

RESOLUTION NO. 2017-208

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DECLARING ITS INTENT TO ADOPT A GENERAL PLAN AMENDMENT, SPECIFIC
PLAN AMENDMENT, AND REZONE FOR THE REARDAN PARK SITE PROJECT
EG-17-018, APNs: 132-0290-004 & -038**

WHEREAS, the Planning Division of the City of Elk Grove received an application on May 11, 2017, from Reynen & Bardis (the "Applicant") requesting a General Plan Amendment, Specific Plan Amendment, and Rezone (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 132-0290-004 and -038; and

WHEREAS, the Project is located within the Laguna Ridge Specific Plan (LRSP); and

WHEREAS, the LRSP was adopted in June 2004 after certification of an accompanying Environmental Impact Report (EIR, SCH # 2000082139); and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act (CEQA); and

WHEREAS, State CEQA Guidelines Section 15162 requires that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists (see CEQA Finding/Evidence below); and

WHEREAS, the Planning Commission held a duly-noticed public hearing on August 3, 2017, 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, the Planning Commission voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on August 23, 2017, 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove finds that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Section 15162 based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15162.

Evidence: The Laguna Ridge Specific Plan was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The Project was included in the analysis under the EIR.

CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) requires that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
 - a. The project will have one or more significant on discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Project proposes to re-designate a portion of the site from park to school. No new residential or commercial uses are proposed. The LRSP EIR considered ground disturbance and development of this site generally. The operation of a school site along Poppy Ridge Road was specifically considered in the 2004 EIR, though on the adjoining property. While the school use may add more vehicular trips to Poppy Ridge Road, the most recent traffic analysis identifies the roadway segment operating at Level of Service A under cumulative

conditions with a vehicle-to-capacity ratio of 0.45, meaning that there is sufficient capacity in the roadway for the proposed Project without impacting traffic operations under adopted City policies.

Therefore, the intensity of development on the site is similar to that anticipated under the 2004 EIR. There are no substantial changes in the Project from that analyzed in the 2004 EIR as the LRSP has been underbuilt from the maximum intensity considered in the analysis. There are no new significant environmental effects or substantial increase in the severity of previously identified significant effects. No new information of substantial importance has been identified. Further, since no changes to the EIR are necessary to support the Project, the City is not required to prepare an Addendum to the EIR as required by State CEQA Guidelines Section 15162. Therefore, the prior EIR is sufficient to support the proposed action and no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove declares its intent to approve a General Plan Amendment, Specific Plan Amendment, and Rezone for the Project, as described and illustrated in Exhibits A, B, and C, 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 General Plan amendment involves a change in the land use map from Public Park to Public Park and Public Schools. The change will allow for the development of the majority of the site as a Community Park, consistent with the General Plan. The balance of the site will be as a public school, in keeping with the public use nature of the General Plan's current designations.

Specific Plan Amendment

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

Evidence: The proposed Specific Plan amendment involves a change in the land use map from Community Park to Community Park and School. The change will allow for the development of the majority of the site as a Community Park, consistent with the General Plan. The balance of the site will be as a public school, in keeping with the public use nature of the General Plan's current designations.

Finding: The project is consistent with the goals and policies of the Laguna Ridge Specific Plan.

Evidence: The proposed LRSP changes will update the parkland obligation to reflect the land use approvals to date, while maintaining the 7.0 net acres of parkland per 1,000 resident ratio contained in the LRSP.

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

requested.

Evidence: Since adoption of the LRSP in 2004, the City has processed multiple amendments that reflect the changing economic conditions and market realities. Based upon this, there has been an underbuild in residential development from the maximum intensities allowed in the LRSP. The LRSP must be updated to reflect the correct acreage obligations for parkland in keeping with the parks ratio standards.

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

Evidence: The proposed amendment will benefit the Specific Plan by continuing to designate the Project site for public purposes.

Finding: The amendment will not adversely affect adjacent properties and can be properly serviced.

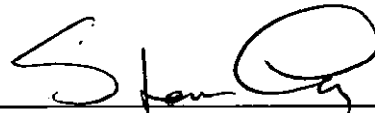
Evidence: The site is served by all necessary utilities and is or will be served on all four sites by public roads. A school site was previously designed on the adjoining property to the west. Therefore, providing a school site on the Project is not beyond the intended character of the area.

Rezoning

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

Evidence: The proposed rezoning will implement the General Plan and Specific Plan amendments consistent with General Plan Policy LU-3.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of August 2017.




STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



JASON LINDGREN, CITY CLERK



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

Reardan Park Site Rezone (EG-17-018) Project Description

PROJECT DESCRIPTION

The proposed Project, **Reardan Park Site Rezone**, involves the following as illustrated in Exhibit B:

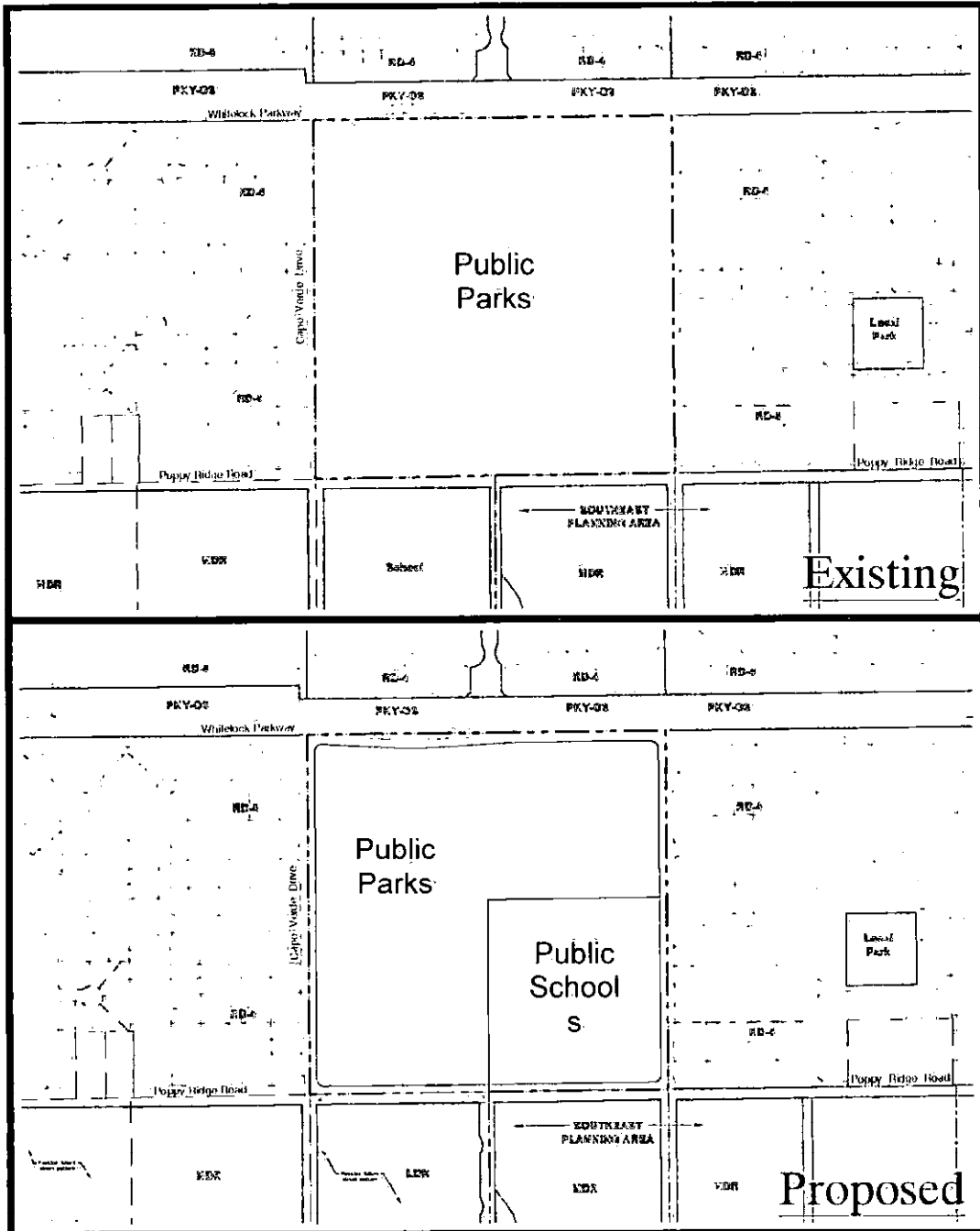
- A General Plan Amendment from Public Parks to Public Parks and Public Schools
- A Specific Plan Amendment (text and map) from Community Park to Community Park and Schools
- A Rezone from LRSP-Community Park to LRSP-Community Park and LRSP-Schools

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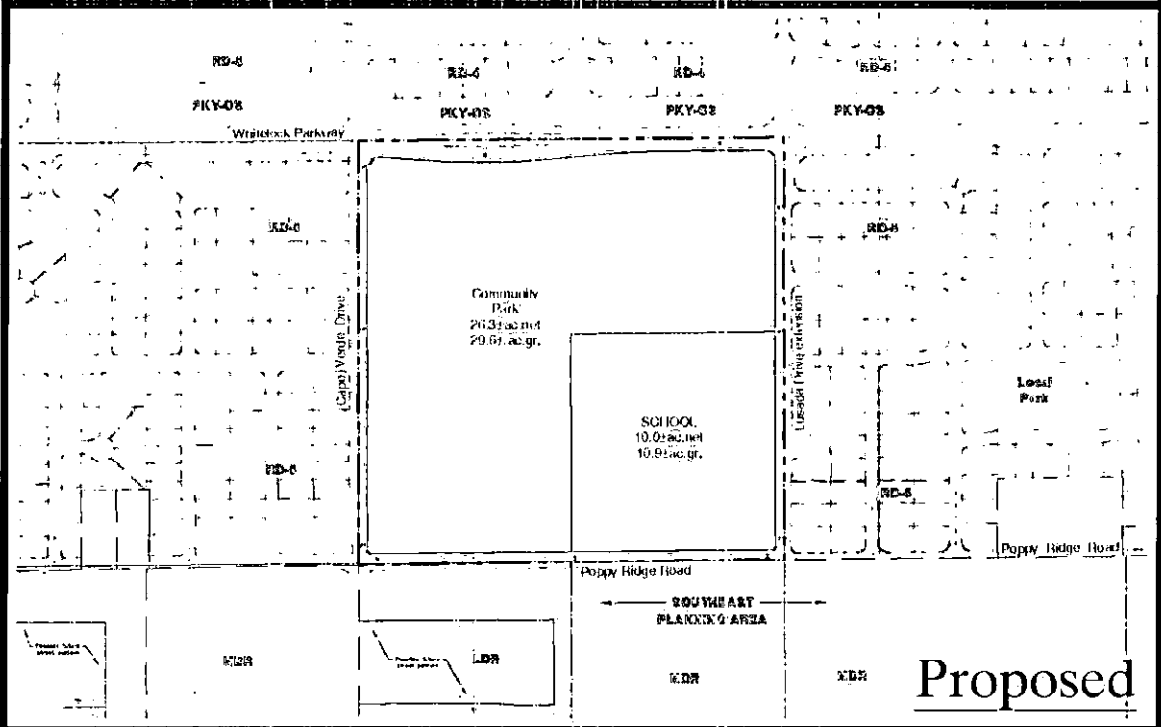
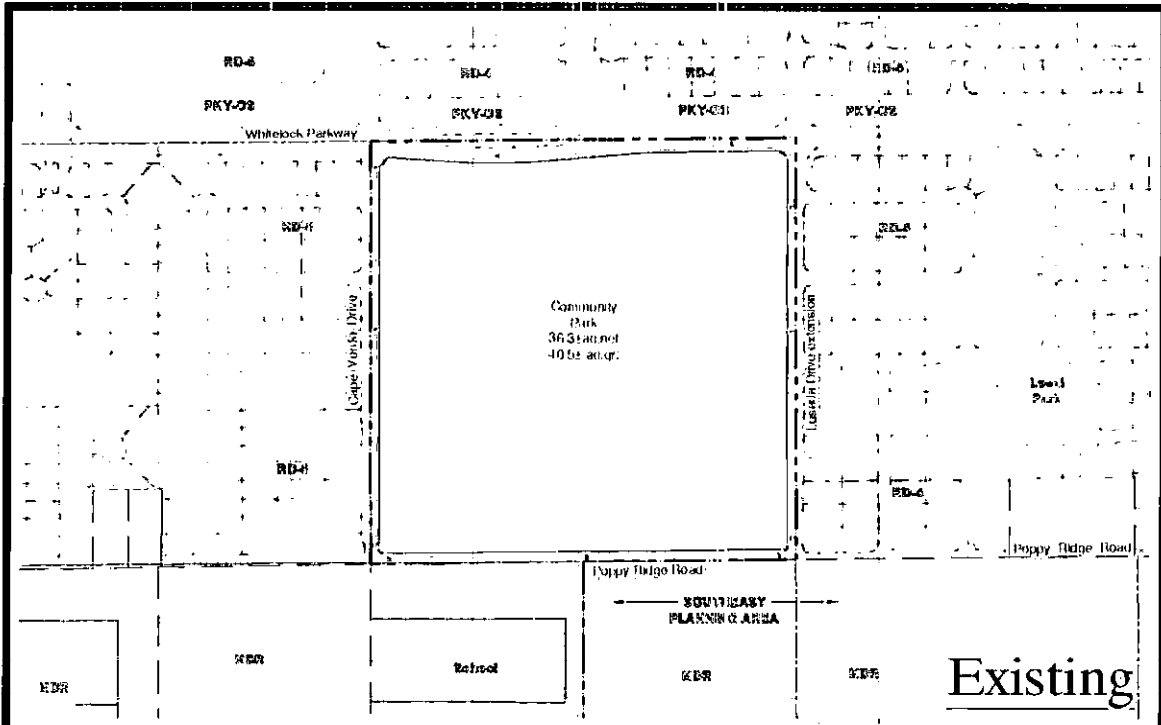
EXHIBIT B

Reardan Park Site Rezone (EG-17-018) Project Exhibits

General Plan Amendment



Specific Plan Amendment



Rezone

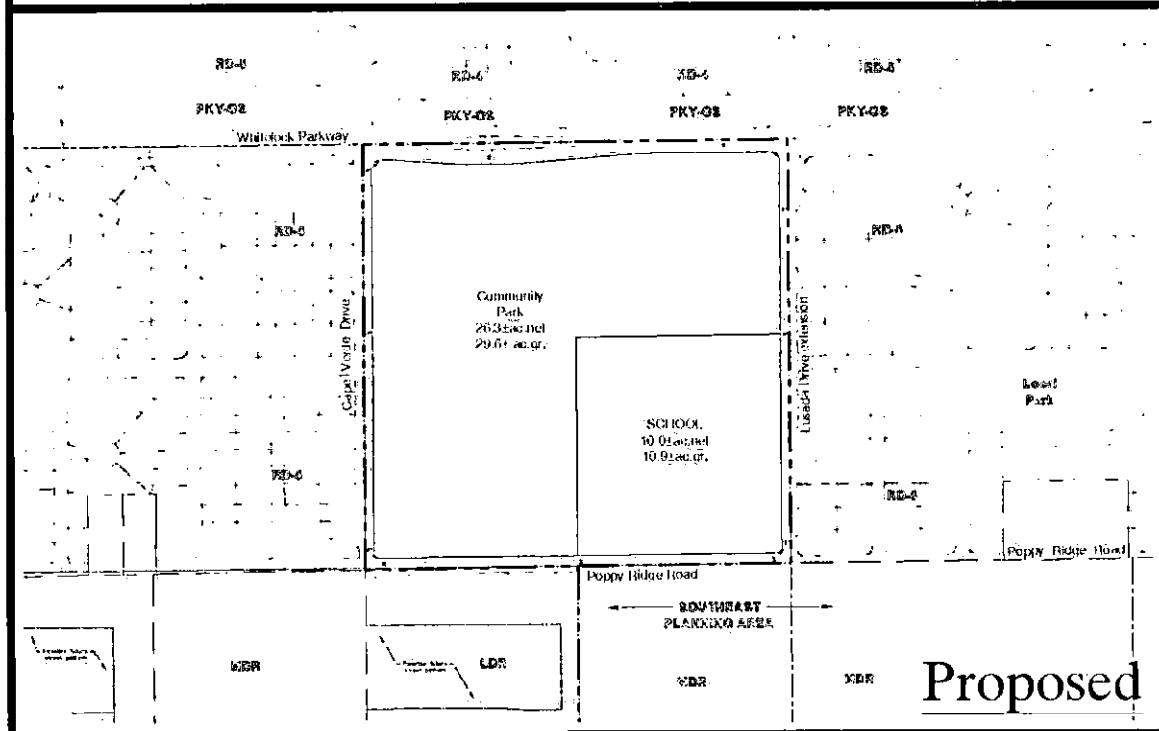
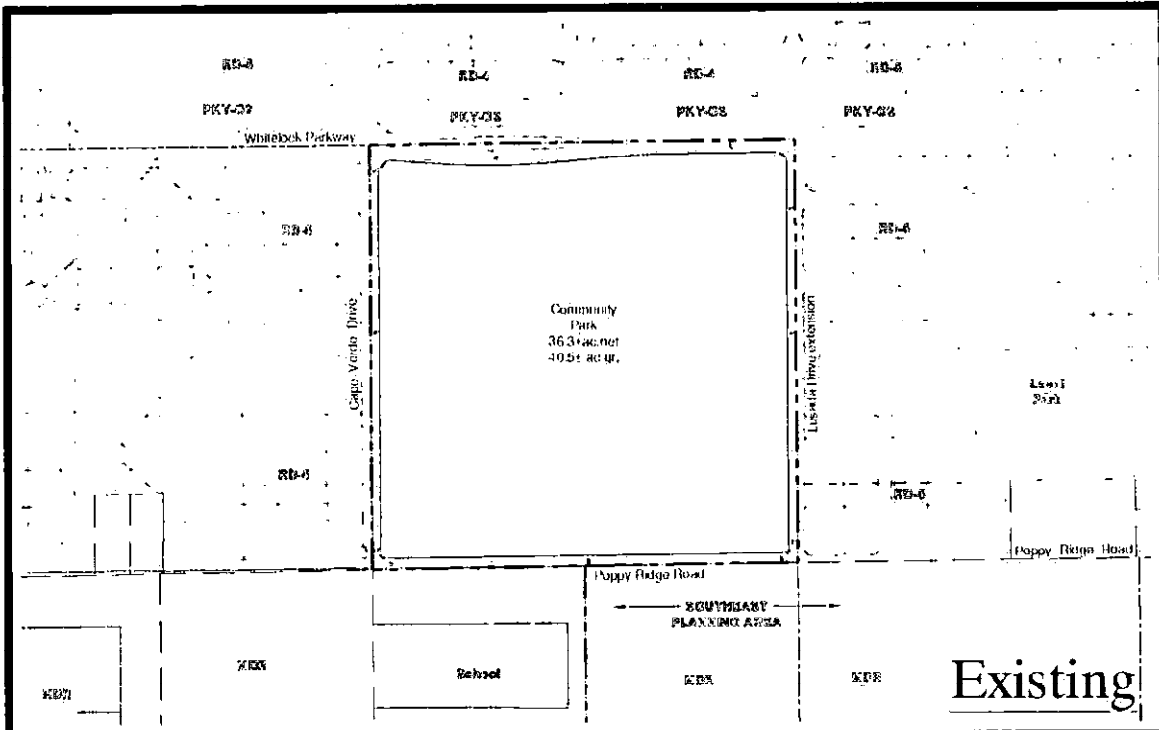


EXHIBIT C

Reardan Park Site Rezone (EG-17-018) Specific Plan Text Amendment

Sections 5.4 and 5.4.4 of the Laguna Ridge Specific Plan is amended to read as follows (shown in track changes where ~~strikeout~~ identifies deleted text and underline identifies new text):

5.4 Parks (LP, NP, CP) & PARKWAYS (PKY)

The Specific Plan Land Use Plan provides a total of ~~464.9~~ 143.7 net acres of parks, and 69.3 acres of parkways and open space for a total of ~~234.2~~ 213 acres. This amount of park land provides 6.9 to 7.6 acres per 1,000 residents depending on the ultimate number of dwelling units constructed, ~~which household size factor is utilized in the calculation.~~ The EGGSD requires ~~5 acres of parkland per 1,000 population, while the City's standard is determined on a project basis.~~ The proposed park acreage includes ~~fifteen~~ multiple Local Parks, two Neighborhood Parks, and three Community Parks. These parks are designated on the Land Use Plan and on Exhibit 5-1 with "LP" for Local-Park, "NP" for Neighborhood Park, and "CP" for Community Park. Parkways or Open Space are designated (PKY or OS). The underlying zoning designation for parks and parkways shall be RD-5. The park configuration shown on the Land Use Plan is approximate and final configuration of parks will occur upon the submittal of Tentative Subdivision Maps.

The Neighborhood Park sites are typically located adjacent to schools and/or open space areas to allow shared use. The larger parks will accommodate a broader range of activities including soccer fields, softball and little league ball fields suitable for league play. Community Parks may have lighted fields to allow leagues to play in the evenings. The purpose of the larger parks is to encourage multiple uses and allow for active recreation.

...

5.4.4 Community Park (CP)

Three Community Park sites are designated on the plan. The Community Park located south of the Civic Center provides ~~48.4~~ 48.7 net acres of park land and ~~7.7 acres of open space~~. The easterly Community Park (Reardan Park) measures ~~35.7~~ 26.3 net acres (of which 17.3 net acres is for Laguna Ridge and 9.0 net acres is for adjoining plan areas). The westerly Community Park (Oasis Park) measures 19.9 acres net. These Community Parks will be linked to the Laguna Ridge Grand Parkway. Facilities expected to be included in the Community Parks may include some or all of the following:

- Group picnic areas to accommodate large and small groups, all shaded, some with shelters.
- Large outdoor shelter for picnic use, group use, and programming.
- A mix of youth and adult ball fields (softball, skinned ball fields, and soccer fields).
- Lighted tennis courts, full court basketball, and other sports facilities.
- High quality play areas, separated for pre-school and older children, with a variety of play experiences and adjacent sitting areas.
- Water play, as appropriate.
- Drinking fountains.
- Clearly defined park entry with identified theme.
- Storage and/or maintenance building.
- Restrooms/Concession building.
- On-site parking, per City of Elk Grove requirements.
- Security and sports facility lighting.
- Public Recreation/Civic Uses (indoor and outdoor).

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-208

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

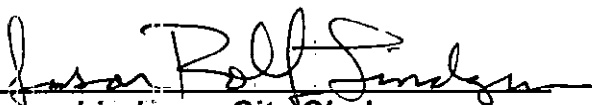
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 23, 2017 by the following vote:

AYES: COUNCILMEMBERS: Ly, Detrick, Hume, Nguyen, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California