

CITY OF ELK GROVE

ELK GROVE CITY COUNCIL AGENDA ITEM

December 4, 2002

TO: MAYOR AND COUNCIL

FROM: Christine Crawford, AICP, Planning Director
Eric Norris, AICP

SUBJECT: **PRE-ZONING OF THE LAGUNA WEST AREA:** A public hearing to consider the adoption of an Ordinance pre-zoning land in the Laguna West Area, described generally as that area bounded on the north by the northern property lines of the parcels adjacent to the north side of Laguna Boulevard which are currently zoned "M-1" as shown on the County of Sacramento Zoning Map; on the west by the I-5 Freeway right of way; on the south by the southern boundary of the Stonelake project as approved by the County of Sacramento and (east of the Stonelake project) the centerline of Elk Grove Boulevard; and on the east by the Elk Grove City Limits. A map showing this area is attached to this staff report.

RECOMMENDATION:

Staff recommends that the City Council consider the proposed pre-zoning and, if appropriate, adopt the Ordinance establishing the pre-zoning designations

BACKGROUND:

As part of the City's proposed annexation of the Laguna West area, the Sacramento Local Agency Formation Commission (LAFCo) requires that the City "pre-zone" the annexation area. This pre-zoning establishes the zoning which will apply to properties upon annexation to the City of Elk Grove.

The Council should note that state law precludes any changes in zoning in newly annexed areas for a period of two years following annexation; the

zoning designations selected through this pre-zoning process could not be changed by the City until that time period had expired.

The proposed pre-zoning designations are required to be consistent with the General Plan, but need not match the zoning applied by the County of Sacramento.

PROPOSED PRE-ZONING:

The proposed pre-zoning map prepared by staff reflects the current zoning designations. The Draft General Plan (Policy LU-9 and Figure LU-2) specifies that current (2002) County of Sacramento land use designations are to be retained by the City for areas outside the city limits. These General Plan designations are consistent with the current zoning in the Laguna West area, meeting the requirement in state law that zoning be consistent with the General Plan.

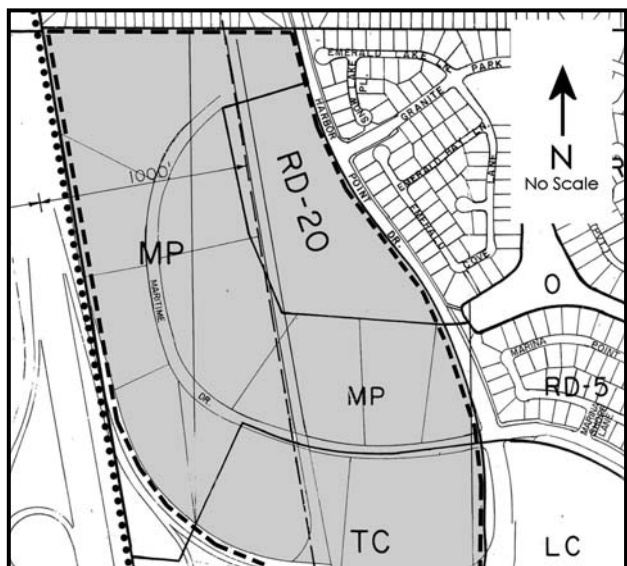
Several other options are also available:

1. The Council may determine that changes in zoning are appropriate, and direct staff prepare a revised map.
2. The City Council may determine that sufficient information to make a decision is not available at this time, and request that staff conduct additional research or analysis.

EFFECT OF PRE-ZONING ON PROPOSED OFFICE-TO-RESIDENTIAL ZONE CHANGE BY SACRAMENTO COUNTY

The Council may wish to note that the County of Sacramento has not yet acted upon the proposed re-zoning of certain office-designated property for residential uses in an area generally known as “Maritime West”. *(This area is shown in the detail view to the right)*

Because the suggested pre-zoning would retain the office (“MP”) designation on this site, the potential exists that any new zoning



designation on this or other property approved by the County would be overturned upon the annexation of Laguna West by the City. At that time, the pre-zoning designations approved by the City would become the official zoning for the area, and the pre-zoning map would replace the County's zoning map.

It is staff's understanding that the County of Sacramento intends to act on the proposed rezoning of the office property on or sometime after January 15th, 2003.

ENVIRONMENTAL ANALYSIS:

Staff has prepared a Notice of Exemption for the proposed pre-zoning. Because the proposed pre-zoning retains existing zoning designations, the action would have no potential environmental impacts and is within the "general rule" listed in Section 15061(b)(3) of the California Environmental Quality Act:

The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

FINANCIAL IMPLICATIONS TO CITY

The application of pre-zoning to the Laguna West area has no direct financial implications. City staff is currently negotiating a revenue sharing agreement with the County of Sacramento that will help define the overall financial effects of the annexation of this area.

ATTACHMENTS:

- A. Ordinance approving the Pre-Zoning of Laguna West
- B. Map of proposed Pre-Zoning Area
- C. Notice of Exemption
- D. Draft General Plan Policy LU-9
- E. Draft General Plan Figure LU-2

Attachment D

DRAFT GENERAL PLAN EXCERPT:

LAND USE POLICIES: AREAS OUTSIDE THE INCORPORATED AREA OF ELK GROVE

LU-9 The Land Use Policy Map for the Planning Area (Figure LU-2) provides conceptual land use policy for the area outside the current incorporated boundaries of Elk Grove. This policy is intended as a statement of the City's long-term vision for this area; these lands remain under the jurisdiction of Sacramento County.

LU-9-Action 1 Following the annexation of any area within the Planning Area to the City of Elk Grove, initiate any planning process necessary to implement the land uses shown in the Land Use Policy Map for the Planning Area.

