

RESOLUTION NO. 2002-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A GENERAL PLAN AMENDMENT FOR THE ELK GROVE AUTO MALL PHASE II PROJECT EG-01-143, THE BELL SOUTH PROJECT EG-00-003 AND EG-00-004, AND THE AMB/BTS WALGREEN'S PROJECT EG-00-034

WHEREAS, The City Council is the appropriate authority to hear and take action on General Plan Amendments after a recommendation by the Planning Commission; and

WHEREAS, the City Council of the City of Elk Grove is permitted to amend the General Plan four (4) times during a calendar year; and

WHEREAS, the Planning Commission of the City of Elk Grove did conduct public hearings and make recommendations to the City Council concerning each change in the General Plan; and

WHEREAS, the City Council duly advertised and considered the Planning Commission recommendation and all of the testimony presented to it, including staff reports, environmental documents and public testimony, at a public hearing; and

WHEREAS, the Elk Grove Auto Mall, represented by John Hodgson and Lee Sammis (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a General Plan Amendment designating 44.0 acres from (LDR) Low Density Residential 1-12 to (CO) Commercial and Office, (Assessor's Parcel Number 132-0280-011) (Exhibit A). An Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA). The Planning Commission considered the Applicant's request at a public hearing on February 28, 2002 and recommended City Council approval of the project; and

WHEREAS, the Bell South project, represented by Chris Vrame and Bill Blanas (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a General Plan Amendment designating 6.75 acres from (REC) Recreation to (CO) Commercial/Office, (Assessor's Parcel Number 116-0100-081)(Exhibit B). An EIR was prepared for this project, was circulated according to the requirements of the California Environmental Quality Act (CEQA), and was adopted by the City Council by separate resolution. The Planning Commission considered the Applicant's request at a public hearing on January 24, 2002 and recommended City Council approval of the project; and

WHEREAS, the AMB/BTS Walgreen's project, represented by Thomas Rocca and Ed Quinn (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a General Plan Amendment designating

4.46 acres from (LDR) Low Density Residential 1-12 to (CO) Commercial and Office, (Assessor's Parcel Numbers 115-0180-006, 007 and 008)(Exhibit C). An Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA). The Planning Commission considered the Applicant's request at a public hearing on March 14, 2002 and recommended City Council approval of the project.

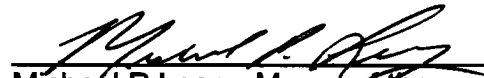
NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Elk Grove does hereby amend the General Plan by the attached exhibits A, B and C.

BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove bases its decision on the following finding:

Finding: Pursuant to §65358(a) of Title 7, Division 1 of the California Government Code, an amendment to a General Plan must be in the public interest.

Evidence: The City reviewed the proposed amendment to the General Plan and received public testimony at a duly noticed public hearing regarding the matter. Development of the projects would not result in an adverse effect upon the environment or to human beings. The projects are consistent with the goals and policies of the Elk Grove General Plan.

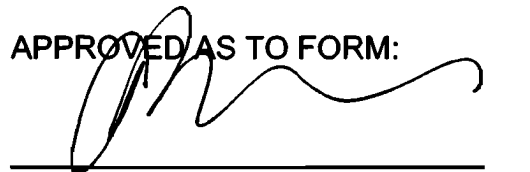
PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 1st day of May 2002.


Michael P Leary, Mayor of the
City of Elk Grove

ATTEST:


Peggy Jackson, City Clerk

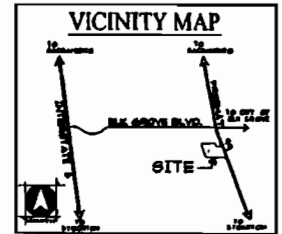
APPROVED AS TO FORM:


Anthony B. Manzanetti, City Attorney

AYES: Leary, Scherman, Cooper,
Briggs
NOES: Soares
ABSTAIN: None
ABSENT: None

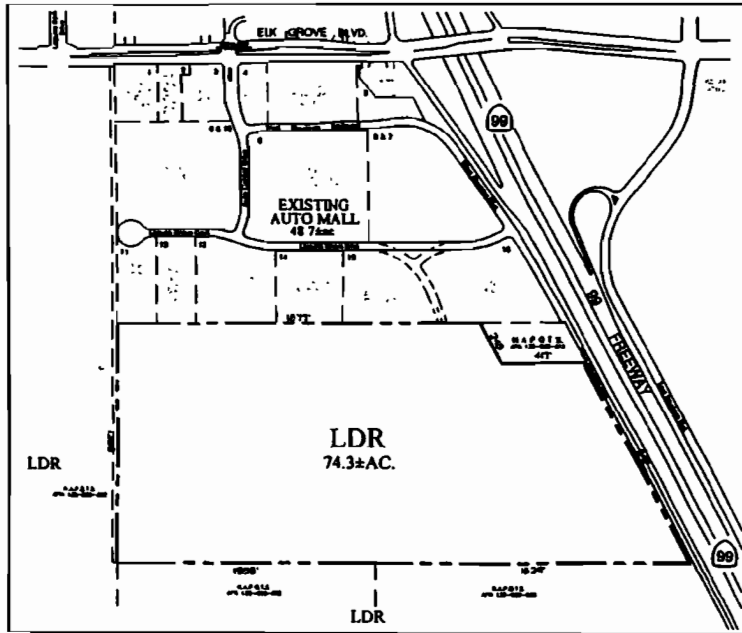
GENERAL PLAN AMENDMENT EXHIBIT ELK GROVE AUTO MALL EXPANSION(PHASE II)

CITY OF ELK GROVE, CALIFORNIA
FEBRUARY 20, 2002

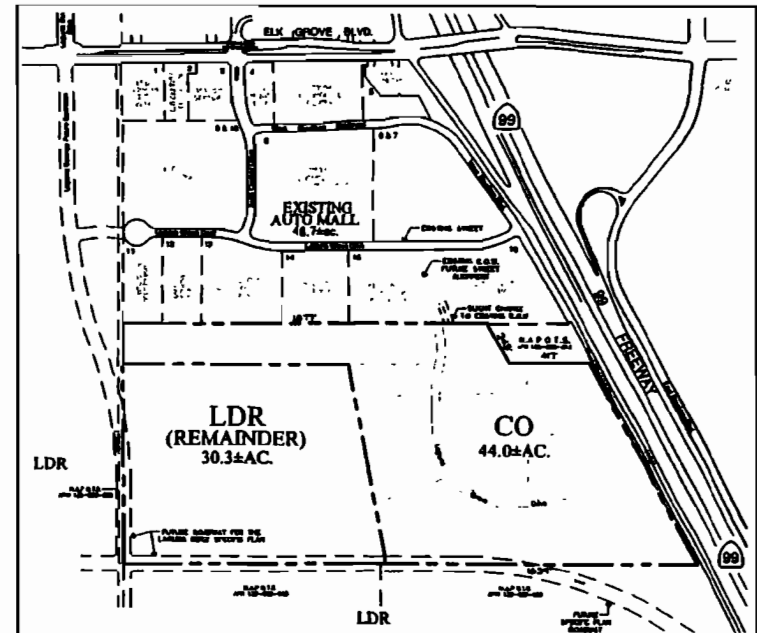


GENERAL PLAN AMENDMENT SUMMARY TABLE

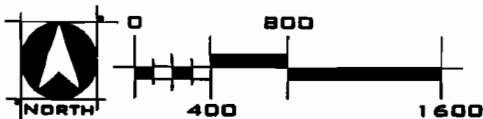
DESIGNATION	LAND USE	EXISTING GEN. PLAN	PROPOSED GEN. PLAN
LDR	LOW DENSITY RESIDENTIAL(1-12)	74.3±AC.	30.3±AC.
CO	COMMERCIAL/OFFICE	0.0±AC.	44.0±AC.
		74.3±AC.	74.3±AC.



**EXISTING
GENERAL PLAN**

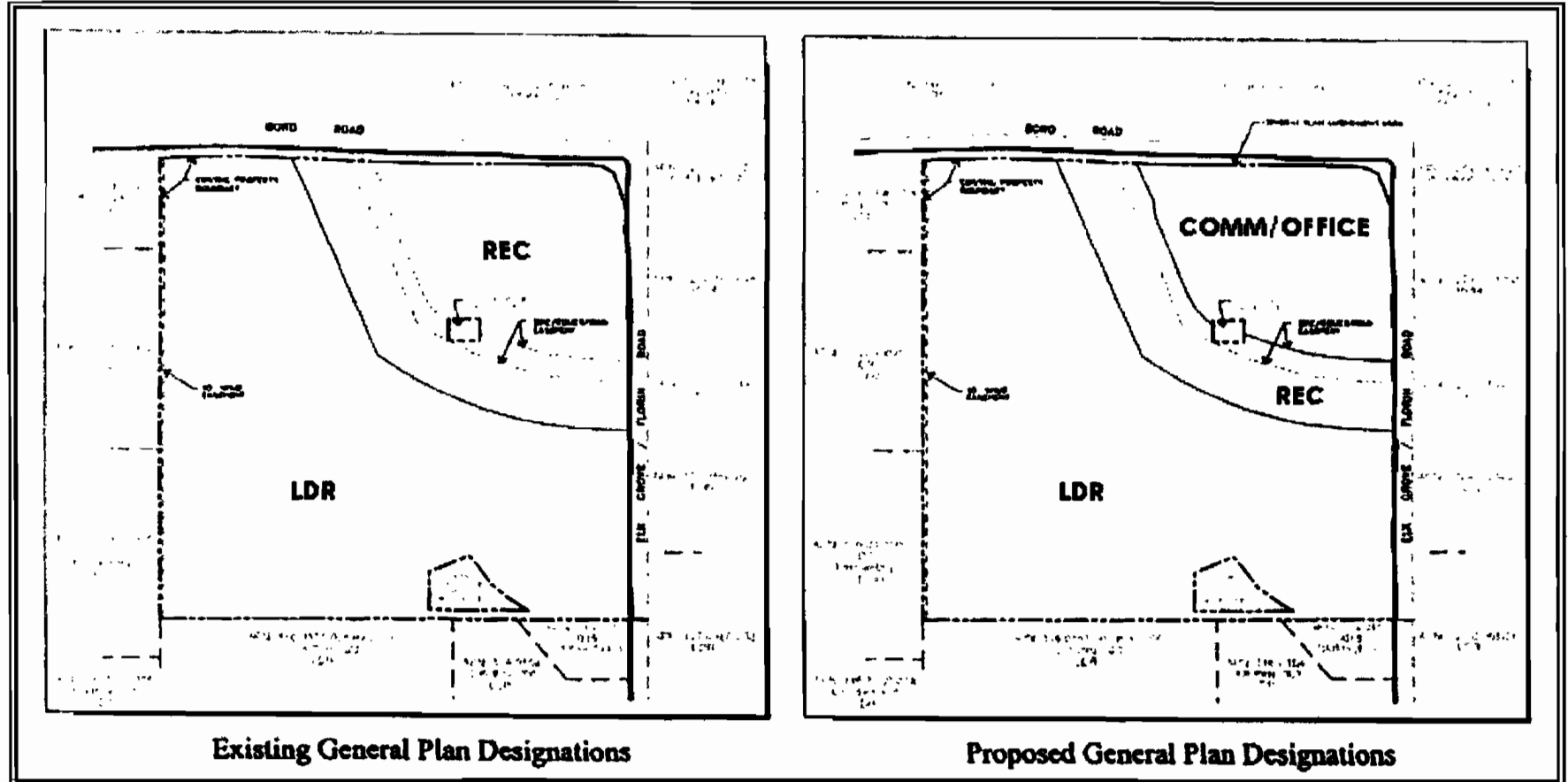


**PROPOSED
GENERAL PLAN**



Bell South – General Plan Exhibit

(The parcel that is the subject of the General Plan amendment at the southwest corner of Bond Road and Elk Grove-Florin Road totals 6.75± acres.)



AMB/BTS Walgreen's - General Plan Exhibit

PROJECT SITE

