

## RESOLUTION NO. 2014-17

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ADOPTING A SPECIFIC PLAN AMENDMENT FOR THE EAST ELK GROVE SPECIFIC PLAN FOR THE FIELDSTONE NORTH PROJECT PROJECT NO. EG-13-004; ASSESSOR PARCEL NUMBER 134-0110-154**

**WHEREAS**, the Planning Department of the City of Elk Grove received an application on January 31, 2013 from LVP & Pappas Arizona LP & ETAL (the "Applicant") requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and Design Review for the Large Lot Tentative Subdivision Map and Small Lot Tentative Subdivision Map layouts for the Fieldstone North Project (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 APN: 134-0110-154; and

**WHEREAS**, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000 et seq.; and

**WHEREAS**, the State CEQA Guidelines (Title 14 of the California Code of Regulations) Section 15162(a) identifies that when an environmental impact report (EIR) has been certified or a mitigated negative declaration (MND) has been adopted for a project, the CEQA Guidelines allow a subsequent environmental document to be prepared in the event that changes are made to the previously approved project and only minor changes are needed to the MND or EIR to address the changed project; and

**WHEREAS**, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a General Plan Amendment, Specific Plan Amendment, Rezone Large Lot Tentative Subdivision Map, and Small Lot Tentative Subdivision Map for this Project will have a significant effect on the environment beyond what was analyzed in the Subsequent Mitigated Negative Declaration prepared for the Project and disclosed; and

**WHEREAS**, the Planning Department considered the Project request pursuant to the General Plan, East Elk Grove Specific Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code) standards, City's Design Guidelines, and all other applicable State and local regulations; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 3-1 to recommend approval of the Project to the City Council; 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 heard by the City Council at the January 22, 2014 hearing date under a separate item (Item 9.3); and

**WHEREAS**, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, 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 adopts a Specific Plan Amendment, for the Project illustrated in Exhibit A and based upon the following findings:

### **Specific Plan Amendment**

Finding #1: The proposed specific plan amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The General Plan contains goals, policies, and objectives to which all projects must adhere. Thus, the EEGSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The EEGSP recognizes that periodic amendments may be necessary in order to respond to changing circumstances and unpredictable circumstances such as the removal of the Sunset Sky ranch Airport's approach/departure zone. Such amendments include changes to the land use designations for proposed projects. General Plan Land Use Policies LU-22 and LU-23 allows the EEGSP to have discretion as to land use. The Specific Plan Amendment to increase the EEGSP dwelling unit allocation for the Project site, increase the EEGSP dwelling unit cap, and the redesignation and redistribution of EEGSP land use designations is consistent with the General Plan goals, policies, and implementation programs.

Finding #2: The proposed amendment to the Specific Plan complies with the requirements and intent of the East Elk Grove Specific Plan and does not change the basic configuration or intent of the Plan.

Evidence: The East Elk Grove Specific Plan identifies a total build-out of residential dwelling units in the Specific Plan area and further encourages a broad range of housing types to accommodate for varying market demands. The proposed amendment to redesignate the site for RD 5 single-family development in order to create smaller residential parcels, in conjunction with the project's General Plan Amendment and Rezone, does not create an inconsistency with the overall residential development plan envisioned by the East Elk Grove Specific Plan. A variety of housing types will be provided by the addition of new home plans built by the developer.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 22<sup>nd</sup> day of January 2014.



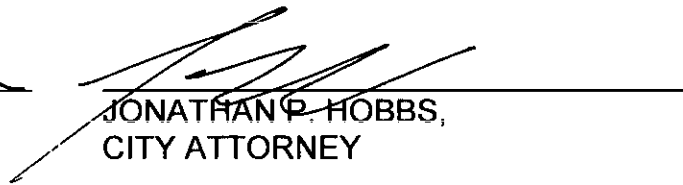
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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



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

APPROVED AS TO FORM:

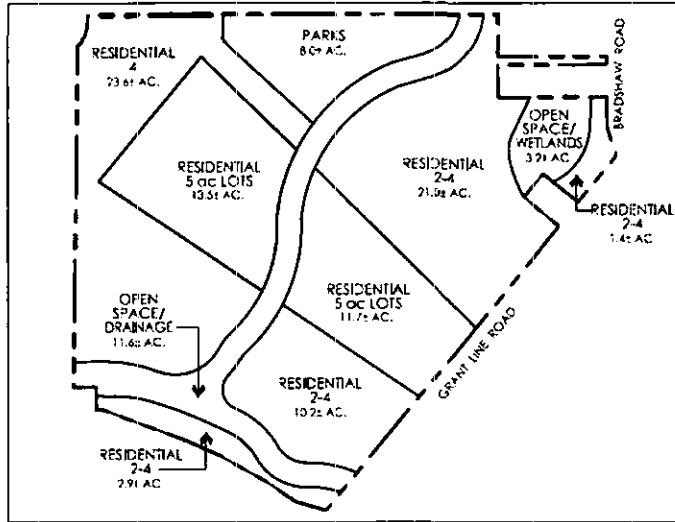


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JONATHAN P. HOBBS,  
CITY ATTORNEY

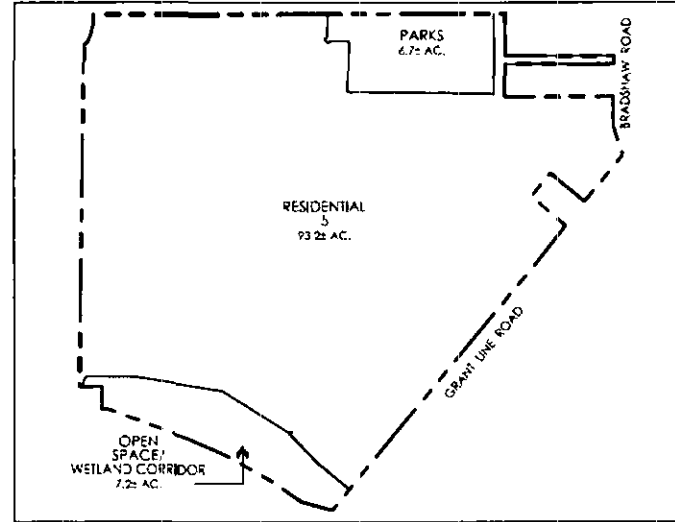
# Exhibit A

## East Elk Grove Specific Plan Amendment Exhibit

### SPECIFIC PLAN AMENDMENT EXHIBIT FIELDSTONE NORTH CITY OF ELK GROVE, CALIFORNIA NOVEMBER 26, 2013



EXISTING EAST ELK GROVE SPECIFIC PLAN



PROPOSED EAST ELK GROVE SPECIFIC PLAN

#### SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
RESIDENTIAL 5 ac LOTS	RESIDENTIAL 5 ac LOTS	25.2	0	- 25.2
RESIDENTIAL 2-4	RESIDENTIAL 2-4 DU/AC	35.5	0	- 35.5
RESIDENTIAL 4	RESIDENTIAL 4 DU/AC	23.6	0	- 23.6
RESIDENTIAL 5	RESIDENTIAL 5 DU/AC	0	93.2	+ 93.2
PARKS	PARKS	8.0	6.7	- 1.3
OPEN SPACE-DRAINAGE	DRAINAGE CORRIDOR	11.6	0	- 11.6
OPEN SPACE-WETLANDS	WETLAND CORRIDOR	3.2	7.2	+ 4.0
		107.1 AC	107.1 AC	0



**WOOD ROBBERS**  
DEVELOPMENT INNOVATIVE DESIGN SOLUTIONS  
 2501 O St. Ste. 100-B Tel: 916.341.7700  
 Sacramento, CA 95816 Fax: 916.341.7707

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**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-17**

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 January 22, 2014 by the following vote:*

**AYES :**       **COUNCILMEMBERS:**    *Davis, Cooper, Detrick, Trigg*

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

**ABSTAIN :**   **COUNCILMEMBERS:**    *Hume*

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

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