

ORDINANCE NO. 21-2019

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO
STATE CEQA GUIDELINES SECTION 15183 AND APPROVING REZONE FOR
8711 BRADSHAW ROAD TENTATIVE PARCEL MAP (PLNG18-072);
ASSESSOR'S PARCEL NUMBER 122-0190-005**

WHEREAS, the Development Services Department of the City of Elk Grove (the "City") received an application on July 6, 2018, from Real Investing, LLC ("Agent/Surveyor") requesting a Rezone and Tentative Parcel Map for the 8711 Bradshaw Road Tentative Parcel Map PLNG18-072 (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN 122-0190-005; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code sections 21000 et seq ; and

WHEREAS, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Code of Regulations, Title 14 ("State CEQA Guidelines") states that no further environmental review is required under CEQA for projects where no subsequent Environmental Impact Report (EIR) or Negative Declaration is required because no new significant effects and no new information of substantial importance have been identified by the lead agency (City); and

WHEREAS, based on staff's review of the Project, no further environmental review is required as the request is consistent with the site's General Plan Rural Residential designation and land use policies and no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment beyond what was previously analyzed as part of the General Plan Environmental Impact Report (EIR); and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan; the Elk Grove Municipal Code (EGMC) Title 22 (Land Development) and Title 23 (Zoning Code); the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on September 5, 2019, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on September 25, 2019, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, the City Council of the City of Elk Grove does hereby ordain as follows:

Section 1: Purpose

The purpose of this Ordinance is to amend the City of Elk Grove zoning map as described in Exhibit A and Exhibit B of this Ordinance.

Section 2: Findings

This Ordinance is adopted based upon the following findings:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence. CEQA requires analysis of agency approvals of discretionary "projects." A "project" under CEQA is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density established by the General Plan EIR because the parcel split will result in new parcels over two acres in size at a density consistent with the rural area range of 0.1 to 0.5 units per acre. The Project does not include the conversion of qualified agricultural or protected farmland and, therefore, does not require mitigation. The easement to retain the floodway is consistent with the General Plan goal to minimize damage from flooding and drainage and the trail easement is consistent with the City's Bicycle, Pedestrian and Trails Master Plan (BPTMP). Any new home constructed by the Applicant on the Project site shall comply with the City's Climate Action Plan (CAP) for new single-family construction including CAP measures BE-4, BE-5, TACM-8, and TACM-9. In addition, as the proposed Project includes a subdivision that will result less than 10 new units, the proposed Project is exempt from further Vehicle Miles Traveled (VMT) analysis per Figure 1 of the City's Transportation Analysis Guidelines.

While there is no physical construction proposed with this Project, buildout consistent with the EGMC and the proposed rezone would likely result in the development of one, new single-family residential unit on the Project site. New construction on the Project site will comply with EGMC development standards for land grading and erosion control (Chapter 16.44), tree protection (Chapter 19.12), Swainson's hawk surveys and mitigation (Chapter 16.130), in addition to other pre-construction surveys as defined by the General Plan EIR. Compliance with these standards has been

included in the conditions of approval for the Project. No additional impacts to on-site resources have been identified beyond what was envisioned in the General Plan EIR. Therefore, no further environmental analysis is required as the proposed Tentative Parcel Map and Rezone are consistent with the General Plan and zoning designations. Future construction of the new residential lot would be subject to development measures under the EGMC and existing General Plan Mitigation, Monitoring and Reporting Program (MMRP).

Rezone

Finding The proposed zoning map amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The Project proposes to Rezone ±10.2 acres from AR-5 to AR-2; however, the site will maintain its Rural Residential (RR) General Plan land use designation. General Plan Consistency Matrix Table 3-1 indicates that the resulting AR-2 zone is consistent with the RR designation, therefore the Rezone is consistent with the General Plan. The development standards of the proposed AR-2 zone are intended to implement rural policies by maintaining a two-acre minimum lot of size and rural road design, and restricting connection to public water and sewer facilities. The easement to retain the floodway is consistent with the General Plan goal to minimize damage from flooding and drainage and the trail easement is consistent with the City's BPTMP. The Applicant is required to construct any future residential home to comply with the City's CAP. The Project does not include the conversion of qualified agricultural or projected farmland and, therefore, does not require mitigation for loss of any protected and/or significant farmland. The easement for floodway will implement the General Plan for health and safety and the trail easement is consistent with the City's BPTMP.

Section 3: Action

The City Council hereby approves the Rezone as shown in Exhibit A and Exhibit B, incorporated herein by this reference.

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: Savings Clause

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and effect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 7: 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 fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) 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).

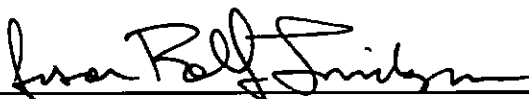
ORDINANCE: 21-2019
INTRODUCED: September 25, 2019
ADOPTED: October 9, 2019
EFFECTIVE: November 8, 2019



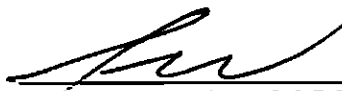
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST

APPROVED AS TO FORM:



JASON LINDGREN, CITY CLERK



JONATHAN P. HOBBS,
CITY ATTORNEY

Date Signed. October 21, 2019

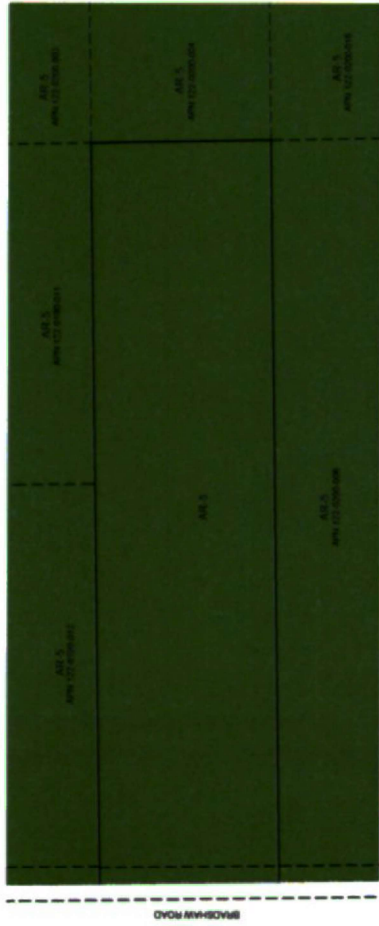
EXHIBIT A
8711 Bradshaw Road (PLNG18-072)
Project Description

PROJECT DESCRIPTION

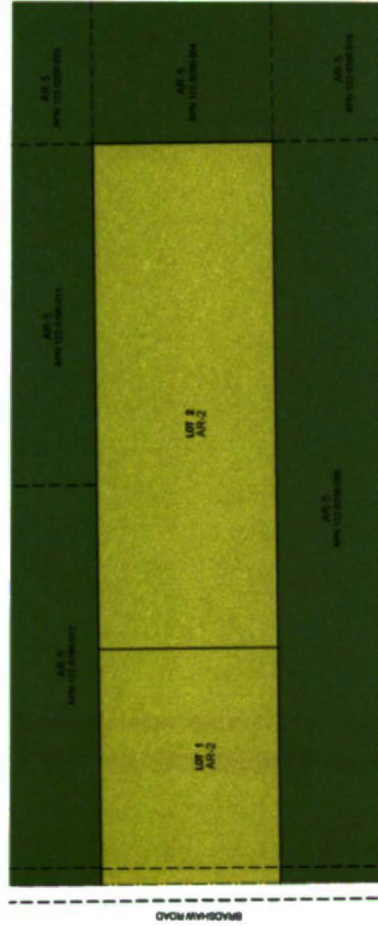
The Project consists of a Rezone to amend the zoning designation of ±10.2 gross acres from the AR-5 (Agricultural Residential-Minimum 5-acre lot) designation to the AR-2 (Agricultural Residential-Minimum 2-acre lot) designation, and a Tentative Parcel Map to divide the existing parcel into two new parcels as follows: Parcel 1 (±3.3 acres); and Parcel 2 (±6.90 acres). Any new home constructed by the Applicant on the Project site shall comply with the City's Climate Action Plan (CAP) for new single-family construction. This includes compliance with the following CAP measures:

- BE-4. Building Stock: Encourage or Require Green Building Practices in New Construction
- BE-5. Building Stock: Phase in Zero Net Energy Standards in New Construction
- TACM-8. Tier 4 Final Construction Equipment
- TACM-9. EV Charging Requirements

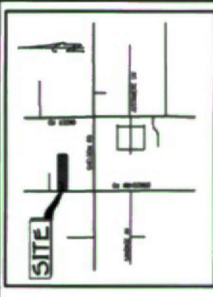
EXHIBIT B
8711 Bradshaw Road Parcel Map (PLNG18-027)
Project Plans



EXISTING ZONING



PROPOSED ZONING



VICINITY MAP
AS SHOWN

LEGEND

- AR-5 ZONING
- AR-2 ZONING



REZONE EXHIBIT
 8711 BRADSHAW ROAD
 APN 122-0190-005
 SACRAMENTO COUNTY, CALIFORNIA
 AUGUST, 2019


**CERTIFICATION
ELK GROVE CITY COUNCIL ORDINANCE NO. 21-2019**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law, was duly introduced on September 25, 2019 and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on October 9, 2019 by the following vote:

AYES:	COUNCILMEMBERS:	Ly, Hume, Detrick, Nguyen, Suen
NOES:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None

A summary of the ordinance was published pursuant to GC 36933(c) (1).



**Jason Lindgren, City Clerk
City of Elk Grove, California**