

RESOLUTION NO. 2015-046

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE DECLARING ITS INTENT TO AMEND THE GENERAL PLAN AND ADOPT CORRESPONDING REZONINGS

WHEREAS, the proposed action includes amendments to the City's General Plan and the rezoning of certain properties (the "Project"); and

WHEREAS, some of these amendments affect the land use designations at a site on Elk Grove-Florin Road just north of the Union Pacific Railroad tracks, more specifically identified as APNs 116-0042-007, -023, -024, -025, and -028 (the "Elk Grove-Florin Site"); and

WHEREAS, the balance of these amendments modify the certain Circulation and Land Use policies and add new Policy PF-27 relative to maintenance, improvement, and modernization of existing City facilities and services, as well as a change in land use designation for a site at the northwest corner of Bond Road and Waterman Road, more specifically identified as APNs 127-1030-005, 008, 009, 010 and 127-0010-108 (the "Other Amendments"); and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 19, 2015 as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting; and

WHEREAS, the City Council held a duly noticed public hearing on March 11, 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 declares its intent to approve the General Plan Amendment and Rezone as described in Exhibits A and B, respectively and incorporated herein by this reference, based upon the following findings:

General Plan Amendment

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 amendments to the General Plan are of benefit to the City as they recognize recent regional planning activities and ensure facilities and services provide for the needs of residents and businesses. These changes are internally consistent with the General Plan as they included the necessarily corollary amendments between the various elements to support the changes.

Rezoning

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

Evidence: The proposed rezonings implement the proposed changes to the General Plan consistent with General Plan policy LU-3.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 11th day of March 2015.



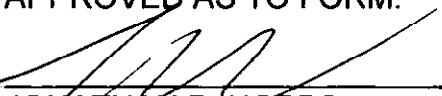
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A

General Plan Amendments

The City of Elk Grove General Plan is hereby amended as follows:

1. Policy CI-10 is amended as follows:

CI-10 The City shall implement the roadway master plan shown in Figure CI-2. The following policies apply to selected roadways:

- The City shall use the latest version of Caltrans' "Transportation Concept Report" for I-5 and Hwy 99 to determine the planned width of these freeways.
- "Expanded right-of-way" indicates roadways on which sufficient width is provided for a middle two-way turn lane and/or expanded turn pockets at roadway intersections.
- ~~The City will widen Grant Line Road north of Bradshaw Road only as needed to accommodate traffic, and strongly supports efforts to locate a future regional connector to provide traffic relief for this roadway. Grant Line Road north of Bradshaw Road should be widened in phases as needed, and should be widened to six lanes only if no alternative route for a future regional connector (see Policy CI-12) has been located and traffic conditions warrant the widening.~~ The City may make improvements to roadways in the Rural Area, when warranted, consistent with the provisions of the Rural Roads Improvement Policy.
- Improvements to Grant Line Road shall consider regional planning activities and projects (e.g., the Capital SouthEast Connector) and should be considered after effects to the Rural Area have been identified. To the extent feasible, these effects shall be addressed as part of facility design.

2. Policy CI-12 and accompanying action is amended as follows:

CI-12 ~~The City supports efforts to locate an alternative route for a future regional roadway connecting Hwy 99 and Hwy 50 in order to reduce the need for widening of Grant Line Road, particularly in the "Sheldon town" area~~ develop the Capital SouthEast Connector, providing a regional roadway connection from Interstate 5 and State Route 99 in Elk Grove to Highway 50.

The City recognizes the adopted conceptual route alignment for the Capital SouthEast Connector, utilizing Kammerer Road and Grant Line Road through the City.

CI-12-Action 1 ~~Participate in regional efforts to locate and implement an alternative route for a future Hwy 99 Hwy 50 connector. The City will work with the Capital SouthEast Connector Joint Powers Authority (JPA) in the delivery of the planned roadway improvements pursuant to the JPA's Project Design Guidelines provided that the Project Design Guidelines will not be applied to diminish or alter the rights of City-approved projects and provided that the Project Design Guidelines are not amended to diminish the City's land use authority to approve future projects proximate to or its authority to determine access to the Capital SouthEast Connector.~~

3. Policy CI-13 is amended as follows:

CI-13 The City shall require that all roadways and intersections in Elk Grove operate at a minimum Level of Service "D" at all times.

The City acknowledges that the Capital SouthEast Connector has identified higher LOS standards for certain segments. The City will strive to achieve these standards to the extent feasible and will work with the JPA as necessary.

4. *Figure CI-2 (Master Plan of Roadways) is modified to accomplish both of the following as illustrated below:*

- A. *Add the following as a note: General Plan-identified lane configurations may be implemented in phases based upon warrants and the rate of development. Future development shall dedicate sufficient right-of-way width to accommodate the roadway facilities identified on this figure.*
- B. *Add a "highlight" to the alignments of Kammerer Road and Grant Line Road and label the highlight "Capital SouthEast Connector"*

Revised Figure CI-2



5. Policy CI-26 and accompanying actions are modified as follows:

CIRCULATION POLICIES: COMMUTER RAIL TRANSIT-ORIENTED DEVELOPMENT OVERLAY

CI-26 The City shall encourage commuter rail transportation by providing for a potential train station location for Amtrak and/or other rail service providers along the Union Pacific Railroad line on the east side of the City near southwest of the intersection of Sheldon Road and Elk Grove Florin Road, as identified in Figure CI-1.1.

CI-26-Action 1 The City shall require irrevocable offers of dedication of rights-of-way and a station site at the City's preferred location for a commuter rail station. Offers of dedication shall be required as part of the approval of any tentative map or other discretionary approvals as appropriate.

CI-26-Action 2 The City shall work with Caltrans Division of Rail and other stakeholders to develop a train station plan for the Sheldon/Elk Grove Florin site. The plan shall include required environmental analysis, funding identification, required right-of-way, and preliminary facility design.

6. *Modify page 40 of the Housing Element (Available Sites) as follows:*

The total number of multifamily units that could be developed on available sites is 3,501 and ~~263~~ 30 on sites with the multifamily overlay. While the City is not relying on any multifamily overlay sites (Sites 4-8) to meet its RHNA, there is additional capacity available on these sites if needed. For sites included in **Table 35** where an onsite constraint has been identified, the capacity for the site has been adjusted to only include the buildable acreage.

7. *Table 35 of the Housing Element and accompanying Figure 1 are modified to remove Sites 4, 5, and 7 (Site 6 to remain).*

Map ID	APN	Developable Acreage	Location	General Plan	Zoning	Realistic Unit Capacity	Vacant or Underdeveloped	Entitlement Status	Clear of Known Site Constraints
4	116-0042-023	4.65	TOD site, SW corner of Sheldon and Elk Grove Florin	C/O/MF	SC (MF)	56	Vacant	Application withdrawn	Floodplain issues; final station siting unresolved
5	116-0042-024	4.56		C/O/MF	SC (MF)	55	Vacant		
6	116-0042-025 & 007	5.04		C/O/MF	AR-5 (MF)	60	Vacant		
7	116-0042-028	5.18		C/O/MF	SC (MF)	62	Vacant		
TOTAL		260.09 <u>245.7</u>				3,764 <u>3,591</u>			

8. The Transit Oriented Development category Policy LU-2 is modified as follows:

Designation	Description
Transit Oriented Development (TOD) <u>Overlay</u>	Area is identified for potential <u>the integration of transit uses (such as train stations, transfer stations, transit hubs, park and ride facilities, etc.) with a mix of high density and intensity urban uses (e.g., commercial, office, residential) consistent with</u> the <u>the underlying designation(s) shall be used for base land uses.</u> The intent of this overlay designation is to identify that specific transit uses shall be incorporated into development consistent with the underlying base land use designation. No development activity shall preclude intended transit facilities. Corresponding right of way dedications shall be required with discretionary approvals as appropriate.

9. The Transit Oriented Development category in Policy LU-3 is modified as follows:

Designation	Description
Transit Oriented Development (TOD) <u>Overlay</u>	Reference underlying land use designation for consistent Zoning Districts

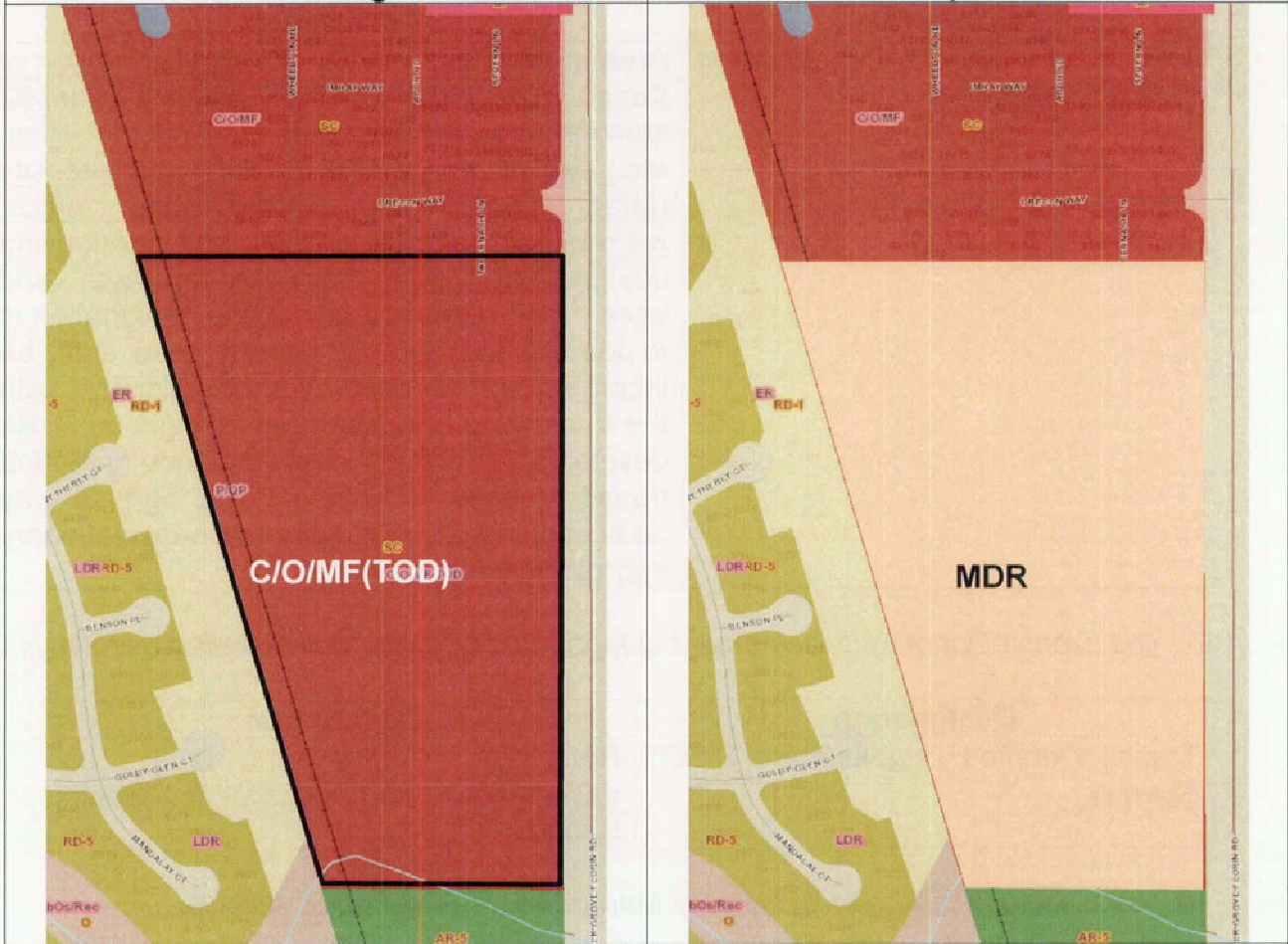
10. The General Plan Land Use Policy Map (LU-1) is modified as follows:

Site #	APN(s)	General Plan Land Use Designation	
		Existing	Proposed
1A	116-0042-023, 024, 028	C/O/MF(TOD)	MDR
1A	116-0042-007, 025	C/O/MF(TOD)	C/O/MF
2	127-1030-005, 008, 009, 010, 127-0010-108	C/O/MF	C/O

Site 1A

Existing

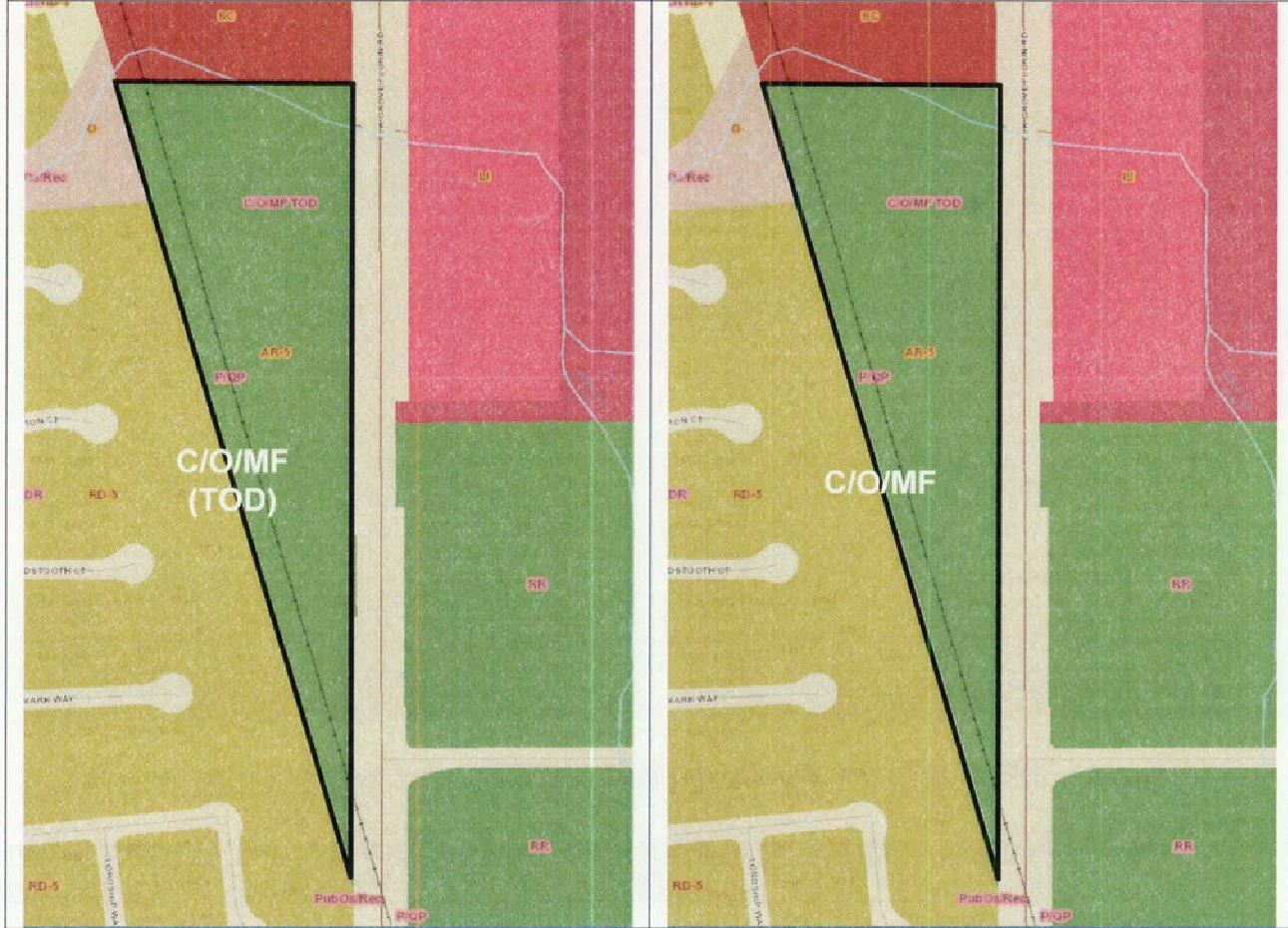
Proposed

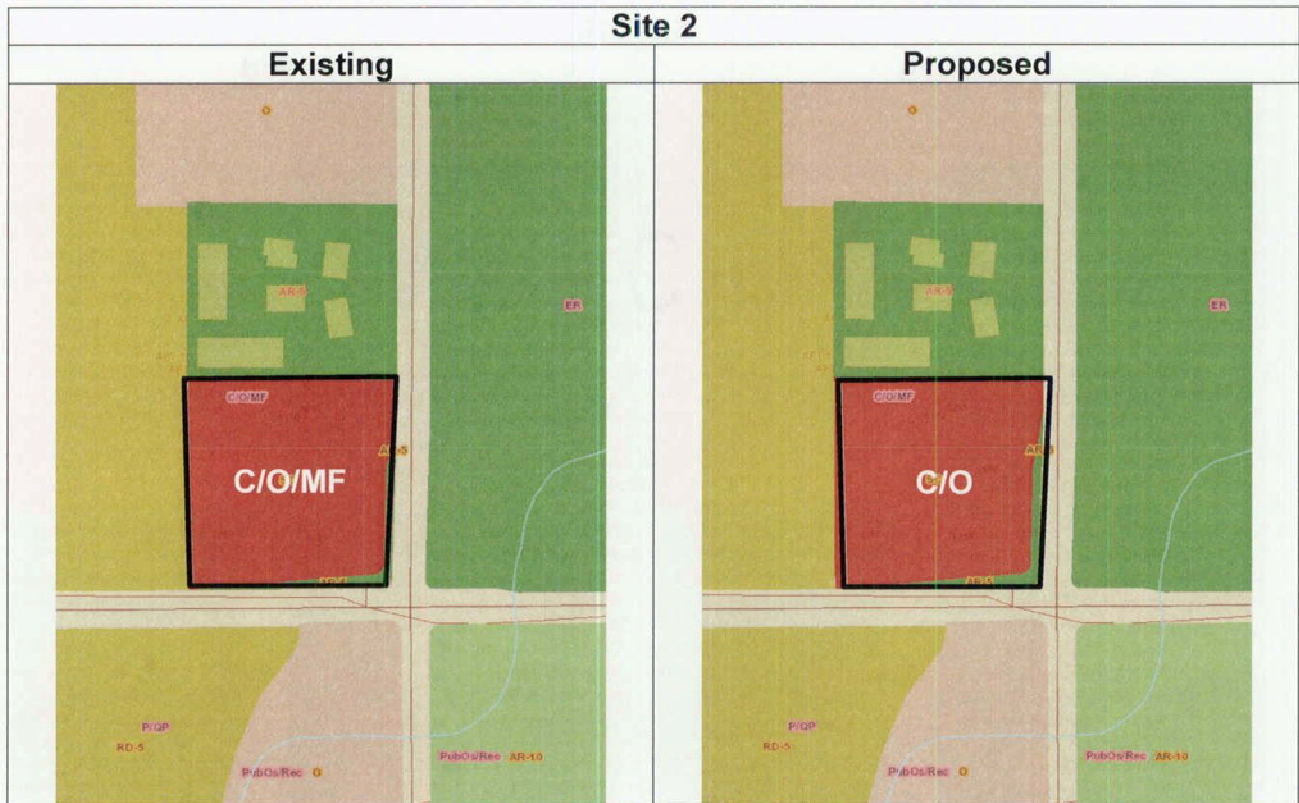


Site 1B

Existing

Proposed





11. Add the following to the Public Facilities and Finance Element:

PF-27 Maintain, improve, and modernize existing facilities and services when necessary in order to meet the needs of Elk Grove residents and businesses.

PF-27-Action 1 Regularly review existing facilities and services and identify necessary improvements and upgrades as part of the City's Capital Improvement Program.

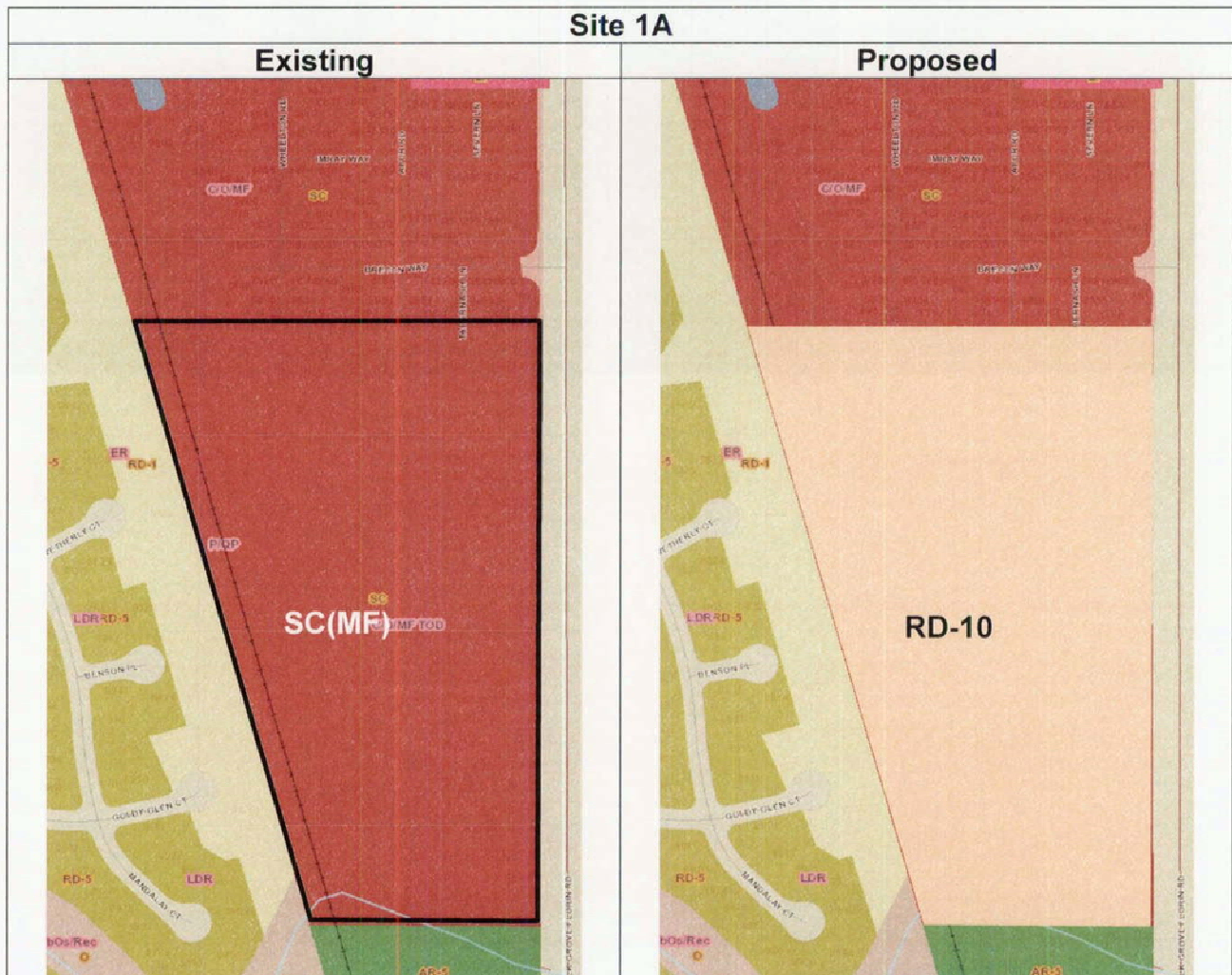
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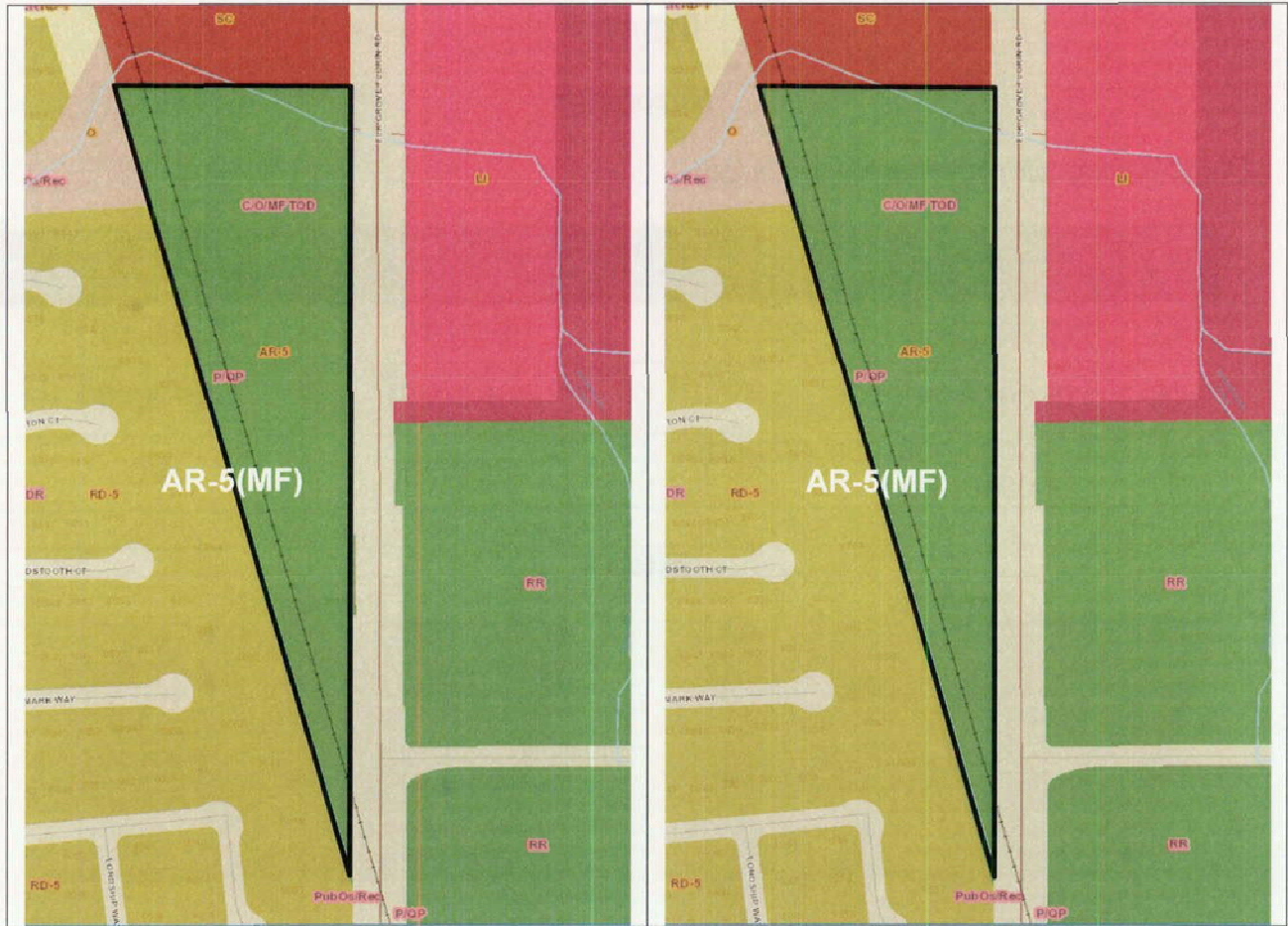
Exhibit B

Rezoning

The following sites are hereby rezoned:

Site #	APN(s)	Zoning Designations	
		Existing	Proposed
1A	116-0042-023, 024, 028	SC(MF)	RD-10
1B	116-0042-007, 025	AR-5(MF)	AR-5(MF)
2	127-1030-005, 008, 009, 010, 127-0010-108	SC(MF)	SC

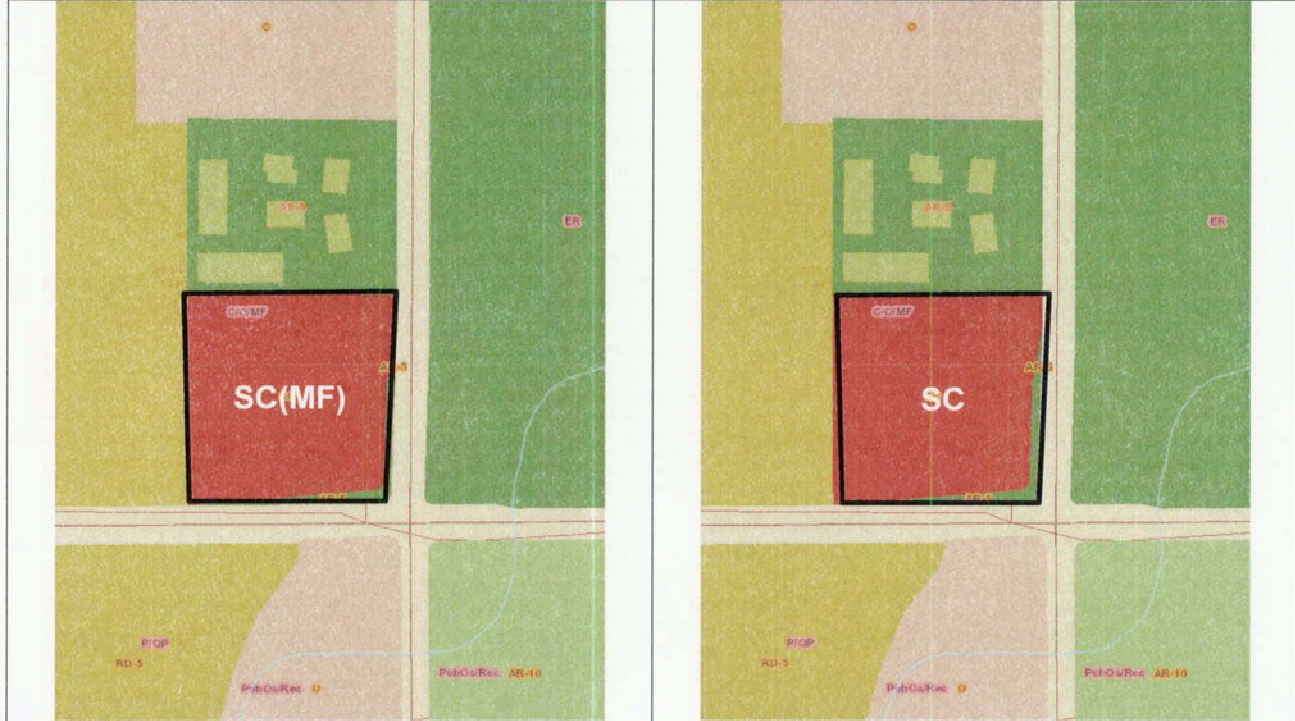




Site 2

Existing

Proposed



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2015-046**

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

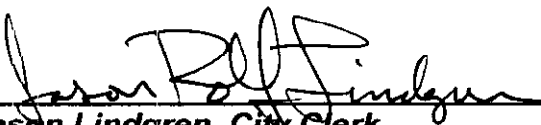
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 11, 2015 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



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