

RESOLUTION NO. 2011-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A SPECIFIC PLAN AMENDMENT FOR FIELDSTONE SOUTH AMENDMENTS PROJECT, EG-10-018; APNS: 134-0110-136; 134-0110-137; AND 134-0110-138

WHEREAS, the Planning Department of the City of Elk Grove received an application from East Elk Grove 24, LLC (hereinafter referred to as the Applicant) on March 12, 2010, for a General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Subdivision Map, and Small Lot Tentative Subdivision Map; and

WHEREAS, the project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs 134-0110-136; 134-0110-137; and 134-0110-138; and

WHEREAS, the project consists of amending the Specific Plan land use designation for the project from RD 2-4, to RD-5; and

WHEREAS, the proposed Specific Plan Amendment will increase the development's average assumed residential density of 4 dwelling units per acre to 5 dwelling units per acre; and

WHEREAS, the proposed residential density increase is consistent with the average density of surrounding residential development; and

WHEREAS, the proposed residential density increase, in conjunction with the project's requested General Plan Amendment and Rezone entitlements, will allow for smaller lot sizes, which the Applicant claims is a more efficient use of land in a manner consistent with its prior approvals and compatible with other projects in the plan area; and

WHEREAS, increasing the originally approved Fieldstone South Subdivision from 100 to 129 units, combined with the EEGSP existing and anticipated residential development, does not exceed the EEGSP residential build-out of 4,300 units; and

WHEREAS, all necessary public facilities and services will be provided to the project site, or conditioned as part of the Tentative Subdivision Maps' conditions of approval, in accordance with all local, county, and State development requirements; and

WHEREAS, before considering the requested General Plan Amendment of the project site, the City Council reviewed and considered the information contained in the Initial Study and Mitigated Negative Declaration for the Fieldstone South Amendments project; and

WHEREAS, the City Council finds that the mitigation measures identified in the Initial Study/Mitigated Negative Declaration, incorporated into a Mitigation Monitoring Reporting Program and imposed on the project, are sufficient to mitigate or avoid the significant environmental effects from development of the project; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on December 2, 2010, and recommended the City Council approve the Fieldstone South Amendments project; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

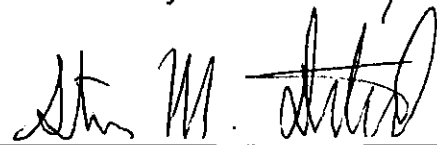
WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove approves the Specific Plan Amendment as illustrated in the attached Exhibit A, incorporated herein by this reference.

Finding: 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. Variety of housing type will be provided by the addition of new home plans built by the developer. Increasing the originally approved Fieldstone South Subdivision from 100 to 129 units, combined with the EEGSP's existing and anticipated residential development, does not exceed the EEGSP's residential build-out of 4,300 units. Furthermore, the tentative subdivision's layout and access to public facilities, as conditioned, complies with the requirements and intent of the East Elk Grove Specific Plan.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of January 2011.



STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

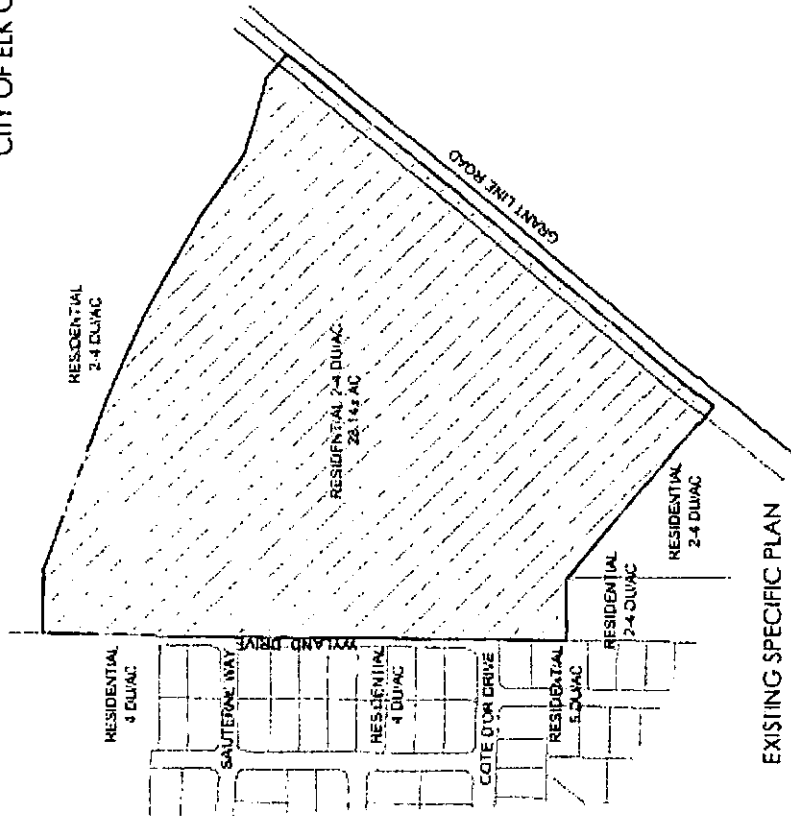
APPROVED AS TO FORM:



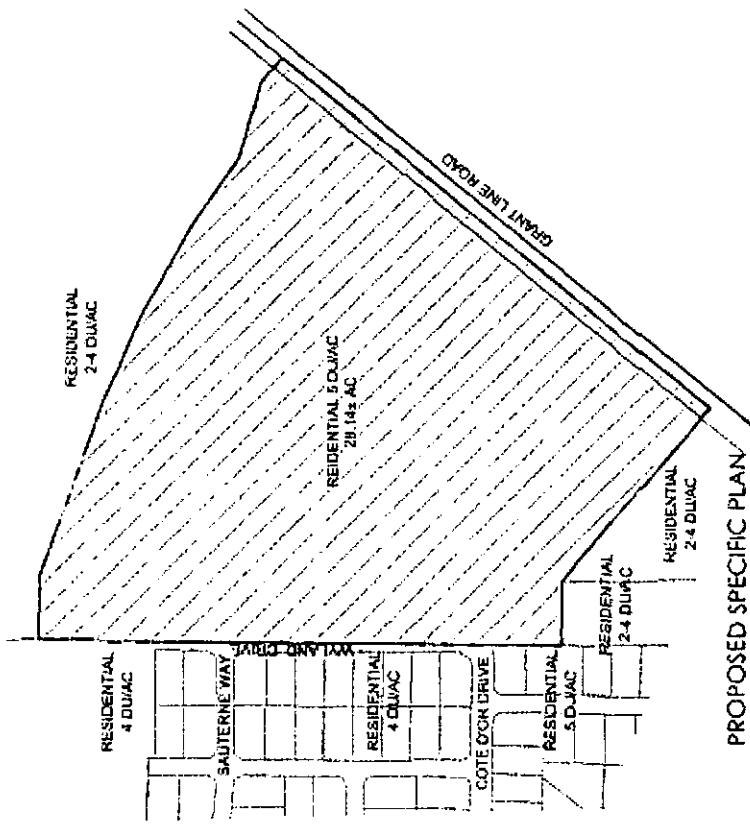
SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A

SPECIFIC PLAN AMENDMENT FIELDSTONE SOUTH CITY OF ELK GROVE, CALIFORNIA




EXISTING SPECIFIC PLAN



PROPOSED SPECIFIC PLAN

MARCH 10, 2010


NORTH COAST RESOURCE MANAGEMENT
14147 MARKET STREET, PO BOX 339
WALNUT GROVE, CA 95690
P. 916.776.8900 \ F. 916.776.4911
WWW.NCRM.COM

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-20**

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 26, 2011 by the following vote:

AYES : COUNCILMEMBERS: *Detrick, Davis, Hume, Scherman*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *Cooper*


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