

**ORDINANCE NO. 20-2025**  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE**  
**AMENDING THE CITY OF ELK GROVE ZONING MAP FOR THE**  
**MILESTONE II GPA, REZONE, AND MAP PROJECT (PLNG24-008)**  
**(ASSESSOR PARCEL NUMBER 134-0110-177)**

**WHEREAS**, the Community Development Department of the City of Elk Grove (“City”) received an application on March 28, 2025, from Taylor Morrison of California, LLC, (“Applicant”) requesting a General Plan Amendment/Community Plan Amendment, Rezone, Tentative Subdivision Map, Subdivision Design Review, and Determination of Consistency with the General Plan for the Abandonment of Existing Right-of-Way for the Milestone II GPA, Rezone, and Map Project (“Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 134-0110-177; and

**WHEREAS**, on September 10, 2025, the City Council adopted Resolution No. 2025-168, adopting an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Milestone II GPA, Rezone, and Map Project (PLNG24-008); and

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

**WHEREAS**, the Planning Commission of the City (the “Planning Commission”) held a duly-noticed public hearing on August 21, 2025, as required by law to consider all information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting and voted 4-0-1 (Singh absent) to recommend approval of the Project to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on September 10, 2025, 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 for APN: 134-0110-177, the Milestone II GPA, Rezone, and Map Project (PLNG24-008), as described in Exhibit A of this Ordinance.

Section 2: Findings

**Rezone**

Finding #1: The proposed zoning amendment (text or map) is consistent with the General Plan goals, policies, and implementation programs.

**Evidence:** The Project site was originally planned for the development of an elementary school within the Elk Grove Unified School District (EGUSD), in compliance with the existing land use designation. However, EGUSD has since determined that the school site is not needed at this location. The Project proposes to rezone the Project site from RD-5 to RD-6. According to the Elk Grove Municipal Code, the RD-6 zone allows single-family and two-family homes up to two stories in height, with a maximum density of six dwelling units/acre, and a minimum lot size of 4,000 sf. As the Project would include 56 residential lots on approximately 9.61 net acres, the Project would result in a residential density of approximately 5.8 dwelling units/acre consistent with the residential density allowance in the RD-6 zoning district. The Project site's proposed RD-6 zoning designation is considered an implementing zoning district of the proposed LDR land use designation (General Plan Consistency Matrix Table 3-1).

Furthermore, the proposed Project is consistent with the following General Plan Policies:

**Policy LU-2-3:** Prioritize and incentivize development in infill areas identified in Figure 4-1.

**Policy LU-2-4:** Require new infill development projects to be compatible with the character of surrounding areas and neighborhoods, support increased transit use, promote pedestrian and bicycle mobility, and increase housing diversity.

The Project proposes low density residential development within an infill area as identified in the General Plan consistent with General Plan Policy LU-2-3. As described in the Project staff report, the Project is compatible with the surrounding area and increases housing diversity. Additionally, the Project includes pedestrian connectivity throughout the internal site as well as to the adjacent roadway network, which is consistent with General Plan Policy LU-2-4. As the proposed use is an allowed use within the allowed density range, the proposed Project will be consistent with the General Plan as requested for amendment.

### Section 3: Action

The City Council hereby approves the Rezone of APN: 134-0110-177 for the Milestone II GPA, Rezone, and Map Project (PLNG24-008) as shown in Exhibit A, 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:** 20-2025  
**INTRODUCED:** September 10, 2025  
**ADOPTED:** September 24, 2025  
**EFFECTIVE:** October 24, 2025

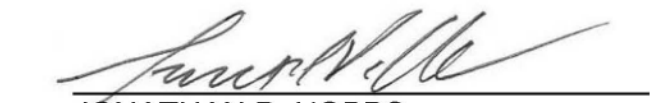


BOBBIE SINGH-ALLEN, MAYOR of the CITY OF ELK GROVE

ATTEST:

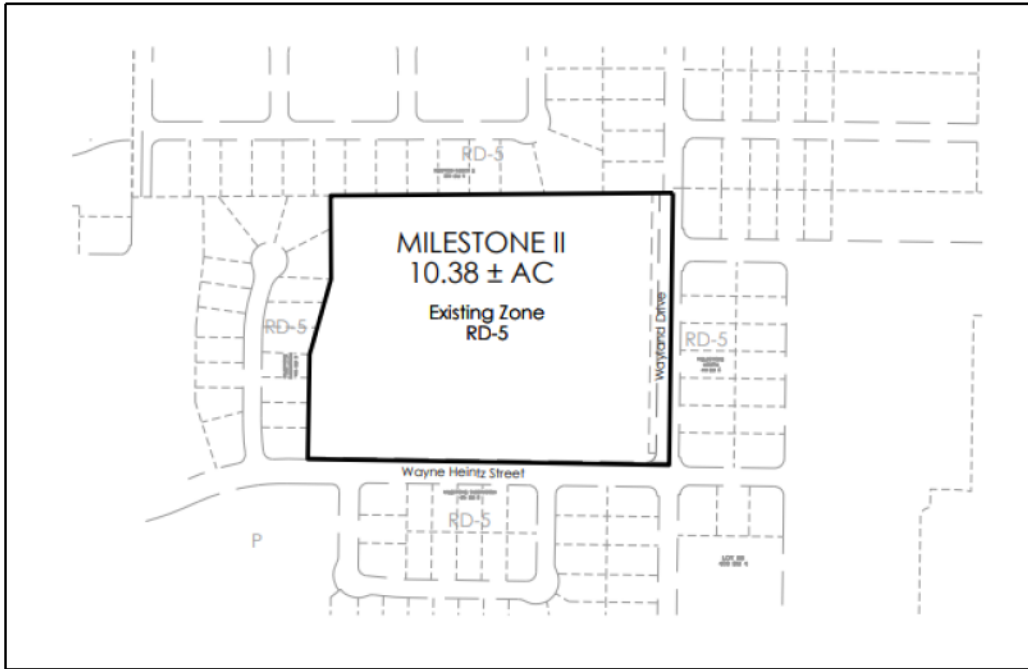
  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

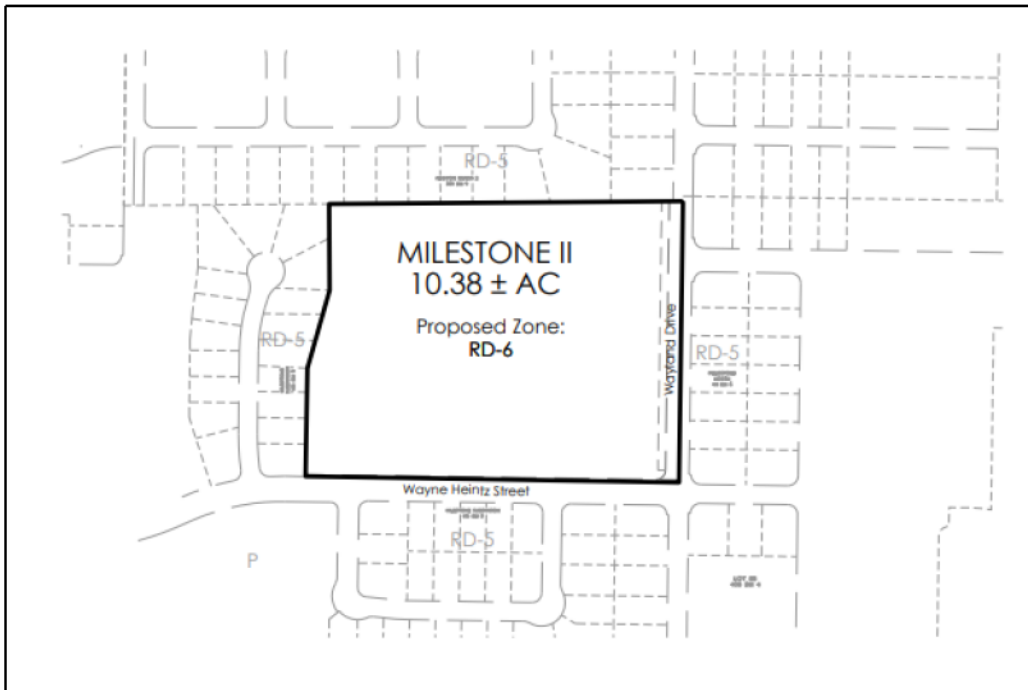
  
JONATHAN P. HOBBS,  
CITY ATTORNEY

Date Signed: September 25, 2025

**Exhibit A**  
**Milestone II GPA, Rezone, and Map (PLNG24-008)**  
**Rezone Exhibit**



**Existing**



**Proposed**

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL ORDINANCE NO. 20-2025**

**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 10, 2025, and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 24, 2025, by the following vote:***

**AYES:            COUNCILMEMBERS: Singh-Allen, Robles, Brewer, Spease**

**NOES:           COUNCILMEMBERS: None**

**ABSTAIN:       COUNCILMEMBERS: None**

**ABSENT:        COUNCILMEMBERS: Suen**

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

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