

ORDINANCE NO. 04-2002

AN ORDINANCE OF THE CITY OF ELK GROVE AMENDING THE CITY OF ELK GROVE ZONING MAP FROM AR-2 to RD-4-SDP FOR ASSESSOR PARCEL NUMBER 116-0061-095 CHEZIMME ESTATES-EG-01-177

The City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the Franklin-Laguna Community Plan and 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/MMRP 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.

2. **Finding:** The proposed Amendment to the Franklin-Laguna Community Plan and 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 City has reviewed the proposed amendment to the Franklin-Laguna Community Plan and rezone, 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 General Plan and Community Plan 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 Franklin-Laguna Community Plan and Zoning Map of the City of Elk Grove for Assessor's Parcel Number 116-0061-095 as shown on the attached 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. In lieu of publishing 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 6th day of February 2002.


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

ATTEST:


PEGGY JACKSON,
CITY CLERK

APPROVED AS TO FORM:


TONY MANZANETTI
CITY ATTORNEY

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

ZONING MAP

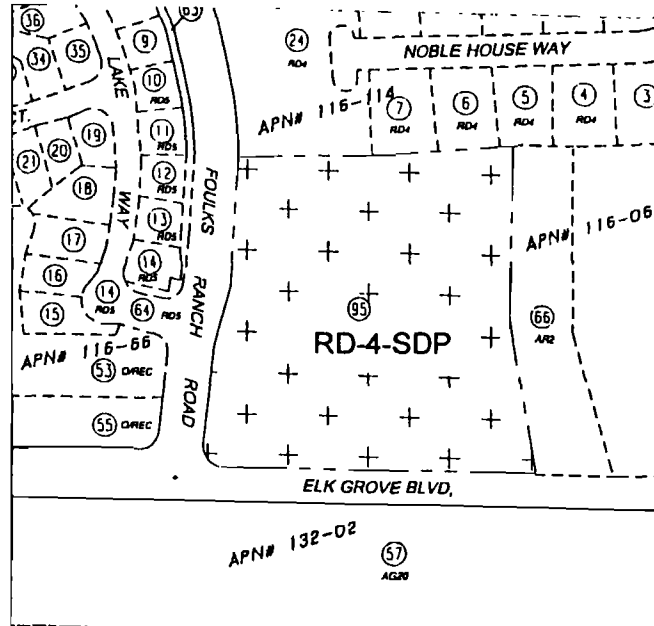
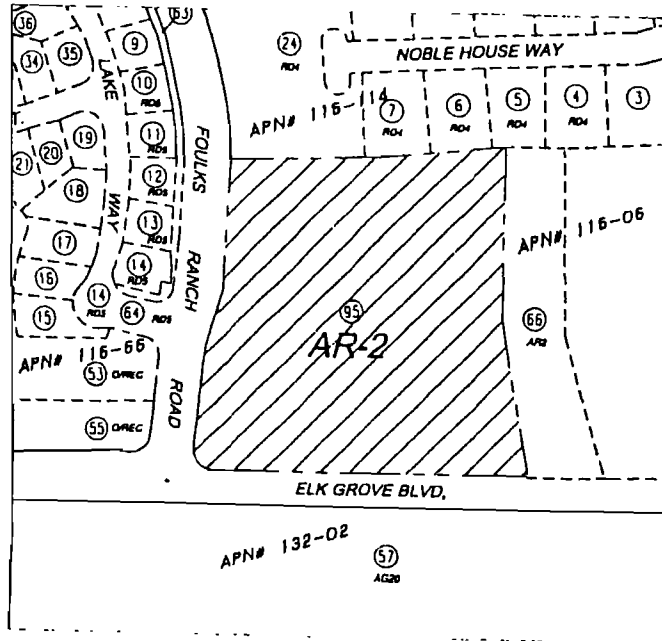
FOR
A.P.N 116-0061-095

ROSE'S ENGINEERING - GEOLOGY & SURVEY INC
9070 ELK GROVE BLVD ELK GROVE, CALIFORNIA
(916) 686-5445 95824

OWNER: CA NV HI DISTRICT CHURCH
EXTENTION FUND
465 WOOLSEY ST.
SAN FRANCISCO CA 94134

DATE: JULY/2001

SCALE: 1" = 100'



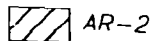
PROPOSED LAND USE SUMMARY

LDT	USE	ZONING	SQUARE FEET
1	SINGLE FAMILY RES	RD-4	10719
2	SINGLE FAMILY RES	RD-4	10540
3	SINGLE FAMILY RES	RD-4	9264
4	SINGLE FAMILY RES	RD-4	19975
5	SINGLE FAMILY RES	RD-4	14921
6	SINGLE FAMILY RES	RD-4	10791
7	SINGLE FAMILY RES	RD-4	12343
8	SINGLE FAMILY RES	RD-4	11678
9	SINGLE FAMILY RES	RD-4	9102
10	SINGLE FAMILY RES	RD-4	10800
11	SINGLE FAMILY RES	RD-4	13077
12	SINGLE FAMILY RES	RD-4	10098
13	SINGLE FAMILY RES	RD-4	14498
14	SINGLE FAMILY RES	RD-4	10940
A	PUBLIC WORKS	RD-4	54347
B	LANDSCAPING	RD-4	3400
C	LANDSCAPING	RD-4	1640
	RIGHT OF WAY	RD-4	75880

EXISTING LAND USE SUMMARY

LDT	USE	ZONING	SQUARE FEET
1	VACANT	AR2	304314

EXISTING ZONING



PROPOSED ZONING

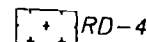


Exhibit A