

RESOLUTION NO. 2017-210

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AMENDING THE LAGUNA RIDGE SPECIFIC PLAN FOR THE REARDAN PARK
REZONE PROJECT (EG-17-018)**

WHEREAS, the Development Services Department of the City of Elk Grove received an application on May 11, 2017, from Reynen & Bardis (the "Applicant") requesting a General Plan Amendment, Specific Plan Amendment, and Rezone (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 132-0290-004 and -038; and

WHEREAS, the Project is located within the Laguna Ridge Specific Plan (LRSP); and

WHEREAS, the LRSP was adopted in June 2004 after certification of an accompanying Environmental Impact Report (EIR, SCH # 2000082139); and

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

WHEREAS, State CEQA Guidelines Section 15162 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 (see CEQA Finding/Evidence below); and

WHEREAS, the Planning Commission held a duly-noticed public hearing on August 3, 2017, 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

WHEREAS, the Planning Commission voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on August 23, 2017, 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

WHEREAS, on August 23, 2017, the City Council adopted Resolution No. 2017-208, finding the Reardan Park Rezone Project exempt from CEQA pursuant to State CEQA Guidelines Section 15162 and declaring its intent to approve the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby amends the Laguna Ridge Specific Plan for the Reardan Park Rezone Project as provided in Exhibits A and B based upon the following finding:

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

Evidence: The proposed Specific Plan amendment involves a change in the land use map from Community Park to Community Park and School. The change will allow for the development of the majority of the site as a Community Park, consistent with the General Plan. The balance of the site will be as a public school, in keeping with the public use nature of the General Plan's current designations.

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

Evidence: The proposed LRSP changes will update the parkland obligation to reflect the land use approvals to date, while maintaining the 7.0 net acres of parkland per 1,000 residents ratio contained in the LRSP.

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

Evidence: Since adoption of the LRSP in 2004, the City has processed multiple amendments that reflect the changing economic conditions and market realities. Based upon this, there has been an underbuild in residential development from the maximum intensities allowed in the LRSP. The LRSP must be updated to reflect the correct acreage obligations for parkland in keeping with the parks ratio standards.

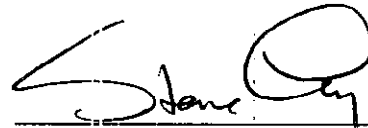
Finding: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence: The proposed amendment will benefit the Specific Plan by continuing to designate the Project site for public purposes.

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

Evidence: The site is served by all necessary utilities and is or will be served on all four sides by public roads. A school site was previously designed on the adjoining property to the west. Therefore, providing a school site on the Project is not beyond the intended character of the area.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of August 2017..




STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Reardan Park Site Rezone (EG-17-018)
Specific Plan Land Use Map Amendment

Specific Plan Land Use Map Amendment

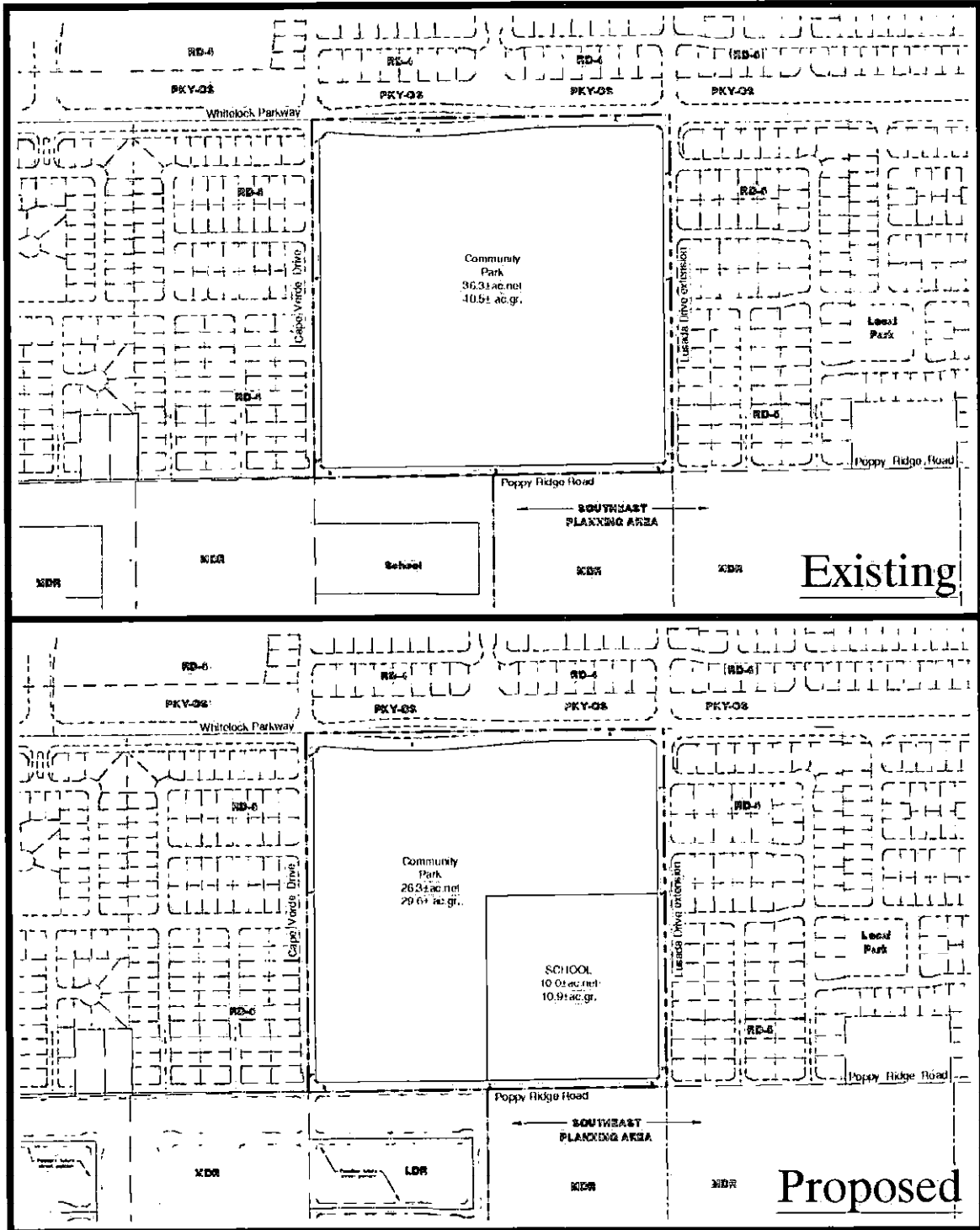


Exhibit B
Reardan Park Site Rezone (EG-17-018)
Specific Plan Text Amendment

Sections 5.4 and 5.4.4 of the Laguna Ridge Specific Plan is amended to read as follows (shown in track changes where ~~strikeout~~ identifies deleted text and underline identifies new text):

5.4 Parks (LP, NP, CP) & PARKWAYS (PKY)

The Specific Plan Land Use Plan provides a total of ~~464.9~~ 143.7 net acres of parks, and 69.3 acres of parkways and open space for a total of ~~234.2~~ 213 acres. This amount of park land provides 6.9 to 7.6 acres per 1,000 residents depending on the ultimate number of dwelling units constructed, which household size factor is utilized in the calculation. The EGCSB requires ~~5 acres of parkland per 1,000 population, while the City's standard is determined on a project basis.~~ The proposed park acreage includes ~~fifteen~~ multiple Local Parks, ~~two~~ Neighborhood Parks, and ~~three~~ Community Parks. These parks are designated on the Land Use Plan and on Exhibit 5-1 with "LP" for Local-Park, "NP" for Neighborhood Park, and "CP" for Community Park. Parkway or Open Space are designated (PKY or OS). The underlying zoning designation for parks and parkways shall be RD-5. The park configuration shown on the Land Use Plan is approximate and final configuration of parks will occur upon the submittal of Tentative Subdivision Maps.

The Neighborhood Park sites are typically located adjacent to schools and/or open space areas to allow shared use. The larger parks will accommodate a broader range of activities including soccer fields, softball and little league ball fields suitable for league play. Community Parks may have lighted fields to allow leagues to play in the evenings. The purpose of the larger parks is to encourage multiple uses and allow for active recreation.

5.4.4 Community Park (CP)

Three Community Park sites are designated on the plan. The Community Park located south of the Civic Center provides ~~48.4~~ 48.7 net acres of park

land and ~~7.7 acres of open space~~. The easterly Community Park (Reardan Park) measures ~~35.7~~ 26.3 net acres (of which 17.3 net acres is for Laguna Ridge and 9.0 net acres is for adjoining plan areas). The westerly Community Park (Oasis Park) measures 19.9 acres net. These Community Parks will be linked to the Laguna Ridge Grand Parkway. Facilities expected to be included in the Community Parks may include some or all of the following:

- Group picnic areas to accommodate large and small groups, all shaded, some with shelters.
- Large outdoor shelter for picnic use, group use, and programming.
- A mix of youth and adult ball fields (softball, skinned ball fields, and soccer fields).
- Lighted tennis courts, full court basketball, and other sports facilities.
- High quality play areas, separated for pre-school and older children, with a variety of play experiences and adjacent sitting areas.
- Water play, as appropriate.
- Drinking fountains.
- Clearly defined park entry with identified theme.
- Storage and/or maintenance building.
- Restrooms/Concession building.
- On-site parking, per City of Elk Grove requirements.
- Security and sports facility lighting.
- Public Recreation/Civic Uses (indoor and outdoor).

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-210

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

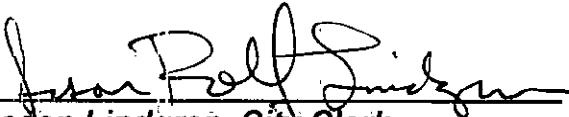
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 23, 2017 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California