

ORDINANCE NO. 5-2003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING THE CITY OF ELK GROVE ZONING MAP FROM AG-80 TO RD-7, RD- 20, AND "0" IN THE EAST FRANKLIN SPECIFIC PLAN ON A PORTION OF ASSESSOR PARCEL NUMBER 132-0030-038 AND 132-0030-046, ELK GROVE MEADOWS PHASE 2 (EG-02-330)

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

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.

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 (based on the City Council's September 18, 2002 authorization to staff to proceed with the necessary General Plan and Specific Plan amendments to add 47.0 acres of multi-family to the East Franklin Specific Plan south of Poppy Ridge Road). 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.

Section 3: Action

The City Council hereby amends the City of Elk Grove Zoning Map 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.

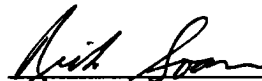
Section 5: Severability.

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 5th day of March 2003.



RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

Effective Date: April 4, 2003

AYES: Soares, Briggs, Cooper
Scherman, Leary

NOES: None

ABSTAIN: None

ABSENT: None

REZONE EXHIBIT ELK GROVE MEADOWS PHASE 2

CITY OF ELK GROVE, CALIFORNIA

AUGUST 9, 2002

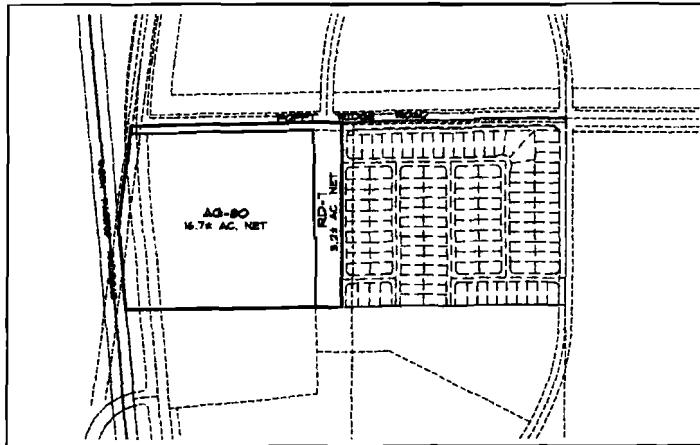
(REVISED: 8-15-02)

(REVISED: 11-30-02)

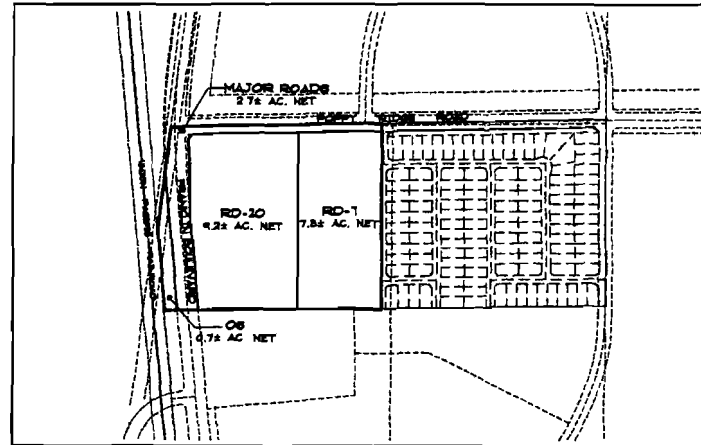
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ELK GROVE
PLANNING DEPARTMENT



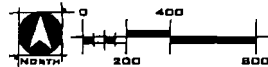
Existing Zoning



Proposed Zoning

ZONING SUMMARY

DESIGNATION	LAND USE	EXISTING ZONING AREA	PROPOSED ZONING AREA	DIFFERENCE
AG-80	AGRICULTURE, CHICKENS, SWINE	3.3	3.3	0.0
RD-20	RESIDENTIAL SINGLE-FAMILY (20 DENSITY UNIT)	0	4.28	4.28
RD-1	RESIDENTIAL SINGLE-FAMILY (1 DENSITY UNIT)	2.78	7.84	5.06
OS	OPEN SPACE	0	0.78	0.78
PLANNED DEVELOPMENT	PLANNED DEVELOPMENT	0	0.78	0.78
		3.3	16.63	13.33



WOOD RODGERS
PLANNING & ZONING
2201 O ST. S.W. 100-2 TOLSON, VA 22061
Broomfield, CO 80019 Tel: 303.441.7700
Fax: 303.441.7707

REZONE EXHIBIT

Exhibit A
to Zoning Ordinance
for Elk Grove Meadows Phase 2