

RESOLUTION NO. 2014-16

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
ADOPTING A GENERAL PLAN AMENDMENT FOR THE MOORE SHELDON
CENTER AND FIELDSTONE NORTH PROJECTS, PROJECT NOS. EG-11-033 AND
EG-13-004, ASSESSOR'S PARCEL NUMBERS: 115-0150-064 & 067, AND 134-
0110-154; GENERAL PLAN AMENDMENT 14-1**

WHEREAS, the Planning Department of the City of Elk Grove received an application on October 12, 2011 from J. Gilbert Moore (the "Applicant") requesting a General Plan Amendment, Rezoning, Major Design Review, Conditional Use Permit, Minor Deviation, and Minor Uniform Sign Program for the Moore Sheldon Center Project ("Project 1"); and

WHEREAS, Project 1 is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN: 115-0150-064 & 067; and

WHEREAS, the Planning Department of the City of Elk Grove received an application on January 31, 2013 from LVP & Pappas Arizona LP & ETAL (the "Applicant") requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and Design Review for the Large Lot Tentative Subdivision Map and Small Lot Tentative Subdivision Map layouts for the Fieldstone North Project ("Project 2"); and

WHEREAS, Project 2 is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN: 134-0110-154; and

WHEREAS, the Planning Department considered the Project request pursuant to the General Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code) including the Calvine / 99 Special Planning Area, Citywide Design Guidelines, and all other applicable State and local regulations; and

WHEREAS, the Planning Commission held duly noticed public hearings as required by law to consider all of the information presented by staff, information presented by the Applicants, and public testimony presented in writing and at the meetings, and voted to recommend approval of the Projects to the City Council; and

WHEREAS, section 65358(b) of the California Government Code limits the City to four (4) 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, the City Council held duly noticed public hearings as required by law to consider all of the information presented by staff, information presented by the Applicants, and public testimony presented in writing and at the meeting; and

WHEREAS, January 22, 2014, the City Council adopted Resolution No. 2014-12, certifying a Subsequent Environmental Impact Report (SEIR) for the Moore Sheldon Center Project; and

WHEREAS, on January 22, 2014, the City Council adopted Resolution No. 2014-14, adopting a Mitigated Negative Declaration for the Fieldstone North Project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove adopts the following General Plan Amendment:

A. Relative to the Moore Sheldon Center Project (EG-11-033), the General Plan is amended as illustrated in Exhibit A based upon the following finding:

Finding: The General Plan amendment is consistent with goals and policies of the Elk Grove General Plan.

Evidence: The proposed General Plan amendment for The Moore Sheldon Center Project (EG 11-033) consists of replacing the acreage under the current High Density Residential land use designation with Commercial (C). This General Plan amendment would fulfill the General Plan's purpose of creating excellence in new design, a strong positive community image, and enhanced community character. The Commercial land use designation would remain consistent with the land use designation to the west and south. This creates opportunities for the area to be developed with complimentary uses that enhance the community. Further, the site is consistent with the Elk Grove Design Guidelines, which ensures excellence in new design and a strong positive community image. All necessary public facilities and services will be provided to the project sites in accordance with all local, county, and State development requirements.

B. Relative to the Fieldstone North Project (EG-13-004), the General Plan is amended as illustrated in Exhibit B based upon the following finding:

Finding: The General Plan amendment is consistent with goals and policies of the Elk Grove General Plan.

Evidence: The Project proposes to eliminate the Rural Residential and Estate Residential land use designations, and rearrange the acreage and configuration of the existing Low Density Residential, Public Parks, and Public Open Space / Recreation land use designations. The increase in residential density will allow the Project to have a residential development that is more consistent with the surrounding residential developments. The surrounding residential developments have a General Plan land use designation of Low Density Residential with the exception of homes located adjacent to Bradshaw Road that have a designation of Estate Residential. In addition, the EEGSP

allows for an increased density in the Sunset Sky ranch Airport's approach/departure zone area to a level that is consistent with the surrounding developments should the zone be removed. The Sunset Sky ranch Airport closed in 2010. All necessary public facilities and services will be provided to the project site in accordance with all local, county, and State development requirements.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 22nd day of January 2014.




GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



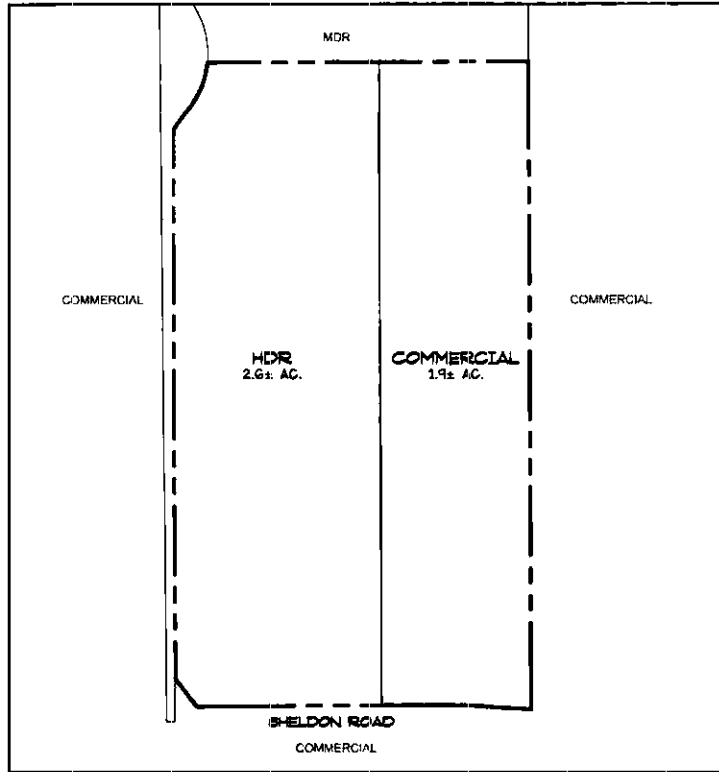
JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A General Plan Amendment – Moore Sheldon

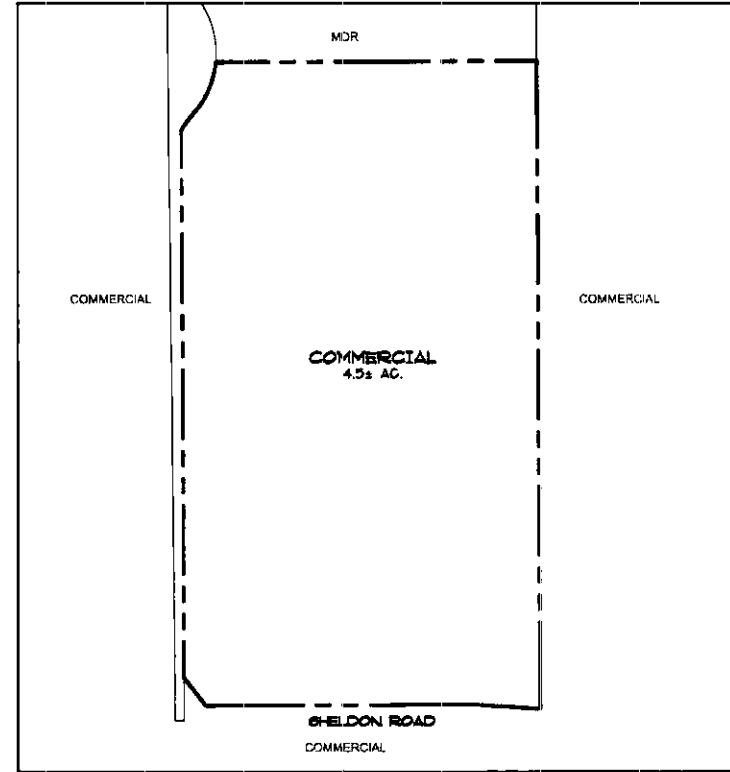
GENERAL PLAN AMENDMENT EXHIBIT

8353 Sheldon Road

CITY OF ELK GROVE, CALIFORNIA
OCTOBER 11, 2011



Existing General Plan Designation



Proposed General Plan Designation

GENERAL PLAN AMENDMENT SUMMARY TABLE

GENERAL PLAN DESIGNATION	LAND USE	EXISTING ACREAGE	PROPOSED ACREAGE	DIFFERENCE
HDR	HIGH DENSITY RESIDENTIAL	2.6	-	- 2.6
C	COMMERCIAL	1.9	4.5	+ 3.6
TOTAL		4.5	4.5	

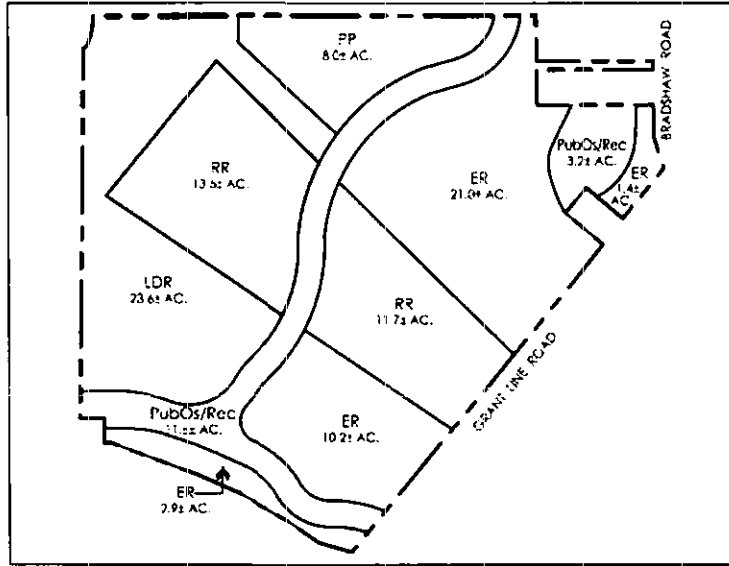



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 3301 C St, Ste. 100-B Tel 916.941.7760
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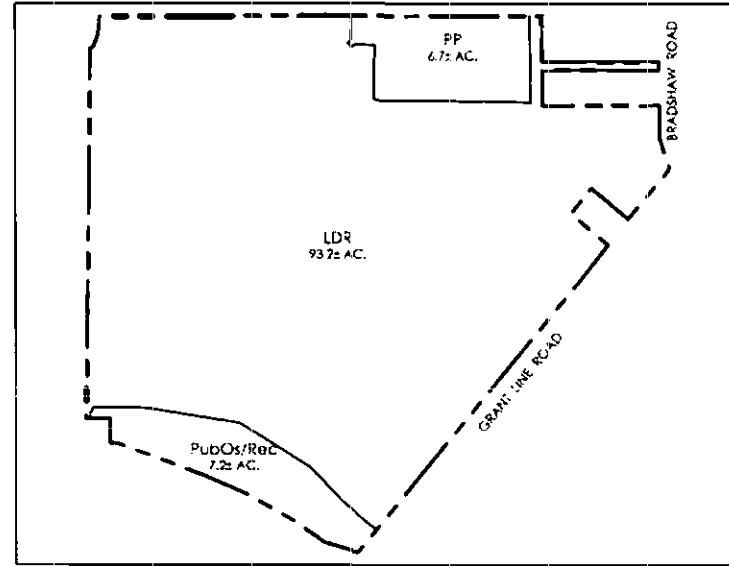
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Exhibit B General Plan Amendment – Fieldstone North

GENERAL PLAN AMENDMENT EXHIBIT FIELDSTONE NORTH CITY OF ELK GROVE, CALIFORNIA NOVEMBER 26, 2013



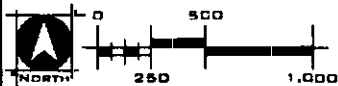
EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
RR	RURAL RESIDENTIAL	25.2	0	- 25.2
ER	ESTATE RESIDENTIAL	35.5	0	- 35.5
LDR	LOW DENSITY RESIDENTIAL	23.6	93.2	+ 69.6
PP	PUBLIC PARKS	8.0	8.7	+ 1.3
PubOs/Rec	PUBLIC OPEN SPACE/ RECREATION	14.8	7.2	- 7.6
		107.1	107.1	0
		AC	AC	




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 2801 O St. Ste. 100-B Tel: 916.841.7780
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CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-16

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

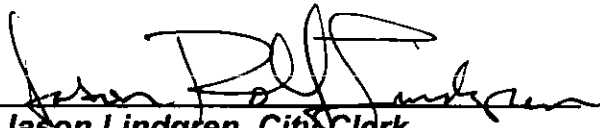
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 22, 2014 by the following vote:

AYES : **COUNCILMEMBERS:** *Davis, Cooper, Detrick, Trigg*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *Hume*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California