

ORDINANCE NO. 21-2003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING THE ELK GROVE ZONING MAP FROM RD-20 TO RD-5 FOR ELLIOT RANCH EAST PROJECT NO. EG-02-357

The City Council of the City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Elk Grove Zoning Map as shown on attached Exhibit A.

Section 2: Findings

CEQA

- 2.1 Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

General Plan

- 2.2 Finding: The City shall not approve any proposed development project unless the following findings are made, based on substantial evidence in the record:
- a) There is a reasonable probability that the land use or action proposed will be consistent with the general plan proposal being considered or studied or which will be studied within a reasonable time.
 - b) The project is consistent with the latest version of the Draft Land Use Policy Map and any draft General Plan Elements which have been reviewed by the General Plan Advisory Committee as of the date on which the project is approved.
 - c) There is little or no probability of substantial detriment to or interference with the future adopted general plan if the proposed use or action is ultimately inconsistent with the plan.
 - d) The proposed use or action complies with all other applicable requirements of state law and local ordinances.

Evidence:

- a. The Elliot Ranch East project has been reviewed and is consistent with the land use densities and design in the General Plan. Therefore, the land use or action proposed will be consistent with the General Plan proposal being considered or studied or which will be studied within a reasonable time.
- b. The project site is designated low-density residential (LDR) by the General Plan Land Use Policy Map. The proposed RD-5 zone is consistent with the LDR designation and with the draft policies of the Elements of the General Plan.
- c. The City Council discussed the zoning and the General Plan Land Use for this site on August 7, 2002 and recommended the proposed land use density be incorporated into the proposed General Plan Land Use Map, therefore there is little or no probability of substantial detriment to or interference with the future adopted General Plan.
- d. The requested Rezone, Tentative Subdivision Map, and Right-of-Way Abandonment are consistent with state law and local ordinances as discussed by the following findings and evidence.

Rezone

- 2.3 Finding: The proposed rezone is in the public interest. (Section 65358(a) of the Government Code).

Evidence: The City has reviewed the proposed rezone and accompanying staff report, and has received public testimony at a duly noticed public hearing regarding the matter. The applicant's proposal is consistent with the allowed density ranges and uses in the General Plan. The proposed amendment is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

- 2.4 Finding: The City Council considered all correspondence received regarding this project in its action, specifically the letter from Legal Services of Northern California indicating that the City does not have adequate inventory to rezone RD-20 property and that necessary findings would not be made.

Evidence: The City of Elk Grove is not bound by the County of Sacramento's Housing Settlement Agreement. The General Plan Housing multi-family sites inventory never included the project site, based on previous Council direction. Therefore the project would not reduce the City's inventory. The City can make the necessary findings of consistency with the future adopted General Plan.

Section 3: Action

The City Council hereby amends the City of Elk Grove Zoning Map for Assessor Parcel Number 119-0161-005 as shown on attached Exhibit A, subject to the findings contained in this Ordinance.

Section 4: No Mandatory Duty of Care

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5: Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 6: Effective Date and Publication

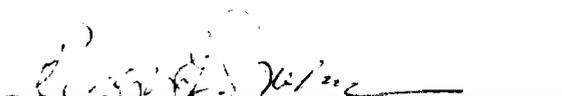
This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 2nd day of July 2003.


SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:


PEGGY E. JACKSON, CITY CLERK

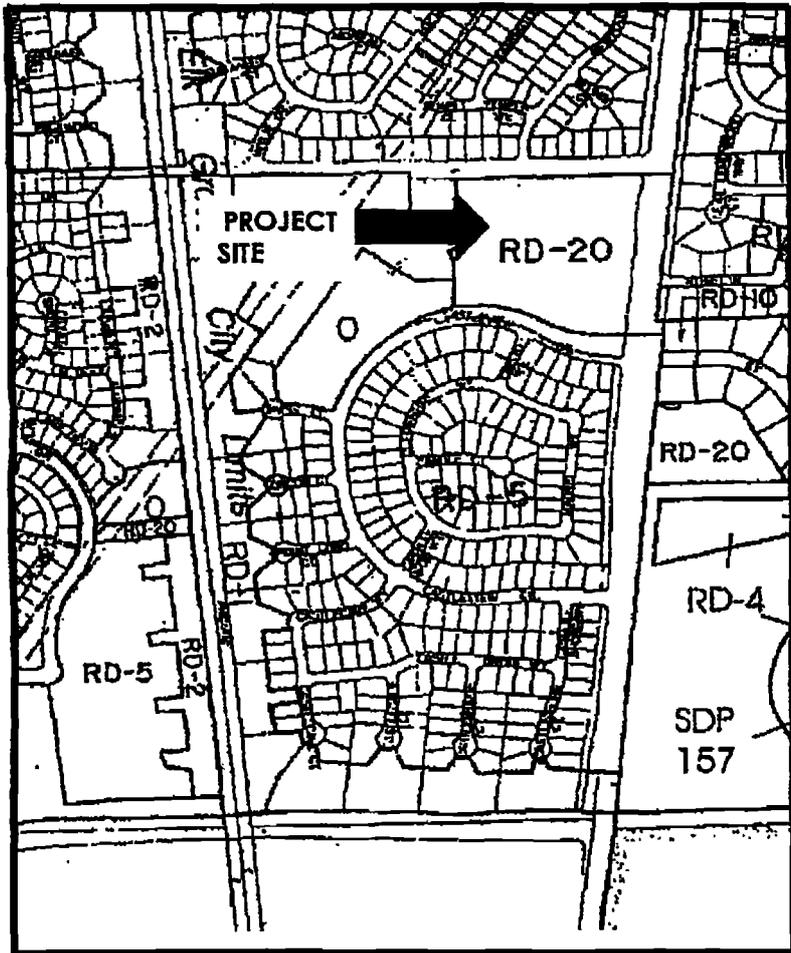

ANTHONY B. MANZANETTI,
CITY ATTORNEY

Effective Date: August 1, 2003

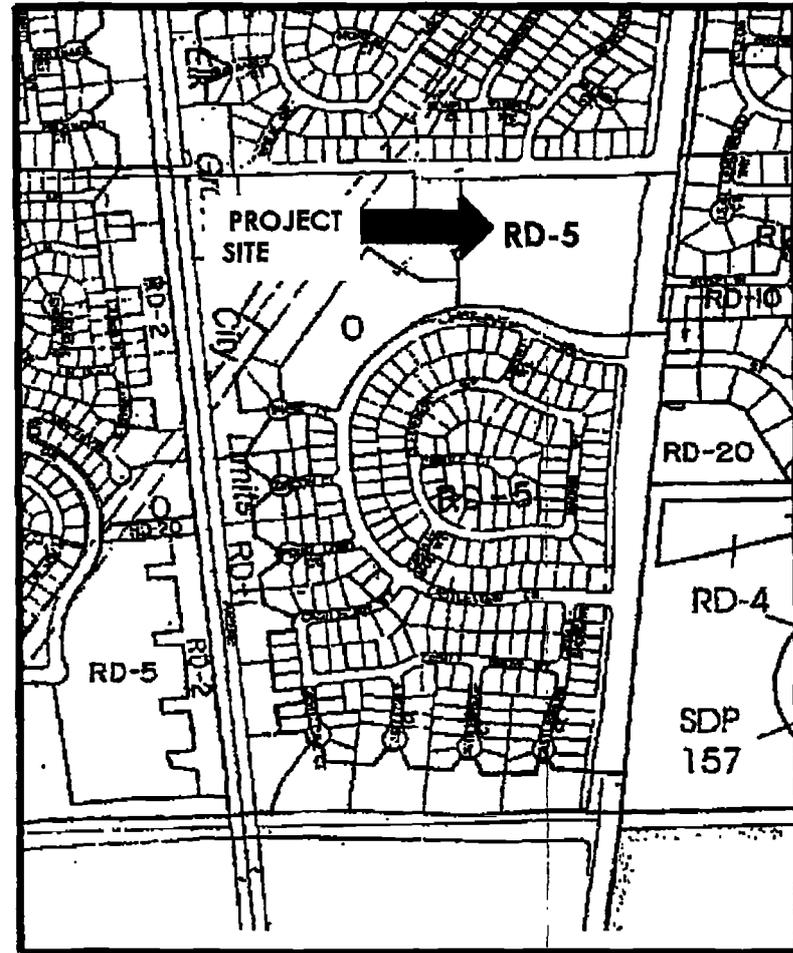
- AYES: Scherman, Soares, Briggs, Cooper, Leary**
- NOES: None**
- ABSTAIN: None**
- ABSENT: None**

EXHIBIT A

REZONE EXHIBIT



EXISTING



PROPOSED