

**RESOLUTION NO. 2019-277**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED  
PURSUANT TO STATE CEQA GUIDELINES SECTION 15162 AND  
ADOPTING AMENDMENTS TO THE ELK GROVE GENERAL PLAN**

**GENERAL PLAN AMENDMENT 2019-2**

**WHEREAS**, California Government Code Section 65300 requires the City to adopt a comprehensive, long-term general plan for the physical development of the City; and

**WHEREAS**, in February 2019, the City adopted a comprehensive update to its General Plan; and

**WHEREAS**, the City determined that the General Plan Update, including the General Plan-Zoning Consistency Program (also referred to herein as "Project") was a project requiring review pursuant to the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq. and that an Environmental Impact Report (EIR) should be prepared to evaluate the potential environmental effects of the Project; and

**WHEREAS**, on February 27, 2019, the City Council adopted Resolution 2019-035, certifying the EIR for the General Plan Update (State Clearinghouse Number SCH#2017062058), adopting Findings of Fact and Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

**WHEREAS**, State CEQA Guidelines Section 15162 provides that no further review is required under CEQA when there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR; and

**WHEREAS**, staff has identified several errors in the General Plan that should be corrected; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 21, 2019 as required by law to consider the information presented by staff and public testimony presented in writing and at the meeting and voted 5-0 to recommend approval to the City Council; and

**WHEREAS**, the City Council held a duly noticed public hearing on December 11, 2019 as required by law to consider all of the information presented by staff 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 hereby finds that no further environmental review is required for the General Plan Amendments based upon the following finding:

## **California Environmental Quality Act (CEQA)**

Finding: No further environmental review is required pursuant to State CEQA Guidelines Section 15162.

Evidence: State CEQA Guidelines Section 15162 provides that no further review is required under CEQA when there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR. As part of the development and adoption of the 2019 General Plan the City prepared and certified the General Plan Update Environmental Impact Report (EIR) (SCH No. 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan. The EIR is comprised of a Draft EIR (Draft EIR) and Final EIR (Final EIR). The Final EIR was released for public review on January 4, 2019 and certified by the City Council on February 27, 2019

The proposed General Plan amendments are consistent with the analysis presented in the EIR and, pursuant to State CEQA Guidelines Section 15162, no subsequent analysis is required. Specifically, the revisions to the Land Use Designations, military facilities, and the Transportation Plan are minor in nature and provide clarity to the existing document or reflect existing conditions. These changes do not modify any of the analysis presented in the EIR. The proposed revisions to the Land Use Plan are reflective of existing conditions, including a SMUD substation and existing density of development.

Therefore, there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR, and no further environmental review is required.

**AND, BE IT FURTHER RESOLVED** that the City Council hereby adopts the General Plan amendments, attached hereto as Exhibit A and incorporated herein by this reference, based upon the following finding:

### ***General Plan Amendment***

Finding: The proposed General Plan amendment is internally consistent.

Evidence: The proposed amendments do not create any internal conflicts within the General Plan. The proposed revisions to the Land Use Plan and Transportation Plan reflect existing developed conditions and Land Use Plan, Transportation Plan, and Composite Map are concurrently updated. The proposed text revisions are targeted and address consistency with the Zoning Code and historic development.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 11<sup>th</sup> day of December 2019



\_\_\_\_\_  
STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



\_\_\_\_\_  
JONATHAN P. HOBBS  
CITY ATTORNEY

**Exhibit A  
Proposed General Plan Amendment  
Draft Dated November 22, 2019**

*Proposed changes are shown in ~~strikeout~~ (for deleted text) and underline (for added text).*

**Chapter 3 (Planning Framework), Page 3-17 shall be amended as follows:**

	<b>Low Density Residential (LDR) Development Characteristics</b>		<b>Low Density Residential (LDR)</b> Low Density Residential uses are generally characterized by single-family detached residential development. Lot sizes typically range from 6,000 to 10,000 square feet.  <u>* Note: Subdivisions approved prior to August 2006 and zoned RD-4 that do not meet the minimum density requirements of the Low Density Residential designation may still be consistent with the designation, provided the lot sizes within the subdivision comply with the lot size range provided herein.</u>
	Residential Density:	Minimum: 4.1 du/ac* Maximum: 7.0 du/ac	
	Building Intensity:	N/A	

**Chapter 3 (Planning Framework), Page 3-19 and 3-20, Table 3-1, shall be amended as follows:**

**Table 3-1:  
Consistency Matrix**

LAND USE DESIGNATION	CONSISTENT ZONING DISTRICT(S) <sup>A1</sup>
<b>COMMERCIAL AND EMPLOYMENT LAND USE DESIGNATIONS</b>	
Community Commercial (CC)	LC, Limited Commercial GC, General Commercial
Regional Commercial (RC)	AC, Auto Commercial SC, Shopping Center
Employment Center (EC)	BP, Business and Professional Office MP, Industrial-Office Park
Light Industrial/Flex (LI/FX)	LI/FX, Light Industrial/Flex <sup>b</sup>
Light Industrial (LI)	MP, Industrial-Office Park LI, Light Industrial
Heavy Industrial (HI)	HI, Heavy Industrial
<b>MIXED USE LAND USE DESIGNATIONS</b>	
Mixed Use Village Center (VCMU)	VCMU, Village Center Mixed Use <sup>b</sup>
Residential Mixed Use (RMU)	RMU, Residential Mixed Use <sup>b</sup>

PUBLIC/QUASI-PUBLIC AND OPEN SPACE LAND USE DESIGNATION	
Parks and Open Space (P/OS)	O, Open Space Land Use PR, Park and Recreation C-O, Commercial Recreation
Resource Management and Conservation (RMC)	O, Open Space Land Use
Public Services (PS)	PS, Public Services Any zoning
RESIDENTIAL LAND USE DESIGNATIONS	
Rural Residential (RR) <sup>e2</sup>	AR-10, Agricultural Residential AR-5, Agricultural Residential AR-2, Agricultural Residential
Estate Residential (ER)	AR-1, Agricultural Residential RD-1, Very Low Density Residential RD-2, Very Low Density Residential RD-3, Very Low Density Residential RD-4, Low Density Residential
Low Density Residential (LDR)	RD-4, Low Density Residential <sup>3</sup> RD-5, Low Density Residential RD-6, Low Density Residential RD-7, Low Density Residential
Medium Density Residential (MDR)	RD-8, Medium Density Residential RD-10, Medium Density Residential RD-12, Medium Density Residential RD-15, Medium Density Residential RM-1, Mobile Home
High Density Residential (HDR)	RD-18, Medium-High Density Residential RD-20, High Density Residential RD-25, High Density Residential RD-30, High Density Residential RD-40, High Density Residential
OTHER LAND USE DESIGNATIONS	
Agriculture (AG)	AR-10, Agricultural Residential AG-20, Agriculture AG-80, Agriculture
Study Areas (SA)	AR-5, Agricultural Residential AR-10, Agricultural Residential AG-20, Agriculture AG-80, Agriculture
Tribal Trust Lands (TTL)	Exempt from local regulations

A1. Special Purpose Zoning Districts including SP (Specific Plan), and SPA (Special Planning Area), and RM-1 (Mobile Home) may be considered consistent with any of the land use designations.

b. Zones to be established

e2. Lots smaller than 2 gross acres and/or zoned AR-1 within the Rural Area Community Plan that existed as legal lots as of November 19, 2003 are considered consistent with the Rural Residential General Plan designation.

3. Subdivisions approved prior to August 2006 and zoned RD-4 that do not meet the minimum density requirements of the Low Density Residential designation may still be consistent with the designation, provided the lot sizes within the subdivision comply with the lot size range provided herein.

**Chapter 3 (Planning Framework), Page 3-26, Military Facilities, shall be amended as follows:**

### **Military Facilities**

The State of California (Government Code Section 65302(2)) requires that each local jurisdiction's general plan consider the potential impact of new growth on military readiness activities carried out on military facilities located in the vicinity of that jurisdiction.

While there are no military bases, installations, or operating facilities located within the Planning Area or within a reasonable distance of the City, there is a military recruitment center located at ~~9245 Laguna Springs Drive~~ 9163 E Stockton Boulevard. This center serves as a physical training facility for enlisted personnel living in the area. No impacts to military operations have been identified as a result of continued development of the City. The recruitment center is located within ~~an office center~~ a retail shopping center and the surrounding area is substantially developed. This General Plan does not propose any major land use or circulation changes in the area that would impact these operations.

Additional military operations that may occur within the Planning Area are generally limited to general equipment and personnel movement and overflight of aircraft to or from Travis Air Force Base, Beale Air Force Base, or Mather Field. Additional Coast Guard air operations occur at McClellan Field.

Figure 3-2, Composite Map, is amended to be as follows:

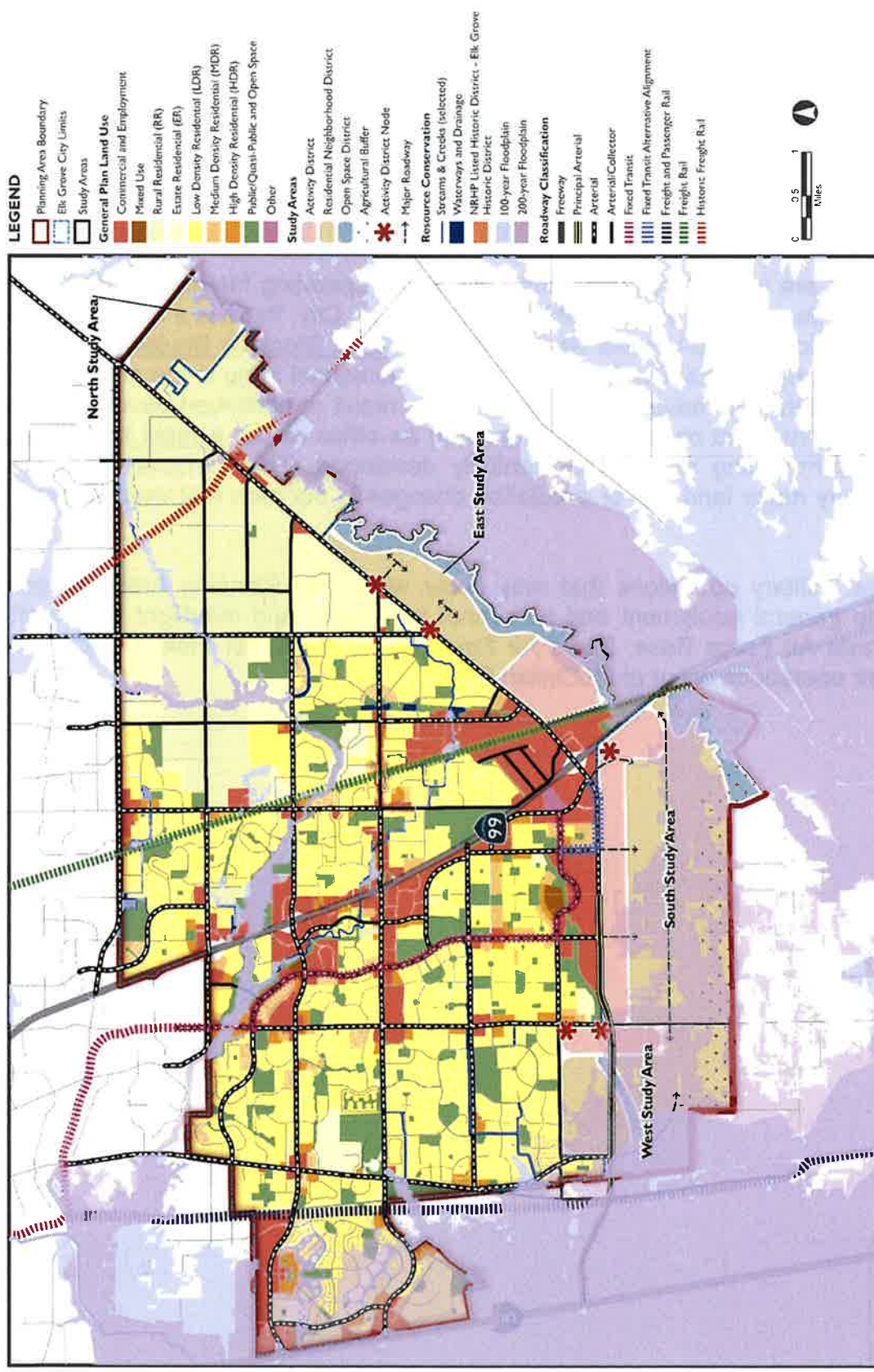


Figure 3-4, Land Use Diagram, is amended to be as follows:

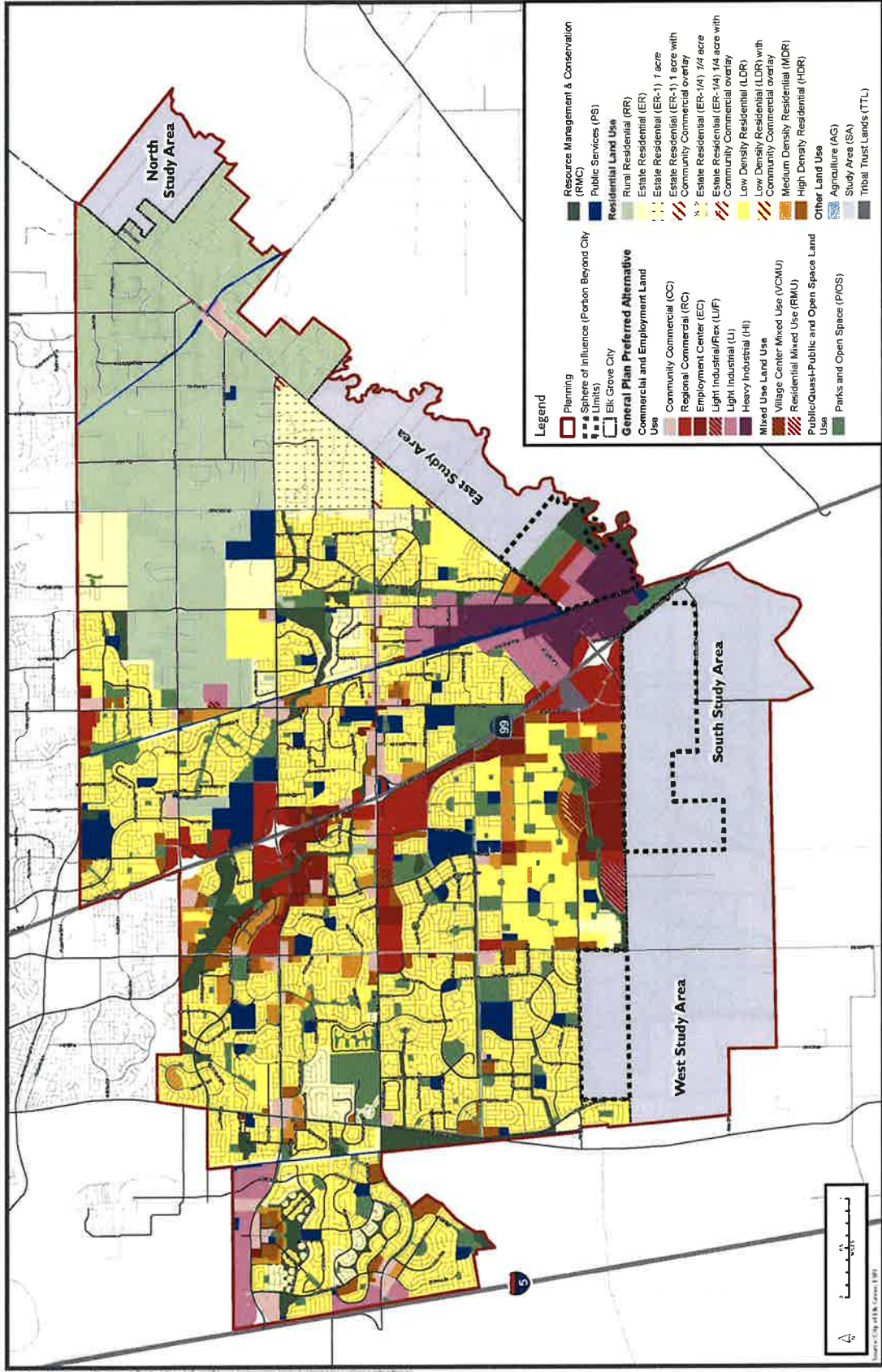




Figure 3-6, Transportation Network Diagram, is amended to be as follows:

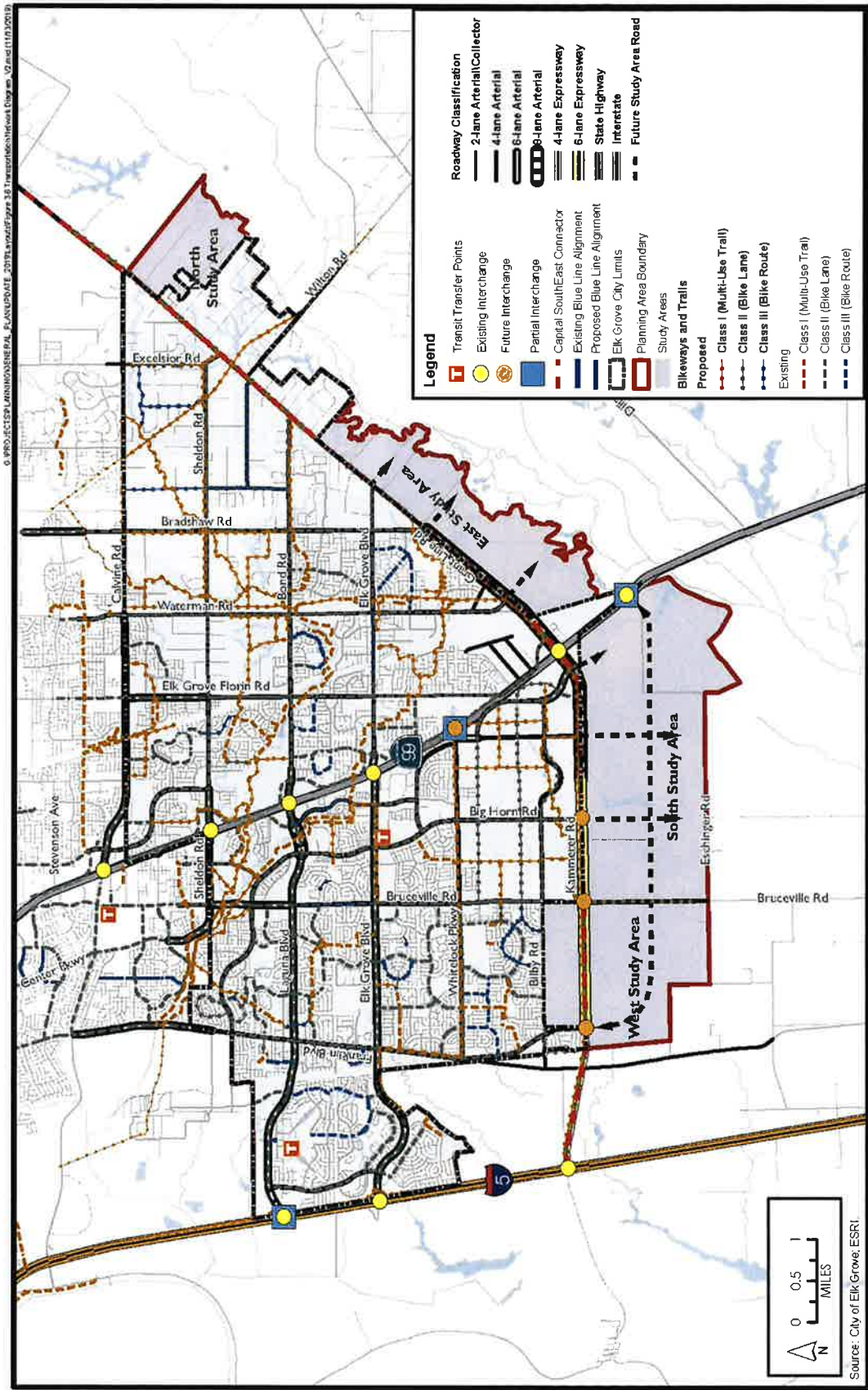
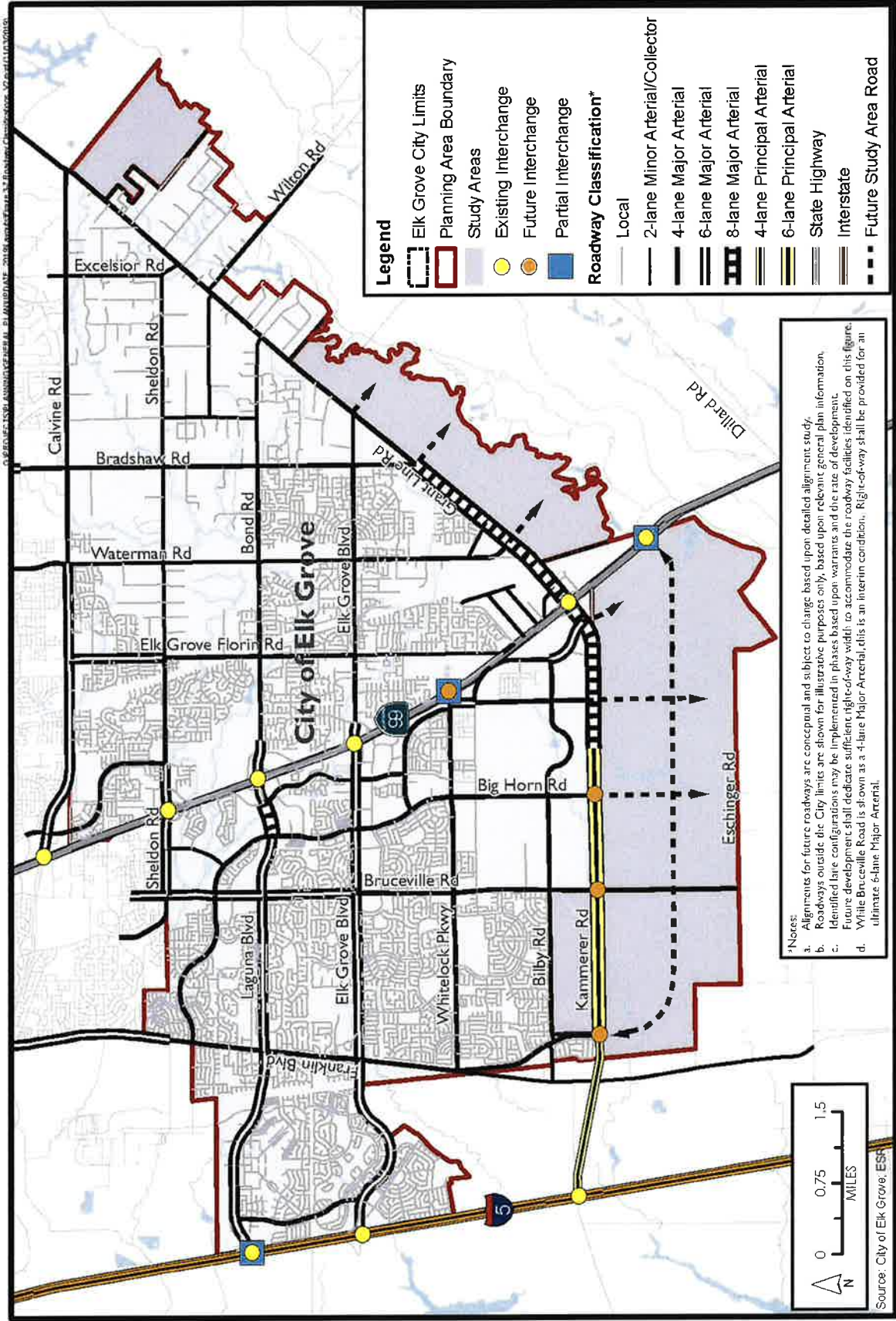


Figure 3-7, Roadway Classifications, is amended to be as follows:



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-277**

**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 11, 2019 by the following vote:***

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

**NOES:           COUNCILMEMBERS:     None**

**ABSTAIN:       COUNCILMEMBERS:     None**

**ABSENT:        COUNCILMEMBERS:     None**

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