed parcels in compliance with the City's standards are available; and

**WHEREAS**, no adverse environmental effects were identified during staff review of the development application and project site visit; and

**WHEREAS**, no special circumstances exist that create a reasonable possibility that the activity may have a significant adverse impact on the environment.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove finds the Laguna Ridge Apartments Project (EG-10-053) exempt from CEQA review pursuant to Section 15183 of the CEQA Guidelines of Title 14 of the California Code of Regulations.

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines Section 15183 of Title 14 of the California Code of Regulations).

Evidence: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines Section 15183 of Title 14 of the California Code of Regulations because the project is consistent with the Laguna Ridge Specific Plan EIR (SCH 2000082139) and the Laguna Ridge Town Center Subsequent EIR (SCH 2007082169), both of which have been certified.

The Laguna Ridge Specific Plan (LRSP) was approved and an EIR adopted by the City Council on June 16, 2004. The EIR adequately addressed environmental issues related to the development of the Laguna Ridge Area. The subject project is being undertaken pursuant to and in conformity with the approved Specific Plan and is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. The EIR analyzed overall development of the Laguna Ridge area and addressed issues such as transportation, air quality, noise, facilities and infrastructure.

The Laguna Ridge Town Center project (EG-07-066) included a Specific Plan Amendment and Rezone to enlarge the Town Center commercial area in the LRSP area. The LRSP land uses were reconfigured to remove the Medium Density Residential / 15.1 dwelling units per acre (RD-15), and Medium Density Residential / 10 dwelling units per acre (RD-10) designations and increase the Shopping Center (SC) designation to 79.7 acres and increase the High Density Residential / 20 dwelling units per acre (RD-20) and High Density Residential / 30 dwelling units per acre (RD-30) designation to 15.6 acres. The Laguna Ridge Town Center Subsequent EIR, which was

prepared to analyze the environmental effects of the Laguna Ridge Town Center project, addressed issues such as land use, air quality, noise, and traffic. The City Council adopted a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, finding that the project may be approved due to social, economic and other factors. The subject project is being undertaken pursuant to and in conformity with the approved Laguna Ridge Town Center project (EG-07-066) and is subject to the adopted MMRP for the project.

No special circumstances or potential new impacts related to the properties or project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Laguna Ridge Specific Plan EIR and the Laguna Ridge Town Center Subsequent EIR. Consequently, pursuant to CEQA Guidelines Section 15182 of Title 14 of the California Code of Regulations, the project is exempt and no further environmental review is required for this project.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 8<sup>th</sup> day of December 2010.

  
SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
SUSAN COCHRAN, CITY ATTORNEY

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2010-270**

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


*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 December 8, 2010 by the following vote:*

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

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

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

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

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