

## **ORDINANCE NO. 16-2001**

### **AN ORDINANCE OF THE CITY OF ELK GROVE AMENDING THE CITY OF ELK GROVE ZONING MAP FROM AG-80 TO RD-7 ON ASSESSOR PARCEL NUMBERS 132-0030-038 and 132-0030-046 ELK GROVE MEADOWS EG-00-103**

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 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 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 staff report.

#### **Section 3: Action**

The City Council hereby amends the Zoning Map of the City of Elk Grove for Assessor's Parcel Numbers 132-0030-038 and 132-0030-046 as shown on Exhibit A, subject to the findings contained in this Ordinance.

Section 4: Severability

If any such provision of a 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.

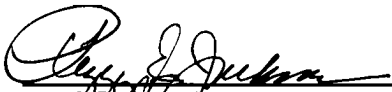
Section 5: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption, and within fifteen (15) days after its passage, a summary shall be published in a newspaper circulated and published in the City of Elk Grove.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this October 3, 2001.

  
MICHAEL P. LEARY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
PEGGY E. JACKSON,  
CITY CLERK

APPROVED AS TO FORM:

  
ANTHONY MANZANETTI,  
CITY ATTORNEY

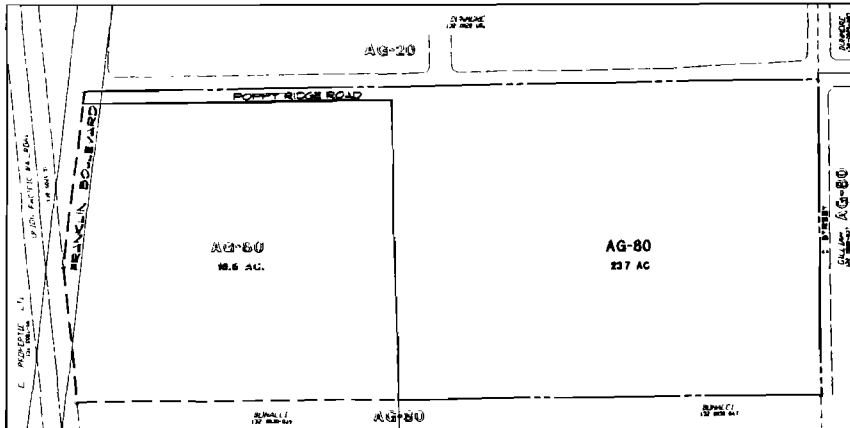
**AYES:** Leary, Scherman,  
Briggs, Soares  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Cooper

Effective: November 2, 2001

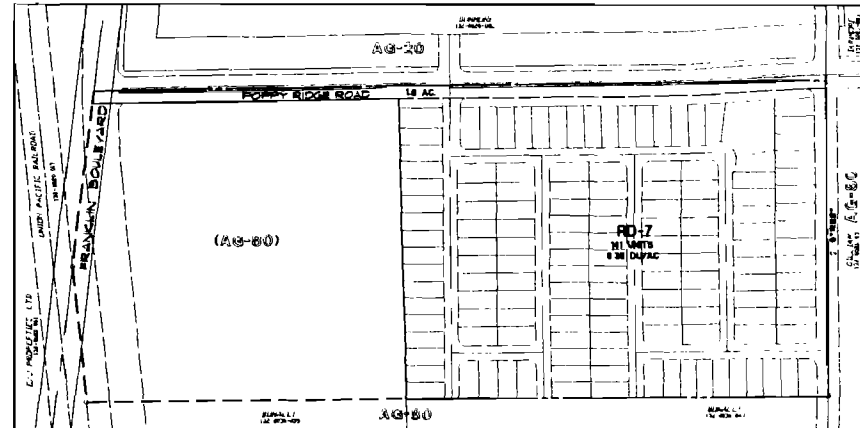
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JUL 1 2001

ELK GROVE  
PLANNING DEPARTMENT



EXISTING ZONING



PROPOSED ZONING

## GENERAL NOTES

**OWNER/DEVELOPER**  
ELK GROVE INVESTORS LLC  
16 DRIVER LANE  
LITTLETON COLORADO 80123

**APPLICANT**  
ELK GROVE INVESTORS LLC  
501 CRANBERRY LANE  
EL DORADO HILLS CALIFORNIA 95762  
(916) 933-8518

**PLANNER**  
DONN C REINERS INC  
8795 FOLSOM BOULEVARD SUITE 201  
SACRAMENTO CALIFORNIA 95826  
(916) 361-3459

**EXISTING USE**  
AGRICULTURE

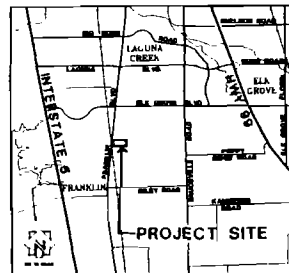
**PROPOSED USE**  
SINGLE FAMILY RESIDENTIAL

**EXISTING ZONING**  
AG-80

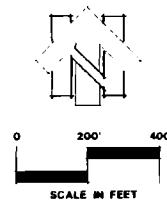
**PROPOSED ZONING**  
RD-7

## LAND USE

**AG-80** AGRICULTURE - 80 ACRE MINIMUM PARCELS  
**RD-7** SINGLE FAMILY RESIDENTIAL (7 du/ac)  
POPPY RIDGE ROAD



VICINITY MAP



## EXISTING ZONING

**AREA** **UNITS**

237

1

## PROPOSED ZONING

**AREA** **UNITS** **DENSITY**

221

141

6.38 du/ac

16

## DIFFERENCE

**AREA** **UNITS**

(237)

(1)

221

(141)

16

237 AC

1

237 AC

141

00

140

AMENDED MAY 8, 2001

**REZONE EXHIBIT**

**ELK GROVE MEADOWS**

**ELK GROVE INVESTORS, LLC**

CITY OF ELK GROVE

OCTOBER 2000

**DONN C  
REINERS  
INC**

(916) 361-3459  
1600 FOLSOM BLVD, SUITE 201, SACRAMENTO, CA 95826  
SPECIALISTS IN SITE PLANNING