

ORDINANCE NO. 12-2001

**AN ORDINANCE OF THE CITY OF ELK GROVE
AMENDING THE EAST FRANKLIN SPECIFIC PLAN AND THE
CITY OF ELK GROVE ZONING MAP FROM AG-20 TO RD-5
AND O OPEN SPACE ZONES ON ASSESSOR PARCEL NUMBERS
132-0020-026; 132-0020-032; 132-0020-044; 132-0020-045; 132-0020-052
ELK GROVE GREENS EG-00-052**

The City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the East Franklin Specific Plan and City of Elk Grove Zoning Map to assign revised designation and zoning to the parcels specified in attached Exhibit A and B.

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 Amendment to the East Franklin Specific Plan is in the public interest. (Section 65358(a) of the Government Code and the Plan Administration Element of the Elk Grove General Plan).

Evidence: The City has reviewed the proposed amendments to the East Franklin Specific Plan, reviewed the staff report, and has received public testimony at a duly noticed public hearing regarding the matter. 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. Exhibit A

3. 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 staff report. Exhibit B

Section 3: Action

The City Council hereby amends the East Franklin Specific Plan and Zoning Map of the City of Elk Grove for Assessor's Parcel Numbers 132-0020-026, 132-0020-032, 132-0020-044, 132-0020-045, and 132-0020-052 as shown on Exhibit A and B, subject to the findings contained in this Ordinance.

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

GENERAL NOTES

OWNER:
 ELK GROVE 82 PARTNERSHIP
 C/O LENNAR COMMUNITIES
 2248 DOUGLAS BLVD., SUITE 200
 ROSEVILLE, CALIFORNIA 95661

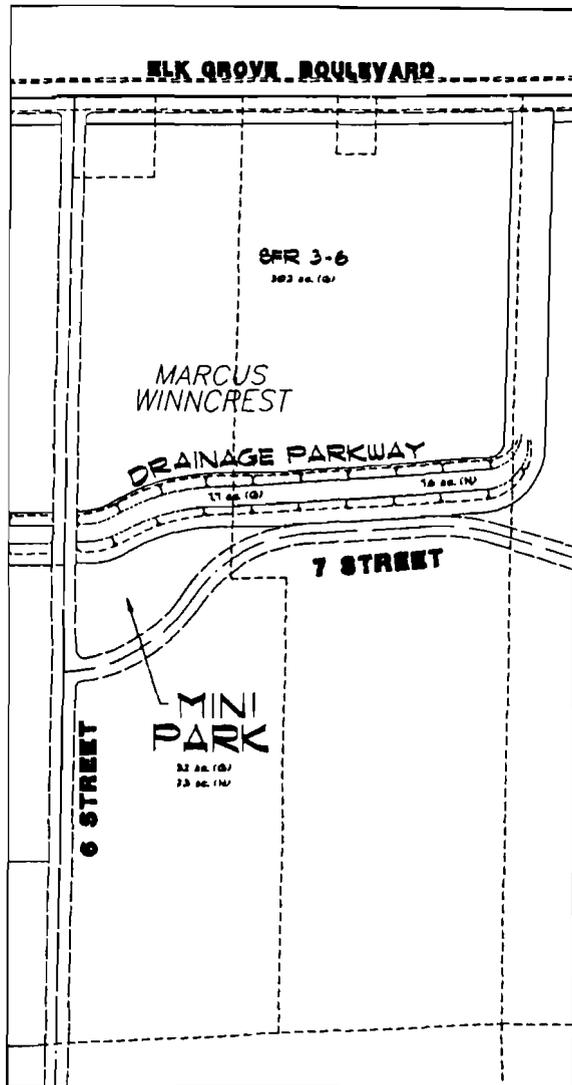
PLANNER:
 DONN C. REINERS, INC.
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ENGINEER:
 EDWARD R. GILLUM
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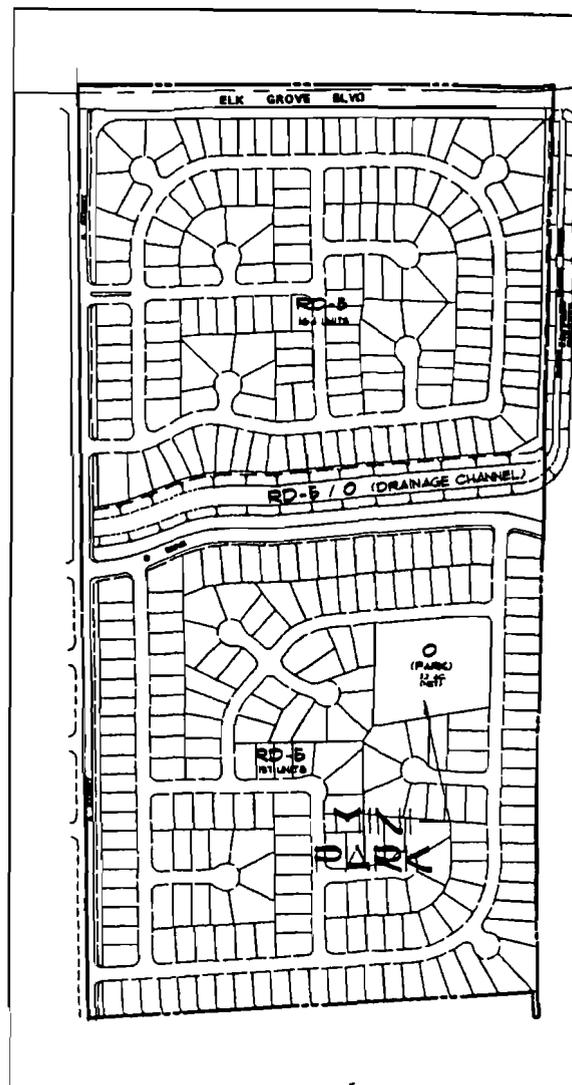
ASSESSOR PARCEL NUMBER:
 031-0020-070, 072, 044 + 045, + 096

EXISTING ZONING:
 AG-20

PROPOSED ZONING:
 RD-9, O



**EAST FRANKLIN
 SPECIFIC PLAN**



**ELK GROVE GREENS
 TENTATIVE SUBDIVISION MAP**



**ELK GROVE GREENS
 PARK LOCATION EXHIBIT
 LENNAR COMMUNITIES**

CITY OF ELK GROVE

OCTOBER 20, 2000

EDWARD R. GILLUM
 ENGINEERING CONSULTANT

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 916 368-8900

**DONN C.
 REINERS
 INC.**

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 8758 POLSON BLVD., SUITE 201, SACRAMENTO, CA 95826
 SPECIALISTS IN SITE PLANNING

GENERAL NOTES

OWNER
 ELK GROVE RD PARTNERSHIP
 c/o LENNAR COMMUNITIES
 7240 DOUGLAS BLVD., SUITE 200
 ROSEVILLE, CALIFORNIA 95661

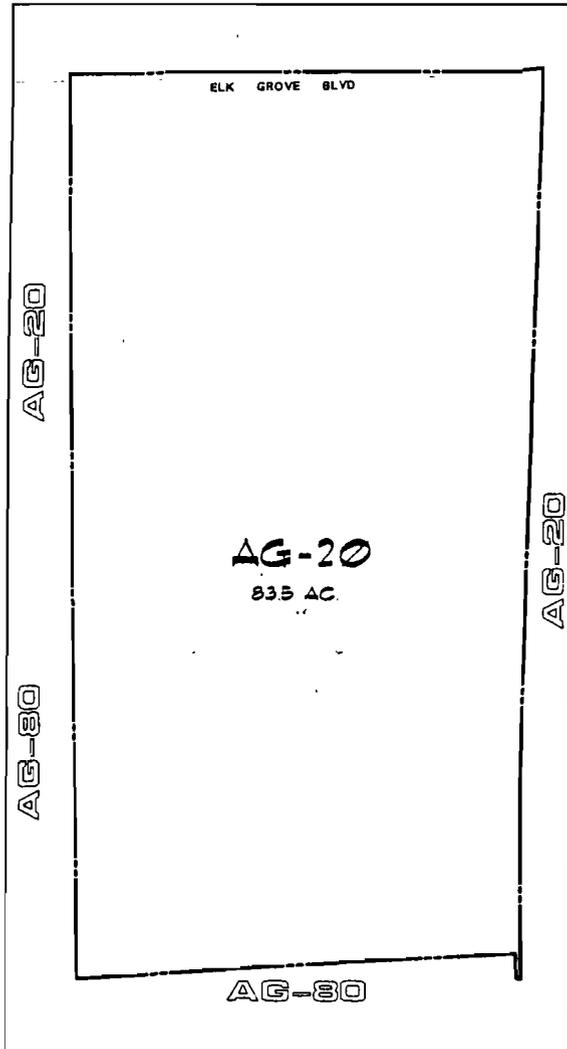
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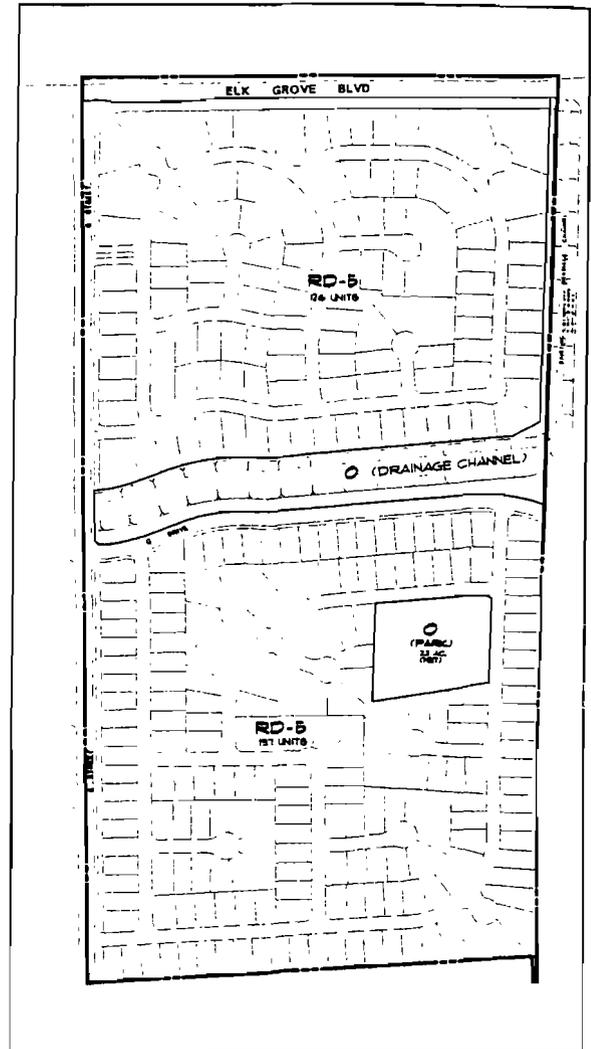
ASSESSOR PARCEL NUMBER
 137-00710-016 032 044 1 049, 1 056

EXISTING ZONING
 AG-20

PROPOSED ZONING
 RD-5, O



EXISTING ZONING



PROPOSED ZONING

LAND USE	EXISTING ZONING		PROPOSED ZONING			DIFFERENCE	
	AREA	UNITS	AREA	UNITS	DENSITY	AREA	UNITS
AG-20	835	4				(835)	(4)
RD-5			135	323	4.4 du/ac	135	323
O			22			22	
			5.6			5.6	
			22			22	
	835 AC.	4	835 AC	323		0	323

REVISED DECEMBER 8, 2000

**ELK GROVE GREENS
 REZONE EXHIBIT
 LENNAR COMMUNITIES**

CITY OF ELK GROVE

DECEMBER 8, 2000

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