

RESOLUTION NO. 2016-214

A RESOLUTION OF THE ELK GROVE CITY COUNCIL FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061, REPEALING THE ELK GROVE AUTO MALL DESIGN GUIDELINES; AMENDING THE LAGUNA RIDGE SPECIFIC PLAN SECTION 3.5.11.1 AND REMOVING THE ELK GROVE AUTO MALL PHASE 3 CONDITION OF APPROVAL NO. 47 TO REFLECT THE REPEAL OF THE AUTO MALL DESIGN GUIDELINES FOR ALL PARCELS WITHIN THE GENERAL BOUNDARIES OF ELK GROVE BOULEVARD TO THE NORTH, W. STOCKTON BOULEVARD TO THE EAST, AUTO PASSAGE DRIVE TO THE SOUTH AND LAGUNA SPRINGS DRIVE TO THE WEST (CEQA EXEMPT)

WHEREAS, on October 23, 1996, the County Board of Supervisors adopted the Auto Mall Design Guidelines as Exhibit Z to Resolution No. 96-1235 for the reclassification of zoning from Permanent Agricultural – Extensive (AG-80) Land Use Zone to Limited Commercial (LC) and Auto Commercial (AC) Land Use Zones; and

WHEREAS, on July 1, 2000, the City of Elk Grove incorporated; and

WHEREAS, the City adopted the zoning code, map and design guidelines in effect with the County of Sacramento at the time of incorporation, including the Auto Mall Design Guidelines (AMDG); and

WHEREAS, on June 16, 2004, the Elk Grove City Council adopted the Laguna Ridge Specific Plan (LRSP) and stated that all parcels within the AC Zone of the LRSP were subject to the AMDG; and

WHEREAS, the AMDG have been identified as too restrictive with an outdated approach to architectural design and should therefore be repealed (the Project); and

WHEREAS, future development within the Auto Mall will be subject to the development standards and design guidance of the Zoning Code, Citywide Design Guidelines, Laguna Ridge Specific Plan Guidelines (as applicable) and Auto Mall Sign Criteria; and

WHEREAS, the area of impact is located south of Elk Grove Boulevard and West of Stockton Boulevard and described as APN 132-0410-008, -011, -012, -013, -019, -021, -024, -025, -027, -036, -037, -038, -040, -041, -042, -043, -044; and 132-1100-001, -003, -005, -022, -023, -025, -026, -029, -030, -031, -032, -033, -034, -035, -036, -042, -047, -049, -051, -052, -054, AND -055; and

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

WHEREAS, State CEQA Guidelines Section 15061(b)(3) applies to projects that there is no possibility that the activity in question may have a significant effect on the environment; and

WHEREAS, the Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff and at the meeting recommended 5-0 that the City Council approve the Project; and

WHEREAS, the City Council held a duly noticed public hearing 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 finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) based upon the following finding:

California Environmental Quality Act (CEQA)

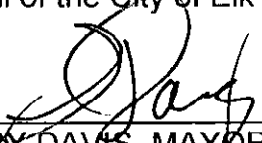
Finding: The Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3).

Evidence:

Pursuant to CEQA Guidelines Section 15061(b)(3), a project is exempt from CEQA if there is no possibility that the activity in question may have a significant effect on the environment. The proposed Project involves the repeal of the AMDG, and it does not approve any specific development project. With the repeal of the Guidelines, development in the Auto Mall would be subject to City-wide Design Guidelines and standard regulations contained within the City's Municipal Code. Any future discretionary project in the Auto Mall would be subject to its own CEQA review, which could result in a finding of CEQA exemption or a more elaborate level of environmental review. However, because this action only repeals development guidelines in lieu of applying City-wide standards, and the action does not approve a specific development project, this Project would not result in any significant effect on the environment, and it is, therefore, exempt from CEQA.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the repeal of the Elk Grove AMDG, amends the Laguna Ridge Specific Plan to remove reference to the AMDG as set forth at Exhibit A, and amends the Conditions of Approval for the Elk Grove Auto Mall Phase 3 Expansion Conditions of Approval to remove Condition of Approval No. 47, as indicate on Exhibit B.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of October 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

Laguna Ridge Specific Plan Section 3.5.11.1

The Laguna Ridge Specific Plan is amended to remove language referring to the Auto Mall Design Guidelines, as shown in strikethrough below.

3.5.11 AUTO COMMERCIAL (AC)

3.5.11.1 Purpose and Intent

The purpose of the Auto Commercial designation is to establish an area for a community-oriented auto mall and support uses. The Auto Mall will provide local employment opportunities in support of the housing proposed within the Plan Area to reduce the need for freeway travel, and to generate sales tax revenues to support the emerging City of Elk Grove. The AC designation is intended to foster support of this major commercial and employment node, by encouraging a broad range of auto related and commercial uses to reinforce and enhance this important destination attraction. All projects within the AC are ~~not~~ subject to the City-wide Design Guidelines. ~~and are instead are subject to the previously approved set of Design Guidelines for the Auto Mall.~~

EXHIBIT B

Elk Grove Auto Mall Phase 3 Expansion (adopted by Planning Commission Resolution No. 2005-36)

The Conditions of Approval for Elk Grove Auto Mall Phase 3 Expansion are amended to remove Condition No. 47, as shown in strikethrough below.

~~Condition of Approval No. 47:~~

~~Parcels 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, and 12 (parcels zoned AC) must comply with the Elk Grove Auto Mall Design Guidelines. All projects within these lots are required to process Design Review entitlements prior to the issuance of building permits. Site improvement details related to driveway access and infrastructure improvements as well as infrastructure requirements in support of development within these lots will be determined prior to approval of Design Review entitlements of projects within these lots~~

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2016-214**

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

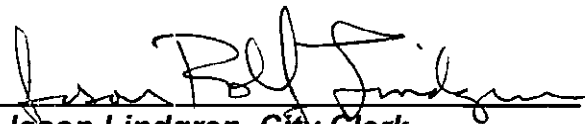
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on October 26, 2016 by the following vote:

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**