

RESOLUTION NO. 2021-033

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DECLARING ITS INTENT TO AMEND THE GENERAL PLAN FOR THE MULTI-
SPORT PARK COMPLEX AND GRANT LINE SOUTHEAST INDUSTRIAL AREA
ANNEXATION PROJECT**

PROJECT NO. WFC004

SOUTH OF GRANT LINE ROAD AT THE INTERSECTION WITH WATERMAN ROAD

APN: 134-0190-002, -003, -009, -010, -013, -029, -030, -032

WHEREAS, in 2014 the City of Elk Grove acquired property at the northeast corner of Grant Line Road and Waterman Road for development of a multi-sport park complex; and

WHEREAS, the City property is located outside but adjoining the current corporate boundary of the City; and

WHEREAS, in 2015 the City Council directed that the property be annexed into the City (the Project); and

WHEREAS, the City worked with the Sacramento Local Agency Formation Commission (LAFCo) to prepare a Sphere of Influence Amendment that included the City property and adjoining property to the northeast and southwest, in keeping with LAFCo policies; and

WHEREAS, LAFCo approved the Sphere of Influence Amendment (SOIA) for the City property and the adjoining property, totaling ±571 acres (the SOIA Area) at their regular meeting in May 2019; and

WHEREAS, the City has undertaken technical engineering studies and planning to support the annexation and future development of the SOIA Area, including the preparation of a Specific Plan as required by City General Plan policy; and

WHEREAS, due to current property ownership desires, lot boundaries, and Williamson Act status, the SOIA Area is proposed to be annexed into the City in phases, with the Phase 1 area including the property currently owned by the City, Kendrick, and Cypress Abbey; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act (CEQA), Public Resource Code §§21000 et seq.; and

WHEREAS, the City and LAFCo entered into a Memorandum of Understanding providing for the joint preparation of an Environmental Impact Report (EIR) for the SOIA and future annexation and development of the SOIA Area; and

WHEREAS, that EIR was prepared by the City and LAFCo and certified by LAFCo prior to their approval of the SOIA; and

WHEREAS, during the preparation of the technical engineering studies and planning after approval of the SOIA the City identified that revisions to the EIR Project were necessary and that pursuant to State CEQA Guidelines Section 15163 a Supplemental EIR (SEIR) is appropriate to document the changes to the Project and update Mitigation Measures; and

WHEREAS, on July 20, 2020, the City released a Notice of Preparation for the SEIR; and

WHEREAS, on October 9, 2020, the City released a Notice of Availability for the SEIR, collecting public comments through November 24, 2020; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on January 7, 2021, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting and voted 4-0 (Commissioner Shuck absent) to recommend certification of the EIR; and

WHEREAS, the City Council held a duly-noticed public hearing on January 27, 2021, 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 has certified the SEIR for the Project, adopting Findings of Fact and a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program.

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 for the Project, as described and illustrated in Exhibit A, attached hereto and incorporated herein by this reference, based upon the following finding:

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 would update several portions of the General Plan, including the land use program for the East Study Area, the Land Use Plan, and the Circulation Plan.

Revisions to the East Study Area Land Use District Program would increase the range of acreage in the Activity District assignable to Industrial land uses from 10% to 15% of the Study Area to 15% to 30%. There would be corresponding reductions in the acreage for retail commercial land uses, decreasing from 3% to 8% to 1% to 5%. This revision is consistent with the General Plan vision, supporting principles, and policies that call for “increasing economic diversity by offering a broad range of companies, jobs, goods, and services in the City” with opportunities to attract new businesses in targeted industries including “...light and advanced manufacturing.” (General Plan pages 5 and 6).

The proposed amendment to the Land Use Plan (Figures 3-2, 3-4, Table 3-2) would recognize the designation of specific land use categories for the Phase 1 annexation area, including the allocation of ±370 acres for industrial and ±20 acres for retail.

These changes are of benefit to the City as they will increase the overall amount of industrial land in the City, including the creation of large blocks of developable industrial lands. The City does not currently have comparable, large industrial lands, presenting a limitation in attracting manufacturing and warehouse/distribution uses to the City.

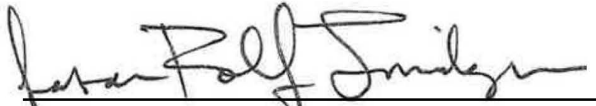
As documented in the January 27, 2021 City Council report, the proposed Project has satisfied all General Plan policies for annexation, including the preparation of a Specific Plan along with a land use plan, circulation plan, infrastructure plan, financing plan, service level analysis, and market study.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of January 2021.



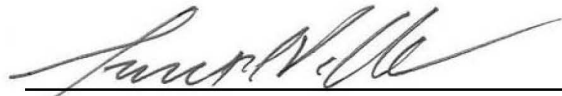
BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

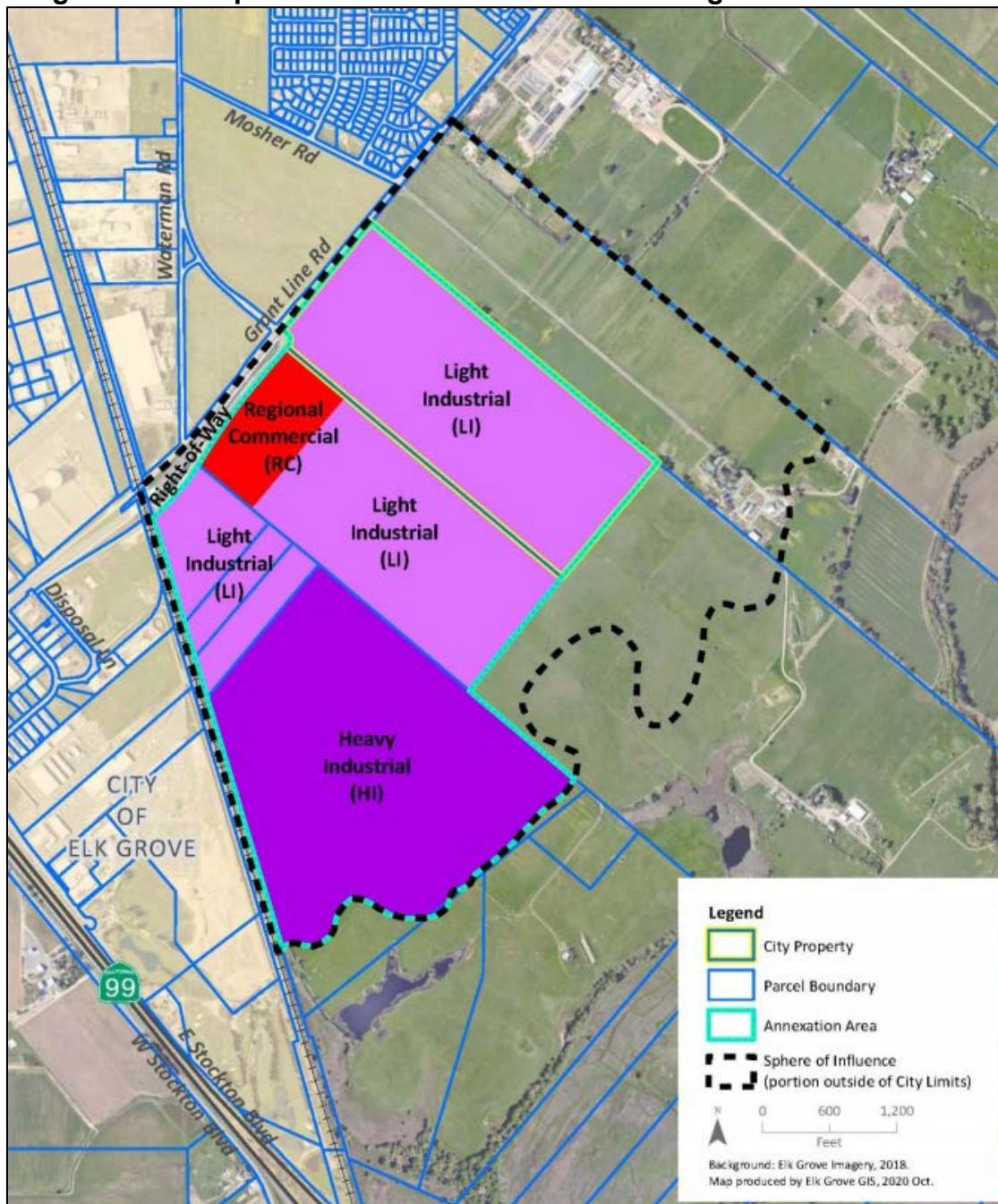


JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
MULTI-SPORT PARK COMPLEX AND GRANT LINE SOUTHEAST INDUSTRIAL
AREA ANNEXATION (WFC004)
General Plan Amendment

1. General Plan Figures 3-2 and 3-4 are amended to designate the properties in the Phase 1 annexation area as illustrated in Figure A-1 below.

Figure A-1: Proposed General Plan Land Use Designations for Phase 1



2. General Plan Table 3-2 is modified as follows:

**Table 3-2:
General Plan Development Capacity**

	Acres	Dwelling Units	Population ¹	Employment (Jobs)	Jobs/Housing Ratio
Existing Development Total ²	31,449	53,829	171,059	45,463	0.84
General Plan Total	34,956	102,865	332,254	122,155 <u>127,463</u>	1.21 <u>1.24</u>
City Limits	29,946	72,262	233,406	81,784	
Study Areas Subtotal	8,008	30,603	98,848	40,371 <u>45,679</u>	
North Study Area	646	323	1,043	0	
East Study Area	1,772	4,806	15,523	3,875 <u>9,183</u>	
South Study Area	3,675	16,250	52,488	30,367	
West Study Area	1,915	9,224	29,794	6,129	

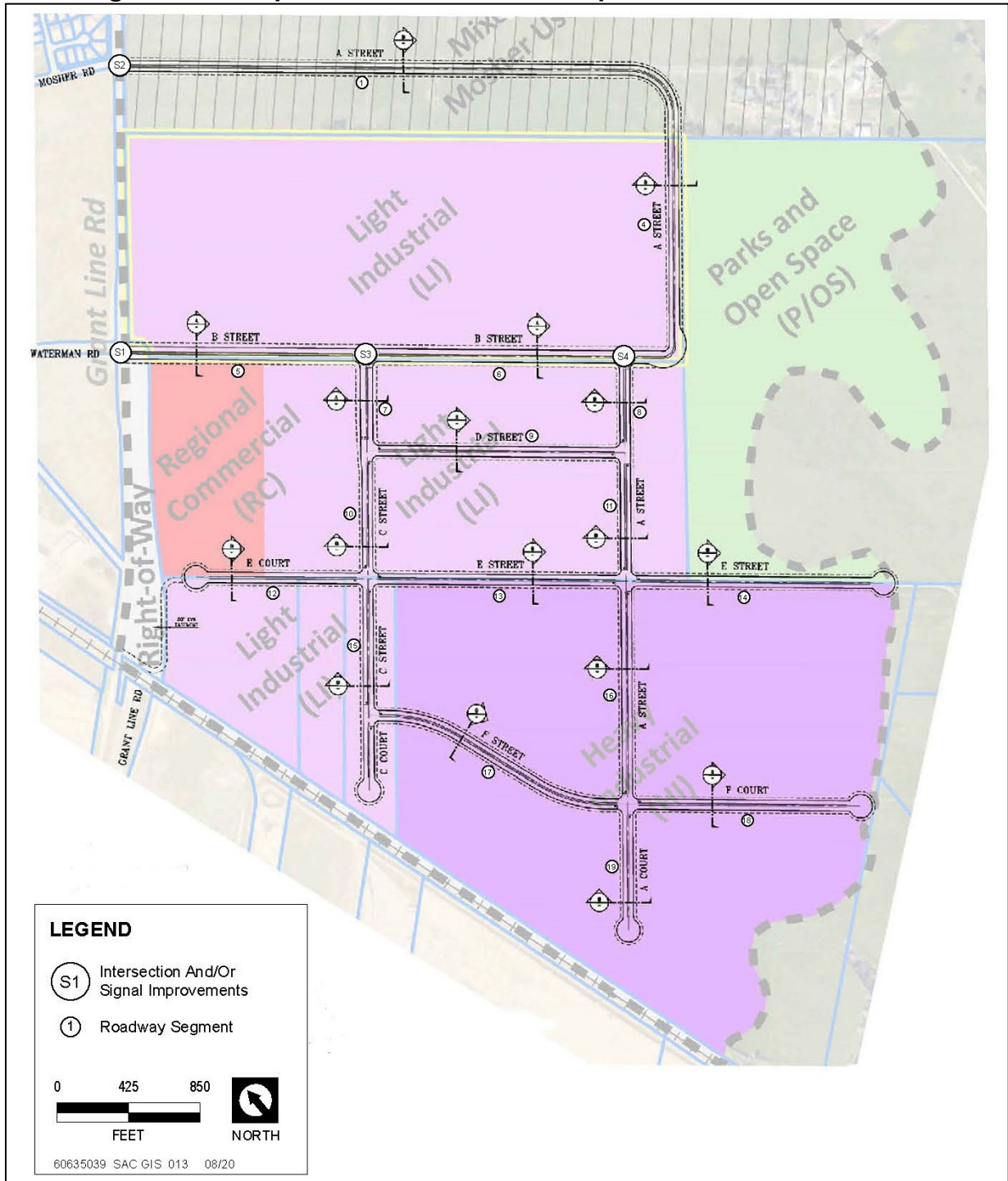
Table Notes: Number may not sum due to rounding

1. Based on 3.23 persons per household, average.

2. Existing development represents 2017 population and dwelling unit information and derived from 2013 jobs data (the most current year available at the time of writing the General Plan).

- General Plan Figures 3-6 and 3-7 are amended to include the streets in the Project area as illustrated below, with Waterman Road (B Street) and the portion of C Street from B Street to D Street designated as a 4-lane Arterial and all other roads listed a 2-lane minor Arterial/Collector.

Figure A-2: Proposed General Plan Transportation Plan Revisions



4. General Plan Table 4-2 is amended, in part, as provided below:

**Proposed Revisions to General Plan Table 4-2,
East Study Area Land Use District Program Standards**

Land Use District	Designations Allowed In District	Desired Land Use Range (Gross Acreage Basis) ^{1, 2}	
Activity District	Community Commercial (CC)	3%-8% <u>1%-5%</u>	50-150 <u>15-90</u> acres
	Regional Commercial (RC)		
	Light Industrial/Flex (LI/F)		170-265
	Light Industrial (LI)	40%-15% <u>15%-30%</u>	260-500
	Heavy Industrial (HI)		acres
	High Density Residential (HDR)	1%-3% or as needed to meet RHNA	15-55 acres
	Public Services (PS)	1%-3% or as needed to support land uses	15-55 acres

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CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-033

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 27, 2021 by the following vote:

AYES: COUNCILMEMBERS: Singh-Allen, Nguyen, Hume, Spease, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California