

**RESOLUTION NO. 2015-041**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
DECLARING ITS INTENT TO ADOPT A GENERAL PLAN AMENDMENT**

**SOUTHEAST POLICY AREA AMENDMENT NO. 1**

**WHEREAS**, State law (Government Code Section 65300) requires each city to adopt a comprehensive, long-term general plan for the physical development of the city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning; and

**WHEREAS**, in November 2003, the City adopted its first General Plan; and

**WHEREAS**, on June 16, 2004, the City Council adopted the Laguna Ridge Specific Plan; and

**WHEREAS**, on July 9, 2014, the City Council adopted the Southeast Policy Area (SEPA) Strategic Plan; and

**WHEREAS**, certain amendments to the SEPA Strategic Plan have been identified; and

**WHEREAS**, technical details regarding the interface between SEPA and the adjoining Laguna Ridge Specific Plan (LRSP) area have been resolved and this resolution necessitates an amendment to the Laguna Ridge Specific Plan; and

**WHEREAS**, the City determined that the proposed action (the "Project") is subject to the California Environmental Quality Act; and

**WHEREAS**, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) requires that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more specific conditions exists; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on February 5, 2015 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 the Southeast Policy Area Amendment 1 Project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15162 based upon the following finding:

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

**Finding:** No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

**Evidence:** On June 26, 2004, the City Council certified an Environmental Impact Report for the Laguna Ridge Specific Plan (State Clearinghouse No. 200082139). The LRSP analyzed development of the entire plan area, including the 10± acres identified for single family residential that is proposed to be moved to SEPA.

On July 9, 2014, the City Council certified an Environmental Impact Report for the Southeast Policy Area Strategic Plan (State Clearinghouse No. 2013042054). The SEPA EIR analyzed full buildout of SEPA based upon the land plan, development standards, and policies contained in the Community Plan and Special Planning Area, as well as the improvements identified in the accompanying infrastructure master plans.

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) requires that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. While the proposed actions will add additional area to SEPA, the additional development will not substantially increase the infrastructure required to serve the SEPA beyond that analyzed in either the LRSP EIR or the SEPA EIR. Revisions to the SEPA Traffic Study have been prepared, which details the potential impact to area roadways as a result of the proposed land plan changes. As documented in the analysis, the changes in traffic volumes as a result of the proposed action will not degrade the level of service forecasted for roadways and intersections from the levels identified in the SEPA EIR. Additionally, the City's drainage engineers have reviewed the proposed changes and have determined that the area of the proposed 10± acre addition to SEPA will continue draining to the Whitelock Parkway drainage facility, rather than into the SEPA drainage facilities. Further, they have concluded that there is sufficient capacity in Whitelock Parkway after the development of on-site drainage improvements required under the City's Storm Drainage Master Plan.

Therefore, there are no substantial changes in the Project from that analyzed in the 2014 EIR and no new significant environmental effects, or substantial increase in the severity of previously identified significant effects. No new information of substantial importance has been identified.

Further, since no changes to the EIR are necessary to support the Project, the City is not required to prepare an Addendum to the EIR as required by State CEQA Guidelines Section 15164.

Therefore, the prior EIR is sufficient to support the proposed action and no further environmental review is required.

**AND, BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby declares its intent to adopt or approve the following based upon the following findings:

- Amendment to General Plan Land Use figures LU-1 and LU-5 as illustrated in Exhibit A;
- Amendment to the Southeast Policy Area Community Plan Figure SEPA-1 as illustrated in Exhibit B;
- Amendment to the Laguna Ridge Specific Plan land plan as illustrated in Exhibit C;
- Amendment to the Southeast Policy Area Special Planning Area as provided in Exhibit D; and
- Amendment to the City Zoning Map as illustrated in Exhibit E.

### **General Plan Amendment**

Finding: The General Plan Amendment is consistent with the goals and policies of the Elk Grove General Plan.

Evidence: The proposed General Plan amendment would update the land use figures of the Plan to reflect the ultimate alignment of Lotz Parkway. This change is internally consistent with the General Plan as it only relates to the Southeast Policy Area and Laguna Ridge Specific Plan and does not affect other policy areas of the General Plan. Specifically, no changes are necessary to the Circulation Element as the alignment of roadways is substantially similar, illustrating a curve in the roadway and matching the connection points with surrounding development. The amendment is necessary for contiguity of land uses along a future arterial roadway, consistent with General Plan focused Goal 1-9, which calls for a pattern of land use which enhances the community character,...[and] which provides for transit.

### **Community Plan**

Finding: The amendment to the Community Plan is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed amendment to the Community Plan is consistent with the goals and policies of the General Plan because it implements the corresponding General Plan Amendment. The amendment is necessary for contiguity of land uses along a future arterial roadway, consistent with General Plan focused Goal 1-9, which calls for a pattern of land use which enhances the community character,...[and] which provides for transit.

Finding: The amendment to the community plan is internally consistent to the community plan.

Evidence: The amendment to the Southeast Policy Area Community Plan maintains internal plan consistency as it relates to a roadway alignment and does not reduce the amount of employment land uses from that identified at the time of adoption of the Community Plan.

### **Specific Plan Amendment**

Finding: The Project is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed amendment to the Specific Plan is consistent with the goals and policies of the General Plan because it implements the corresponding General Plan Amendment. The amendment is necessary for contiguity of land uses along a future arterial roadway, consistent with General Plan focused Goal 1-9, which calls for a pattern of land use which enhances the community character,...[and] which provides for transit.

Finding: The project is consistent with the goals and policies of the Laguna Ridge Specific Plan.

Evidence: The amendment to the Laguna Ridge Specific Plan maintains internal plan consistency as it relates to a roadway alignment.



Finding: The amendment will benefit the Specific Plan Area and/or the City.

Evidence: The amendment will benefit the City by providing an effective roadway design consistent with the City's Improvement Standards and best engineering practices, ensuring the safe and efficient movement of vehicles in and around the subject area.

Finding: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence: The subject properties will remain developable after the proposed amendment. Specifically, the remaining residential properties will be accessible from street stubs planned as part of the Madeira East subdivision (EG-03-481/EG-13-020). The area transferred to the Southeast Policy Area will be able to be effectively developed consistently, and integrated, with the directly adjoining property.

Finding: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants the amendments.

Evidence: The City has completed the Southeast Policy Area Strategic Plan and has investigated the necessary alignment for Lotz Parkway. The ultimate alignment for Lotz Parkway requires the adjustment of the Laguna Ridge land plan in order to ensure proper planning.

Finding: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence: The Public Works Department has determined that the proposed alignment for Lotz Parkway is consistent with the City's Improvement Standards and best engineering practices, ensuring the safe and efficient movement of vehicles in and around the subject area. There are physical constraints at both ends of the alignment that prevent an alternative alignment from being used, principally the existing intersection of Whitelock Parkway and Lotz Parkway and the alignment of Lotz Parkway within the approved Sterling Meadows project.

### **Special Planning Area Amendment**

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

Evidence: The proposed amendments to the Southeast Policy Area Strategic Plan are consistent with the goals and policies of the General Plan as it implements the changes to the land use map.

The accompanying changes internal to SEPA include changes to the land plan and development standards. The land plan changes reduce the residential development potential of the plan in a minor way and do not limit the Plan's employment development potential. The changes to the development standards are minor and provide added flexibility in subsequent project design.

**Rezoning**

Finding: The proposed zoning amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed rezone is consistent with the goals and policies of the General Plan because it implements the corresponding General Plan Amendment. The amendment is necessary for contiguity of land uses along a future arterial roadway, consistent with General Plan focused Goal 1-9, which calls for a pattern of land use which enhances the community character,... [and] which provides for transit.


**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 11<sup>th</sup> day of March 2015.

  
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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

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

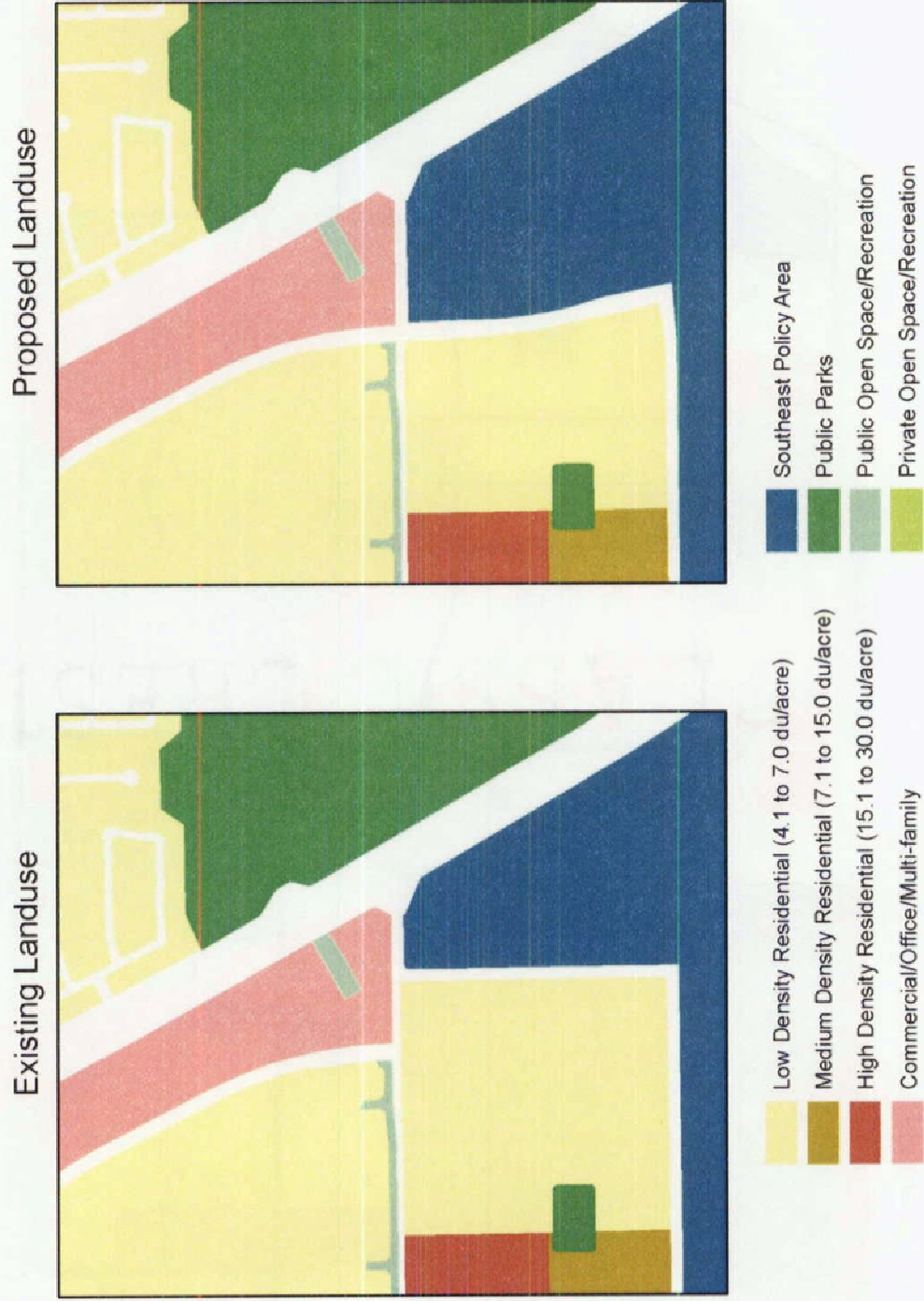
APPROVED AS TO FORM:

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

## EXHIBIT A: General Plan Amendment

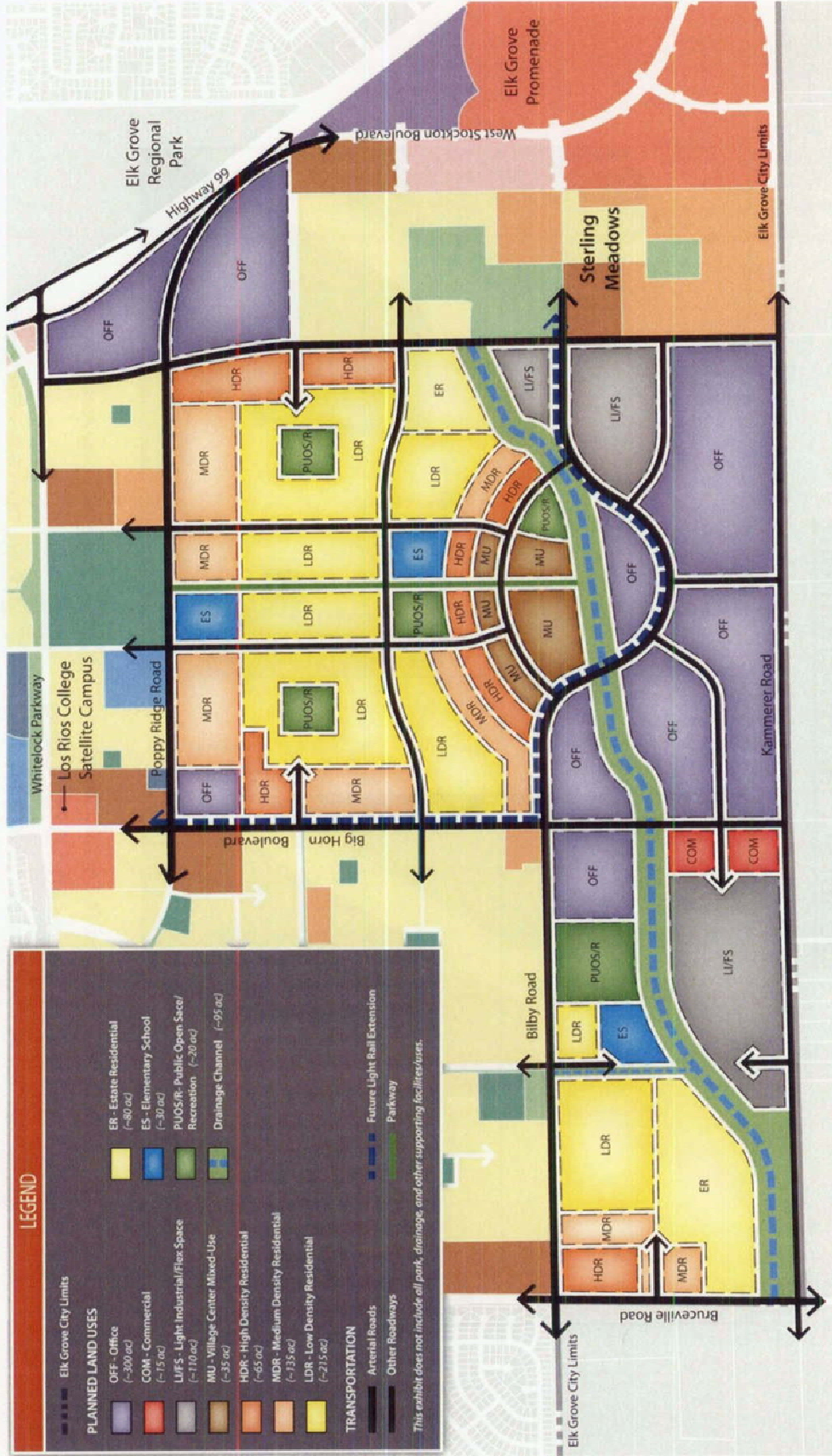
Figures LU-1 and LU-5 are amended as follows:

### General Plan Amendment



# EXHIBIT B: Southeast Policy Area Community Plan Amendment

Figure SEPA-1 is amended to look as follows:





**EXHIBIT C: Laguna Ridge Specific Plan Amendment**

Figure 3-1 (Land Use Plan) is amended as follows:

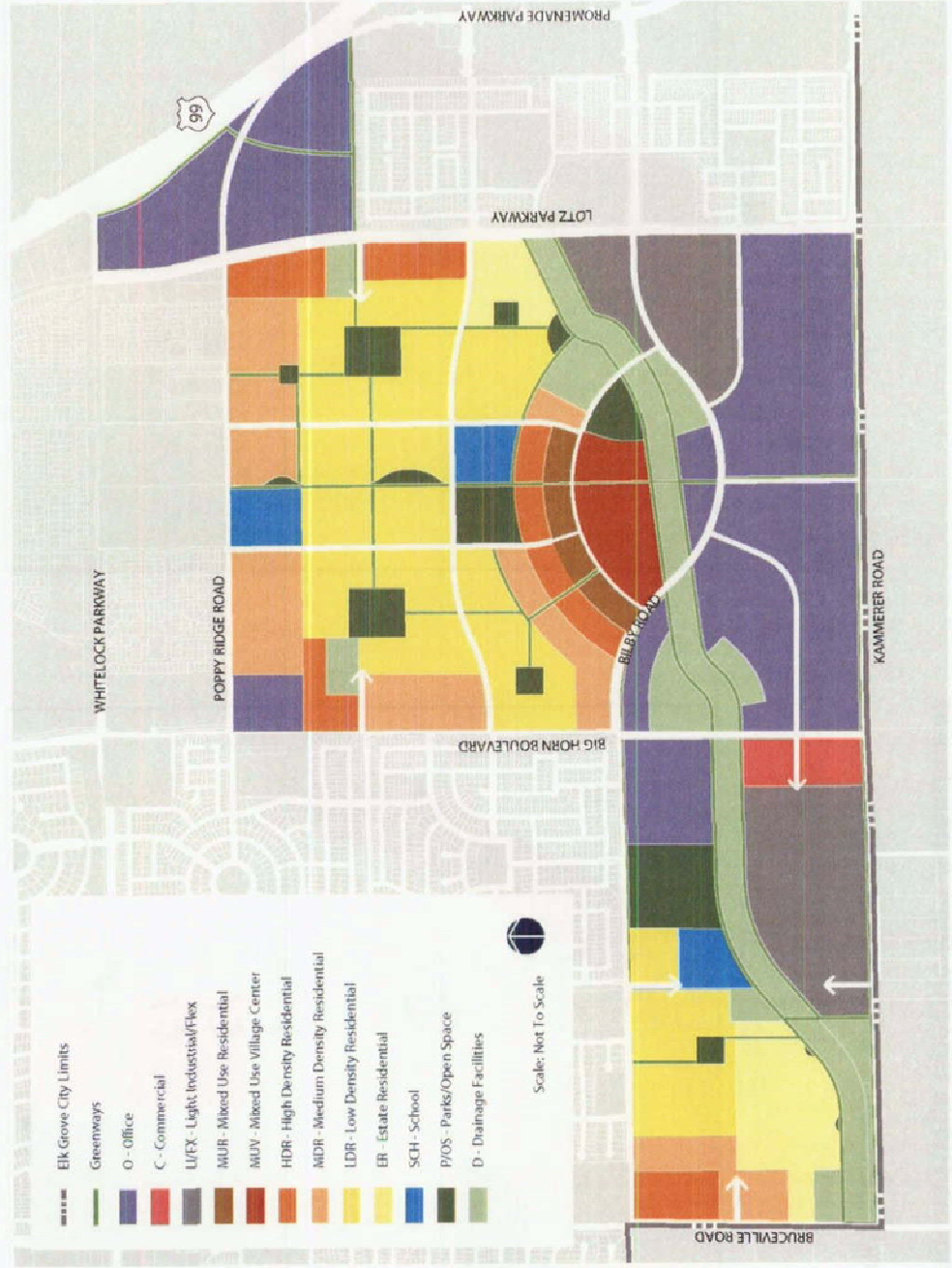
**Laguna Ridge Specific Plan Amendment**



## EXHIBIT D: Southeast Policy Area Special Planning Area Amendment

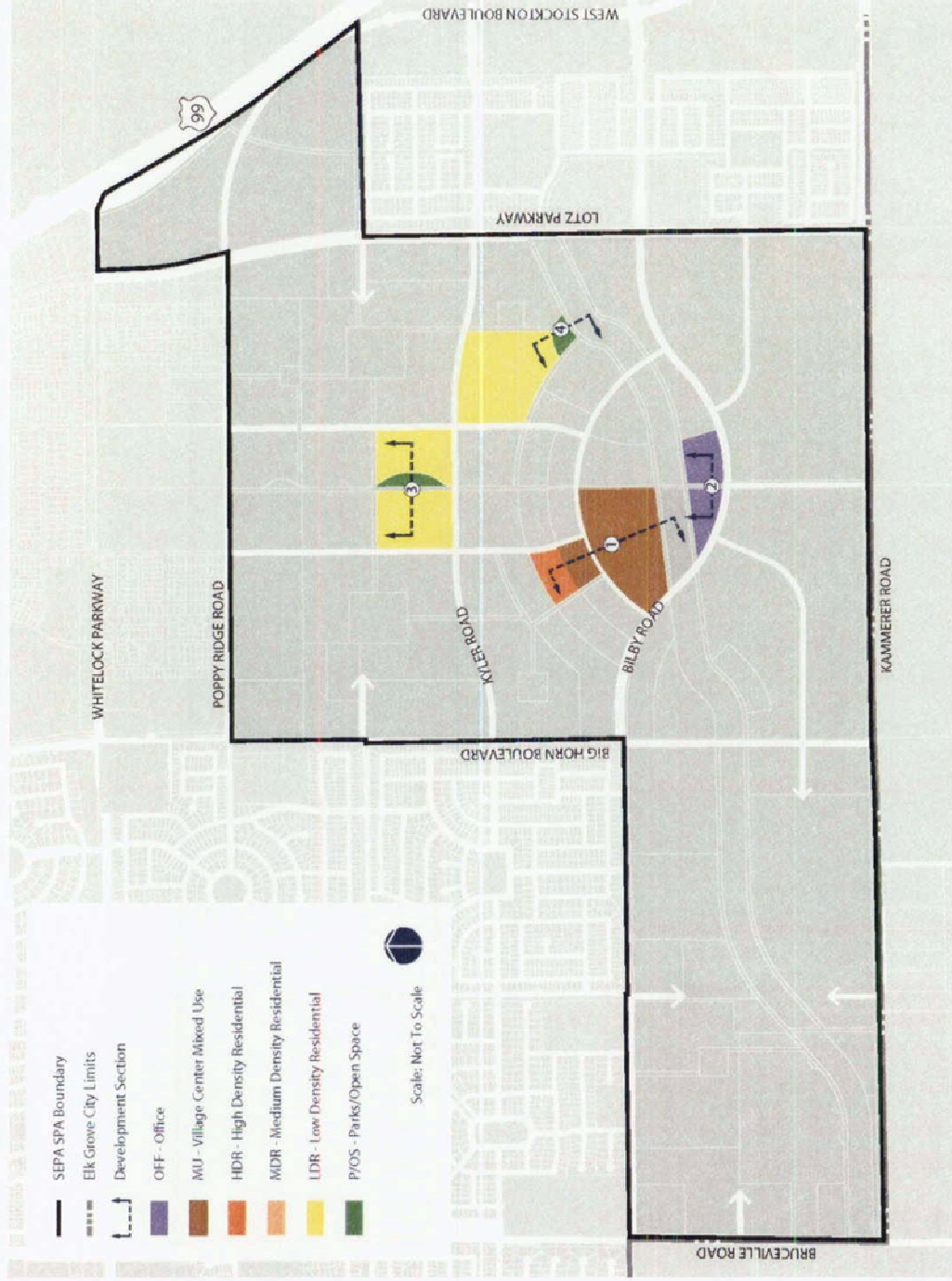
The Southeast Policy Area Special Planning Area is amended as follows:

1. Page 1-3, correct the typo in the graphic ("Prototype" not "Prototype").
2. Page 2-7, revise the Land Plan to look as follows:





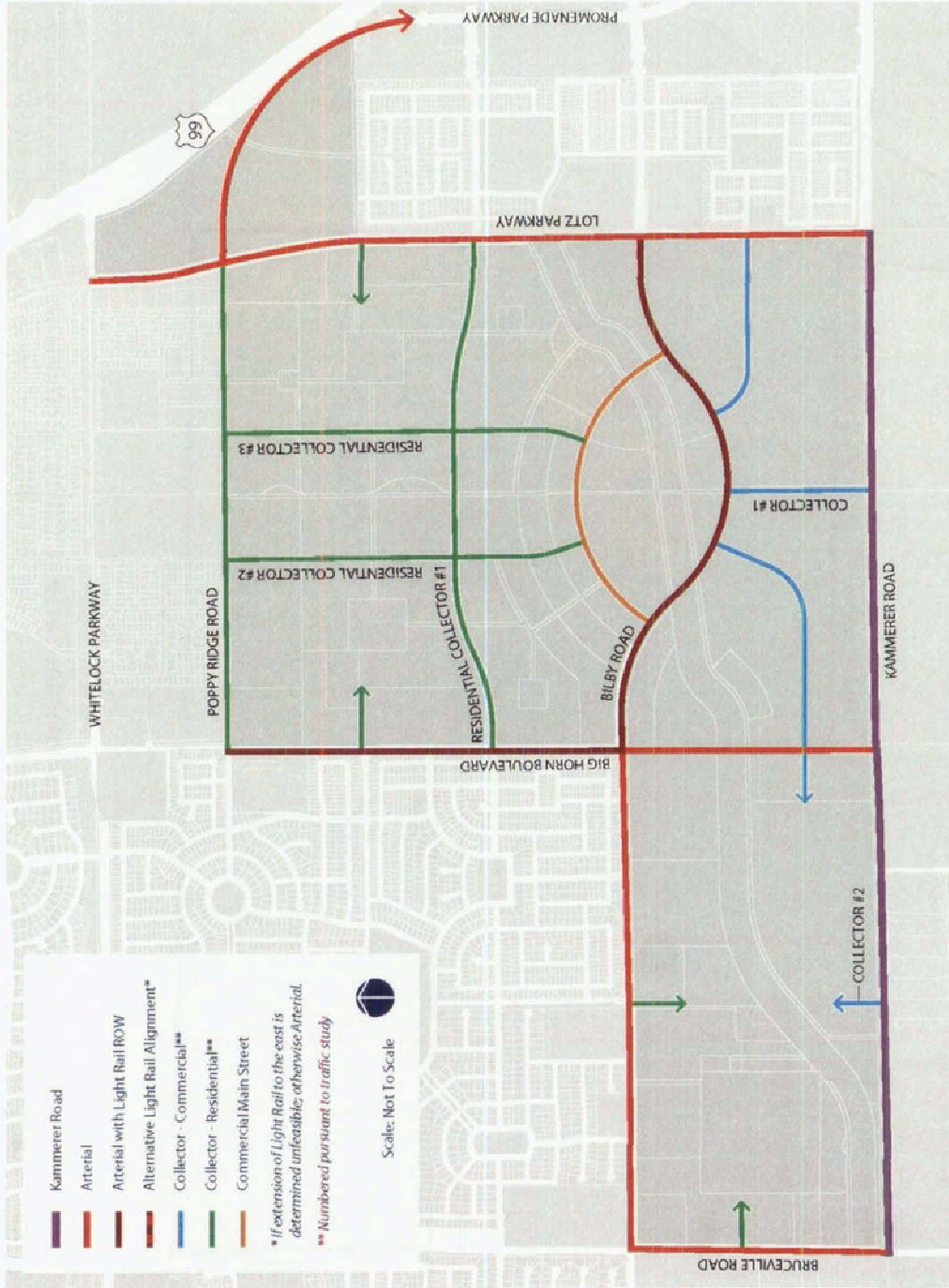
3. Page 2-8, revise the figure to look as follows:



4. Page 3-3, allow "Organizational Houses" (e.g., dormitories) in the Office, Commercial, and Light Industrial/Flex land use designations upon approval of a Conditional Use Permit (CUP), consistent with the allowed use regulations for schools.

5. Page 4-4, allow the Collector, Residential street form in the MDR and HDR land use designations.

6. Page 4-5, revise the Street Layout Map to look as follows:





7. Page 4-10, revise the Transit Corridor description to read "In advance of the transit facility, this corridor shall be landscaped to the satisfaction of the City. ~~Upon development of the transit system, it shall include a decorative fence along the street side and a solid masonry wall, consistent with the design requirements of this SPA, along the outside edge. Residential uses adjacent to the corridor shall install a solid masonry wall along the shared property line as part of their development. Upon development of the transit system, a decorative fence shall be installed along the street side of the corridor and where adjacent to all other land uses. All fencing and walls shall be consistent with the design requirements of this SPA.~~"
8. Page 4-12, change the following standards for the Collector, Commercial street form:
  - a. Right-of-Way (~~54~~ 52 ft. – ~~64~~ 62 ft.)
  - b. F. Landscape Area .... ~~15~~ 24 ft. min. total width
9. Page 4-16, re-label items "H" and "I" as "C" and "D", respectively.
10. Page 4-30, correct the typo in line A. Front ("may be" not "maby be").
11. Page 4-40, revise the side yard setback standards for the *Executive Lot, Single-Family Residential* building form from 7.5 feet (internal) and 15 feet (street side) to 5 feet and 12.5 feet, respectively
12. Page 4-45, revise the minimum lot depth for the *Small-Lot Detached Housing, Rear Loaded* building form from 70 feet to 60 feet
13. Page 4-106, change:
  - a. "Major Entry Monument" to "Primary Entry Monument"
  - b. "Minor Entry Monument" to "Secondary Entry Monument"

# EXHIBIT E: Zoning Map Amendment

The City Zoning Map is revised as follows:



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2015-041**

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

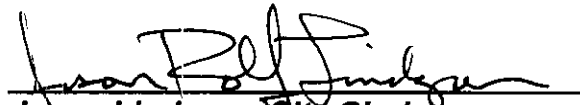
***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 11, 2015 by the following vote:***

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

**NOES:        COUNCILMEMBERS:        None**

**ABSTAIN :   COUNCILMEMBERS:        None**

**ABSENT:     COUNCILMEMBERS:        None**

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