

## RESOLUTION NO. 2014-195

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE DECLARING ITS INTENT TO ADOPT A GENERAL PLAN AMENDMENT AND REZONING CERTAIN PROPERTIES

**WHEREAS**, the proposed action includes amendments to the City of Elk Grove General Plan and the Elk Grove Zoning Map (the proposed amendments); and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 5, 2014 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 declares its intent to adopt or approve the following, as provided in Exhibit A, incorporated herein by this reference, based upon the findings listed below:

- 1) Amend the Land Use Element of the General Plan;
- 2) Amend the Land Use Map of the General Plan
- 3) Amend the Zoning Map of the City of Elk Grove.

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

Finding: The proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines).

Evidence: The approval of these amendments *does not approve any development project*. The proposed General Plan amendments correct the zoning consistency table based upon prior Zoning Code edits include re-titling two districts and eliminating one district. One amendment adds a specific reference to a zone consistent with an existing footnote. The proposed General Plan Map Amendments (1) reflect encumbrances for preservation easements and (2) provide a consistent General Plan designation across *an existing integrated development*, providing for uniform development regulations. The proposed rezonings are being completed for consistency with the General Plan land use map and no specific development is being proposed. Subsequent development is subject to discretionary design review and/or use permit.

Each of these components, individually and cumulatively, does not result in the possibility of creating significant or cumulative effects on the environment. Future development under the proposed regulations would be subject to CEQA at that time, as those actions would be classified as "projects" under CEQA. Therefore, these changes are not subject to CEQA under the General Rule and no further environmental review is necessary.

**General Plan Consistency – General Plan Amendments**

Finding: The proposed amendments to the General Plan are internally consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed amendments to the General Plan ensure consistency between the General Plan and successive planning documents, including but not limited to the Zoning Code. Policy LU-3, as amended, remains internally consistent with the balance of the General Plan. The changes to the General Plan land use map reflect current restrictions on property (e.g., habitat preservation, cemeteries) and ensure consistency and compatibility with surrounding development. It does not alter the potential development of these properties beyond that considered in the General Plan.

**General Plan Consistency – Rezoning**

Finding: The proposed amendments to the Elk Grove Zoning Map are consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed amendments to the Elk Grove Zoning Map are consistent with and implement General Plan Land Use Policy LU-3.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 27<sup>th</sup> day of August 2014.

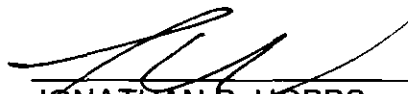


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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

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

APPROVED AS TO FORM:

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

## EXHIBIT A

### General Plan Amendments

***Policy LU-3 is amended as follows to allow the O zone to implement the Institutional General Plan Land Use Designation and complete other cleanups.***

**LU-3** The following table illustrates the Zoning Districts which implement the land use categories shown on the Land Use Policy Map of this General Plan.

<b>Land Use Category</b>	<b>Zoning Districts</b>
Commercial	AC, LC, GC, SC, <del>TC</del>
Office	BP, MP
Office/Multi-Family	BP, MP, (MF) overlay
Commercial/Office	AC, LC, GC, SC, <del>TC</del> , C-O, BP, MP
Commercial/Office/Multi-Family	AC, LC, GC, SC, <del>TC</del> , C-O, BP, MP, (MF) overlay
Light Industry	MP, <del>M1</del> <u>LI</u>
Heavy Industry	<del>M2</del> <u>HI</u>
Public and Quasi-Public	Any zoning district
Public Schools	Any agricultural, residential, or office zoning district; LC and C-O zoning districts
Public Parks	Any agricultural or residential zoning districts; O zoning districts, LC, GC, and C_O zoning districts
Public and Private Open Space/Recreation	O zoning district; any agricultural and residential zoning district; C-O zoning district
Institutional	AG-20 and AG-80 zoning districts; any residential zoning district; MP, BP, and <del>M-4LI</del> , and O zoning districts
Rural Residential	AR-10, AR-5, AR-2
Estate Residential	AR-1, RD-1, RD-2, RD-3, RD-4
Low Density Residential	RD-4, RD-5, RD-6, RD-7
Medium Density Residential	RD-10, RD-15
High Density Residential	RD-20, RD-25, RD-30
Rural Agriculture	AR-10, AG-20
General Agriculture	AG-20, AG-80
Urban study area	AG zoning districts

Land Use Category	Zoning Districts
Private Streets	Any zoning district
Transit Oriented Development (TOD)	Reference underlying land use designation for consistent Zoning Districts

\* The "O" (Recreation Open Space) zone is a consistent zoning district in all land use categories.

The Zoning Map and all other land use approvals, including Specific Plans and Special Planning Areas, shall be consistent with the Land Use Policy Map of this General Plan.

### General Plan Map Amendments and Rezoning

***The General Plan Land Use Designations and Zoning for the following properties shall be amended as follows:***

Site Number	Site/APN	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1	119-1270-046	HDR	Public and Private Open Space/Recreation	RD-20	O
2	119-0133-038	LDR	Public and Private Open Space/Recreation	RD-5	O
3	119-0161-001, 014 & 015	LDR	Public and Private Open Space/Recreation	RD-5	O
4	134-0050-047	HI	LI	HI	LI
5	134-0100-060*	HI	LI/HI	HI	LI/HI
12	125-0010-003	HDR	C/Public and Private Open Space/Recreation	RD-20	AC/O

\* Portion, see figure below.

### Location of Sites 1, 2



### Location of Site 3





### Location of, and Proposed Action for, Sites 4 & 5



### Location of, and Proposed General Plan Action for, Site 12



### Location of, and Proposed Zoning Action for, Site 12



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-195**

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 August 27, 2014 by the following vote:***

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

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

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

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

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