

RESOLUTION NO. 2021-212

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DECLARING ITS INTENT TO ADOPT A GENERAL PLAN AMENDMENT FOR
CERTAIN PROPERTIES IN CONJUNCTION WITH THE GENERAL PLAN-ZONING
CONSISTENCY PROJECT, PHASE 3 (PL0022)**

WHEREAS, California Government Code Section 65300 requires the City to adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, Government Code Section 65860 requires that the City's zoning regulations be consistent with the General Plan and that in the event zoning regulations become inconsistent with the General Plan by reason of amendment to the General Plan, the zoning shall be amended so that it is consistent with the General Plan as amended; and

WHEREAS, in February 2019, the City adopted a comprehensive update to its General Plan; and

WHEREAS, amendments to the Elk Grove Municipal Code (EGMC), including its zoning regulations, are necessary to provide consistency with the 2019 General Plan Update (referred to herein as the General Plan-Zoning Consistency Program); and

WHEREAS, the City determined that the General Plan Update, including the General Plan-Zoning Consistency Program (also referred to herein as the "Project") was a project requiring review pursuant to the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq. and that an Environmental Impact Report (EIR) should be prepared to evaluate the potential environmental effects of the Project; and

WHEREAS, on February 27, 2019, the City Council adopted Resolution No. 2019-035, certifying the EIR for the General Plan Update (State Clearinghouse Number SCH#2017062058), adopting Findings of Fact and a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

WHEREAS, as part of the General Plan-Zoning Consistency Program two errors were identified in the General Plan Land Use Plan; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on June 3, 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 5-0 to recommend approval to the City Council; and

WHEREAS, on July 28, 2021, the City Council held a duly-noticed public hearing 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 finds that no further environmental review is required for the proposed General Plan amendment based upon the following finding.

CEQA

Finding: No further environmental review is required pursuant to State CEQA Guidelines Section 15162.

Evidence: The proposed amendments implement the General Plan, which was considered through the General Plan Update Environmental Impact Report (EIR) (SCH No. 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan. The EIR is comprised of a Draft EIR (Draft EIR) and Final EIR (Final EIR). The Final EIR was released for public review on January 4, 2019, and certified by the City Council on February 27, 2019

State CEQA Guidelines Section 15162 provides that no further review is required under CEQA when there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR.

The proposed General Plan land plan amendments are minor in nature and would not result in substantial new development. Amendment 1 (8672 and 8688 Sheldon Road) would change the land use designation from Park to Low Density Residential on 3.47 acres. At an assumed density of five units per acre, this would result in approximately 15 single family dwelling units. This is a minor revision in comparison to the total General Plan buildout of 102,865 dwelling units.

The second amendment (8476 Sheldon Road) would bring the General Plan designation into consistency with the existing zoning. No new units or other development would occur as a result of the change.

Therefore, there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR, and no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby declares its intent to amend the General Plan land use designations for the properties described below based upon the following finding.

APN	Situs	Existing General Plan	Proposed General Plan
116-0030-071	8672 Sheldon Rd	Park	Low Density Residential
116-0030-072	8688 Sheldon Rd	Park	Low Density Residential
116-0030-037	8476 Sheldon Rd	Rural Residential	High Density Residential

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 revisions to the General Plan Land Plan relative to 8672 and 8688 Sheldon Road, and 8476 Sheldon Road, provide for improved consistency with existing conditions and compatibility with the surrounding neighborhood.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 28th day of July 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

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-212**

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 July 28, 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**