

RESOLUTION NO. 2014-287

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
ADOPTING A GENERAL PLAN AMENDMENT FOR THREE PROJECTS
(CAPTIAL RESERVE, POPPY KEYS EAST, ZONING CODE UPDATE 3);
GENERAL PLAN AMENDMENT 14-4**

WHEREAS, on November 19, 2003, the City Council adopted Resolution 2003-217 adopting the General Plan of the City of Elk Grove as required by State law; and

WHEREAS, Section 65358(b) of the California Government Code limits the City to four (4) General Plan amendments annually; and

WHEREAS, for this reason, and to accommodate development, the City will consolidate General Plan Amendments as one amendment approval, to be brought back to the City Council at a future time; and

WHEREAS, the City Council held duly noticed public hearings as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting; and

WHEREAS, the Planning Department of the City of Elk Grove received an application on March 17, 2014 from Pappas Arizona, LP (the "Applicant") requesting a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review for Tentative Subdivision Map layout (the "Capital Reserve Project"); and

WHEREAS, the Planning Department of the City of Elk Grove received an application on September 6, 2013 from R&B (the "Applicant") requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map, Abandonment of Excess Right-of-Way, and Design Review for Tentative Subdivision Map layout (the "Poppy Keys East Project"); and

WHEREAS, staff identified a series of amendments to the Elk Grove Municipal Code that need to be made, preparing them as the Zoning Code Update 3 Project; and

WHEREAS, on December 10, 2014, the City Council adopted Resolution No. 2014-283, certifying a Subsequent Environmental Impact Report (SEIR) for the Capital Reserve Project (EG-14-008); and

WHEREAS, on December 10, 2014, the City Council adopted Resolution No. 2014-285, finding the Poppy Keys East Project (EG-13-052) exempt from the California Environmental Quality Act (CEQA) State CEQA Guidelines Section 15182 and Government Code Section 65457; and

WHEREAS, on August 27, 2014, the City Council adopted Resolution No. 2014-195, finding Zoning Code Update 3 exempt from CEQA pursuant to State CEQA Guidelines Section 15183(b)(3).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby adopts the following General Plan Amendment:

A. Relative to the **Capital Reserve Project (EG-14-008)**, the General Plan is amended as provided in Exhibit A based upon the following finding:

Finding: There is substantial benefit to be derived from the proposed amendment to change the General Plan land use designation from Commercial to Commercial, Medium Density Residential, Public Open Space/Recreation, and Private Streets.

Evidence: The Project is the site of a former nursery operation. The buildings have been vacant since 2012 and there have been no other proposed uses for the parcel. The conversion of the site to allow residential and commercial will promote a variety of uses to occupy the site. The proposed Project is consistent with Economic Element of the General Plan Policies which encourage full and efficient use of vacant and underutilized parcels. It is also consistent with the Land Use Element goal of a high quality of life for all residents. The Project will bring residential, recreational, and associated commercial uses to the community.

B. Relative to the **Poppy Keys East Project (EG-13-052)**, the General Plan is amended as provided in Exhibit B based upon the following finding:

Finding: The proposed amendments to the General Plan are consistent with the goals and policies of the Elk Grove General Plan.

Evidence: The Project proposes to eliminate the Medium Density Residential and High Density Residential land use designations, and add a new designation of Low Density Residential. The decrease in residential density will allow the Project to have a residential development that is more consistent with the surrounding residential developments and land use. The surrounding residential developments and land use have a General Plan land use designation of Low Density Residential. All necessary public facilities and services will be provided to the Project site in accordance with all local, county, and State development requirements.

C. Relative to the **Zoning Code Update 3 Project**, the General Plan is amended as provided in Exhibit C based upon the following finding:

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 site will not adversely affect adjacent properties. All public services and utilities to serve the Project would remain as identified for the LRSP.

Finding #5: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence: The finding above does not apply to the Poppy Keys East Project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of December 2014.




GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



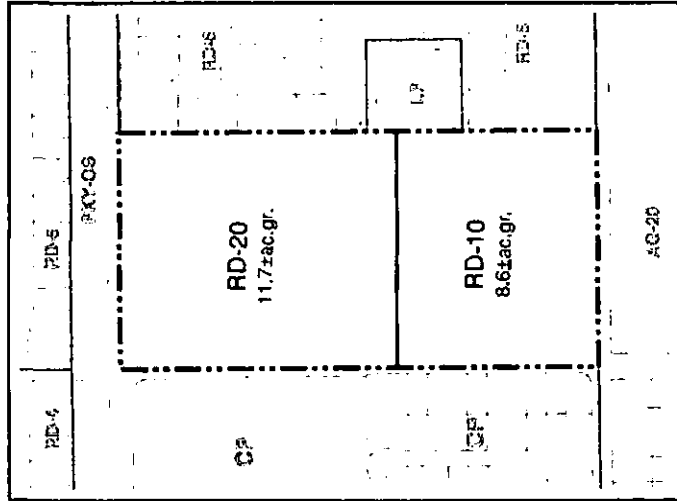
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

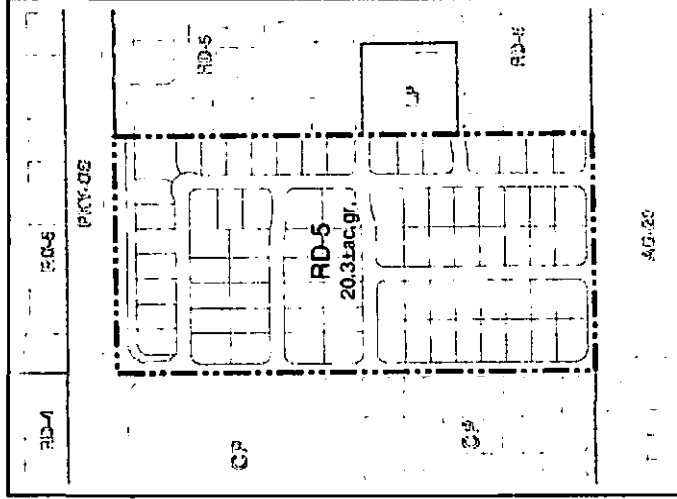


JONATHAN P. HOBBS,
CITY ATTORNEY

**Exhibit A
Laguna Ridge Specific Plan Amendment**



Existing



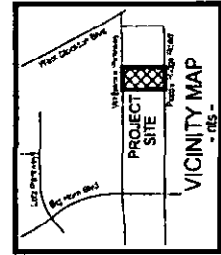
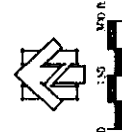
Proposed

**Specific Plan Amendment
& Rezone Exhibit**

Poppy Keys East

Scale: 1"=200'
(Not to Scale)

October 23, 2014



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-287**

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

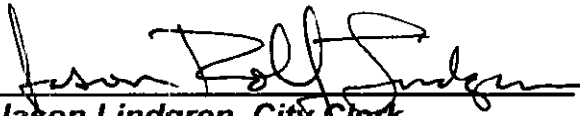
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 10, 2014 by the following vote:

AYES : COUNCILMEMBERS: *Davis, Hume, Detrick, Ly, Suen*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*



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