

RESOLUTION NO. 2014-288

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ADOPTING AN AMENDMENT TO THE LAGUNA RIDGE SPECIFIC PLAN FOR THE POPPY KEYS EAST PROJECT (EG-13-052)

WHEREAS, the Planning Department of the City of Elk Grove received an application on September 6, 2013 from R&B (the "Applicant") requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map, Abandonment of Excess Right-of-Way, and Design Review for Tentative Subdivision Map layout (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: 132-0290-039; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §21000-§21189.3; but is exempt; and

WHEREAS, Section 15182 (Public Resources Code §21083.3), (Residential Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations, (State CEQA Guidelines) provides an exemption from CEQA for residential subdivision projects that are consistent with an underlying specific plan for which an EIR has been certified; and

WHEREAS, a previous Environmental Impact Report (EIR) was certified for the Laguna Ridge Specific Plan (SHC 2000082139); and

WHEREAS, the proposed Project is consistent with the project described in the previously certified EIR and no potential new impacts related to the properties or Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR and the Laguna Ridge Specific Plan EIR; and

WHEREAS, in addition, the Project is statutorily exempt pursuant to California Government Code Section 65457 because the Project is consistent with a specific plan for which an environmental impact report has been certified and is therefore exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map, Abandonment of Excess Right-of-Way, and Design Review for Tentative Subdivision Map layout for this Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

WHEREAS, the Planning Department considered the Project request pursuant to the City's General Plan, the Laguna Ridge Specific Plan development standards, Title 23 of the Municipal Code (Zoning Code), the City's Design Guidelines, the Laguna Ridge Specific Plan Supplemental Design Guidelines, and all other applicable State and local regulations; and

WHEREAS, the Planning Commission held a duly noticed public hearing 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 voted 4-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing 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 December 10, 2014, the City Council adopted Resolution No. 2014-285, finding the Poppy Keys East Project (EG-13-052) exempt from the California Environmental Quality Act (CEQA) State CEQA Guidelines Section 15182 and Government Code Section 65457.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby declares its intent to adopt the Specific Plan Amendment as illustrated in Exhibit A based upon the following findings:

Specific Plan Amendment

Finding #1: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence: The market demand for medium and high density housing has diminished due to the current economic environment. The proposed Specific Plan consists of eliminating the RD-10 and RD-20 land use designations, and adding a new designation of RD-5. The amendment will allow for a single-family residential development that would conform to the current housing market demands.

Finding #2: The requested amendment will benefit the Specific Plan Area and/or the City.

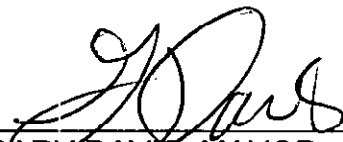
Evidence: The proposed Specific Plan Amendment will reduce the density requirements of the Project site, which will allow for housing products that will meet the current market demands, reduce vehicle trips, and provide future infrastructure in the Laguna Ridge Specific Plan that will benefit future and existing developments.

Finding #3: The amendment is consistent with the General Plan.

Finding: The proposed amendments to the General Plan are internally consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed amendments to the General Plan ensure consistency between the General Plan and successive planning documents, including but not limited to the Zoning Code. Policy LU-3, as amended, remains internally consistent with the balance of the General Plan. The changes to the General Plan land use map reflect current restrictions on property (e.g., habitat preservation, cemeteries) and ensure consistency and compatibility with surrounding development. It does not alter the potential development of these properties beyond that considered in the General Plan.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of December 2014.



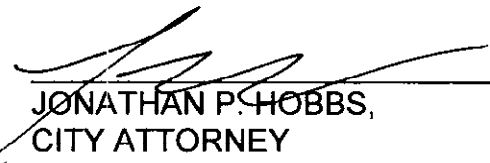
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



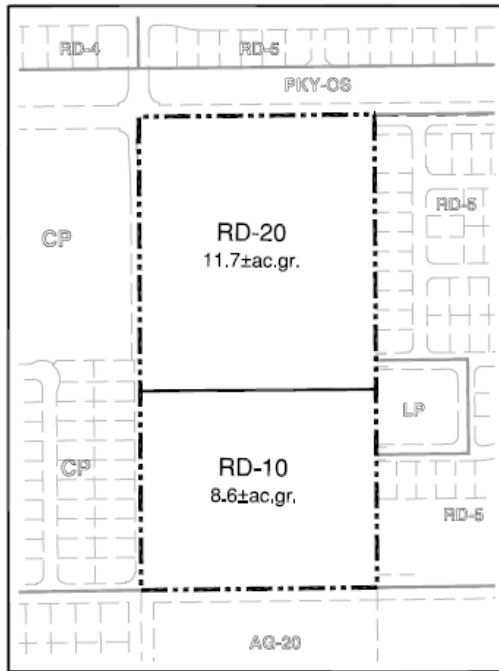
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

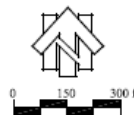
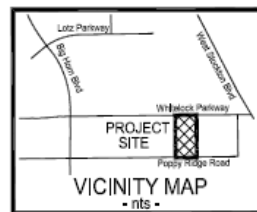
Exhibit A
Laguna Ridge Specific Plan Amendment



Existing



Proposed



Specific Plan Amendment
 & Rezone Exhibit
Poppy Keys East

Scale: 1"=300'
 (when printed 11" x 17")

October 23, 2014



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-288

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

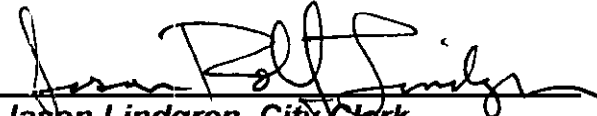
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 10, 2014 by the following vote:

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