

Project Title: **Bader Road Parcel Map & Rezone (EG-05-812)**

Lead Agency Name and Address: City of Elk Grove  
 Development Services - Planning  
 8400 Laguna Palms Way  
 Elk Grove, CA 95758

Project Location: The project site is located on the west side of Bader Road, approximately a quarter mile south of the intersection of Bader Road and Calvine Road in the rural residential northeastern portion of the city. (APN: 122-0210-009-0000)

Project Sponsor's Name and Address:

<u>Owner</u> Clifford Schulze, Jr. 9182 Rundelan Way Sacramento, CA 95826	<u>Applicant</u> Baker-Williams Engineering Group c/o Mike Williams 6020 Rutland Drive, Suite 19 Carmichael, CA 95608
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General Plan Designation(s): Rural Residential (0.1 to 0.5 dwelling units/acre)

Current Zoning: AR-5 (Agricultural Residential – 5 acres/unit minimum)

Contact Person: Eric Lee, Project Planner

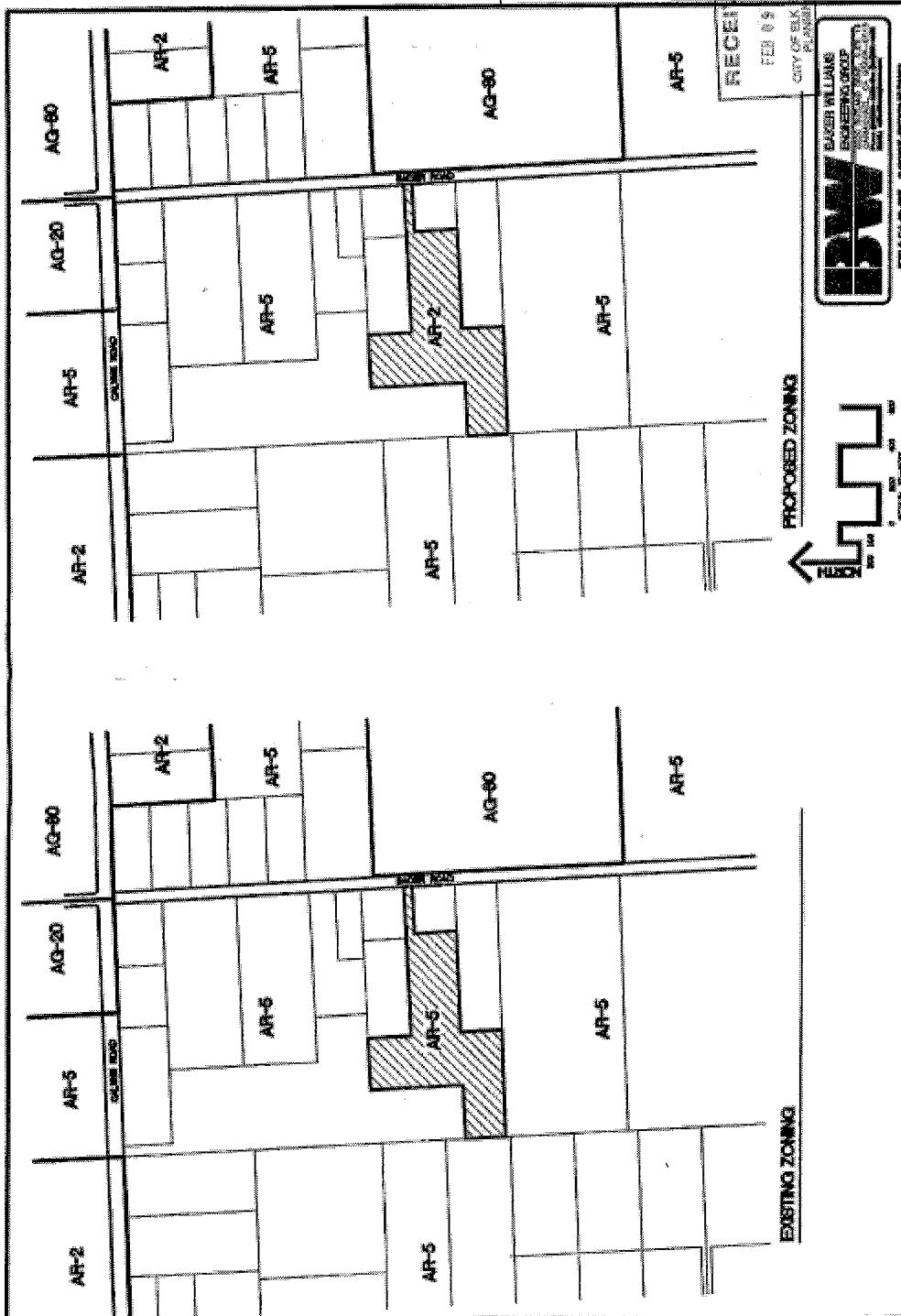
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Date Prepared: February 3, 2006

**Project Description**

The applicant is requesting to rezone one (1) 8.65-acre parcel from Agriculture/Residential, 5 acres minimum (AR-5) to Agriculture/Residential, 2 acres minimum (AR-2) and to subdivide the property into four (4) lots: Parcel 1 (2.19 acres), Parcel 2 (2.47 acres), Parcel 3 (2.39 acres), and Parcel 4 (2.11 acres). See Figure 1 (Proposed Rezone) and Figure 2 (Tentative Parcel Map). The project also includes an exception from the requirement for public water for two-acre parcels. The proposed rezone and subdivision complies with the General Plan Land Use Policy Map designation of Rural Residential, which permits the development of two-acre residential lots. Water and sewer will be provided by individual wells and septic systems. Access to the parcels will be provided via a new public road connected to Bader Road. The new road is designed with a temporary turnaround and is configured to allow for future extensions and connections in the event neighboring parcels are similarly developed. Although the subject project does not propose any development on the site, future residential development of the four (4) new parcels is assumed.

Figure 1 – Proposed Rezone





**Project Setting**

The project site is located in the northeastern portion of the City of Elk Grove, west of Bader Road and south of Calvine Road (Figure 3). The area is characterized by rural agricultural/grazing and low-density residential uses. The General Plan designates this entire area as Rural Residential, which allows for a density range from 0.1 to 0.5 dwelling units per acre, or lot sizes from ten acres to two acres per dwelling unit.

The subject parcel is vacant and contains no trees. It has historically been used for grazing/agricultural activities. It is an irregularly shaped lot located off of the main road, but with a 42-foot strip connecting to Bader Road. Properties surrounding the project site are zoned AR-5 and AR-2. Surrounding parcels generally range in size from 2 acres to 10 acres. Another nearby parcel approximately 600 feet to the north has submitted a request for a proposed tentative map to subdivide the 7.69-acre parcel into three (3) lots (JACC Investments/EG-05-826) (Figure 4 – Aerial). Table 1 lists the existing zoning and land uses of nearby parcels.

<b>Table 1 - Land Use Designations</b>			
	<b>Existing Land Use</b>	<b>General Plan</b>	<b>Zoning</b>
<b>Project Site</b>	Agricultural	Rural Residential	AR-5
North	Residential/Agricultural	Rural Residential	AR-5
South	Residential/Agricultural	Rural Residential	AR-5
East	Residential/Agricultural	Rural Residential	AR-5/AR-2
West	Residential/Agricultural	Rural Residential	AR-5

