



Incorporated July 1, 2000

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CITY OF ELK GROVE

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City of Elk Grove – City Council

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 12, 2021**, at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

Consolidated General Plan Amendment (GPA 21-2):

The City Council will consider a consolidated General Plan Amendment consisting of the following matters:

1. **Gated Communities in the Rural Area (PLNG20-024)**

The proposed action would repeal General Plan policy RA-1-8, which prohibits gated neighborhoods and subdivisions in the Rural Area.

The Planning Commission reviewed this matter at its meeting on November 5, 2020 and voted 5-0 to recommend the City Council deny the Project. The City Council considered this matter on January 13, 2021 and April 14, 2021 and adopted a Resolution of Intent to amend the General Plan to repeal the policy.

2. **Bike, Pedestrian, and Trails Master Plan (WAM006)**

This matter would amend the Circulation Plan of the General Plan for consistency with the Bicycle, Pedestrian, and Trails Master Plan (BPTMP) of 2021, including Figure 3-6 and various text references in the General Plan. Consideration of the BPTMP occurred under a separate agenda item.

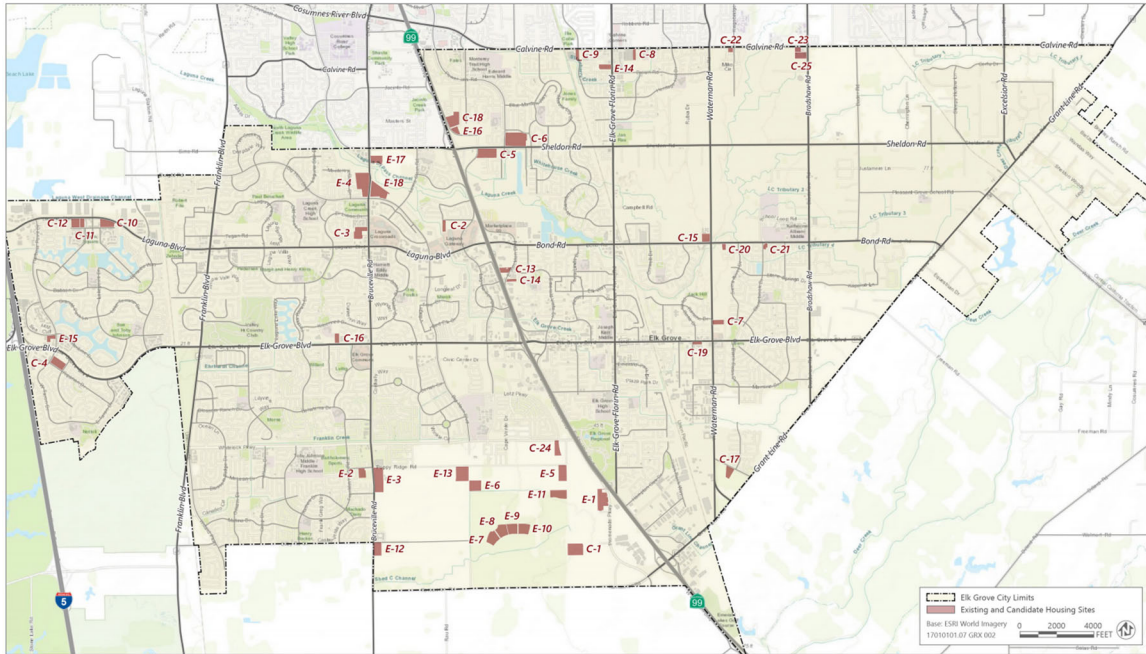
The BPTMP of 2021 updates the 2014 plan to establish a long-term vision for improving walking and bicycling in Elk Grove and identifies a short-term action plan of implementable projects, programs, and policies. The BPTMP establishes a strategy to develop citywide walking and bicycling networks that provide access between residential neighborhoods, schools, transit, jobs, and other services. These network improvements are combined with education, encouragement, enforcement, and evaluation programs to provide a holistic approach to improving active transportation in Elk Grove. The BPTMP also identifies a plan to implement these projects and programs through prioritization and phasing to ensure such implementation is manageable and achievable.

The Planning Commission reviewed this matter at its meeting on April 15, 2021 and voted 5-0 to recommend the City Council approve the Project.

3. **2021 Housing Element Update (SPG004)**

The Project consists of adopting the 2021-2029 Housing Element, amending the General Plan Land Use Map, and amending the General Plan Implementation Strategy in order to accommodate high-density residential development and implement the City's portion of the Regional Housing Needs Allocation (RHNA).

The City has identified 43 possible housing sites (18 existing sites and 25 new candidate sites) located within City limits that could accommodate housing to meet the RHNA very low and low income groups. The City Council will select sites from this list of existing and candidate sites to be designated as meeting the RHNA requirement for low and very-low income units. All of the 43 sites, or some combination of the 43 sites, would be approved to accommodate RHNA. Those sites chosen from the candidate list would be subject to a General Plan Amendment and/or rezoning, as necessary, to meet the density obligations to qualify for listing in the RHNA. The location of these sites is shown in the following map.



The Planning Commission considered this item at its special meeting on April 22, 2021 and voted 5-0 (with recusal by Commissioner Poole on site C-4 and by Commissioner Fernandez on site C-7) to recommend approval to the City Council. As part of their recommendation, the Commission recommended that:

- All existing sites to be included in the Housing Element, with sites E-3, E-4, E-5, E-6, E-13, E-14, E-15, E-16, E-17, and E-18 rezoned to allow residential with a density between 25 and 30 dwelling units per acre.
- Candidate sites C-1, C-3, C-4, C-8, C-9, C-10, C-11, C-13, C-18, C-19, C-22, C-23, and C-24 be included.

4. Safety Element Update (SP0008)

The proposed Project is an amendment to the Safety Element of the General Plan for consistency with Assembly Bill (AB) 65 (Petrie-Norris) and Senate Bill (SB) 99 (Dodd) of 2019, which requires the City to identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes. The Project would add text and a map to Chapter 8 (Services, Health, and Safety) of the General Plan. Included in the Project is the addition of SAF-1-6, which would require adequate emergency access for new development projects.

The Planning Commission considered this matter at its special meeting on April 22, 2021 and voted 5-0 to recommend adoption to the City Council.

ENVIRONMENTAL: **Matter #1:** The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures).

Matter #2: No further environmental review is required under the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (State CEQA Guidelines) (General Plan EIR SCH No. 2017062058).

Matter #3: A Subsequent Environmental Impact Report has been prepared for the Housing Element Update and is available for review at City Hall, the Elk Grove Library, and at www.elkgrovecity.org/housingelement. The Planning Commission has recommended that the City Council certify the SEIR, adopting Findings of Fact and Statement of Overriding Considerations and adopting a Mitigation Monitoring and Reporting Program.

Matter #4: As part of the 2021 Housing Element Update, the City prepared a Subsequent Environmental Impact Report (SEIR). In addition to addressing the Housing Element, the SEIR also incorporated the proposed changes to the Safety Element. The SEIR did not identify any impacts directly attributable to the Safety Element. The SEIR will be certified as part of the Housing Element adoption, and these amendments will occur in tandem. Therefore, the SEIR is adequate and no further environmental review is required.

Information or questions regarding this item should be referred to Christopher Jordan, AICP, (916) 478-2222, or to the office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, CA, 95758.

Consistent with Executive Order N-29-20 issued on March 17, 2020, and Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, this meeting will be conducted by teleconference only. The meeting location will be the City Council Chamber, but it will not be open to the public. The live meeting can be viewed via the City's website at http://www.elkgrovecity.org/city_hall/city_government/live_archived_broadcasts

All interested persons are invited to present their views and comments on this matter at the public hearing. Written statements may be filed with the City Clerk either in writing or by email at any time prior to the close of the hearing scheduled herein, and oral statements may be made following the procedures established to accommodate social distancing guidelines, available on the City's website at

http://www.elkgrovecity.org/city_hall/city_government/city_council/council_meetings/public_hearings_notices, or by contacting the City Clerk by phone at (916) 478-2286 or email to jlindgren@elkgrovecity.org.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 of Title 23 of the Elk Grove Municipal Code.

Dated/Published: April 30, 2021

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.