

**RESOLUTION NO. 2018-078**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
ADOPTING A GENERAL PLAN AMENDMENT FOR THE TREASURE HOMES II  
PROJECT (EG-03-486A) AND THE TUSCAN RIDGE SOUTH II PROJECT (EG-15-038)  
(NO FURTHER CEQA REVIEW REQUIRED)  
GENERAL PLAN AMENDMENT 18-1**

**WHEREAS**, on November 19, 2003, the City Council adopted Resolution No. 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**, on March 14, 2018, the City Council held duly-noticed public hearings in consideration of the Treasure Homes II Project (EG-03-486A) and the Tuscan Ridge South II Project (EG-15-038) 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**, on March 14, 2018, the City Council adopted Resolution No. 2018-060 which declared the Council's intent to approve a General Plan Amendment reconfiguring the land use designations within the Treasure Homes II Project; and

**WHEREAS**, on March 14, 2018, the City Council also adopted Resolution No. 2018-061, which declared the Council's intent to approve a General Plan Amendment reconfiguring the land use designations within the Tuscan Ridge South II Project; and

**WHEREAS**, on March 28, 2018, the City Council adopted Ordinance No. 07-2018 finding the Rezone for the Treasure Homes II Project (EG-03-486A) did not require further environmental analyses from CEQA pursuant to State CEQA Guidelines Section 15183 and Section 15162; and

**WHEREAS**, on March 28, 2018, the City Council adopted Ordinance No. 08-2018 finding the Rezone for the Tuscan Ridge South II Project (EG-15-038) did not require further environmental analyses from CEQA pursuant to State CEQA Guidelines Section 15183 and Section 15162.

**NOW, THEREFORE BE IT RESOLVED**, that the City Council of the City of Elk Grove hereby adopts the following General Plan Amendment consistent with findings of approval contained in EGMC 23.16.120.E:

- A. Relative to the Treasure Homes II Project (EG-03-486A), the General Plan is amended as provided in Exhibit A based upon the following finding:

Finding: The proposed General Plan amendment is of substantial benefit to the City and the amendment is internally consistent with the General Plan.

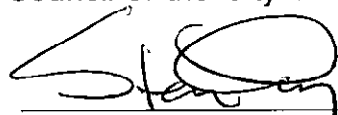
Evidence: The Project proposes a minor reconfiguration of the existing General Plan land use designations. The amendment will provide benefit by allowing the land uses to primarily stay the same as envisioned while increasing the size of the future detention basin and pump station in order to better serve the regional drainage needs. The Low Density Residential (LDR) land use designation allows single family housing at a density range of 4-7 units/acre and allows the RD4, RD-5, and RD-7 zoning designations (General Plan LU-3 compatibility table). The Project is consistent by proposing 192 lots intended for single family detached housing with an average density of 4.7 units per acre. The parks and open space/parkway corridors will provide access and trails consistent with the LRSP requirements.

- B. Relative to the Tuscan Ridge South II Project (EG-15-038), the General Plan is amended as provided in Exhibit B based upon the following finding:

Finding: The proposed General Plan amendment is of substantial benefit to the City and the amendment is internally consistent with the General Plan.

Evidence: The Project proposes a minor reconfiguration of the existing General Plan land use designations with a slight decrease of the Low Density Residential area, but an increase of the Parks and Open Space areas. Though the overall residentially designated is decreasing, the associated Specific Plan and Rezone requests will allow for more lots in the RD-4, RD-5 and RD-7 zoning categories to account for the loss of residential lots. The parks and open space/green corridors will remain, maintaining access and trails consistent with the LRSP requirements. The open space/green corridors have been designed to integrate with the future design of the adjacent Treasure Homes and Arbor Ranch subdivisions. The proposed amendment will provide a benefit to the community through increased park and open space size while maintaining the residential uses envisioned for the site.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 25<sup>th</sup> day of April 2018.



STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



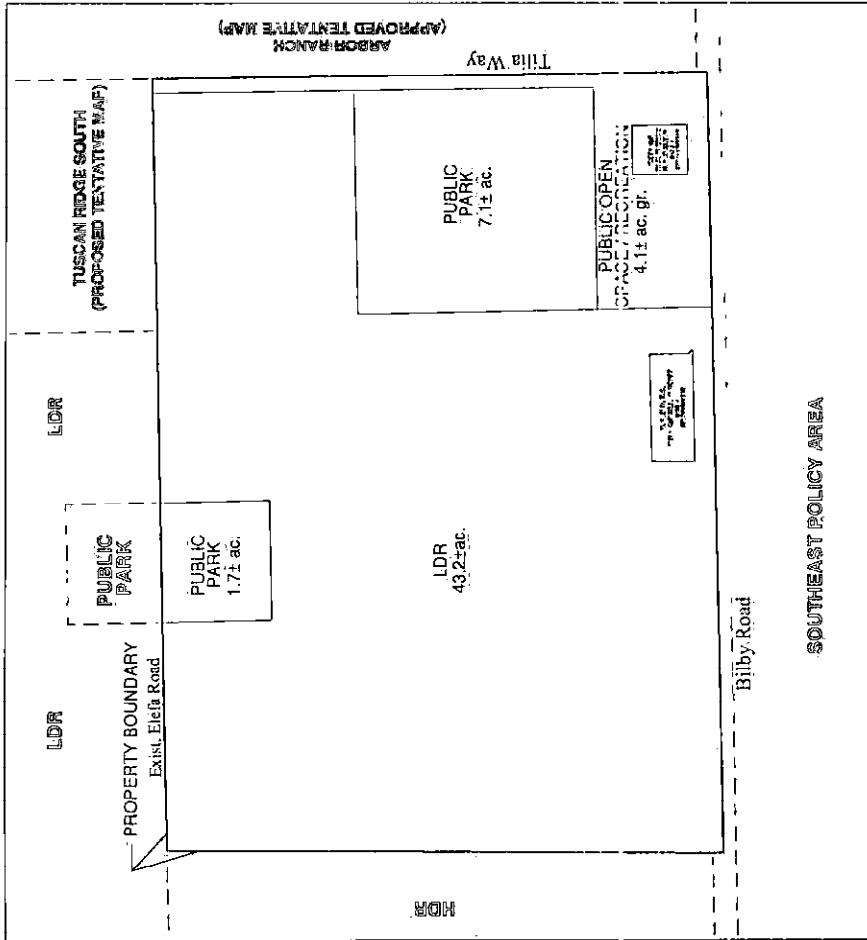
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

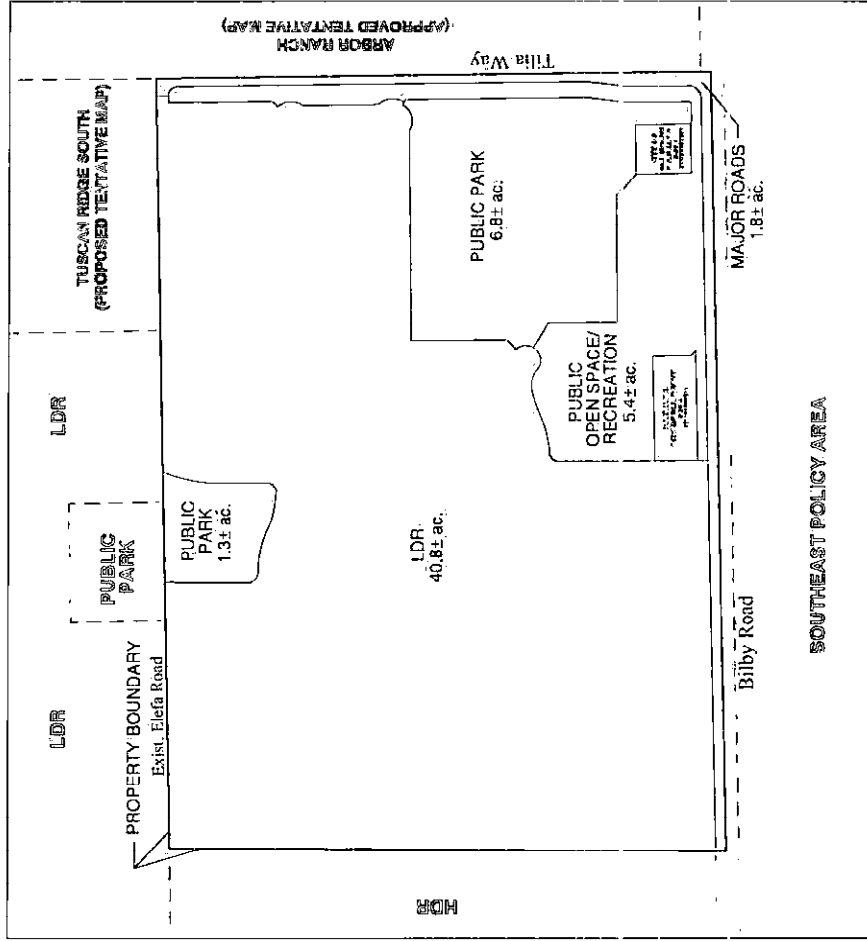


JONATHAN P. HOBBS,  
CITY ATTORNEY

# EXHIBIT A



Existing Land Use



Proposed Land Use

GENERAL PLAN LAND USE	EXISTING ACRES	PROPOSED ACRES (G)	DIFFERENCE ACRES
LDR	43.2	40.8	-2.4
PUBLIC PARK	8.8	8.1	-0.7
PUBLIC OPEN SPACE/RECREATION	4.1	5.4	+1.3
MAJOR ROADS	0.0	1.8	+1.8
TOTAL	56.1	56.1	

NOTE: All acreages are approximate and rounded to the nearest tenth.

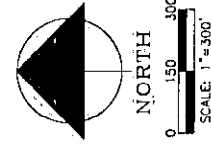
GENERAL PLAN AMENDMENT EXHIBIT

# TREASURE

a Portion of the Legunas Ridge Specific Plan Area

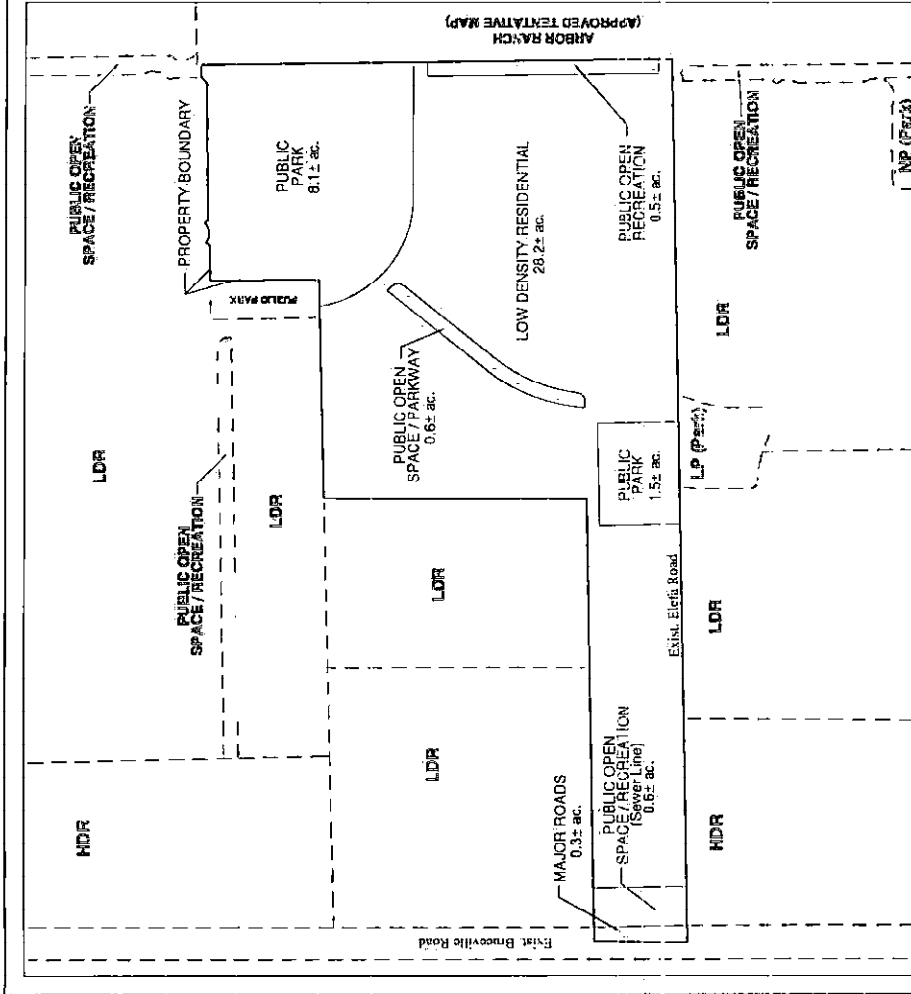
SCALE: 1" = 300'

October 12, 2017

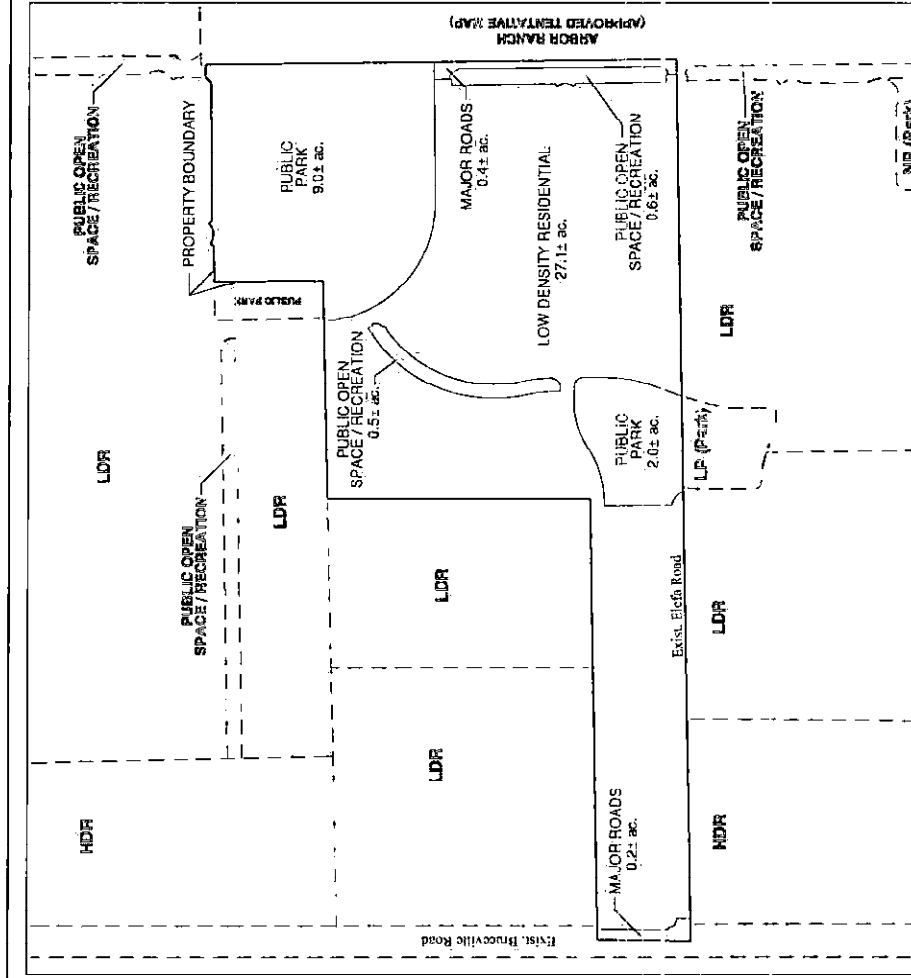


**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS

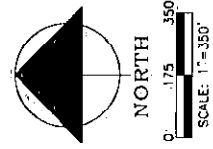
# EXHIBIT B



Existing Land Use



Proposed Land Use



GENERAL PLAN LAND USE	EXISTING ACRES*	PROPOSED ACRES (G)	DIFFERENCE ACRES
LDR	28.2	27.1	-1.1
PUBLIC OPEN SPACE/RECREATION	9.6	11.0	+1.4
MAJOR ROADS	1.7	1.1	-0.6
TOTAL	39.8	39.8	+0.3

NOTE: All acreages are approximate and rounded to the nearest tenth

## GENERAL PLAN AMENDMENT EXHIBIT

# TUSCAN RIDGE SOUTH

a Portion of the Tuscan Ridge Specific Plan Area

Scale: 1" = 350'

February 13, 2018

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-078**

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 April 25, 2018 by the following vote:*

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

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

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

**ABSENT:**        **COUNCILMEMBERS:**     *Detrick*

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