

RESOLUTION NO. 2016-224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE GENERAL PLAN AMENDMENT TO CHANGE 15 ACRES OF LAND SOUTH OF SHELDON ROAD BETWEEN BRUCEVILLE ROAD AND LEWIS STEIN ROAD FROM RURAL RESIDENTIAL TO HIGH DENSITY RESIDENTIAL CONSISTENT WITH GENERAL PLAN POLICY DIRECTION

WHEREAS, the City of Elk Grove Housing Element Policy H-1 Action 2 and Land Use Policy 40 require the rezoning of Housing Element Site 21 (known as the Sheldon Farms property or Site 21) to accommodate 15 net acres of High Density Residential land prior to January 1, 2017; and

WHEREAS, Site 21 includes five (5) parcels totaling approximately 146 acres designated in the General Plan as Rural Residential; and

WHEREAS, the General Plan policy direction is to rezone 15 net acres to high density residential, including a minimum of three (3) acres south of Laguna Creek, to accommodate a minimum of 315 multifamily units at a minimum density of 21 units per acre; and

WHEREAS, it is proposed to amend the General Plan land use designation of nine (9) net acres south of Laguna Creek (South Property) and a total of six (6) net acres north of Laguna Creek (North Property) on two separate sites from Rural Residential to High Density Residential consistent with General Plan policy as described in Exhibit A and shown in Exhibit B; and

WHEREAS, the South Property and North Property are owned by separate persons or entities; and

WHEREAS, any subsequent development of Site 21 will require both parcel maps to create the high density residential lots and master planning in the form of a Special Planning Area, District Development Plan, and/or Design Review to ensure consistency with all relevant provisions of the General Plan, Elk Grove Municipal Code, and Citywide Design Guidelines; and

WHEREAS, approval of this Project shall not preclude the City in the future from approving a shifting, combining and/or increasing or decreasing the acreages of the rezoned, high density residential sites within the larger Site 21 area as may occur with the current General Plan Update process or a subsequent development application; and

WHEREAS, under no circumstances shall any modification to Site 21 reduce the total net area of high density residential to less than 15 acres, including maintaining a minimum of three (3) net acres south of Laguna Creek, as set forth in the City's General Plan land use and housing element policies; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act (CEQA); and

WHEREAS, State CEQA Guidelines Section 15183 identifies that projects consistent with a general plan for which an environmental impact report was certified are exempt from CEQA; and

WHEREAS, an Environmental Impact Report was prepared and certified for the General Plan Housing Element as part of its adoption in 2014 (SCH #2013082012); and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 20, 2016, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting and recommended by a vote of 5-0 that the City Council approve the land use change; and

WHEREAS, the City Council held a duly noticed public hearing on November 9, 2016, as required by law to consider all of the information presented by staff, property owners, and public testimony presented at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove finds that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Section 15183 based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15183.

Evidence: The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15183. This exemption applies to projects that are consistent with a General Plan for which an environmental impact report (EIR) was prepared. The proposed Project would rezone the subject sites to high density residential consistent with the Housing Element policy and environmental analysis, which analyzed the impact of rezoning Site 21 as proposed. An EIR was prepared and certified for the General Plan Housing Element as part of its adoption in 2014 (SCH #2013082012). Therefore, this Project qualifies for the identified exemption and no further environmental review is required.

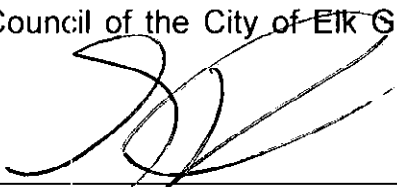
AND, BE IT FURTHER RESOLVED, that the City Council adopts a Resolution amending the City of Elk Grove General Plan Land Use Map as illustrated and described in Exhibits A and B (incorporated herein by this reference) based upon the following finding:

General Plan Amendment

Finding: The proposed General Plan Land Use Map Amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed General Plan land use change is consistent with the General Plan, specifically Land Use Policy LU-40 and Housing Element Policy H-1 Action 2, which requires land use changes of 15 acres of Site 21 (known as the Sheldon Farms property) for high density residential development prior to January 1, 2017.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of November 2016.




GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



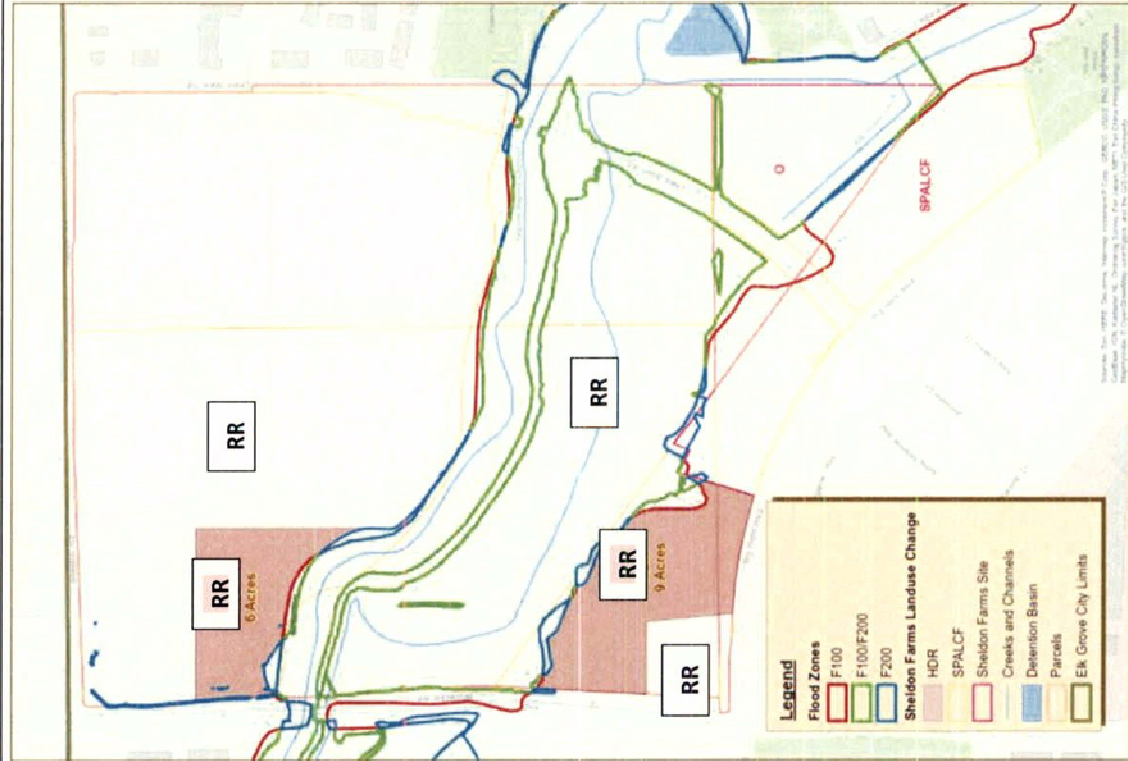
JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

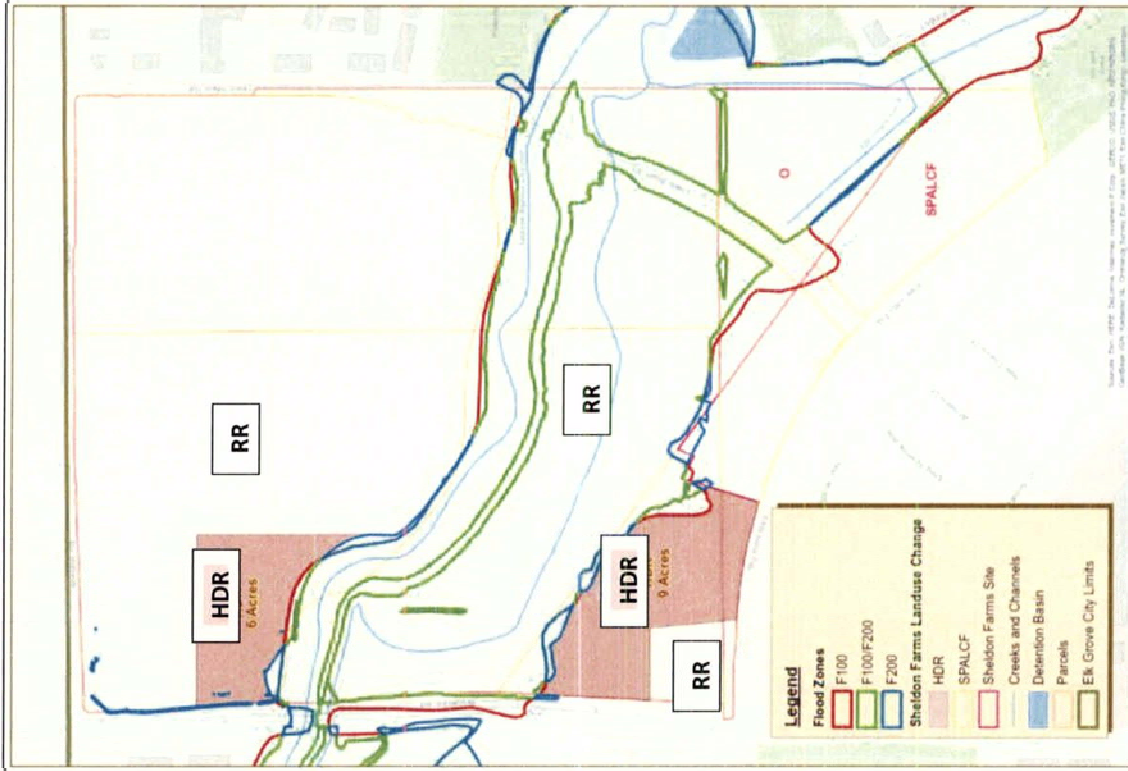
Project Description

The City of Elk Grove proposes a General Plan Amendment and Rezoning of 15 acres of land south of Sheldon Road between Bruceville Road, Lewis Stein Road, and Big Horn Boulevard to high density residential consistent with the City's Housing Element. Specifically, Housing Element Policy H-1 Action 2 and Land Use Policy 40 require the rezoning of Multifamily Site 21 (known as the Sheldon Farms property) to accommodate 15 net acres of High Density Residential land prior to January 1, 2017. Site 21 includes five (5) undeveloped parcels totaling 146 acres. This Project will amend the land use and zoning of 15 net acres to high density residential with a nine (9) acre site south of Laguna Creek and a six (6) acre site north of Laguna Creek. No specific development activity is proposed as part of this land use change and subsequent master planning and parcel mapping would be required prior to development.

EXHIBIT B



EXISTING GENERAL PLAN DESIGNATION OF SITE 21



PROPOSED GENERAL PLAN DESIGNATION OF SITE 21

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2016-224**

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

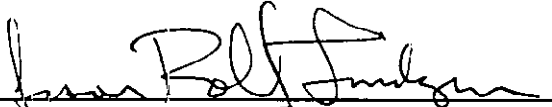
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on November 9, 2016 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



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