

ORDINANCE NO. 3-2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE RECONFIGURING THE EAST ELK GROVE SPECIFIC PLAN LAND USE MAP IN THE GENERAL PLAN LAND USE MAP, AFFECTING THE APPROVED PARK, SCHOOL AND LOW DENSITY RESIDENTIAL SITES; AND AMENDING ELK GROVE LAND USE ZONING MAP FROM AR-10 AND AR-10/F TO INDUSTRIAL-OFFICE PARK (MP), OPEN SPACE (O), AND RESIDENTIAL 4 DWELLING UNITS/ACRE (RD-4), FOR CROOKED CREEK ESTATES, PROJECT NO. EG-03-499

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 reconfigure the East Elk Grove Specific Plan land use map in the Elk Grove General Plan land use map, and amend Elk Grove Zoning Map as shown on attached Exhibit A.

Section 2: Findings

CEQA

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

Finding: The proposed project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence: As proposed, the Crooked Creek Estates project is consistent with the land use densities and design standards established in the East Elk Grove Specific Plan. The Elk Grove General Plan has acknowledged the East Elk Grove Specific Plan as a key component of the General Plan Land Use Map. As such, any project proposed within the Specific Plan area must be consistent with the Specific Plan and is thus consistent with the General Plan. The project is consistent with the East Elk Grove Specific Plan and subsequently the Elk Grove General Plan.

Rezone

Finding: The proposed rezone 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 Planning Commission has reviewed the proposed rezone and staff report, and has received public testimony at a duly noticed public hearing regarding the matter. As described above, the applicant's proposal is consistent with the allowed density ranges and uses in the East Elk Grove Specific Plan, Elk Grove General Plan and General Plan Land Use Map. The proposed project is consistent with the General 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 reconfigures the East Elk Grove Specific Plan land use map in the Elk Grove General Plan land use map and amends the City of Elk Grove Zoning Map, affecting APN's 134-0110-064, 134-0110-065, 134-0110-073 as shown on 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.

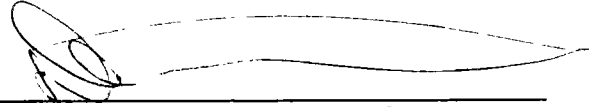
Section 5: Severability

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

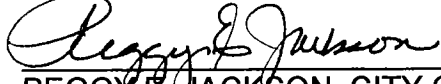
This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified 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 19th day of January 2005.



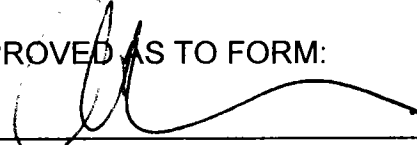
DANIEL BRIGGS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

Effective Date: February 18, 2005

AYES: Briggs, Cooper, Leary, Scherman, Soares
NOES: None
RECUSED:
ABSENT:

