

## ORDINANCE NO. 02-2026

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING) OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS (STATE CEQA GUIDELINES) AND AMENDING THE CITY OF ELK GROVE ZONING MAP FOR THE SHELDON MEADOWS MAP AND REZONE PROJECT (PLNG23-003) (ASSESSOR PARCEL NUMBER 121-0210-012)

**WHEREAS**, the Community Development Department of the City of Elk Grove (“City”) received an application on January 20, 2023, from JTS Engineering Consultants, Inc. (“Applicant”) requesting a Rezone, Tentative Subdivision Map, Subdivision Design Review, and Determination of Consistency with the General Plan for the Abandonment of existing SMUD easement for the Sheldon Meadows Map and Rezone Project (“Project”); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 121-0210-012; 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) and 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 November 20, 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 5-0 to recommend approval of the Project to the City Council; and

**WHEREAS**, the City Council held a duly-noticed public hearing on January 14, 2026, 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: 121-0210-012 from Agricultural Residential five-acre minimum (AR-5) to Agricultural Residential two-acre minimum (AR-2) for the Sheldon Meadows Map and Rezone Project (PLNG23-008), as described in Exhibit A of this Ordinance.

#### Section 2: Findings

##### **CEQA**

Finding: Finding that no further environmental review is necessary under CEQA 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.

No further environmental review is necessary under CEQA pursuant to State CEQA Guidelines 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by an existing 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.” In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). A Final Subsequent EIR (SCH # 2022020463) to the 2019 General Plan EIR was prepared and adopted in 2023 with the City of Elk Grove General Plan Amendments and Update of Vehicle Miles Traveled Standards Project. The Project is subject to the Mitigation, Monitoring and Reporting Programs (MMRPs) adopted with 2019 General Plan EIR and 2023 Final Subsequent EIR. The proposed Project is consistent with the development density established by the General Plan EIR because the subdivision will result in seven new residential lots at a density of 0.48 dwelling units per acre consistent with the Elk Grove General Plan Rural Residential designation and AR-2 zoning. Buildout of the Project consistent with the EGMC would likely result in the development of seven new single-unit residential units. New construction on the Project site is required to 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), and pre-construction surveys as defined by the General Plan EIR. The Project site is located within a low prehistoric sensitivity area and in compliance with General Plan policies for cultural and prehistoric resources, conditions related to inadvertent discovery of resources have been placed on the Project. VMT Analysis was prepared for the Project by Fehr & Peers dated June 13, 2024. According to the Analysis, VMT land use designation limits as well as the City limit for total VMT at buildout conditions would not be exceeded. Finally, future new home construction resulting from the Project is required to comply with the City’s Climate Action Plan (CAP) measures for new single-family construction including: 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; BE-6 – Electrification in New and Existing Residential Development; TACM-8 - Tier 4 Final Construction Equipment; and TACM-9 - EV Charging Requirements.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIRs. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15183, no further environmental review is necessary.

## **Rezone**

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

Evidence: The Applicant is proposing to amend the zoning designation of the site from AR-5 to AR-2. The site's General Plan Rural Residential (RR) designation is characterized by large-lot rural residential development. Lot sizes typically range from two to 10 acres. The residential density ranges from 0.1 dwelling units per acre to 0.5 dwelling units per acre. The site's proposed AR-2 zoning is considered an implementing zone under the RR land use designation (General Plan Consistency Matrix 3-1). The seven new single-unit residential parcels will each encompass an area of at least two gross acres in size. The proposed Project is consistent with the development standards within the AR-2 zone. Additionally, the Project will result in a density of 0.48 dwelling units per acre, which is consistent with the RR density range. Finally, the Project is consistent with the General Plan as the proposed AR-2 development standards implement the rural policies of the Project site as two-acre minimum lot sizes will be provided along with a rural road design and no connection to public water or sewer facilities will be provided. Any future home construction will be required to comply with the City's Climate Action Plan (CAP) measures for new single-family construction.

### Section 3: Action

The City Council hereby approves the Rezone of APN: 121-0210-012 from Agricultural Residential five-acre minimum (AR-5) to Agricultural Residential two-acre minimum (AR-2) for the Sheldon Meadows Map and Rezone Project (PLNG23-003) as shown in Exhibit A, attached hereto and 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:**           **02-2026**  
**INTRODUCED:**       January 14, 2026  
**ADOPTED:**           January 28, 2026  
**EFFECTIVE:**         February 27, 2026



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

ATTEST:

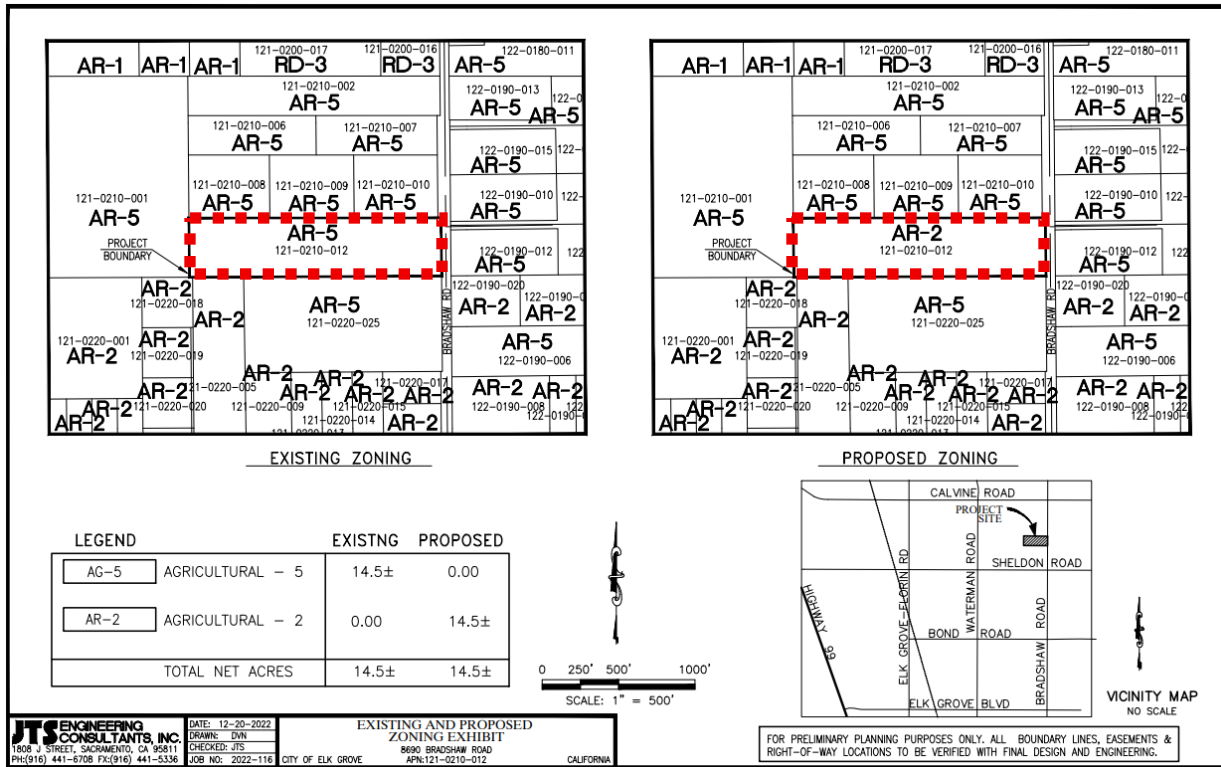
  
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JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
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JONATHAN P. HOBBS,  
CITY ATTORNEY

Date Signed: January 29, 2026

# Exhibit A Sheldon Meadows Map and Rezone Project (PLNG23-003) Rezone Exhibit



**JTS ENGINEERING CONSULTANTS, INC.**  
1808 J STREET, SACRAMENTO, CA 95811  
PH: (916) 441-8708 FX: (916) 441-5336

DATE: 12-20-2022  
DRAWN: DWN  
CHECKED: JTS  
JOB NO.: 2022-116

EXISTING AND PROPOSED ZONING EXHIBIT  
8690 BRADSHAW ROAD  
CITY OF ELK GROVE  
APN: 121-0210-012  
CALIFORNIA

**CERTIFICATION  
ELK GROVE CITY COUNCIL ORDINANCE NO. 02-2026**

**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 January 14, 2026, and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 28, 2026, by the following vote:***

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

**NOES:           COUNCILMEMBERS: None**

**ABSTAIN:       COUNCILMEMBERS: None**

**ABSENT:        COUNCILMEMBERS: None**

***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**