

## ORDINANCE NO. 11-2001

### AN ORDINANCE OF THE CITY OF ELK GROVE AMENDING THE CITY OF ELK GROVE ZONING MAP FROM AG-20 AND AG-80 TO RD-5, RD-7, SC AND O ZONES ON ASSESSOR PARCEL NUMBERS 132-0020-082 AND 132-0020-083 FRANKLIN MEADOWS EG-00-053

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 to assign revised designation and zoning to the parcels specified in attached Exhibit A.

#### Section 2: Findings

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: The proposed project is a component of a Specific Plan where environmental issues were analyzed within a program level Environmental Impact Report. An Initial Environmental Study was also prepared specifically for the proposed project and mitigation measure have been developed that 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.

2. Finding: The proposed rezone request implements and is consistent with the East Franklin Specific Plan.

Evidence: The East Franklin Specific Plan allows zoning densities to be proposed within the land use density ranges and assignments specified in the Land Use Exhibit Figure 2-1. The applicant's proposal is consistent with the allowed density ranges and assignments as presented in the East Franklin Specific Plan: RD-5, RD-7, SC and O zones, configured as shown in Exhibit A.

#### Section 3: Action

The City Council hereby amends the Zoning Map of the City of Elk Grove for Assessor's Parcel Numbers 132-0020-082 and 132-0020-083 as shown on Exhibit A.

Effective Date: August 18, 2001

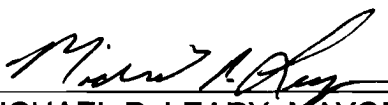
Section 4: Severability

If any such provision of section of this Ordinance is determined to be unenforceable, invalid, or unlawful, such determination shall not affect the enforceability of the remaining provisions of this Ordinance.

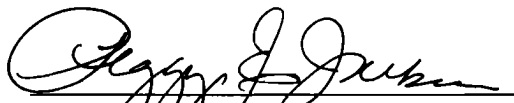
Section 5: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption, and within fifteen (15) days after its passage, shall be published in a newspaper of general circulation.


PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 18th day of July 2001.

  
MICHAEL P. LEARY, MAYOR  
CITY OF ELK GROVE

ATTEST:

  
PEGGY JACKSON, CITY CLERK  
CITY OF ELK GROVE

APPROVED AS TO FORM:

  
ANTHONY MANZANETTI,  
CITY ATTORNEY  
CITY OF ELK GROVE

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

Effective Date: August 18, 2001

# GENERAL NOTES

**OWNER/DEVELOPER**  
 FRANKLIN MEADOWS  
 1881 FAIR OAKS BOULEVARD  
 FAIR OAKS CALIFORNIA 95628  
 (916) 561-5400

**EXISTING ZONING:**  
 AG-80/AG-20

**PROPOSED ZONING**  
 RD-5/RD-1 + GC

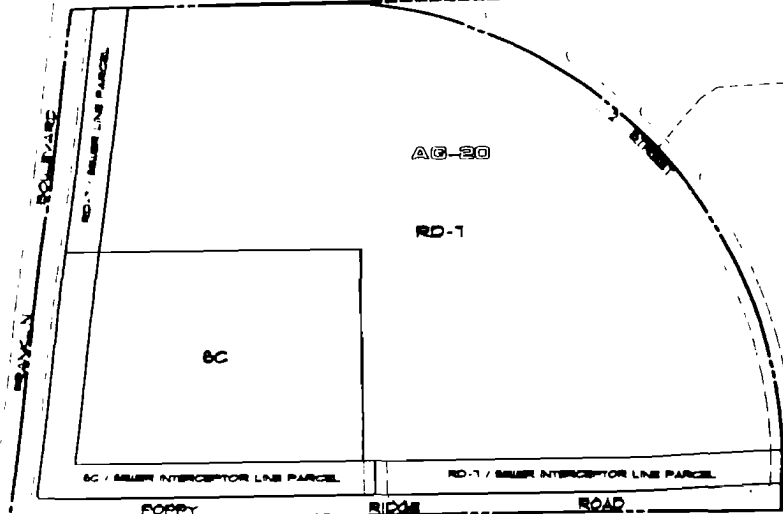
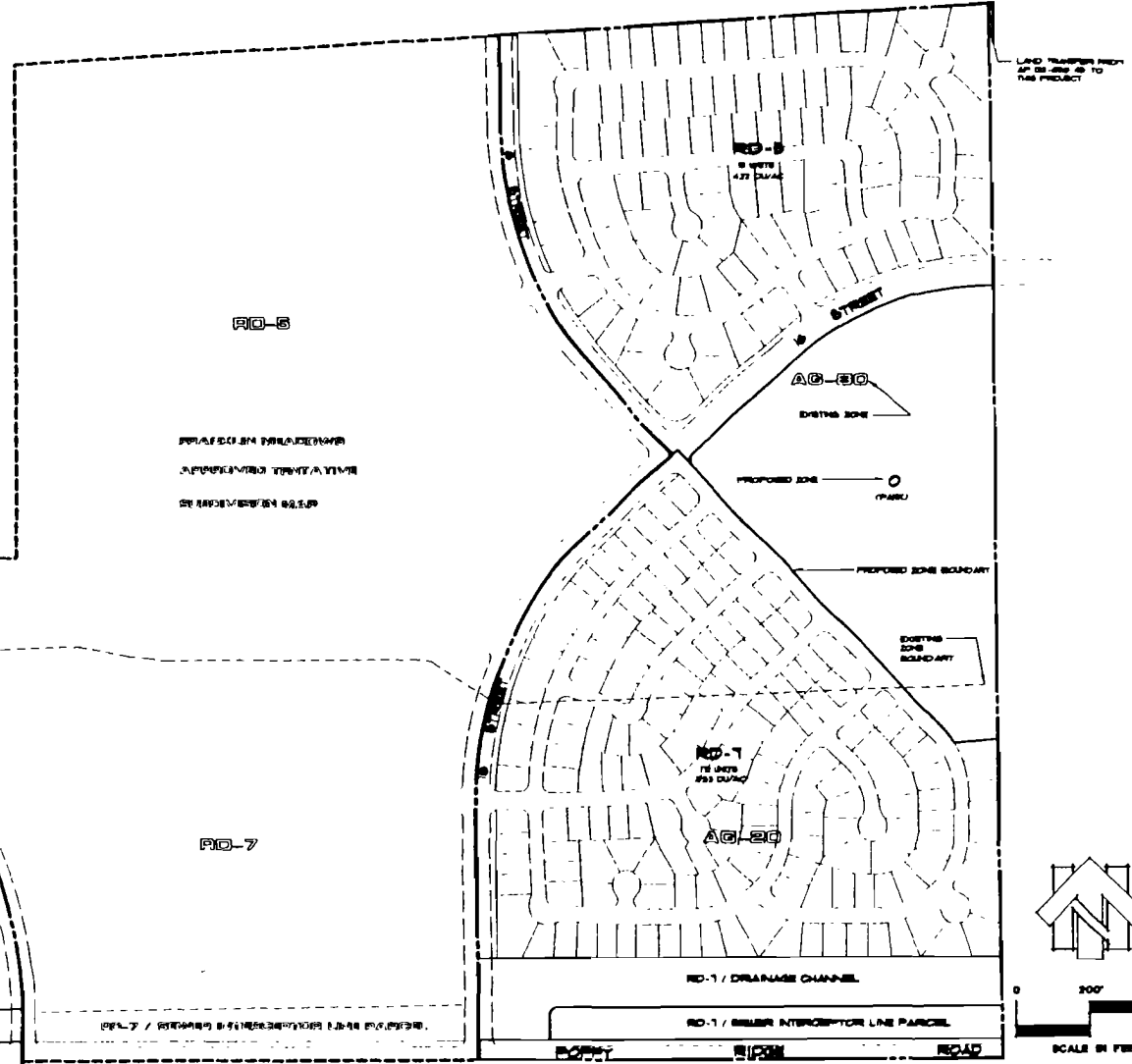
**APPLICANT/ENGINEER**  
 EDWARD R. GILLUM  
 8750 FOLSON BOULEVARD SUITE 201  
 SACRAMENTO CALIFORNIA 95826  
 (916) 561-5400

**ASSESSOR PARCEL NUMBERS:**  
 PORTION OF APN 032-00710-002 + 003

**PLANNER**  
 DONN C. REINERS, INC.  
 8750 FOLSON BOULEVARD SUITE 201  
 SACRAMENTO CALIFORNIA 95826  
 (916) 561-5400

## ZONE SUMMARY

ZONE	DESCRIPTION	ACRES
RD-5	SINGLE FAMILY RESIDENTIAL	26.4
RD-1	SINGLE FAMILY RESIDENTIAL	63.5
GC	SHOPPING CENTER	5.0
O	PARK	14.0
BC	SEWER LINE PARCELS	3.0
RD-1	SEWER LINE PARCELS	6.0
RD-1	DRAINAGE CHANNEL	4.1
MAJOR ROADS	(INCLUDES ADJACENT LANDSCAPE CORRIDORS)	6.0
<b>TOTALS</b>		<b>132.6 AC</b>



**REZONE EXHIBIT**  
**FRANKLIN MEADOWS**  
**DUNMORE HOMES**  
 CITY OF ELK GROVE, CA      JUNE 1, 2000

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 SPECIALISTS IN SITE PLANNING