

RESOLUTION NO. 2021-038

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA AND ADOPTING A GENERAL PLAN AMENDMENT FOR THE PREVIOUSLY APPROVED POPPY KEYS SOUTHWEST TENTATIVE SUBDIVISION MAP PROJECT (EG-17-049) AND THE MULTI-SPORT PARK COMPLEX AND GRANT LINE SOUTHEAST INDUSTRIAL AREA ANNEXATION PROJECT (WFC004)

GENERAL PLAN AMENDMENT 2021-1

WHEREAS, on February 27, 2019, the City Council adopted Resolution No. 2019-036, adopting the General Plan of the City of Elk Grove as required by State law; and

WHEREAS, Section 65358(b) of the California Government Code limits the City to four General Plan amendments annually; and

WHEREAS, for this reason, and to accommodate development, the City will consolidate General Plan Amendments as one amendment approval, to be brought back to the City Council at a future time; and

WHEREAS, on January 27, 2021, the City Council adopted Resolution No. 2021-031 finding that the Poppy Keys Southwest Tentative Subdivision Map Project (EG-17-049) did not require further environmental review under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRS and Negative Declarations) and declaring its intent to approve a General Plan amendment, which CEQA findings are incorporated herein by reference, and no further environmental review is required for the General Plan revisions for that Project; and

WHEREAS, on January 27, 2021, the City Council adopted Resolution No. 2021-032, certifying a Subsequent Environmental Impact Report (SEIR) for the Multi-Sport Park Complex and Grant Line Southeast Industrial Area Annexation Project (WFC004), making findings of fact and adopting a statement of overriding considerations and mitigation monitoring and reporting program, which is incorporated herein by reference, and no further environmental review is required for the General Plan revisions for that Project; and

WHEREAS, on January 27, 2021, the City Council adopted Resolution No. 2021-033, declaring its intention to approve a General Plan amendment for the Multi-Sport Park Complex and Grant Line Southeast Industrial Area Annexation Project (WFC004).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds, for the reasons stated above, that no further environmental review under CEQA is required for the Projects identified herein and adopts the General Plan amendment described in the attached Exhibit A, incorporated herein by this reference, subject to the following findings.

A. Relative to the Poppy Keys Southwest Project (EG-17-049)

Finding #1: The amendment to the Community Plan is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed Community Plan amendment would modify the land plan for the Project area. The Community Plan Amendment will not add any new land uses not currently designated on the site. Although the acreages of the residential land uses are being amended, the reconfiguration results in less than a 10% increase in the Medium Density Residential Designation and less than a 10% decrease in the Low Density Residential Designation. The number of lots proposed with the TSM (324) is within range of lots allowed under the current density ranges and acreages (between 283 and 569 units)

Finding #2: The amendment to the Community Plan is internally consistent to the Community Plan.

Evidence: The proposed amendment would modify the land plan for the Project area reconfiguring and adjusting the acreage of the Low and Medium Density Residential designations. While 0.8 acres of greenway are being removed, the Proposed land use plan retains 3.6 acres of parks and open space currently designated for the site. Though the land use designations are proposed to be rearranged across the subject site, the subdivision layout maintains compatibility with adjacent land uses in the SEPA Community Plan area which include low, medium, and high density residential uses, and employment center uses. Additionally, the planned vehicular and alternative modes of circulation remains consistent with the SEPA circulation diagram.

B. Relative to the Multi-Sport Park Complex and Grant Line Southeast Industrial Area Annexation Project (WFC004)

Finding: The proposed General Plan amendment is of substantial benefit to the City and the amendment is internally consistent with the General Plan.

Evidence: The proposed General Plan amendment would update several portions of the General Plan, including the land use program for the East Study Area, the Land Use Plan, and the Circulation Plan.

Revisions to the East Study Area Land Use District Program would increase the range of acreage in the Activity District assignable to Industrial land uses from 10% to 15% of the Study Area to 15% to 30%. There would be corresponding reductions in the acreage for retail commercial land uses, decreasing from 3% to 8% to 1% to 5%. This revision is consistent with the General Plan vision, supporting principles, and policies that call for “increasing economic diversity by offering a broad range of companies, jobs, goods, and services in the City” with opportunities to attract new businesses in targeted industries including “...light and advanced manufacturing.” (General Plan pages 5-6).

The proposed amendment to the Land Use Plan (Exhibit A, Figures 3-2, 3-4; Table 3-2) would recognize the designation of specific land use categories for the Phase 1 annexation area, including the allocation of ±370 acres for industrial and ±20 acres for retail.

These changes are of benefit to the City as they will increase the overall amount of industrial land in the City, including the creation of large blocks of developable industrial lands. The City does not currently have comparable, large industrial lands, presenting a limitation in attracting manufacturing and warehouse/distribution uses to the City.

As documented in the January 27, 2021 City Council report, the proposed Project has satisfied all General Plan policies for annexation, including the preparation of a Specific Plan along with a land use plan, circulation plan, infrastructure plan, financing plan, service level analysis, and market study.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of January 2021



BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


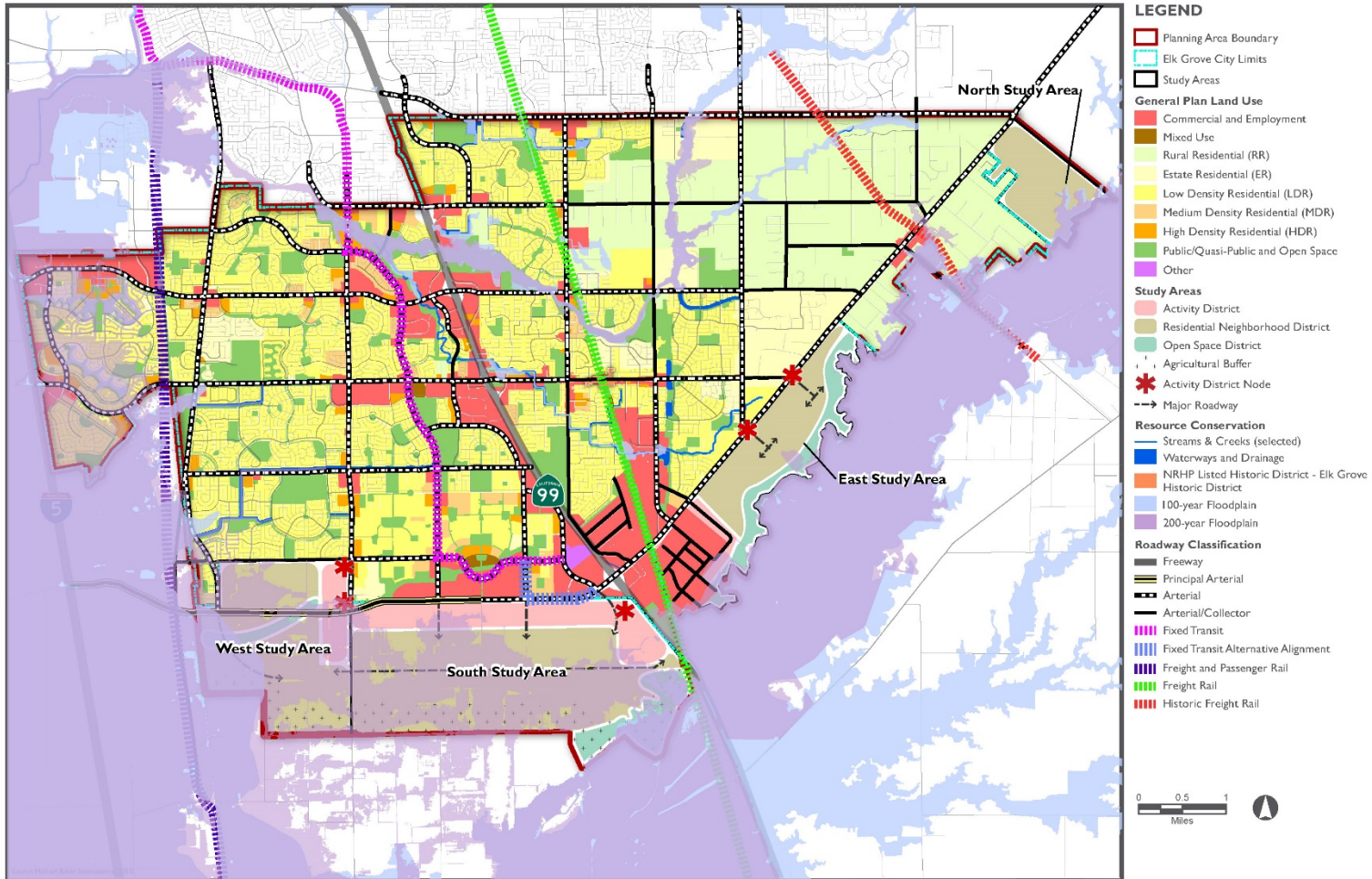
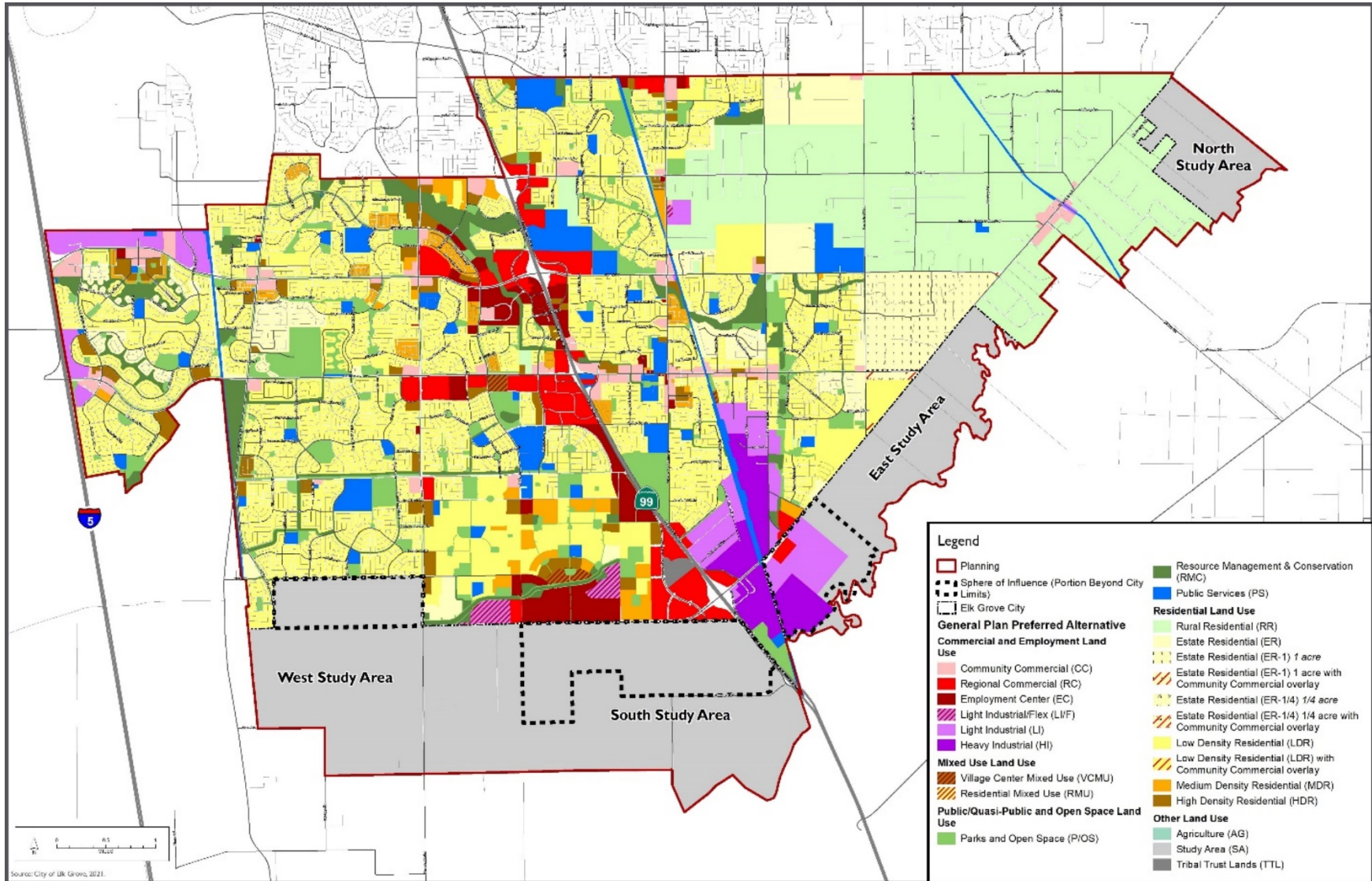

JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A Consolidated General Plan Amendment

1. General Plan Figure 3.2 is amended to appear as follows:



2. General Plan Figure 3-4 is amended to appear as follows:



3. General Plan Table 3-2 is amended as follows:

**Table 3-2:
General Plan Development Capacity**

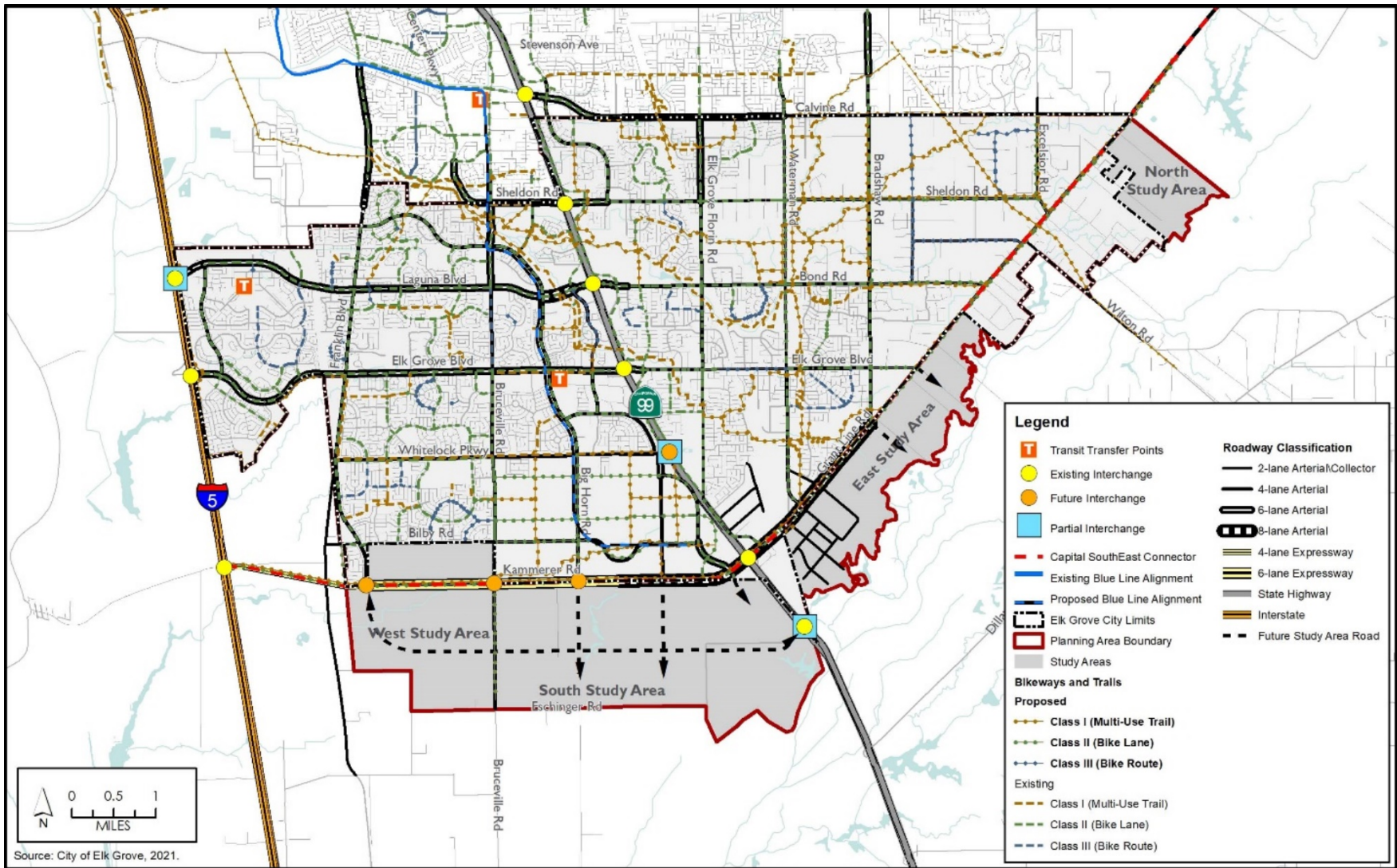
	Acres	Dwelling Units	Population¹	Employment (Jobs)	Jobs/Housing Ratio
Existing Development Total ²	31,449	53,829	171,059	45,463	0.84
General Plan Total	34,956	102,865	332,254	122,155 <u>127,463</u>	1.21 <u>1.24</u>
City Limits	29,946	72,262	233,406	81,784	
Study Areas Subtotal	8,008	30,603	98,848	40,371 <u>45,679</u>	
North Study Area	646	323	1,043	0	
East Study Area	1,772	4,806	15,523	3,875 <u>9,183</u>	
South Study Area	3,675	16,250	52,488	30,367	
West Study Area	1,915	9,224	29,794	6,129	

Table Notes: Number may not sum due to rounding

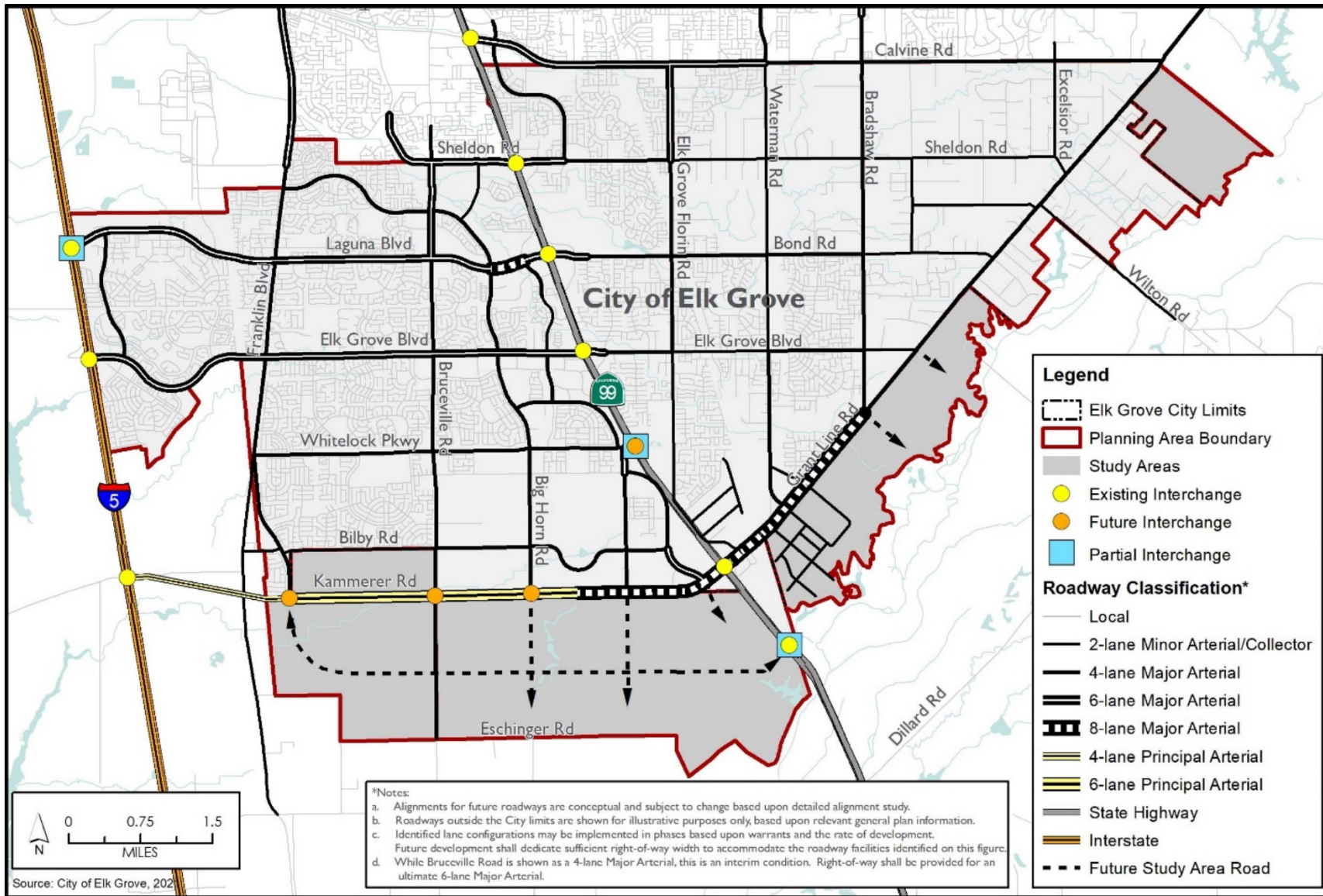
1. Based on 3.23 persons per household, average.

2. Existing development represents 2017 population and dwelling unit information and derived from 2013 jobs data (the most current year available at the time of writing the General Plan).

4. General Plan Figure 3-6 is amended to appear as follows:



5. General Plan Figure 3-7 is amended to appear as follows:



6. General Plan Table 4-2 is amended, in part, as follows (revisions only to the Activity District portion of the table):

**Proposed Revisions to General Plan Table 4-2,
East Study Area Land Use District Program Standards**

Land Use District	Designations Allowed In District	Desired Land Use Range (Gross Acreage Basis) ^{1, 2}	
Activity District	Community Commercial (CC)	3%-8% <u>1%-5%</u>	50-150 <u>15-</u>
	Regional Commercial (RC)		<u>90</u> acres
	Light Industrial/Flex (LI/F)	10%-15% <u>15%-30%</u>	170-265
	Light Industrial (LI)		<u>260-500</u>
	Heavy Industrial (HI)		acres
	High Density Residential (HDR)	1%-3% or as needed to meet RHNA	15-55 acres
Public Services (PS)	1%-3% or as needed to support land uses	15-55 acres	

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CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-038

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

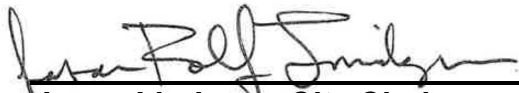
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 27, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California