



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: A Public Hearing to consider an Ordinance amending the Elk Grove Triangle Special Planning Area (no further CEQA required)

MEETING DATE: July 10, 2019

PREPARED BY: Christopher Jordan, AICP, Director of Strategic Planning and Innovation

DEPARTMENT HEAD: Jason Behrmann, City Manager

RECOMMENDED ACTION:

Staff and the Planning Commission (by a vote of 5-0) recommend that the City Council introduce and waive the full reading, by substitution of title only an ordinance finding that no further environmental review is required and amending the Elk Grove Triangle Special Planning Area (**Attachment 1**).

BACKGROUND INFORMATION:

The Elk Grove Triangle area is bounded by Bond Road, Grant Line Road, and Bradshaw Road, shown in **Figure 1**. Zoning for the area is provided in the Triangle Special Planning Area (Triangle SPA) (regulations regarding density, allowed uses, building height). Amendments to the Triangle SPA were directed by the City Council in conjunction with the General Plan Update and are part of a broader update of the City’s zoning regulations for consistency with the General Plan (referred to as the General Plan-Zoning Consistency Program).

The Planning Commission considered a draft of the revisions to the Triangle SPA at its December 6, 2018 meeting and discussed a number of outstanding issues (**Attachment 2**). While the Commission provided direction at the meeting that lot sizes should be measured on a gross basis, consistent with current practice in the Triangle SPA, the Commission requested that issues regarding Elk Grove Boulevard and the final land plan revisions be directed to the City Council.

Figure 1– Location of the Triangle SPA



On January 23, 2019, staff presented the draft Triangle SPA and outstanding issues to the City Council (**Attachment 3**). The Council considered the Commission’s comments and comments from residents in the Triangle Area (**Attachment 4**). The City Council directed that:

- The area north of Elk Grove Boulevard will remain with minimum one-acre lot size.
- The area south of Elk Grove Boulevard will include quarter-acre lots for the first 450± feet south, then one fifth-acre lots for the balance.
- A berm would also be provided along Elk Grove Boulevard and along Grant Line Road north of Elk Grove Boulevard.
- Walls within landscape corridors would be provided along Grant Line Road south of Elk Grove Boulevard and along Bradshaw Road.
- Development on sites of one acre or less would be limited to single story.

PLANNING COMMISSION REVIEW:

Staff presented the attached draft Triangle SPA, incorporating Council’s January 2019 direction, to the Planning Commission at a hearing on June 20, 2019. After staff’s presentation, the Commission heard from two area residents who expressed overall support for the revisions. At the conclusion of the public hearing, the Commission requested that staff clarify provisions relative to access of Pavich Lane at Grant Line Road. With the incorporation of this change (see page 25 of the Triangle SPA provided in Attachment 1), the Commission voted 5-0 to recommend approval to the City Council.

ANALYSIS/DISCUSSION:

Staff has prepared draft revisions to the Triangle SPA based upon City Council direction. These revisions, along with other revisions presented at the December 2018 Planning Commission and January 2019 City Council meetings, along with the revisions directed by the Planning Commission at the June 2019 meeting, are incorporated into the version presented in **Exhibit A of Attachment 1**. (Note, a “track changes” version of the updated Triangle SPA is provided for reference as Attachment 5.)

In addition to the Council-directed changes, staff has also incorporated the following additional revisions since December 2018 for consistency with the General Plan and internal consistency of the Triangle SPA:

- Added additional discussion of roadway design and roadway cross-section graphics in Chapter 3.
- Clarified requirements for off-site infrastructure construction as part of new development in Chapter 6.
- Updated the provisions for fences to allow solid fences, consistent with the Zoning Code (Elk Grove Municipal Code Chapter 23, Zoning), between residential uses in the quarter-acre and fifth-acre areas as shown on the land plan.
- Added design requirements for berms along arterial roadways.

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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.” The proposed amendments to the Triangle SPA are a project under CEQA and were included as part of the General Plan Update and its accompanying Environmental Impact Report (EIR). The EIR is comprised of a Draft EIR (Draft EIR) and Final EIR (Final EIR) as described herein.

The City prepared a Notice of Preparation (NOP) and circulated it to public agencies and interested parties (including the general public) on June 23, 2017, once a draft Vision and supporting principles and preferred land plan were identified by the City Council. The NOP provided an introduction to the Project. Comments on the scope of the EIR were requested by July 24, 2017, consistent with the requirements of Title 14, Chapter 3 of the California Code

of Regulations (State CEQA Guidelines). Comments received on the NOP are included in the Draft EIR (Appendix B) and responses are provided in Chapter 1.

The Draft EIR was prepared as a Program EIR pursuant to State CEQA Guidelines Section 15168. A Program EIR examines the environmental impacts of an overall area that may contain a series of subsequent projects. This type of EIR focuses on the changes in the environment that would result from implementation of the overall Project, including development of land uses and transportation systems identified in the Project, as well as other infrastructure required to serve the Project. The General Plan Update EIR will serve as the environmental review document for subsequent activities in the program. Consistent with State CEQA Guidelines Section 15168(c), the City will review subsequent activities to determine whether the activity is within the scope of the Project covered by the Program EIR or whether an additional environmental document must be prepared.

The Draft EIR identified a range of potential impacts resulting from adoption of the General Plan. Some of these impacts are analyzed in comparison to existing plans and programs, including the existing General Plan. The impact areas come from the State's CEQA guidelines (the CEQA Checklist). Staff has also included the now adopted changes to the CEQA Checklist, including the revisions for Vehicle Miles Traveled. This Draft EIR bridges the prior and new CEQA Checklist in order to provide coverage for future projects.

The EIR has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the Project:

- Aesthetics, Light, and Glare
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, Mineral Resources, and Paleontology
- Greenhouse Gas Emissions and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services and Recreation
- Public Utilities
- Transportation

Conclusions to the potential impacts are classified as either less than significant, less than significant after incorporation of mitigation measures, or significant and unavoidable. Significant and unavoidable impacts do not limit the City's ability to approve a project. Rather, given CEQA's role in

providing disclosure of potential impacts, the City may approve a project with significant impacts that cannot be mitigated to a less than significant level. State CEQA Guidelines Section 15093 states that “CEQA requires the [City] to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered ‘acceptable.’ When the [City] approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the [City] shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.” A Statement of Overriding Considerations was certified with the General Plan Update.

On July 27, 2018, concurrent with the public availability of the draft General Plan, the City released the Draft EIR. The Draft EIR was made available for public review and comment on the City’s website, at City Hall, and at the Elk Grove and Franklin libraries for a period of 60 days. Public comments on the Draft EIR were due to the City on September 26, 2018. A total of 17 comment letters were received. Responses to these comments were prepared by staff and were included in the Final EIR.

The Final EIR also includes an erratum of changes to the Draft EIR as a result of the public comments on the Project, the comments to the Draft EIR, and other revisions to the Project as identified by the City (the Planning Commission, staff). The Final EIR indicates that the modifications to the Project are minor in nature and do not cause any change in significant impacts that were analyzed in the Draft EIR. The City Council certified the EIR on February 27, 2019, concurrent with adoption of the General Plan

Staff has reviewed the proposed Land Plan for the Triangle SPA as directed by the City Council and compared it to the land plan included in the EIR. The revised Land Plan does not trigger additional environmental review. The difference between these revisions and what was analyzed in the EIR is one dwelling unit less. Therefore, no further environmental review is required for adoption of the amendments to the Triangle SPA. The General Plan EIR, which included the update to the Triangle SPA as part of the project description, is the appropriate CEQA review.

Subsequent development projects may require additional project-level environmental review, as required by CEQA. Such a determination will be made as part of that subsequent project.

ALTERNATIVE ACTIONS:

The Council may choose to make additional revisions to the Triangle SPA. Depending upon the nature of these changes, additional revisions to the General Plan may be necessary for consistency between the two documents. The draft Triangle SPA, as presented, is supported by area residents. Therefore, staff does not recommend any additional changes.

FISCAL IMPACT:

Preparation of the amendments to the Triangle SPA is included in the current fiscal year budget.

ATTACHMENTS:

1. Ordinance
 Exhibit A - Draft Triangle SPA (clean version without track changes)
2. December 6, 2018 Planning Commission staff report
3. January 23, 2019 City Council staff report
4. Public Comment from the January 2019 City Council meeting from the Triangle Community Group
5. Track changes version of the Triangle SPA

ATTACHMENT 1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED AND ADOPTING AMENDMENTS TO THE ELK GROVE TRIANGLE SPECIAL PLANNING AREA

GENERAL PLAN-ZONING CONSISTENCY PROGRAM: TRIANGLE SPA UPDATE (FILE NO: PL0022)

WHEREAS, California Government Code Section 65300 requires the City to adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, Government Code Section 65860 requires that the City's zoning regulations be consistent with the General Plan and that in the event that zoning regulations become inconsistent with the General Plan by reason of amendment to the General Plan, the zoning shall be amended so that it is consistent with the General Plan as amended; and

WHEREAS, the City has adopted a comprehensive update to its General Plan; and

WHEREAS, amendments to the Elk Grove Municipal Code (EGMC), including its zoning regulations, are necessary to provide consistency with the updated General Plan (referred to herein as the General Plan-Zoning Consistency Program); and

WHEREAS, the Elk Grove Triangle Special Planning Area (referred to herein as the Triangle SPA) is part of the City's zoning regulations and, therefore, subject to the General Plan-Zoning Consistency Program; and

WHEREAS, in April 2017 and August 2017, the City Council directed that the General Plan Update include revisions to the allowed densities of development within the Triangle SPA; and

WHEREAS, the City held a series of five public workshops with residents and property owners in and around the Triangle SPA area to discuss the proposed changes and identify the revisions to the Triangle SPA necessary to support the City Council's direction; and

WHEREAS, the Planning Commission reviewed the draft revisions at a noticed public hearing on December 6, 2018; identified a number of concerns with the proposed revisions; and directed the matter to the City Council for further review and direction; and

WHEREAS, on January 23, 2019, the City Council reviewed the proposed revisions at a noticed public hearing, reviewed the concerns of the Planning Commission, received public comment, and provided direction on further revisions to the Triangle SPA; and

WHEREAS, the City determined that the General Plan Update, including the General Plan-Zoning Consistency Program and the amendments to the Triangle SPA (also referred to herein as "Project") was a project requiring review pursuant to the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq. and that an Environmental Impact Report (EIR) shall be prepared to evaluate the potential environmental effects of the Project; and

WHEREAS, a Notice of Preparation was released for public and agency review and comment on June 23, 2017, for the General Plan Update Draft EIR, with the public review period starting June 23, 2017, and ending on July 24, 2017, and a public scoping meeting to receive comments on topics and issues which should be evaluated in the Draft EIR was held by the City on July 11, 2017; and

WHEREAS, upon receipt of the Notice of Preparation, the State Clearinghouse issued State Clearinghouse Number SCH#2017062058 for the Project; and

WHEREAS, the draft General Plan was released for public review on July 27, 2018, and was made available at City Hall, at the Elk Grove and Franklin Public Libraries, and on the City's website; and

WHEREAS, in accordance with Government Code Section 65352, the City referred the proposed draft General Plan to numerous agencies and entities and provided each with adequate time in which to comment on the draft General Plan; and

WHEREAS, the City distributed a Notice of Availability for the General Plan Update Draft EIR on July 27, 2018, which started a public review period, ending on September 26, 2018; and

WHEREAS, the Notice of Completion for the Draft EIR was also submitted to the State Clearinghouse for state agency review with Public Review Period starting July 27, 2018, and ending on September 26, 2018; and

WHEREAS, the City held a public meeting on September 13, 2018, to receive public comments on the Draft EIR and those comments were received and considered in the Final EIR; and

WHEREAS, the Draft EIR identified several significant and unavoidable environmental impacts of the General Plan, therefore, approval of the General Plan requires the adoption of a Statement of Overriding Considerations by the City Council; and

WHEREAS, the Draft EIR identified several potentially significant impacts that will be reduced to insignificance with specific mitigation measures. Approval of the General Plan will therefore require adoption of mitigation findings and a Mitigation Monitoring Program; and

WHEREAS, a Final EIR was prepared, identifying an erratum of changes to the Draft EIR as a result of the public comments on the Project, the comments to the Draft EIR, and other revisions to the Project, as identified by the City;

WHEREAS, the Draft and Final EIR, including the response to the public comments, reflects the City's independent judgment and analysis; and

WHEREAS, on January 17, 2019, the Planning Commission recommended to the City Council that the General Plan Update EIR should be certified and that Findings of Fact and Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program be adopted; and

WHEREAS, on February 27, 2019, the City Council held a public hearing where it reviewed the General Plan Update and accompanying General Plan Update EIR and certified the EIR, adopting Findings of Fact and Statemen of Overriding Considerations and a Mitigation Monitoring and Reporting Program and adopted the General Plan; and

WHEREAS, the Planning Commission held duly-noticed public hearings on December 6, 2018 and June 20, 2019, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meetings; and

WHEREAS, on June 20, 2019, the Planning Commission voted 5-0 to recommend approval of the update to the Triangle Special Planning Area; and

WHEREAS, the City Council held duly-noticed public hearings on January 23, 2019 and July 10, 2019 as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meetings.

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 Elk Grove Triangle Special Planning Area for consistency with the 2019 General Plan.

Section 2: Findings

California Environmental Quality Act (CEQA)

Finding: The Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA) and it reflects the independent judgment and analysis of the City.

Evidence: Adoption of the General Plan Update required an Environmental Impact Report (EIR).

The City prepared a Notice of Preparation (NOP) and circulated it to public agencies and interested parties (including the general public) on June 23, 2017, once a draft Vision and supporting principles and preferred land plan were identified by the City Council. The NOP provided an introduction to the Project. Comments on the scope of the EIR were requested by July 24, 2017, consistent with the requirements of Title 14, Chapter 3 of the California Code of Regulations (State CEQA Guidelines). Comments received on the NOP are included in the Draft EIR (Appendix B) and responses are provided in Chapter 1.

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Guidelines Section 15168(c), the City will review subsequent activities to determine whether the activity is within the scope of the Project covered by the Program EIR or whether an additional environmental document must be prepared.

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Subsequent development projects may require additional project-level environmental review, as required by CEQA. Such a determination will be made as part of that subsequent project

Special Planning Area Amendment

Finding #1: The proposed (amendments to the) special planning area [are] consistent with the goals, policies, and objectives of the General Plan.

Evidence #1: The City's General Plan (adopted February 27, 2019) includes the Eastern Elk Grove Community Plan (Community Plan), a portion of which is the area covered by the Triangle SPA. The Community Plan establishes policies and a land use plan for the area. Guiding principles listed in the Community Plan include, but are not limited to, the following:

- Provide a diverse set of housing types that address demographic trends and market needs.
- Transition residential lot sizes between the western portion of the Plan Area and the Rural Area to the north and east.
- Provide adequate public facilities (e.g., parks, schools).
- Promote a pattern of land uses and streets that support walking, bicycling, and transit, within the context of the planned density and intensity of development, as well as convenient automobile use.
- Offer convenient shopping opportunities for residents and employees.

The land plan identifies a range of residential density within the Triangle area, including 1-acre, 1/4-acre, and 1/5-acre development. This is consistent with Eastern Elk Grove Community Plan Policy EEG-1-2, which calls for development to "transition from Low Density and Estate Residential developments in the south and southwest to larger lots in the north and northeast. This area shall recognize the historic rural character of the area and incorporate more rural characteristics,

including roadside ditches for drainage, sidewalks generally constrained to one side of the street, street lighting limited to intersections, and other, similar, improvements that reflect a more rural character.”

Implementation of these guiding principles, land use plan, and policy is accomplished through the proposed amendments to the Triangle SPA. Specifically, the land plan has been updated to reflect the land plan and the provisions of Policy EEG-1-2 and the development standards have been updated for consistency with the allowed densities. The allowed use listings have also been updated to reflect the character and context of the area. Finally, the discussion of existing and planned roadway improvements in the Triangle SPA are has been updated consistent with roadway sizing diagram in Chapter 3 of the General Plan.

Finding #2: That the proposed special planning area (amendments) meets the requirements set forth in EGMC Title 23 (Zoning).

Evidence #2: EGMC Section 23.16.100.D lists four components required in a special planning area: a list of permitted, conditionally permitted, and prohibited uses; performance and development requirements; other design standards appropriate for site development; and reasons for establishment of the special planning area. These requirements are met through the following sections of the Triangle SPA:

- Permitted, conditionally permitted, and prohibited uses are provided in Chapter 8, Allowed Uses and Development standards. The listings are provided in tables based upon the underlying land use designation provided in the Triangle SPA land plan. Descriptions for each of the land use listings are available in EGMC Title 23 (Zoning).
- Performance and development standards are provided in Chapter 8, Allowed Uses and Development Standards. The listings are provided, where applicable, in tables for easy reference. Topics covered in the standards include, but are not limited to, lot sizes, setbacks, building heights, site coverage, parking, grading, signs, and non-confirming uses, structures, and signs. Standards are provided for residential, commercial, and agricultural uses. Chapters 3 and 9 also address infrastructure requirements and other off-site development obligations necessary to support new development, including schools and parks.
- Additional development standards, such as subdivision design and the design of landscape corridors and landscape berms along roadways are also provided in the Triangle SPA. Discussions of these features are provided in Chapters 3 and 8.
- Chapter 2 of the Triangle SPA addresses the purpose and intent of the document. The Triangle SPA is established to address implementation of the General Plan, including the provisions of the Eastern Elk Grove Community Plan.

Finding #3: The proposed special planning area is needed because the project is not possible under the existing zoning requirements.

Evidence #3: The Triangle SPA remains necessary to maintain compatibility between land uses in this area. As described in the Eastern Elk Grove Community Plan, the area presents a transition from urban Elk Grove to the west, the Rural

Area to the north, and future development areas and the Cosumnes River corridor to the southeast. The Triangle SPA provides a process for management of this transition, including the incorporation of specific rural design elements in higher-density single family residential areas (the 1/4-acre and 1/5-acre areas) through unique street sections, landscape treatments and berming along specific arterial corridors, building height restrictions, allowed use restrictions, and other development standards and design requirements. This detail and specificity of regulations would not be possible with the application of conventional RD-4 and RD-5 zoning to the area. Further, the General Plan identifies commercial overlays on specific properties, which the Triangle SPA incorporates. Traditional residential zoning does not allow for commercial land uses.

Section 3: Action

The Elk Grove Triangle Special Planning Area is hereby repealed and replaced with the version provided in Exhibit A, attached 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 affect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and affect 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).

INTRODUCED:
ADOPTED:
EFFECTIVE:

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: _____

Elk Grove Triangle Special Planning Area



Prepared by

**City of Elk Grove
July 2019**

City Council Final

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1. INTRODUCTION



The Elk Grove Triangle Area covers approximately 710 acres (1.1 square miles) in the easternmost portion of the City of Elk Grove (see Figure 1). The Triangle Area is formed by Bond Road on the north and Bradshaw Road on the west, with Grant Line Road extending diagonally to form the southeastern boundary of the Triangle and the corporate boundary of the City.

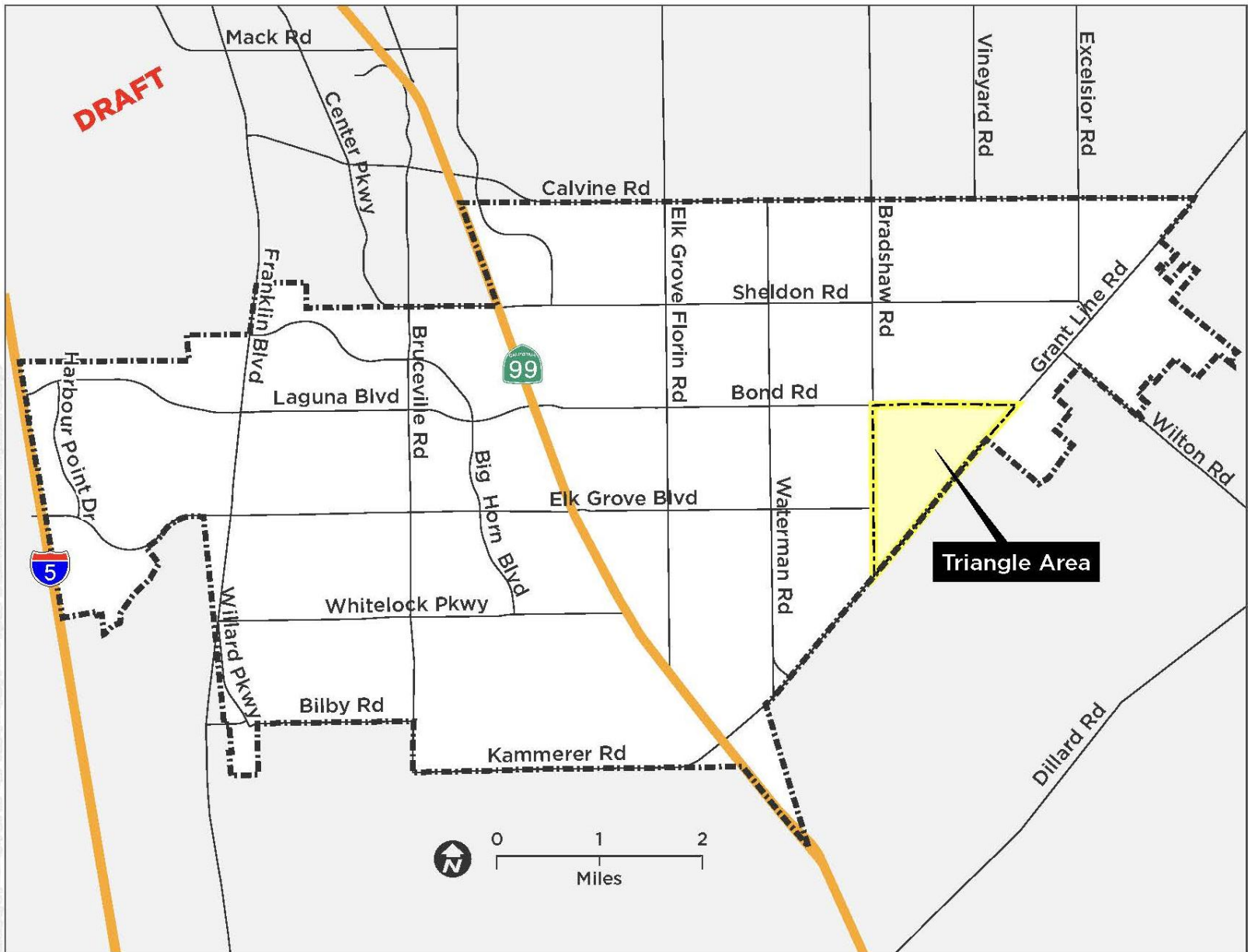
A map of the Triangle Area is shown in Figure 2. An aerial (as of 2018) is provided in Figure 3.

The City's General Plan includes the Eastern Elk Grove Community Plan, which covers land in the eastern area of the City. This Community Plan includes two sub-areas, one of which is the Triangle Area covered by this Special Planning Area (SPA). The Community Plan includes specific development capacity for each of these sub-areas (Figure 4). This SPA document implements the policies of the General Plan, including the Eastern Elk Grove Community Plan, by establishing development standards and procedures in keeping with the development capacity and policies of the General Plan.

History of the Triangle SPA

The provisions of this SPA were originally established in 2004 and served to implement the City's first General Plan. As part of the 2018/2019 update to the General Plan, amendments have been made to this SPA to reflect the updated policies of the General Plan.

Figure 1: Vicinity Map



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Figure 2: Triangle Area Map

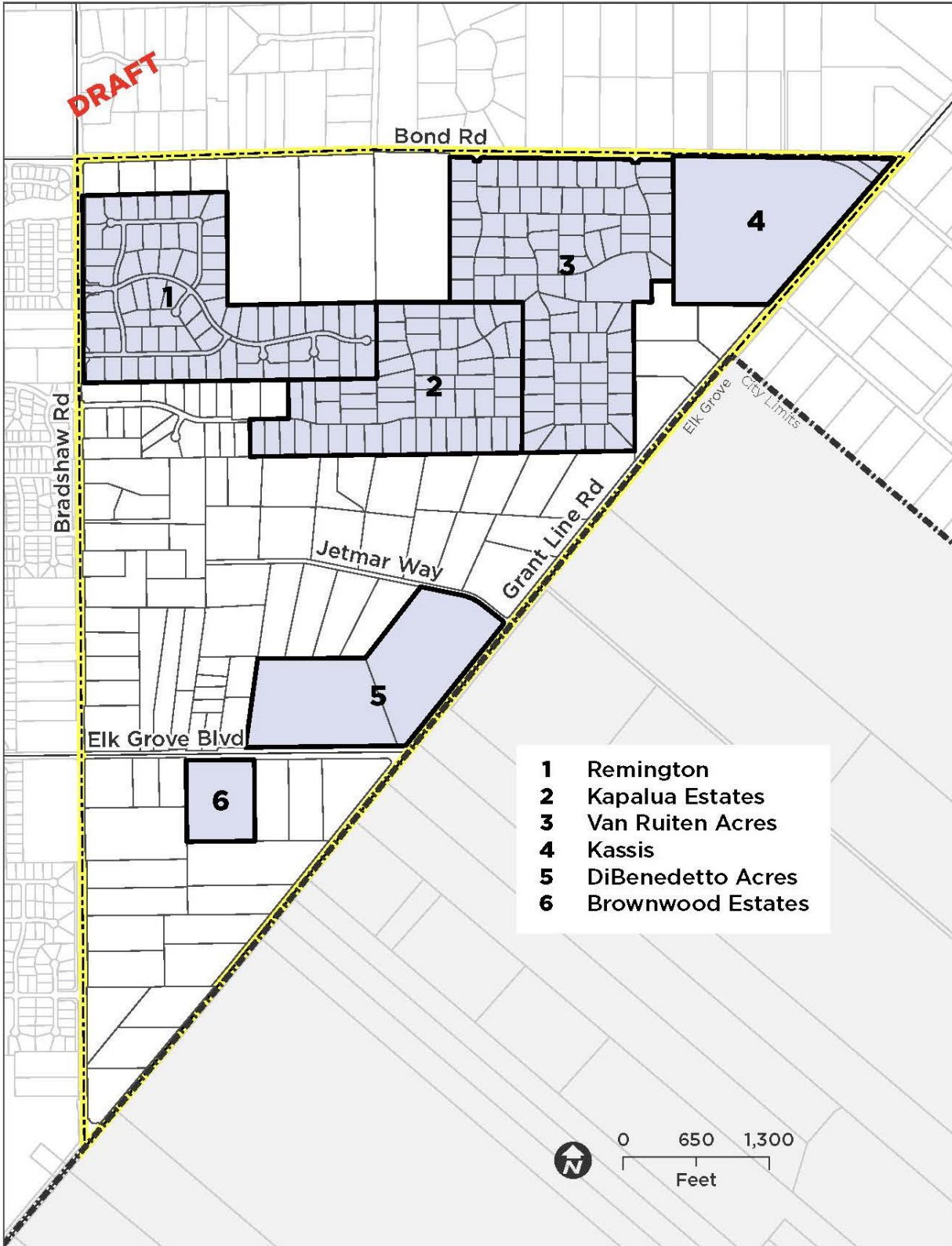
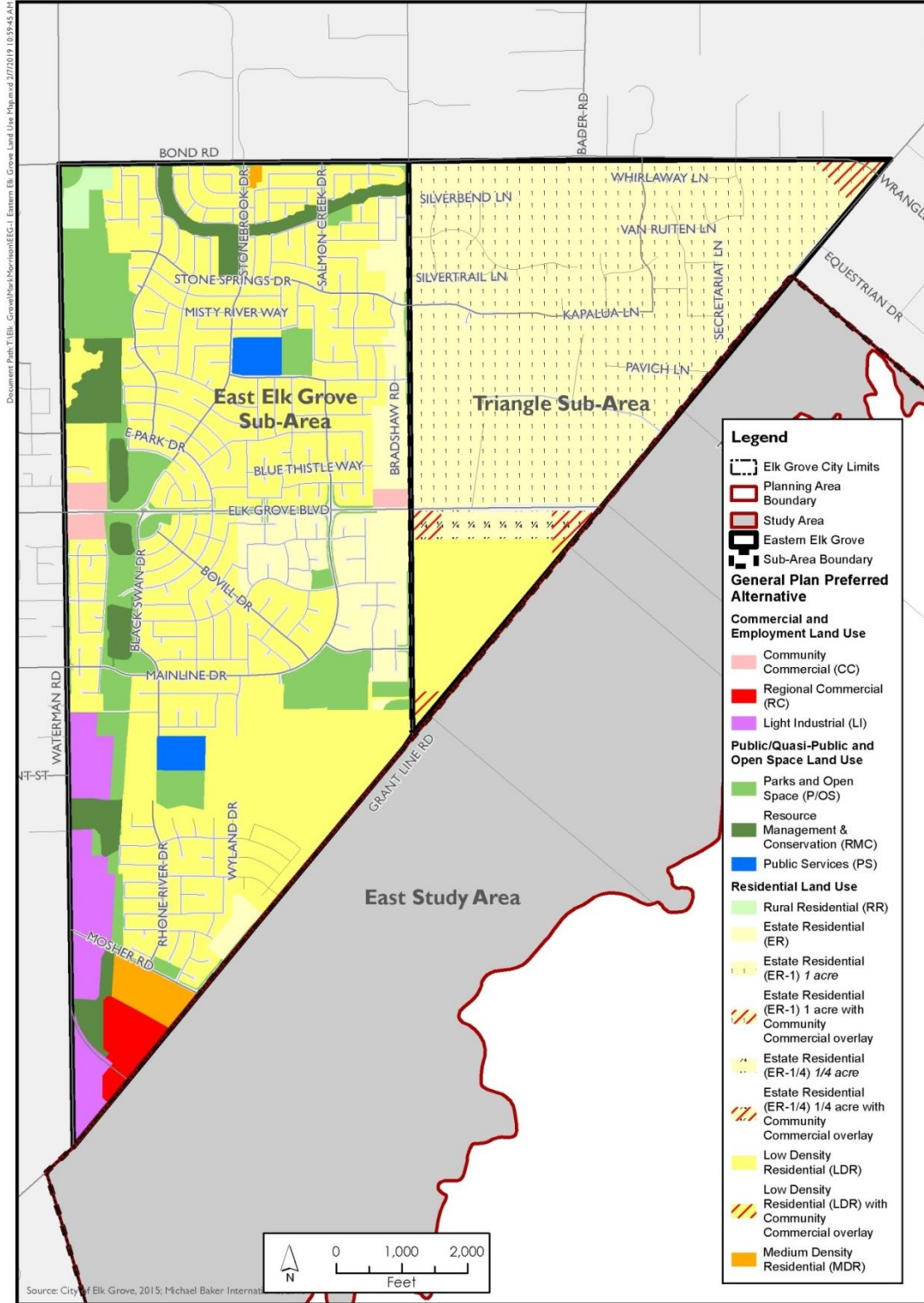


Figure 3: Aerial Photograph



Figure 4: Eastern Elk Grove



2. PURPOSE AND INTENT/ADMINISTRATION

The Elk Grove Triangle Special Planning Area (Triangle SPA) supersedes the standards and regulations provided in Title 23 of the Elk Grove Municipal Code (hereinafter referred to as the “Zoning Code”) for the Triangle Area. This SPA is intended to provide detailed site planning, landscaping, and other requirements that will govern future development and land use projects, including conditional use permits, tentative subdivision and parcel maps, and other similar proposals, within the Triangle Area. These standards supersede Title 23, but where an item is not addressed herein Title 23 shall control.

A. Enabling Legislation

The authority to prepare, adopt, and implement the SPA is granted by Section 23.16.100 (Special Planning Area) of the Zoning Code.

This SPA document is regulatory in nature, and serves as the zoning for the Triangle Area. Development plans, subdivision maps, and site plans for the Triangle Area must be consistent with both the SPA and the City of Elk Grove General Plan.

B. Relationship to the General Plan

This SPA is consistent with the City of Elk Grove General Plan and related regulations, policies, ordinances and programs governing zoning amendments and adoption of special planning area land use plans. The various land uses permitted within the SPA are consistent with the goals, policies, and general land uses described in the General Plan.

C. Relationship to Zoning

The Triangle SPA, as approved, is a portion of the City Zoning Code. In some instances, as noted in this document, the SPA relies on regulations contained in the City’s Zoning Code. Where the regulations herein conflict with corresponding regulations in the Citywide Zoning Code, these regulations apply. Where this SPA is silent about special use regulations (e.g., wireless communication facilities), and side development standards (e.g., accessory structures) addressed in the Citywide Zoning Code, the Citywide regulations and standards apply.

D. Environmental Review

Programmatic environmental review has been prepared for the Triangle SPA as part of the City’s General Plan. Future entitlements for development in the Triangle Area (such as subdivision maps, design review, grading permits, building permits, and other discretionary permits) shall be evaluated for consistency with this SPA. In the event that a subsequent discretionary approval would result in environmental effects not analyzed in the original environmental analysis, additional environmental review documentation will be required consistent with the California Environmental Quality Act (CEQA).

E. Subsequent Amendments

Amendments to this SPA occurring after **DATE [insert effective date of ordinance making these revisions]** shall require a 4/5th affirmative vote of the City Council.

3. SETTING/EXISTING CONDITIONS AND PLANNED IMPROVEMENTS

The following is a description of existing conditions in the Triangle Area.

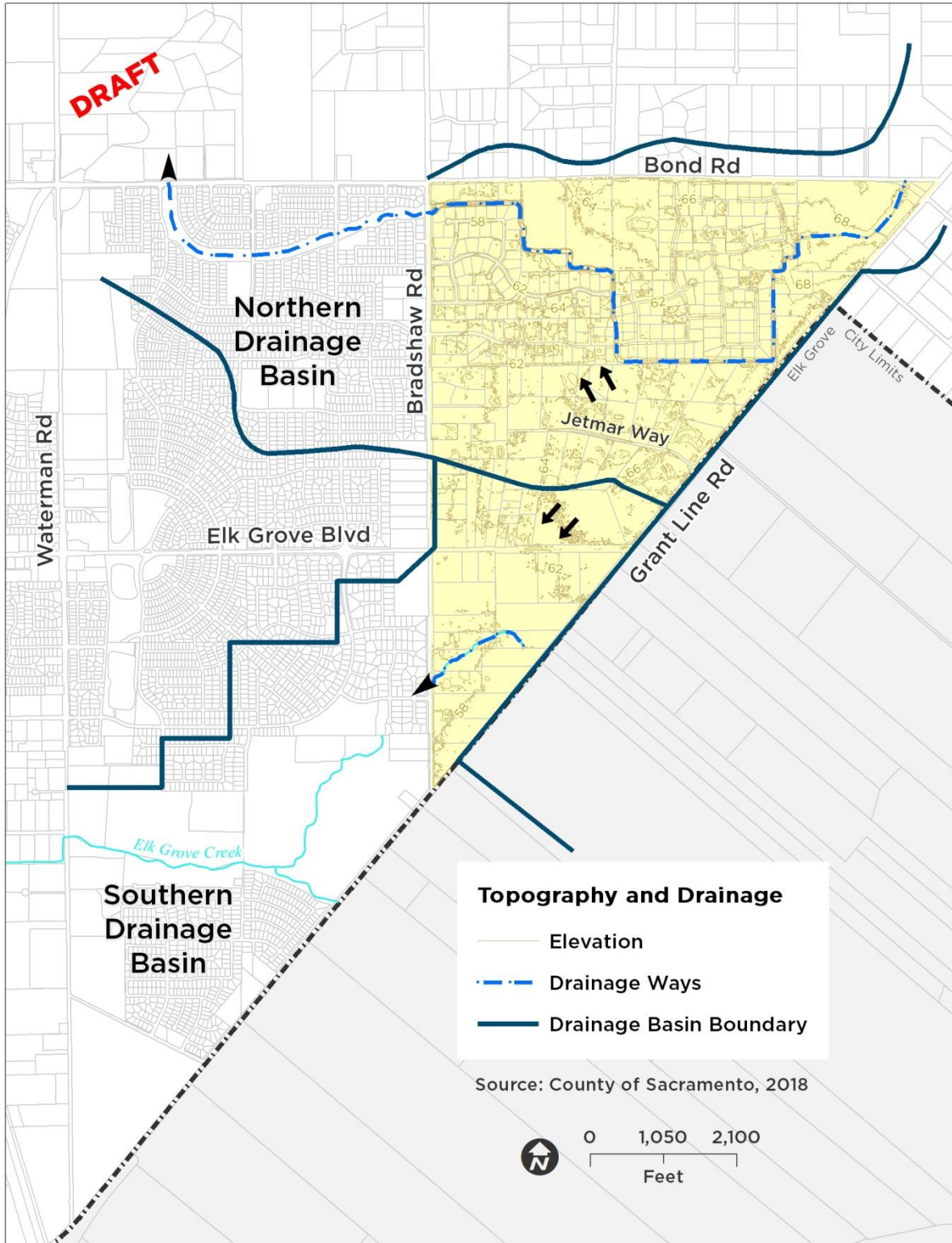
A. Physical Setting

Topography and Soils

The Triangle Area is predominantly flat, with elevations ranging from a low of approximately 56 feet above mean sea level (msl) at the southwest corner to a high point of approximately 68 feet in the northeast corner of the Triangle Area. Slopes generally trend toward the west and range between zero and three percent throughout the entire area. Soils within the area are primarily composed of silty loams, and are not considered Prime agricultural lands. A minor landform exists between Elk Grove Boulevard and Jetmar Way, which causes surface drainage to flow generally northwest and southwest from this area of high ground.

Figure 5, on the following page, shows the historic topography and drainage patterns in the Triangle Area.

Figure 5: Historic Topography and Drainage



Vegetation/Biological Resources

The Triangle Area is mostly void of native vegetation as a result of decades of agricultural activity. Portions of the northern area were used for dairy farming, cattle grazing and crop production. Small groves of non-native trees, such as eucalyptus planted in windrows and orchards of walnut varieties, have been introduced into the area. The majority of native trees, including valley oak and cottonwood, have survived primarily in roadside drainage ditches and along fence lines where tractors and mowers could not reach. The dominant type of vegetation in the area is grassland, with several tree species found along the Bond Road, Elk Grove Boulevard and Grant Line Road frontages. Tree species include valley oak (*Quercus lobata*) and cottonwood (*Populus fremontii*) along with various non-native ornamentals.

A variety of mammals and birds use the grasslands for foraging and breeding. The Triangle Area is in close proximity to the Cosumnes River floodplain, which provides nesting and habitat for the Swainson's hawk (*Buteo swainsoni*), a species listed as Threatened. Studies have noted the observance of several nesting sites within this riparian area, some in close proximity of Grant Line Road. The entire Triangle Area is within five miles of historic nesting sites, as indicated by the California Department of Fish and Wildlife California Natural Diversity Database (California Natural Diversity Data Base, July 2001), and provides marginal foraging habitat for Swainson's hawk. Other bird species historically observed within the Triangle Area include tri-colored blackbird (*Agelaius tricolor*), listed as a Species of Special Concern. According to the U.S. Fish and Wildlife Service, the site may provide habitat for similarly listed species, including burrowing owl, although none have been observed.

Waters of the U.S.

Wetland features are located at various locations throughout the Triangle Area and include natural features as well as excavated channels and jurisdictional wetlands. Irrigated agricultural fields also support plant communities that include some species that can be found in wetlands such as perennial rye, curly dock, and annual bluegrass.

"Waters of the United States" is a term defined in the Code of Federal Regulations (CFR) to identify areas that receive protection under Section 404 of the Clean Water Act. Waters of the United States include wetlands, lakes, rivers, streams (including intermittent streams), mud flats, etc. Wet areas such as stock watering ponds and ditches used for agricultural irrigation created in upland areas are not subject to Section 404.

Areas within the Triangle Area containing waters of the United States, such as wetland areas, if filled, would require a 404 permit from the Army Corps of Engineers. In addition, the City of Elk Grove has a policy regarding fill of wetlands, which seeks to ensure that no net loss of wetlands occurs, which may be accomplished by avoidance, re-vegetation and restoration onsite or creation of riparian habitat corridors.

Surface Drainage

Because the terrain is relatively flat and slopes are minimal, existing roadways and site grading in the area have impeded the natural direction of flow resulting in shallow flooding throughout a majority of the Triangle Area. Surface drainage is directed toward ditches along roadsides and on the boundaries of fields throughout the Triangle Area. Deer Creek is approximately $\frac{3}{4}$ of one mile southeast of the site, which flows generally in a southwesterly direction. Deer Creek parallels the Cosumnes River, which is approximately one to two miles southeast of the boundaries of the study area. The south branch of Laguna Creek crosses Bradshaw Road and drains into the East Elk Grove area, which is west of the Triangle Area. A portion of this drainage is being improved as part of the Silver Gate subdivision. (Figure 5, earlier in this section, shows existing surface drainage patterns.)

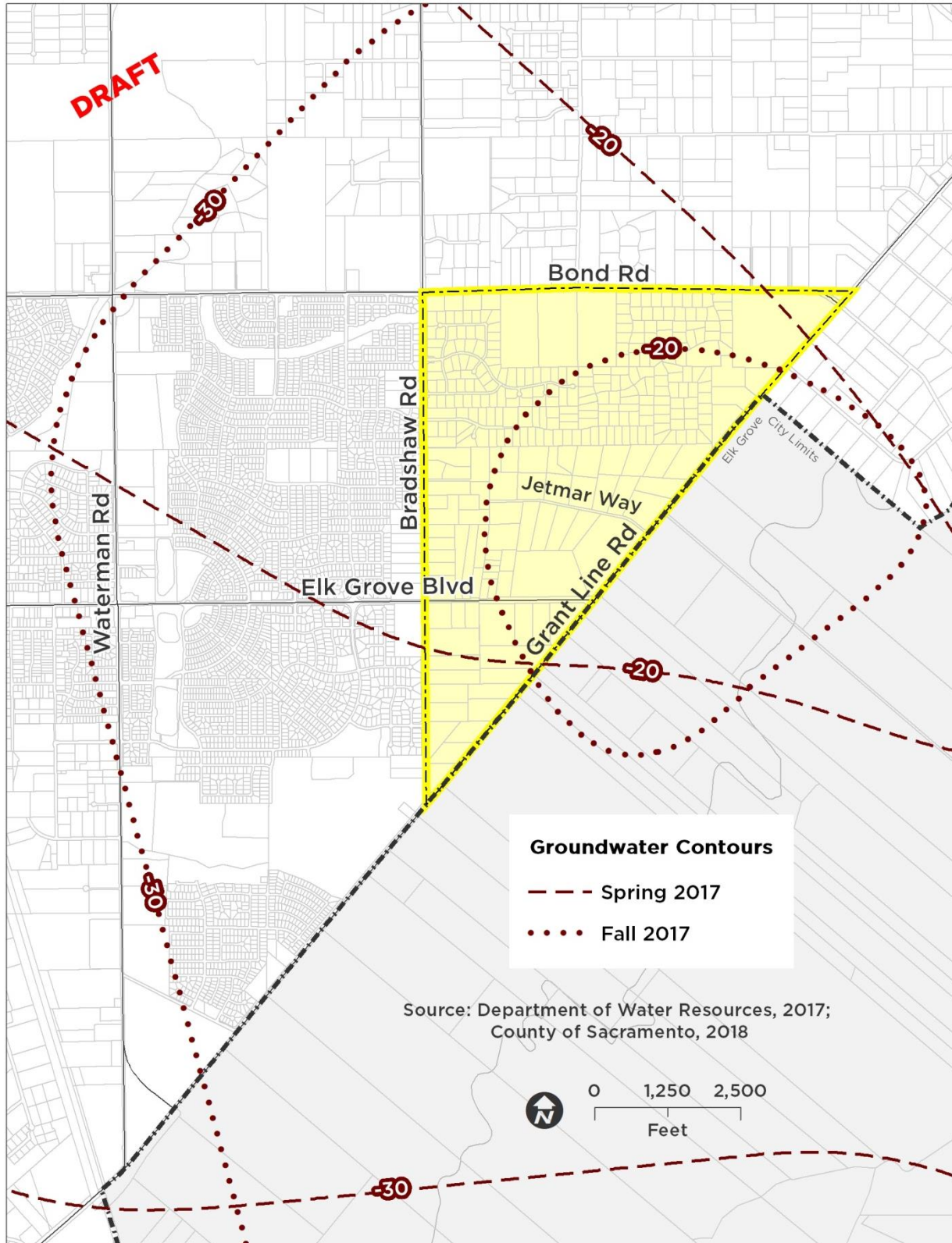
Groundwater

The Triangle Area is located within the Sacramento Hydrologic Basin as defined by the California Department of Water Resources (DWR) and is within Zone 40 of the Sacramento County Water Agency (SCWA). Within Zone 40, groundwater is contained in a shallow aquifer, which extends to approximately 200 – 300 feet below the surface, and also in a deeper, underlying aquifer. The deeper aquifer is approximately 1,600 feet thick.

A layer of clay, with an average thickness of approximately 160 feet, separates the upper and lower aquifers. This clay layer is not uniformly continuous between the two, so neither aquifer is completely impervious. Groundwater may move vertically between the upper and lower aquifers, depending on the rate at which water is extracted through pumping and the rate of recharge. Because of pressure variations that result, heavy extraction from the deeper aquifer can cause water from the upper aquifer to flow downward into the lower one. Conversely, heavy pumping from the upper aquifer can cause an upsurge of water from the deeper aquifer.

Recharge occurs from three sources: rain and irrigation filtering down through the upper soil strata into the aquifer, percolation of water from surface streams and rivers, and the inflow of subsurface water into the aquifer from other regions. All of these factors cause groundwater depths within the Triangle Area to fluctuate. The Sacramento County Department of Water Resources monitors the depth of groundwater throughout the county and bases its findings by averaging the measurements taken at numerous well sites. In fall 2017, the depth of groundwater in the Triangle Area generally ranged between 20 and 30 feet below ground level while the spring 2017 depth was approximately 20 feet. Groundwater contours are shown in Figure 6.

Figure 6: Groundwater Contours



B. Public Services and Facilities

Storm Drains

The Triangle Area drains into two watershed areas, generally divided by the high ground between Jetmar Way and Elk Grove Boulevard. The Northern Drainage Shed includes all of the area north of Jetmar Way and a portion south of Jetmar Way. As part of prior development, a channel was constructed along the southern boundary of the Kapalua subdivision and a portion of the Van Ruiten subdivision, where it then extends north through Van Ruiten and north of the Remington subdivision to a box culvert under Bradshaw Road. This channel then continues through the East Elk Grove area and ultimately connects to Laguna Creek near Waterman Road.

The Southern Drainage Shed includes the portion of the Triangle Area south of Jetmar Way. The southern watershed sheet flows in a southwest direction and is collected in roadside ditches along Elk Grove Boulevard. Drainage in the area flows southwest to Elk Grove Creek. This area is at the upper end of a large watershed of 182 acres that drains across Bradshaw Road in an existing 36-inch culvert, approximately 1,000 feet south of Elk Grove Boulevard. Because existing Elk Grove Creek is shallow and is lined with natural vegetation, it has limited capacity to convey flows within its banks and is subject to flooding in the area (particularly upstream of Waterman Road) (East Elk Grove Specific Plan, 1996). Improvements within the East Elk Grove area west of the Triangle have been sized to accommodate the ultimate development of the entire watershed, which will assist with the lack of capacity of Elk Grove Creek.

Water Supply and Distribution

Private well sites serve as the primary source of water for residential and agricultural uses within the Triangle Area for portions that were developed prior to 2000. However, newer development (since 2000), especially subdivisions that created lots smaller than 2 gross acres, have extended public water supply and distribution systems east of Bradshaw Road. The Remington Estates project (subsequently re-named Silver Gate) as well as the entire Triangle Area, is served by the Elk Grove Water District (EGWD), which, for this area, purchases water from the Sacramento County Water Agency (SCWA) Zone 40 service area. The City of Elk Grove in cooperation with Sacramento County Department of Water Resources requires that residential projects consisting of lot sizes of less than two acres connect to Zone 40 of the SCWA system.

Water mains are located in Bradshaw Road between Bond Road and Grant Line Road at various locations including the intersection of Elk Grove Boulevard and Bradshaw Road. In the northern portion of the Triangle Area, the Silver Gate project has extended public water lines east of Bradshaw Road. A 16" transmission main line (T-main) extends along the northern boundary of Silver Gate. A 24-inch T-main also extends south from Bond Road along Kapalua Lane to the two-acre SCWA water treatment facility site.

Costs associated with the extension of transmission mains are subject to reimbursement as determined by EGWD and/or SCWA in accordance with the policies and standards of the agencies.

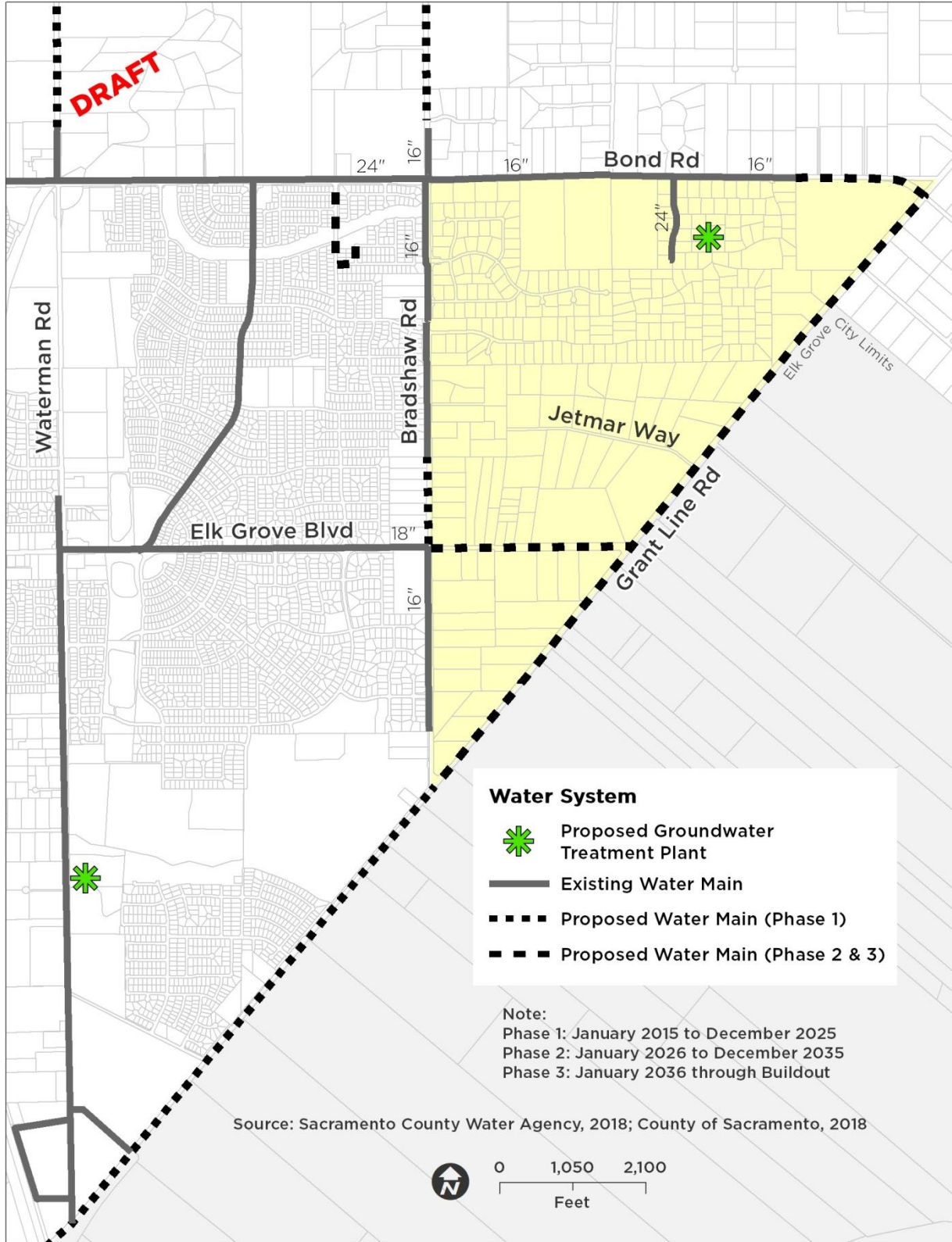
Surrounding infrastructure includes a 24-inch T-main on the north side of Bond Road that extends east from Waterman Road and terminates at Bradshaw Road. From that location, the 24-inch main ties into two 16-inch T-mains. One extends south along the west side of Bradshaw Road to a point approximately 1,050 feet north of Elk Grove Boulevard. The other 16-inch T-main extends along Bond Road to the eastern boundary of the Van Ruiten Ranch project.

EGWD takes water from SCWA T-mains and distributes it directly to individual developments. A 10-inch distribution main line (D-main) is located on the east side of Bradshaw Road beginning approximately 375 feet south of the intersection of Bond Road and Bradshaw Road. This line extends south along Bradshaw Road to a point south of Silvertrail Lane. A 10-inch line is also located on the west side of Bradshaw Road within a subdivision north of Elk Grove Boulevard. This infrastructure could be tied into to serve development within the Triangle Area.

As part of the approval of the Kapalua and Van Ruiten projects, the Department of Water Resources requested two acres be set aside to accommodate a well site with water treatment and storage facilities. Adjacent neighbors requested that if such a facility was sited, it should be more internal to the project and not near Bond Road. As part of the conditions of approval for the Kapalua Estates and Van Ruiten projects, an approximately two acre site near the intersection of Kapalua Lane and Van Ruiten Lane was dedicated to SCWA for this future facility.

Figure 7, on the following page, shows the existing and planned (by SCWA and EGWD) water distribution system for the Triangle Area.

Figure 7: Water System



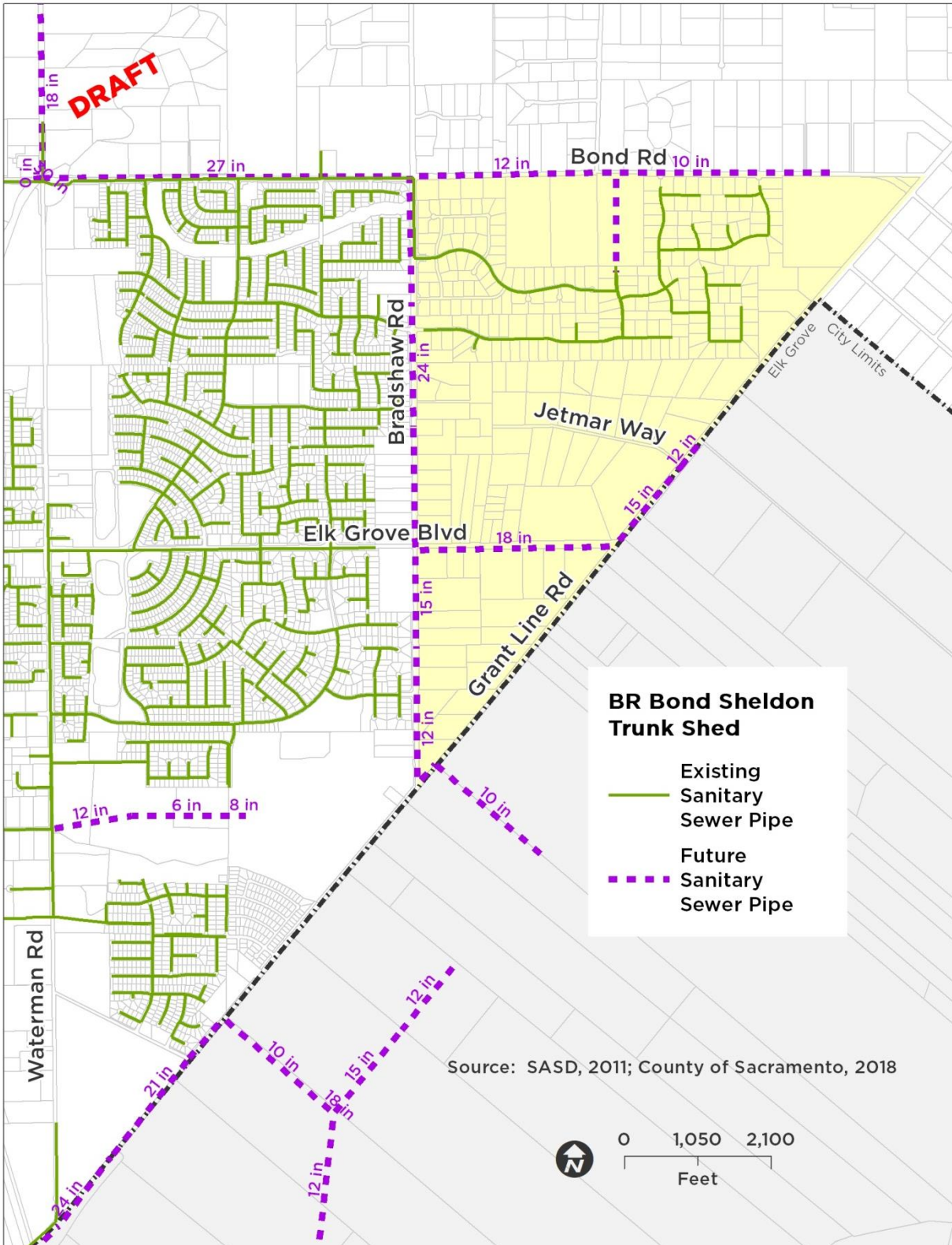
Sanitary Sewer

The Triangle Area is to be provided public sewer by the Sacramento Area Sewer District (SASD) (for collection) and by the Sacramento Regional County Sanitation District (SRCSD) (for treatment). The Triangle Area is within the Spheres of Influence of both sanitation agencies, although the majority of the area is outside of their service boundaries. Currently, the only portion of the Triangle Area within the service boundaries of SASD and SRCSD are the Silver Gate, Van Ruiten, and Kapalua projects, as well as an additional area along Elk Grove Boulevard. Annexation for any additional services is required prior to any additional development not within the service area.

Sewer lines are located in Elk Grove Boulevard and Bradshaw Road, including a 10-inch sewer line in Elk Grove Boulevard, which terminates at its junction with Bradshaw Road. Another sewer line currently extends south along Bradshaw Road from the intersection of Bradshaw Road and Bond Road terminating at Silver Gate Lane (Shed A).

SASD provides sanitary sewer service on a “first come, first served” basis. Sewer improvements planned by SASD in and around the Triangle Area are illustrated in Figure 8.

Figure 8: Sewer System



Electrical

Sacramento Municipal Utility District (SMUD) provides electrical service in the Triangle Area. Infrastructure in the vicinity of the Triangle Area includes 69 kV power lines located on the south side of Grant Line Road; 12 kV power lines along Bond Road, Bradshaw Road, Grant Line Road and Elk Grove Boulevard. SMUD operates an electrical distribution substation on the west side of Bradshaw Road north of Grant Line Road and another substation near Calvine Road and Waterman Road. Two 69 kV power lines are planned to be constructed on the west side of Bradshaw Road to connect these two substations. Construction of these power lines is not currently scheduled and this project may be held until the ultimate widening of Bradshaw Road between Calvine and Grant Line Roads is completed. A 100-foot easement exists on the west side of Bradshaw Road adjacent to Albiani Middle School.

Telecommunications

Landline telephone service to existing development in the Triangle Area is currently provided by Frontier. Major landline infrastructure is located within Elk Grove Boulevard and includes a fiber optic cable. In addition, above-ground telephone lines are located along Bond Road.

Various other providers (including, but not limited to Comcast) service the area with television and internet services (which may also include telephone/voice-over-internet protocol or VOIP services).

The area is also served by a range of wireless telecommunication services. As the number of users in the area increases, or as technology changes, additional wireless facilities may be necessary.

Natural Gas

The majority of properties in the Triangle Area rely on propane as the source of natural gas. Gas service to new development in the Triangle Area is currently provided by Pacific Gas & Electric Company (PG&E). PG&E operates a 4-inch gas main that is located in Elk Grove Boulevard. Another gas main is located along the easement on the south side of Bond Road (ESA, 2002).

Parks, Trails and Open Space

The Cosumnes Community Services District (CCSD) provides park and recreation services to the Triangle Area. Currently there are no parks identified within the Triangle Area, but several facilities have been constructed or are planned for construction within the East Elk Grove area directly west of Bradshaw Road. The City and CCSD have established policies for development of park facilities as new development occurs (the Park Design Principles).

State law requires each new residential development to dedicate land for park facilities or pay an in-lieu fee to cover the cost of acquiring park land elsewhere at a minimum ratio of five acres per 1,000 persons. Because there are many property owners within

the Triangle Area, it is not practical for each property to dedicate park land. In addition, small parcels would not yield enough park dedication land to create usable parks. As a result, it will be necessary for some properties to dedicate park land and for others to pay in-lieu fees.

Trails are required consistent with the City's Bicycle, Pedestrian, and Trails Master Plan, including along Grant Line Road. Additional facilities may be required along Elk Grove Creek connecting into the East Elk Grove area.

Figure 9, on the following page, shows existing and planned parks and trails in the vicinity of the Triangle Area.

Schools

The Triangle Area is within the Elk Grove Unified School District (EGUSD). The student population within the Triangle Area attends EGUSD schools in the area; the exact school assignment may be re-designated by EGUSD from time-to-time based upon enrollment levels.

School facilities are planned according to the EGUSD Facilities Master Plan. The Master Plan currently shows no schools proposed within the Triangle Area. Edna Batey Elementary School, located in the East Elk Grove area, opened in 2003.

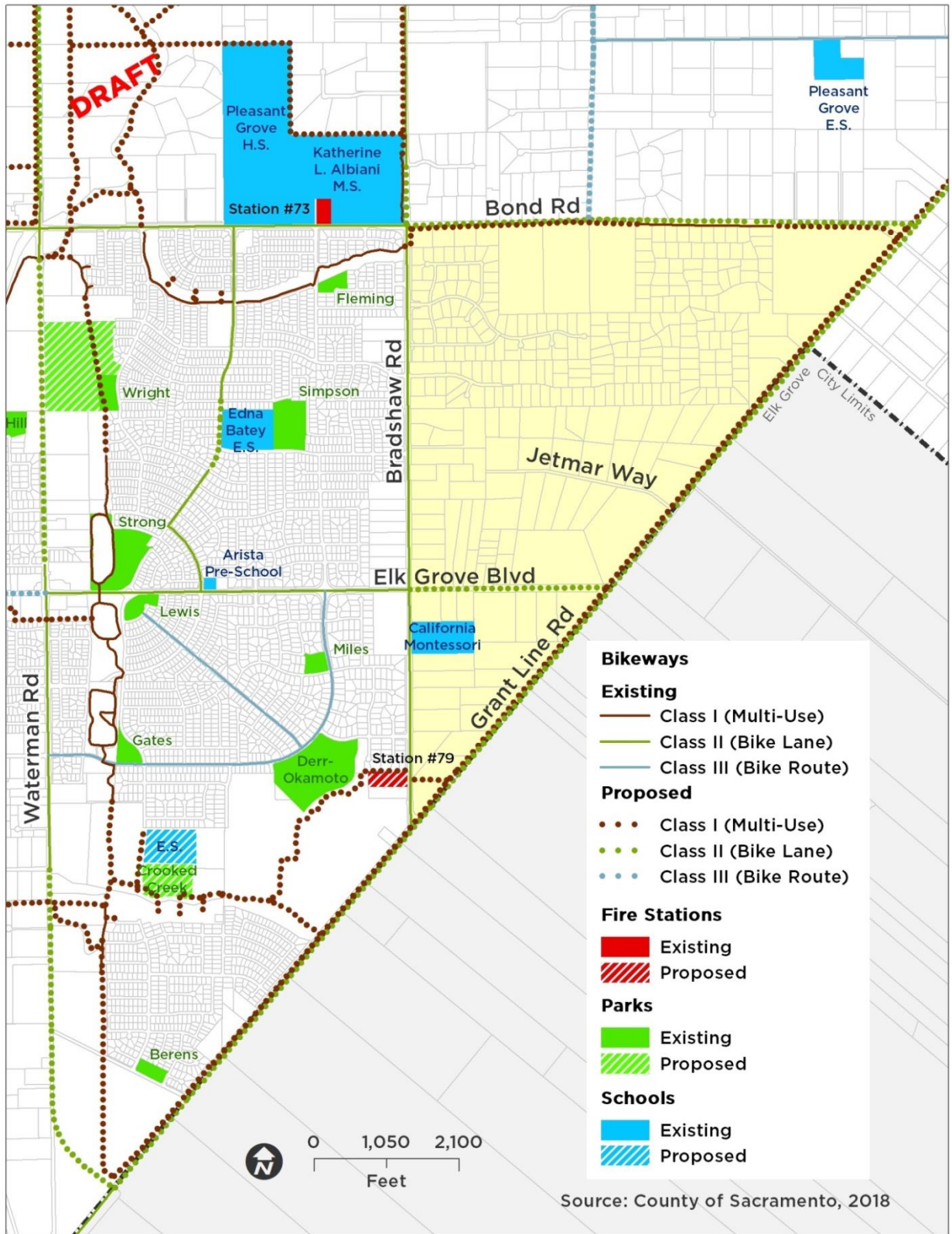
EGUSD operations are primarily funded through local property tax revenue that is first accrued in a common statewide pool, and then allocated to each school district on the basis of average daily attendance. State law also permits the charging of development fees to assist EGUSD in funding capital acquisition and improvements to programs for school facilities, based on documented justification that residential and non-residential development projects generate students. The EGUSD School Facilities Needs Analysis, which is updated annually, provides the basis for imposition of fees.

EGUSD also collects a special Mello-Roos tax, with the taxes applied at various stages during project review and development. Undeveloped or underdeveloped portions of the Triangle Area are, generally, charged the lowest rate, which is applied to agricultural land containing residential structures established prior to 1987. Land that is rezoned as a result of a developer application or approved for new development is charged the highest allowed rate under the rate and method documentation.

A charter elementary school is located in the Triangle Area. California Montessori Project is located on Bradshaw Road just south of Elk Grove Boulevard and is chartered under the authority of the Elk Grove Unified School District.

Existing and planned schools in the vicinity of the Triangle Area are shown in Figure 9.

Figure 9: Public Facilities Around the Triangle



Police

Police services for the Triangle Area are provided by the City of Elk Grove, which is headquartered at the City Hall campus on Laguna Palms Way. Additional facilities are located at the City’s Corporation Yard on Iron Rock Way.

Fire

The Triangle Area is within the service boundaries of the CCSD Fire Department. Multiple stations are available to serve the area, the closest of which is at 9607 Bond Road. This, along with other stations in the area (both existing and planned), are identified in **Table A** below.

**TABLE A
FIRE STATIONS NEAR THE TRIANGLE AREA**

| Fire Station | Location | Status |
|---------------------|--|---------------|
| Station 71 | 8760 Elk Grove Boulevard (near Emerald Oaks Drive) | Existing |
| Station 73 | 9607 Bond Road (west of Bradshaw Road) | Existing |
| Station 76 | 8545 Sheldon Road (east of Power Inn Road) | Existing |
| Station 79 | East Elk Grove (Bradshaw Road just north of Grant Line Road) | Planned |

Solid Waste

Residential solid waste collection within the Triangle Area is provided by the City through a franchise agreement with a private hauler.

C. Existing and Planned Circulation

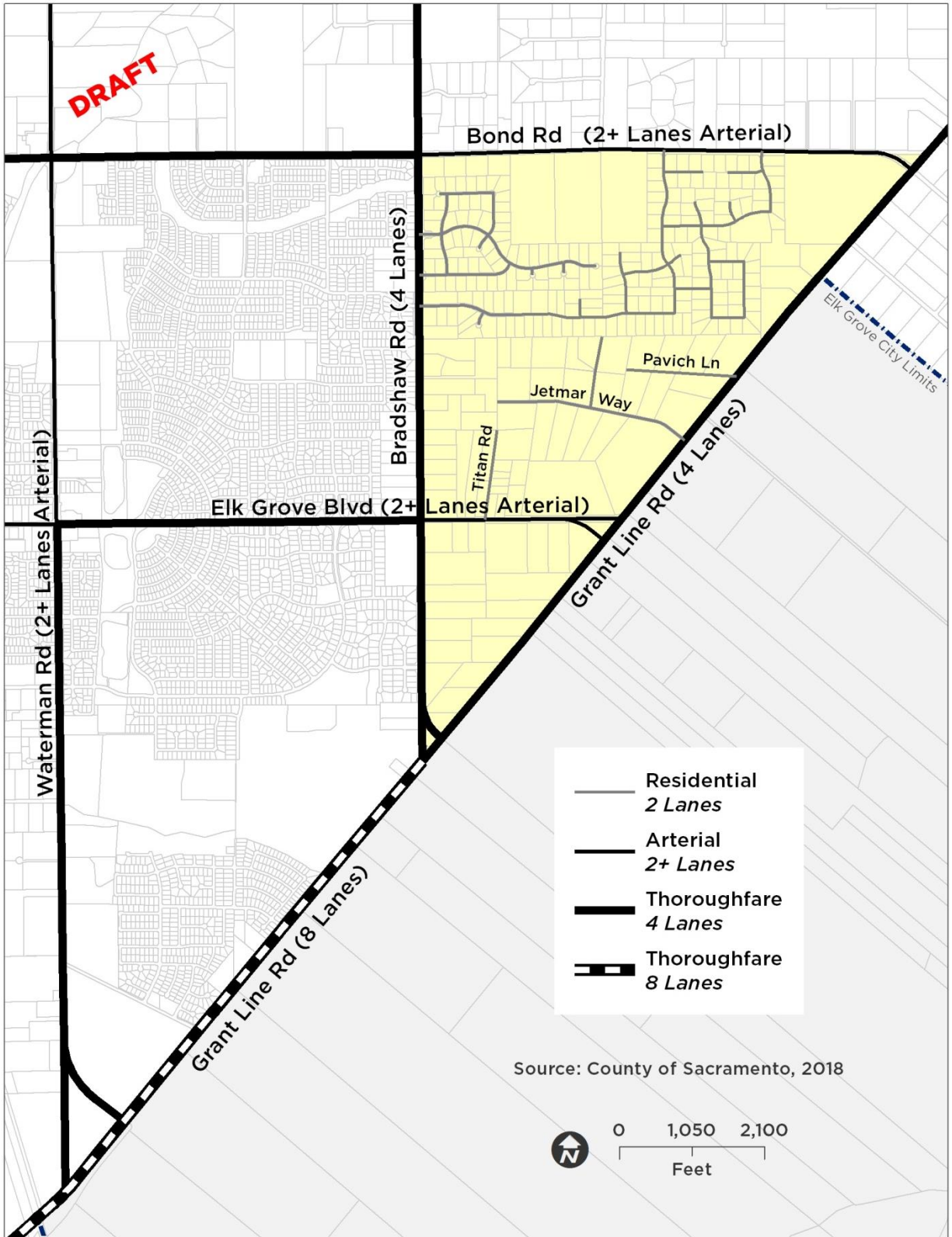
Roads and Circulation

This section outlines the planned roadway and circulation improvements around the Triangle Area. Figure 10 illustrates the planned roadway system.

Development shall be conditioned to complete these improvements consistent with City General Plan policies.

The installation of traffic signals and left turn lanes are proposed at several intersections bordering the Triangle Area. These include Grant Line Road at Elk Grove Boulevard, and Grant Line Road at Bradshaw Road.

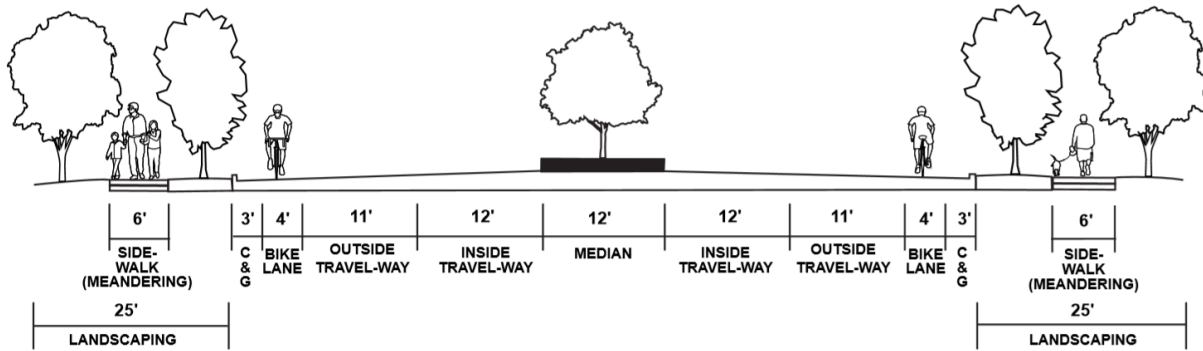
Figure 10: Planned Vicinity Roadway System



Bradshaw Road

Bradshaw Road is currently a two-lane, north-south roadway that defines the western boundary of the Triangle Area. Future improvements will widen the roadway to four lanes, adding a median and curb and gutter. Adjacent to the roadway will be a six-foot wide meandering sidewalk within a 25 foot landscape corridor with a six-foot high sound wall located at the back of the landscape corridor. See Figure 11.

Figure 11: Bradshaw Road Section



Source: East Elk Grove Specific Plan

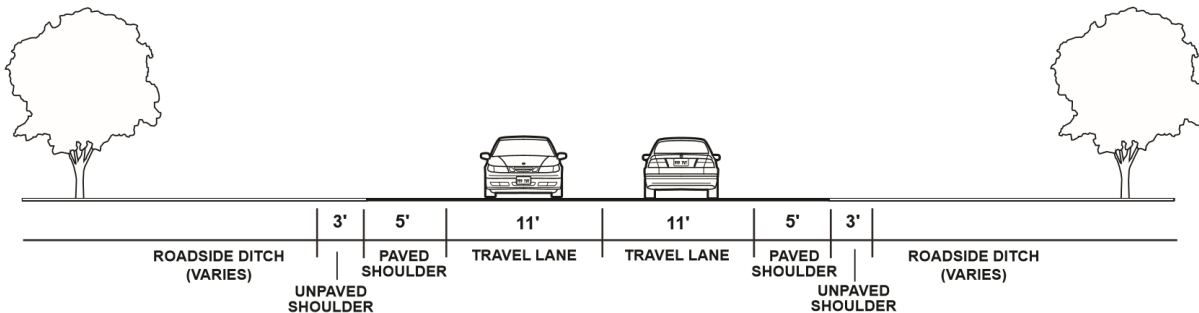
Bradshaw Road will require realignment to provide for safer operations at the intersection with Grant Line Road. Dedication of right of way for the new alignment may be required as a condition of approval of any development project at this location.

Bond Road

Bond Road is a two-lane east-west roadway that defines the northern boundary of the Triangle Area.

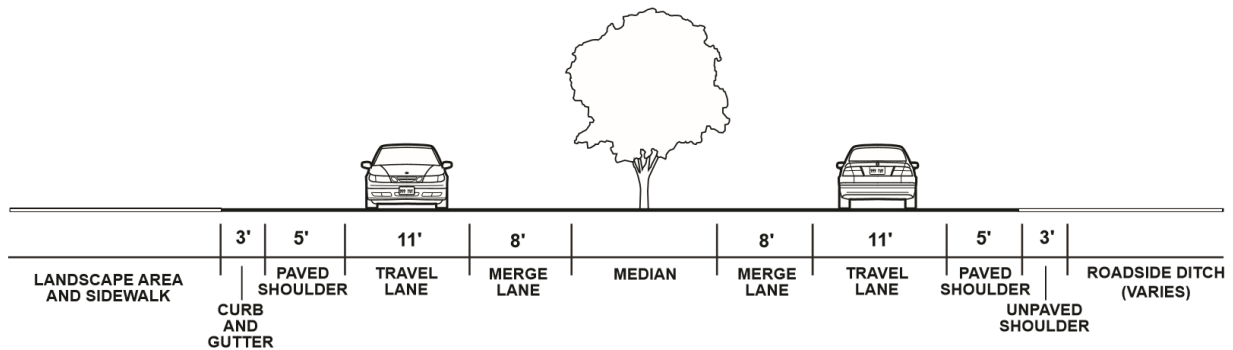
Buildout of Bond Road calls for an expanded 2-lane facility. West of Bader Road, Bond Road shall be designed consistent with the Rural Roads Improvement Standards along the existing centerline (Figure 12). Where widening is necessary, additional right-of-way shall be provided along the south side.

Figure 12: Bond Road West of Bader Road



East of Bader Road, Bond Road will take advantage of improvements made with prior developments and include a median. To complete these improvements, additional right-of-way shall be provided through acquisitions or dedications, as appropriate, along the south half section consistent with the Van Ruiten subdivision. The existing north half section shall be reconfigured into a single west-bound lane with a wide paved shoulder that facilitates trailer movements into and out of existing driveways. The east-bound lane shall be constructed south of the existing trees, which shall become the ultimate median. See Figure 13. As determined by the City, turn pockets shall be provided at strategic locations into existing and planned cross streets (such as Kapalua Lane) and some private driveways.

Figure 13: Bond Road East of Bader Road



Grant Line Road

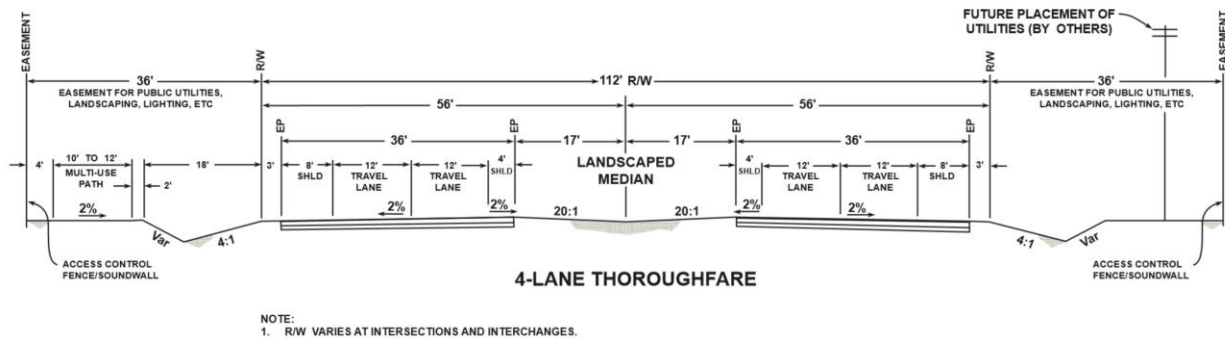
Grant Line Road is currently a two-lane roadway, which aligns in a southwest/northeast direction and defines the eastern boundary of the Triangle Area. No curbs, gutters or sidewalks have been installed along the segment adjacent to the Triangle Area. Grant Line Road will ultimately be improved to a four-lane, divided roadway north of Bradshaw Road, and to an eight-lane, divided roadway between Bradshaw Road and Hwy 99.

The specific design characteristics for Grant Line Road are provided in the Capital SouthEast Connector JPA Design Guidelines, which describes the following:

- Widening will occur from the existing centerline. Ultimate conditions consist of the following and as shown in Figure 14:
 - 12-foot inside travel lane
 - 12-foot outside travel lane
 - 8-foot paved shoulder
 - A 34-foot landscaped median
 - A minimum 36-foot landscape corridor that includes a 10- to 12-foot Class 1 path separated from the back-of-curb by a minimum 18-foot of landscape buffer/drainage area.
 - Access control and sound wall/berm shall occur a minimum of 4-feet behind the Class 1 path.

- To the extent feasible, any utilities shall be constructed in the landscape corridor and not within the travel lanes.
- Access at Pavich Lane shall be maintained as part of any development in the area. Notwithstanding the foregoing, as part of the Capital SouthEast Connector project, access may be limited to right-in/right-out movements and left turns onto or from Grant Line Road may be restricted. The City will work with the Capital SouthEast Connector JPA to maintain access, to the extent feasible, as the Capital SouthEast Connector is constructed.
- Access to Jetmar Way shall be maintained as part of any development in the area. Notwithstanding the foregoing, as part of the Capital SouthEast Connector project, access to Jetmar Way may be terminated completely or restricted to right-in/right-out movements and left turns onto or from Grant Line Road may be restricted. The City will work with the Capital SouthEast Connector JPA to maintain access, to the extent feasible, as the Capital SouthEast Connector is constructed.
- Existing driveways south of Elk Grove Boulevard to Bradshaw Road will be redirected to future internal streets (constructed as part of future development) that connect back to Elk Grove Boulevard or Bradshaw Road.
- The intersections at Bond Road, Elk Grove Boulevard, and Bradshaw Road will ultimately be signalized, if not previously completed.

Figure 14: Grant Line Road Ultimate Street Section



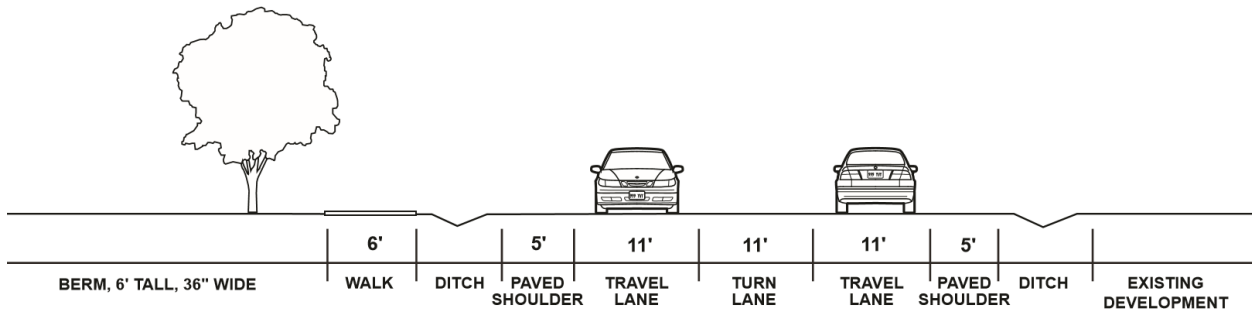
Source: Capital Southeast Connector JPA, Design Guidelines, draft Version 5

Elk Grove Boulevard

Elk Grove Boulevard aligns east-west through the Triangle Area. Elk Grove Boulevard is two lanes to the east of Bradshaw Road and does not have curbs, gutters or sidewalks. The intersection of Elk Grove Boulevard and Bradshaw Road is a 4-way stop.

The General Plan designates Elk Grove Boulevard east of Bradshaw Road as an expanded two-lane arterial, with the addition of a continuous two-way left turn lane to provide access to existing and future development fronting on Elk Grove Boulevard. Widening shall occur to the south so as to limit potential effects to existing residences. The planned ultimate improvements include a landscape corridor with landscaped berm along the southern frontage, roadside ditches for drainage, travel lanes and continuous two-way left turn lane as provided in Figure 15.

Figure 15: Elk Grove Boulevard Ultimate Street Section



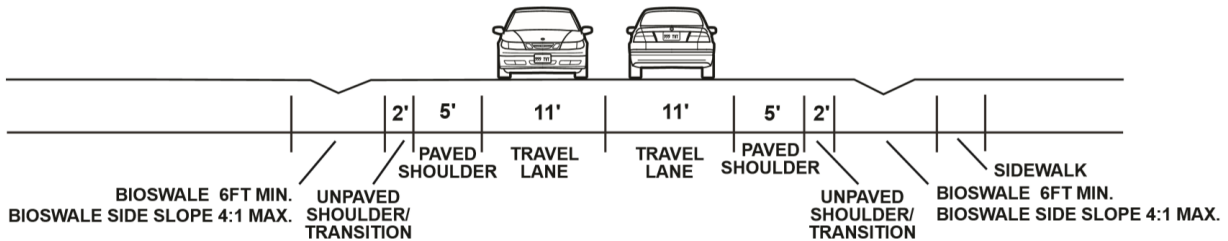
Local Streets

Most of the existing, local streets (streets classified as local pursuant to the General Plan) within the Triangle Area are private streets. This includes not only the streets within the Kapalua, Silver Gate, and Van Ruiten subdivisions but also Pavich Lane (off Grant Line Road) and Titan Road (off Elk Grove Boulevard). The newer streets have been constructed to City standards, while the older streets of Pavich Lane and Titan Road have more limited improvements.

The one existing public local street within the Triangle Area is Jetmar Way, which extends approximately 2,200 feet west from its intersection with Grant Line Road. This road has been improved to Class 'C' street standards with a 40-foot pavement width, no curbs or sidewalks and no turning radius at the end of the street. Approximately sixteen residential properties take access from this road.

New local streets in the Triangle Area shall consist of two lanes of travel with paved shoulders and roadside ditches/bioswales. A sidewalk shall be provided along at least one side of the street. Parking is allowed on both sides within the shoulder. See Figure 16 for details. Street lights shall be provided at intersections consistent with City standards.

Figure 16: Local Street Section



Bikeways

Bond Road, Bradshaw Road, Grant Line Road and Elk Grove Boulevard, which surround or align through the Triangle Area, are all designated as bikeways in the City's Bicycle, Pedestrian, and Trails Master Plan.

Public Transit

Public transit is provided by the City through its e-Tran system. Currently, regular bus service is provided along Bradshaw Road between Elk Grove Boulevard and Bond Road.

Public Facilities Funding

The City of Elk Grove administers several development impact fee programs, the fees for which are due at the time of building permit issuance. There are currently three Citywide development impact fee programs including the Capital Facilities Fee Program, the Affordable Housing Fee Program, and the Roadway Fee Program.

The Capital Facilities Fee Program funds development's fair share of new public facilities, including but not limited to City offices, police facilities/equipment, and library facilities.

The Affordable Housing Fee funds housing for low and very low income households in the City.

The Roadway Fee Program funds development's fair share of new roadway facilities and improvements, including segment widening, intersection improvements, and other related facilities.

In addition to the Citywide development impact fee programs, new development is also subject to the Elk Grove/West Vineyard Fee Program, which includes funding for park and fire facilities.

The CCSD is the agency responsible for fire protection and park system facilities and services in the City. While the City of Elk Grove collects the fire protection and park facilities development impact fees on behalf of the CCSD, plan review fees, fire sprinkler fees, and other related fees are administered and collected directly by the CCSD.

There are also several development impact fee programs administered by other agencies. Sacramento County imposes the following development impact fees: SASD (funds regional sewer distribution facilities), SRCSD (funds regional sewer treatment facilities), Zone 11A (funds regional drainage facilities), and Zone 40 (funds regional water facilities for the majority of the developing areas of the City of Elk Grove). EGUSD also imposes development impact fees to fund school facilities.

In addition to development impact fees required to fund new development's share of facility construction, the Triangle SPA will receive certain City services that will be

funded through special taxes and assessments. All new residential development in the City is required to annex into the Police Services Mello Roos Community Facilities District (CFD) 2003-2 to fund a portion of the police services provided by the City that are required as a result of the new development, as well as Community Facilities District (CFD) 2006-1 to fund facility maintenance, including landscaping, trails, and other public facilities in and around the Triangle.

Additionally, all new residential development in the City will be required to annex into Roadway Maintenance Assessment District #1 to fund a portion of the roadway maintenance services provided by the City that are required as a result of the new development.

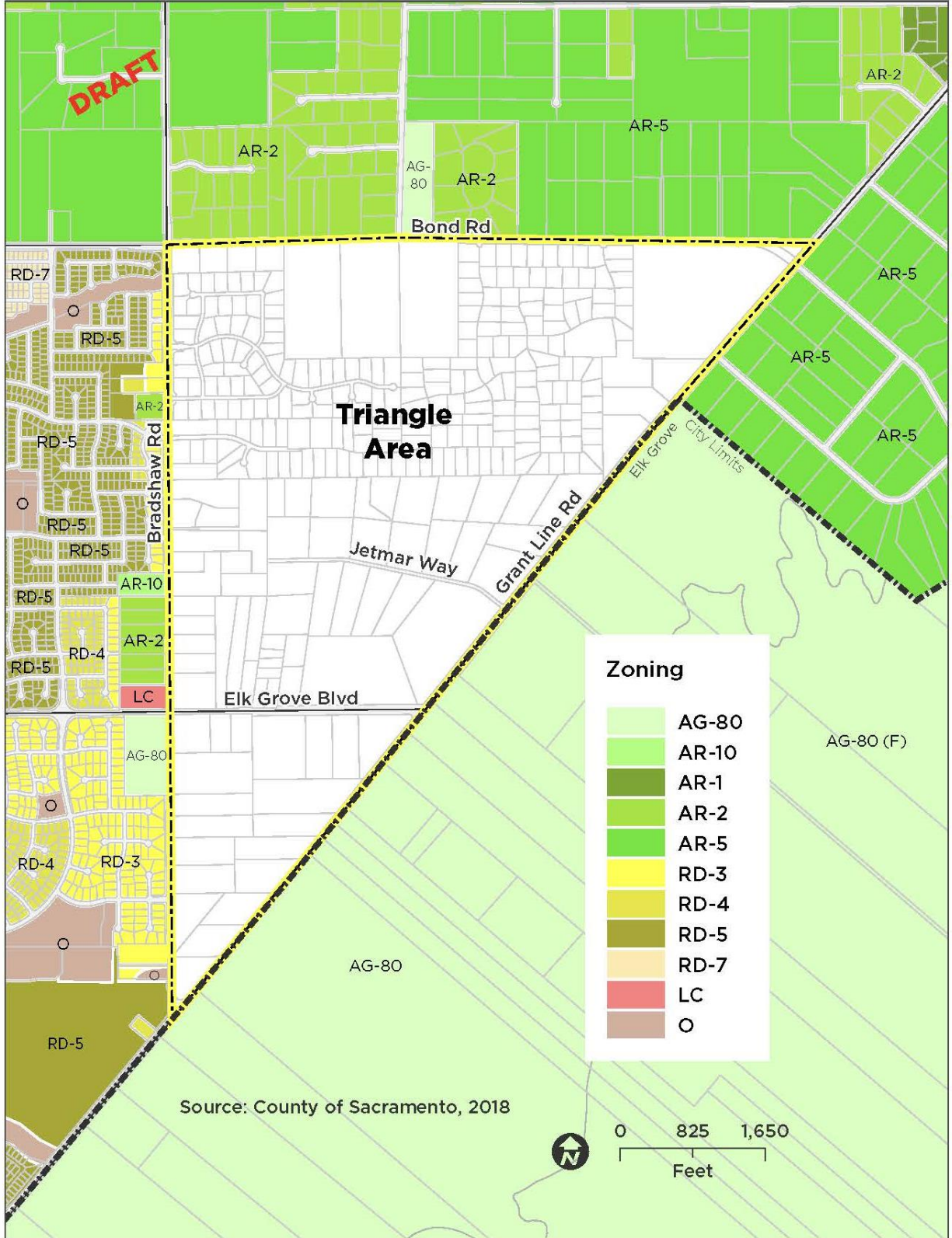
There may be other agencies providing services to the Triangle SPA that are funded through special taxes and/or assessments, such as the County's Zone 13 Drainage assessment to fund water supply and flood control planning projects, and the Elk Grove CSD's assessment to fund park, median, and landscape corridor maintenance.

D. Existing and Planned Adjacent Land Uses

The Triangle Area is located on the east side of Elk Grove and is bounded on the north by Bond Road and on the west by Bradshaw Road. Grant Line Road forms the southeastern boundary of the Triangle, which is also the easterly corporate boundary of the City. East of Grant Line Road, the area is designated with agricultural zoning under Sacramento County. The City's General Plan provides for future development of this area under the City's jurisdiction (after approval of a Sphere of Influence Amendment and annexation by the Sacramento Local Agency Formation Commission) with neighborhood-serving commercial uses and a variety of residential uses at densities that transition from Low Density Residential along Grant Line Road to Estate and Rural Residential near Deer Creek.

West of the Triangle Area, across Bradshaw Road, the East Elk Grove area encompasses approximately 1,440 acres between Bond Road to the north and Grant Line Road to the south. The East Elk Grove area was previously governed by a specific plan, approved by the Sacramento County Board of Supervisors in 1996. Planning for the area provides for a maximum buildout of 4,300 dwelling units (DU) within residential clusters that range in density from two to nine DU per acre. Residential densities along the west side of Bradshaw Road range from two to four DU per acre. The Triangle Area constitutes a wedge of land situated between the higher density areas west of Bradshaw Road and the agricultural preserve area east of Grant Line Road, as well as the rural Sheldon area to the north.

Figure 17: Vicinity Zoning



E. Manmade and Natural Hazards

Flooding

The Triangle Area is located in Zone X as shown on the maps of the Federal Emergency Management Agency (FEMA). The Zone X designation delineates areas that are located outside a 500-year floodplain, but also includes areas within the 500-year floodplain; areas within the 100-year floodplain, where average depths are less than one foot, or where drainage areas are less than one square mile; and, areas protected by levees from a 100-year flood. Drainage improvements and easements shall be constructed pursuant to EGMC Chapter 16.50 (Flood Damage Prevention), and the City of Elk Grove Improvement Standards.

4. Objectives of the Triangle SPA



The objectives of the Triangle SPA are to:

- Recognize the historic rural character of the Triangle Area and provide for a transition of density across the Triangle Area from the East Elk Grove area to the west, the Sheldon Rural Area to the north, and the East Study Area east across Grant Line Road.
 - Establish land use and development standards appropriate to the area
 - Encourage the orderly development of the Triangle Area
- Ensure the provision of adequate public services

This SPA document also responds to the following opportunities and constraints:

| Opportunities | Constraints |
|---|---|
| <ul style="list-style-type: none"> • Existing low density area • Established rural character • Large trees border streets • East side borders agricultural area • Soils are primarily silty loams, not considered Prime agricultural lands • Minimal topographic features • Water table relatively high, Water quality generally good • Traffic levels low, roadway LOS high • Ambient noise levels low, nighttime light and glare minimal | <ul style="list-style-type: none"> • Roads limited to public streets and driveways • Minimal urban services exist • Sanitary sewer near capacity • Public water service limited • Emergency access marginal • Surface drainage poor; localized flooding fairly wide spread • Capital improvement funding limited |

- Street Access. Existing access to the Triangle Area is from the arterial roads of Bond Road, Bradshaw Road, Grant Line Road, and Elk Grove Boulevard. These roads have access limitations due to their functional classification and projected average daily usage. Newer subdivisions have been developed with local private roads that take access from the arterial system pursuant to City standards.
- Infrastructure. Utility installations have occurred west of the Triangle Area and have extended into the Silver Gate, Kapalua, and Van Ruiten project areas. Any future development will require substantial improvements. New development in

the area does present an opportunity to resolve various deficiencies in the facilities and services in the area. For example, the drainage study and subsequent improvements to drainage facilities in the northern portion of the area were intended to drain portions of the existing residential lots to the south. Similarly, the extension of public sewer would provide the opportunity to improve conditions in the area, particularly for existing lots less than one acre in size as they may connect to these services. Department of Health Services recommends that public sewer service be provided to lots that are less than two acres to avoid contamination of well sites in proximity to septic systems.

5. Land Plan

The Land Use Plan for the Triangle Area is intended to retain the low density character of the area by allowing agricultural activities in conjunction with the development of single family residences, with limited commercial, recreational and institutional uses in support of the agricultural and residential uses. Further, the Land Use Plan is intended as a transition from the more urban portions of the City to the west, the Sheldon community to the north, and potential future development to the south across Grant Line Road.

Land uses in the Triangle Area correspond to the land use categories established by the City's General Plan, which recognizes the area as the Triangle Policy Area and part of the East Elk Grove Community Plan. This document establishes the development standards intended to implement the City's General Plan and serves as the zoning regulations for any future development.

A. Residential Land Uses



Residential land uses in the Triangle Area are proposed to consist primarily of single family homes. A range of lot sizes are planned for the area, as shown on in Figure 16 and consistent with the development standards listed in Section 8.

Residential uses are permitted anywhere within the Triangle Area.

Photo left: Typical home in the "Silver Gate" subdivision in the northern portion of the Triangle Area.

B. Commercial Land Uses



Commercial land uses in the Triangle Area are intended to reflect the area's character, and shall be appropriately sized and operated. Permitted uses and operational standards are provided in this SPA to ensure that commercial uses are consistent with the rural character of the Triangle Area.

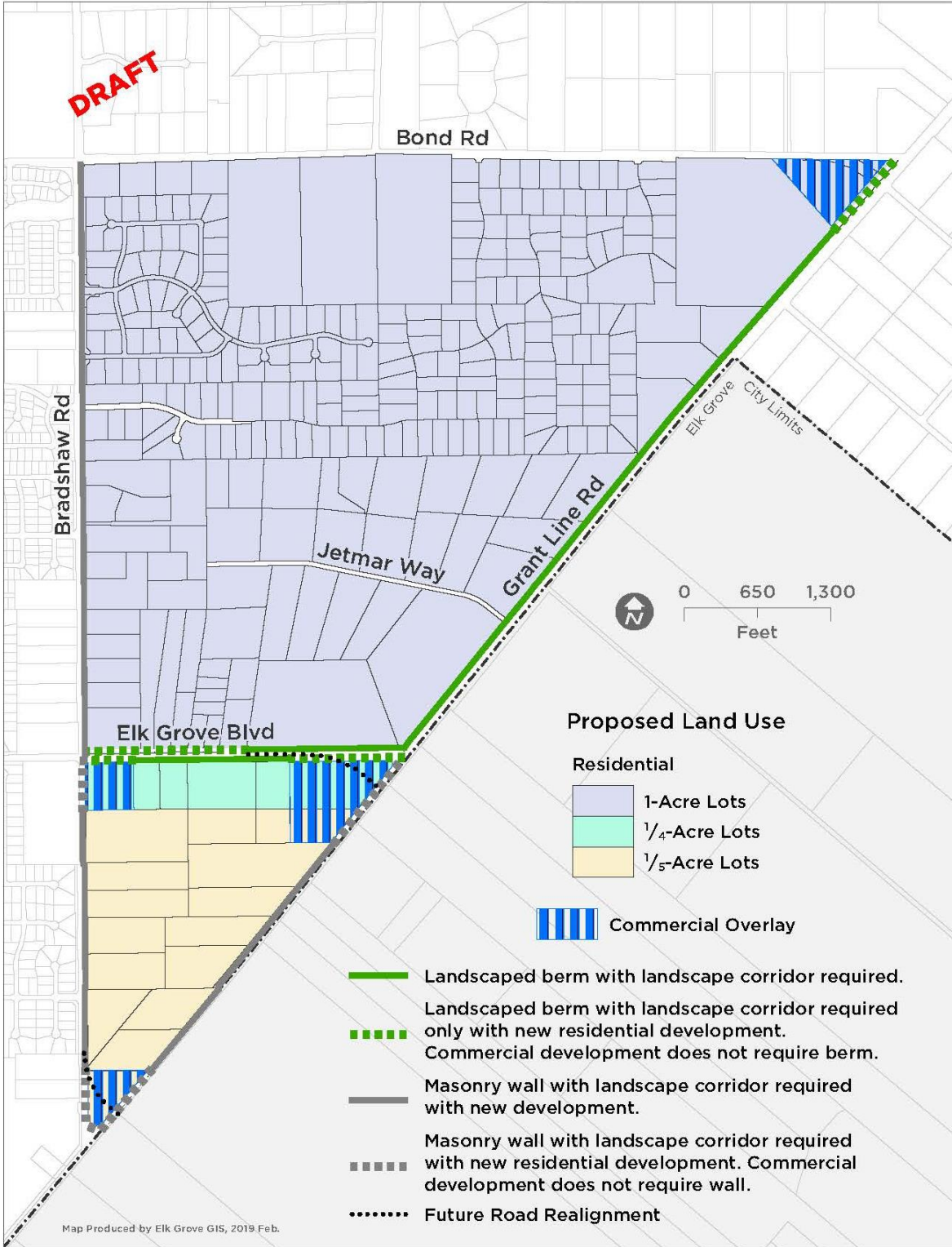
Commercial uses are allowed to be located only in the "Commercial Overlay" areas

shown on the Land Plan of this SPA.

Photo: Commercial store of the type envisioned for the Triangle Area.

Figure 18, on the following page, shows the land use plan for the Triangle Area.

Figure 18: Land Plan



6. Phasing and Timing

Development in the Triangle Area is expected to occur over a long period of time, as individual property owners decide to develop their property, and as infrastructure capacity becomes available.

This SPA does not establish a phasing or timing plan, with the exception that development will be constrained by the ability of individual developments to provide sufficient infrastructure. For example, individual projects may be required to extend utilities to reach the project location.

Infrastructure shall be installed on an individual basis by private developers. Developers shall coordinate with service providers to ensure sufficient capacity exists to accommodate the proposed development.

7. Development Process and Approvals

Future development within the Triangle Area, like other development elsewhere in the City, requires certain land use or development approvals. The specific requirements and timing of these approvals are provided in the Elk Grove Municipal Code and include, but are not limited to:

- Tentative Subdivision Maps (for the subdivision of property)
- Conditional Use Permits (for approval and establishment of specific uses as described in this SPA)
- Design Review (for the construction of new commercial development and new tract subdivision home design)

Approval of these permits or entitlements requires (as provided in EGMC Chapter 23.14) a noticed public hearing before the designated approving authority (typically the Planning Commission). The requirements for noticing the hearing are described in the City's Zoning Code. In the case of design review for new tract subdivision home design, no public hearing is required, and the designated approving authority is the Development Services Director.

A. Public Review and Input

Applicants for larger development projects in the Triangle Area, including tentative subdivision maps and commercial design reviews, shall notify and engage with the community at the time of, or prior to, submitting an application for entitlement. Smaller projects, including tentative parcel maps (a subdivision into four or fewer lots), are exempt from this requirement.

Community engagement includes, but is not limited to, mailed notices, community meetings, and public workshops that encourage citizens to provide meaningful input. The City's minimum expectation is for a public meeting that has been noticed to all property owners and residents, postage prepaid, within the Triangle Area and within 1,000 feet of the Triangle Area.

Applicants shall provide a written summary of this engagement as part of their application to the City, as these efforts will be reported to the approving authority as appropriate. The City may, at its discretion, schedule and hold additional community engagement meeting(s) at the applicant's expense.

8. Allowed Uses and Development Standards



The Land Use Plan and Development Standards for the Triangle Area are intended to retain the low density rural character of the area, allowing residential development in association with agricultural activities, with related recreational, institutional and commercial uses that support the primary uses. The plan promotes the development of single-family residences on parcels consistent with the standards and Land Plan herein. Agricultural uses include the crop cultivation and raising livestock in accordance with state health regulations.

On-going agricultural uses are acknowledged as part of the plan and are permitted to continue in accordance with the City's adopted 'Right to Farm' regulations, which the General Plan policies encourage. This Triangle SPA corresponds to the Elk Grove General Plan policies and is intended as the mechanism for its implementation.

This section contains standards and regulations for the following topics:

- **Residential Uses**
- **Commercial Uses**
- **Agricultural Uses**
- **Site Planning**
- **Architectural Guidelines**
- **Miscellaneous Provisions**

The land use requirements and development standards contained in this SPA shall apply to all property within the SPA as delineated on the official zoning map of the City. Where the regulations herein conflict with corresponding regulations in the Citywide Zoning Code, these regulations apply. Where the SPA is silent about special use regulations (e.g., residential care facility), and site development standards (e.g., lighting standards) addressed in the Citywide code, the Citywide regulations and standards apply.

A. Residential Uses

This section describes the allowed uses, permit requirements, development standards, and other requirements for development in the residential areas of the Triangle. As illustrated in Figure 16, Land Plan, there are three sub-areas within the Residential zone, based upon lot size/density – the 1-acre area, the 1/4-acre area, and the 1/5-acre area.

1. Permitted, Conditionally Permitted, and Prohibited Land Uses

A. Residential Land Uses

The following table identifies land uses either permitted by right (shown with a “P”) or upon approval of a Conditional Use Permit (shown with a “CUP”). For descriptions of these use listings, please see EGMC Section 23.26 (Use Classification System). Uses not listed in the table are prohibited. The column “Specific Use Regulations” refers to regulations pertaining to that specific land use as provided in the Municipal Code; see the referenced code section for more information.

**TABLE B
ALLOWED USES AND REQUIRED ENTITLEMENTS IN RESIDENTIAL AREAS**

| Land Use | Permit Requirements (within all Residential Areas) | Specific Use Regulations |
|--|---|--------------------------|
| Residential Uses | | |
| Dwelling, Single Family | P | |
| Dwelling, Second Unit | P | EGMC Chapter 23.90 |
| Home Occupation | P | EGMC Chapter 23.82 |
| Guest House | P | |
| Navigation Housing | P | |
| Human Service Uses | | |
| Child Care Facility, Child Care Center | CUP | |
| Child Care Facility, Family Day Care Home | P | |
| Community Care Facility, Large | CUP | EGMC Chapter 23.88 |
| Community Care Facility, Small | P | |
| Pediatric Day Health and Respite Care Facility, Large | CUP | |
| Pediatric Day Health and Respite Care Facility, Small | P | |
| Residential Care Facility for the Chronically Ill, Large | CUP | |
| Residential Care Facility for the Chronically Ill, Small | P | |
| Residential Care Facility for the Elderly, Large | CUP | EGMC Chapter 23.88 |
| Residential Care Facility for the Elderly, Small | P | |

Elk Grove Triangle Special Planning Area

| Land Use | Permit Requirements (within all Residential Areas) | Specific Use Regulations |
|--|---|--------------------------|
| Agriculture, Animal Keeping, and Resource Uses | | |
| Animal Husbandry | P | |
| Animal Keeping – Exotic | P | |
| Animal Keeping – Fowl | P | |
| Animal Keeping – Household Pets | P | |
| Animal Keeping – Livestock | P | |
| Crop Production, Outdoor Facility | P | |
| Equestrian Facility, Commercial | CUP | |
| Equestrian Facility, Hobby | P | |
| Kennels, Commercial | CUP | |
| Kennels, Hobby | P | |
| Veterinary Facility | CUP | |
| Recreation, Open Space, Education, and Public Assembly Uses | | |
| Assembly Uses | CUP | |
| Parks and Public Plazas | P | |
| Private Residential Open Space | P | |
| Schools – Academic – Charter | CUP | |
| Schools – Academic – Private | CUP | |
| Schools – Academic – Public | P | |
| Utility, Transportation, and Communication Uses | | |
| Telecommunication Facility | CUP | EGMC Chapter 23.94 |
| Utility Facility and Infrastructure | CUP | |

2. Lot Sizes/Subdivision Standards

Lot Size. Development within the Residential Area shall conform to the lot size and subdivision standards provided in the table below, based upon its sub-area as illustrated in Figure 16, Land Plan.

**TABLE C
RESIDENTIAL LOT SIZE STANDARDS**

| Lot Standard | 1-acre | 1/4-acre | 1/5-acre |
|------------------------|---------|----------|----------|
| Lot Area, Gross (min.) | 1 acre | 1/4-acre | 1/5-acre |
| Lot Depth (min.) | 95 feet | 95 feet | 85 feet |
| Lot Width (min.) | 75 feet | 65 feet | 55 feet |
| Street Frontage (min.) | 75 feet | 65 feet | 55 feet |

Perimeter Buffer. As part of the subdivision process, the City may require the establishment of buffers between the proposed development and existing uses. Such buffers may occur through the establishment of maintained landscaped setbacks, landscape berms, and special setbacks (often referred to as light and air easements). These buffers, where required, shall occur along and within the outer/exterior boundaries of the proposed development project, consistent with the following table.

**TABLE D
PERIMETER BUFFER STANDARDS**

| Standard | 1-acre Area | 1/4-acre Area | 1/5-acre Area |
|------------------|--------------------|---|----------------------|
| Perimeter Buffer | 75 feet | As determined through subdivision design review | |

3. Setbacks

Measurement of Setbacks: Setbacks shall be measured from lot lines or public rights of way or, in the case of private streets, from the edge of the private street, and as otherwise provided in EGMC 23.64.040 (setback measurement).

Setbacks: Development shall conform to the setback standards provided in the following table.

**TABLE E
SETBACK STANDARDS**

| Setback (minimum) | 1-acre Area | | | 1/4-acre Area | | 1/5-acre Area | |
|--------------------------|--|------------------|--|----------------------|---|----------------------|---|
| | Special Subdivisions (Silver Gate, Kapalua, and Van Ruiten Acres) | | All Other Areas | | | | |
| | Primary | Accessory | Both Primary and Accessory | Primary | Accessory | Primary | Accessory |
| Front | 20 feet | 20 feet | 20 feet | 20 feet | See EGMC Chapter 23.46 (Accessory Structures) | 20 feet | See EGMC Chapter 23.46 (Accessory Structures) |
| Rear | 25 feet | 5 feet | 25 feet | 20 feet | | 20 feet | |
| Side, Interior Lot | 5 feet | 5 feet | <ul style="list-style-type: none"> • Structures up to 16 feet in height shall be set back at least 10 feet from side property lines. • Structures more than 16 feet in height shall be set back at least 20 feet from side property lines. | 7.5 feet | | 5 feet | |
| Street Side, Corner Lot | 12.5 feet | 12.5 feet | | 15 feet | 12.5 feet | | |

Variations in front yard setbacks are encouraged to provide a more attractive streetscape, particularly in subdivisions with one-acre minimum lots.

4. Building heights

Development shall conform to the maximum building heights as provided in the following Table F.

**TABLE F
BUILDING HEIGHTS**

| Building Height | 1-acre Area | | 1/4-acre and 1/5-acre Area |
|--|---|----------------------|----------------------------|
| | Lots < 2 gross acres | Lots ≥ 2 gross acres | |
| Primary Structure and Detached Accessory Units | 25 feet or 1 story | 30 feet or 2 stories | 25 feet or 1 story |
| Accessory Structures | 16 feet by right; may exceed this standard up to the height of the primary structure upon approval of a Minor Design Review | | |

5. Site coverage

Maximum combined coverage by all structures on a lot shall not exceed the ratios provided in the following table.

**TABLE G
SITE COVERAGE LIMITS**

| Standard | 1-acre Area | 1/4-acre Area | 1/5-acre Area |
|---------------|-------------|---------------|---------------|
| Site Coverage | 20% | 60% | 75% |

6. Parking

Parking shall be provided as required by EGMC 23.58 (Parking). All required parking spaces for residential uses shall be covered by a carport or in an enclosed garage.

7. Provision of parkland

All residential subdivisions shall provide either on-site dedicated parkland sufficient to meet the City’s parkland requirements or pay the established in-lieu parkland fee as provided in EGMC Chapter 22.40 (Park and Recreation Dedication and Fees).

8. Grading

Any site modification shall comply with the City's grading regulations contained in EGMC 16.44 (Land Grading and Erosion Control). Prior to Issuance of Grading Permit, or as deemed necessary by the City, the Developer shall install on-site and off-site drainage facilities in accordance with City standards and shall pay any applicable drainage fees (for example, Zone 11A drainage fees).

9. Signs

Signs shall comply with the applicable provisions of EGMC Chapters 23.62 (Signs on Private Property) and 23.82 (Home Occupations).

10. Non-conforming uses, structures, and signs

Non-conforming uses, buildings, and signs shall comply with the provisions of EGMC 23.84 (Nonconforming Uses, Buildings, and Structures).

11. Accessory Structures

Except as provided in Sections 8(A)(3) (Setbacks) and 8(A)(4) (Building Height) hereof, accessory structures shall comply with the requirements of EGMC Chapter 23.46 (Accessory Structures).

B. Commercial Uses

Commercial uses, as described herein, are allowed to be located only within those portions of the Triangle with the “Commercial Overlay” designation (as shown on the Land Use Plan). Such uses shall comply with the allowed use and development standards described in this section.

1. Review and Approval for Commercial Development

All commercial development in the Commercial Overlay district shall be subject to approval of the following:

- Design Review for the development of commercial structures, pursuant to EGMC Section 23.16.080 (Design Review); and
- Conditional Use Permit for any commercial use specifically listed in Table H as conditionally permitted.

This SPA does not impose any restriction on the total amount of commercial development which may be permitted in the Triangle Area. Review and approval of each proposed commercial development shall consider the suitability of the proposed development for its site and surroundings, and whether the proposed development can be supported by market demand in combination with other existing and approved commercial developments in the Triangle Area and vicinity.

Conditional use permits for commercial developments and/or uses provide an opportunity to review and ensure that the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City. Through the conditional use permit process, the City will impose conditions of the development and operation of the project to ensure compliance with the standards of this SPA and other aspects of the City’s zoning regulations, the Elk Grove General Plan, or for other purposes as provided in the conditional use permit process.

Additionally, all new commercial development shall be subject to Design Review, pursuant to EGMC Section 23.16.080 prior to the issuance of any building permit(s) for the subject building(s). The purpose of the design review process is to promote the orderly and harmonious growth of the City; to encourage development in keeping with the desired character of the City; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design. As part of any discretionary design review approval (i.e., minor design review, major design review, subdivision design review, district development plan design review, CIP design review), the designated approving authority may approve deviations from the development standards in this title and applicable design guidelines; provided, that the approving authority makes a finding that the deviation improves the usability of

the site and its relationship to surrounding development, including but not limited to pedestrian and vehicular movement and accessibility, architectural design, and landscaping and site amenities or otherwise does not impact the usability of the site or negatively impact adjoining property. Allowed deviations shall be limited to standards that affect the layout of the site, including, but not limited to, setbacks, height, and landscaping. Deviations from minimum lot size and signage standards shall be specifically prohibited. Any deviation to Citywide improvement standards shall be reviewed and decided by the Public Works Director pursuant to EGMC Section 22.20.010(D).

2. Permitted, Conditionally Permitted, and Prohibited Land Uses

The following table identifies land uses either permitted by right (shown with a “P”) or upon approval of a Conditional Use Permit (shown with a “CUP”) in commercial areas. Uses expressly prohibited are shown with an “N”; uses not listed shall also be prohibited. For descriptions of these use listings, please see EGMC Section 23.26 (Use Classification System). Uses not listed in the table are prohibited. The column “Specific Use Regulations” refers to regulations pertaining to that specific land use as provided in the EGMC; see the referenced code section for more information.

In addition to the uses as described in the table below (Table H), those uses provided in Table B, Allowed Uses and Required Entitlements in Residential Areas, shall also be allowed as provided in that table.

**TABLE H
ALLOWED USES AND REQUIRED ENTITLEMENTS IN COMMERCIAL AREAS**

| Land Use | Permit Requirements | Specific Use Regulations |
|--|---------------------|--------------------------|
| Retail, Service, and Office Uses | | |
| Agricultural Tourism | P | |
| Alcoholic Beverage Sales | CUP | |
| Building Materials Stores and Yards | P ¹ | |
| Business Support Services | P | |
| Convenience Stores | P ¹ | EGMC Chapter 23.86 |
| Drive-In and Drive-Through Sales and Service | N | |
| Garden Center/Plant Nursery | P ¹ | |
| Grocery Store | P ¹ | EGMC Chapter 23.86 |
| Liquor Stores | N | |
| Neighborhood Market | P ¹ | EGMC Chapter 23.86 |
| Offices, Business and Professional | P | |
| Personal Services | P | |

Elk Grove Triangle Special Planning Area

| Land Use | Permit Requirements | Specific Use Regulations |
|------------------------------------|---------------------|---------------------------|
| Restaurants | CUP ^{2, 3} | EGMC Chapter 23.86 |
| Retail, General, Medium Format | N | EGMC Chapter 23.74, 23.86 |
| Retail, General, Small Format | P ¹ | EGMC Chapter 23.74, 23.86 |
| Automobile and Vehicle Uses | | |
| Auto and Vehicle Rental | N | |
| Auto and Vehicle Sales | N | |
| Auto Parts Sales | N | |
| Car Washing and Detailing | CUP | |
| Fueling Station | CUP | EGMC Chapter 23.72 |
| Vehicle Services – Major | N | |
| Vehicle Services – Minor | N | |

Notes:

1. *Outdoor display and storage of goods is prohibited except as provided in EGMC Chapter 23.86 (Outdoor Sales, Display, Storage, and Seating). In the instance of Building Materials Stores and Yards, any outdoor display and storage shall occur behind a solid fence or wall and be completely screened from off-site view.*
2. *Conditionally permitted use when the use includes the sale of alcoholic beverages. Otherwise the use is permitted by right.*
3. *Outdoor amplified sound prohibited.*

3. Setbacks

All buildings and structures, except walls or fences, shall be set back not less than forty feet from all public or private streets, and not less than twenty-five feet from all other property lines.

4. Building heights

The maximum building height for commercial structures is twenty-five (25) feet.

5. Site Coverage

Maximum combined coverage by all buildings shall not exceed 25% of the net lot area.

6. Parking

Parking shall be provided as required by EGMC Chapter 23.58 (Parking). In addition, the following standards shall apply:

- Compact parking spaces shall not be permitted.

- Consideration shall be given to providing parking for vehicles towing horse trailers.

7. Provision of open space

Landscaping shall be provided as required by the EGMC Chapter 23.54 (Landscaping) and this SPA. In the case of a conflict in the requirements of this SPA and the EGMC, the more extensive requirement shall apply.

8. Grading

Any site modification shall comply with the City’s grading regulations contained in EGMC Chapter 16.44 (Land Grading and Erosion Control). Prior to Issuance of Grading Permit or as deemed necessary by the City, the Developer shall install on-site and off-site drainage facilities in accordance with City standards and shall pay any applicable drainage fees (for example, Zone 11A drainage fees).

9. Signs

Sign Size: The following standards shall apply to all signs:

| Sign Type | Maximum Size |
|------------------------|--|
| Building-Mounted Signs | ½ sq. ft. of sign area for each lineal foot of building frontage |
| Free-Standing Signs | 50 sq. ft. maximum each Each commercial center shall be limited to one (1) free-standing sign |
| Temporary Signs | ½ sq. ft. of sign area for each lineal foot of building frontage |

Monument Signs Required: All free-standing signs shall be monument signs, consisting of a sign mounted on a base without a supporting “pole” or “pedestal.”

Photo right: Typical pole sign; this sign type is prohibited in the Triangle Area

Sign Height: No freestanding sign shall exceed a height of eight (8) feet.



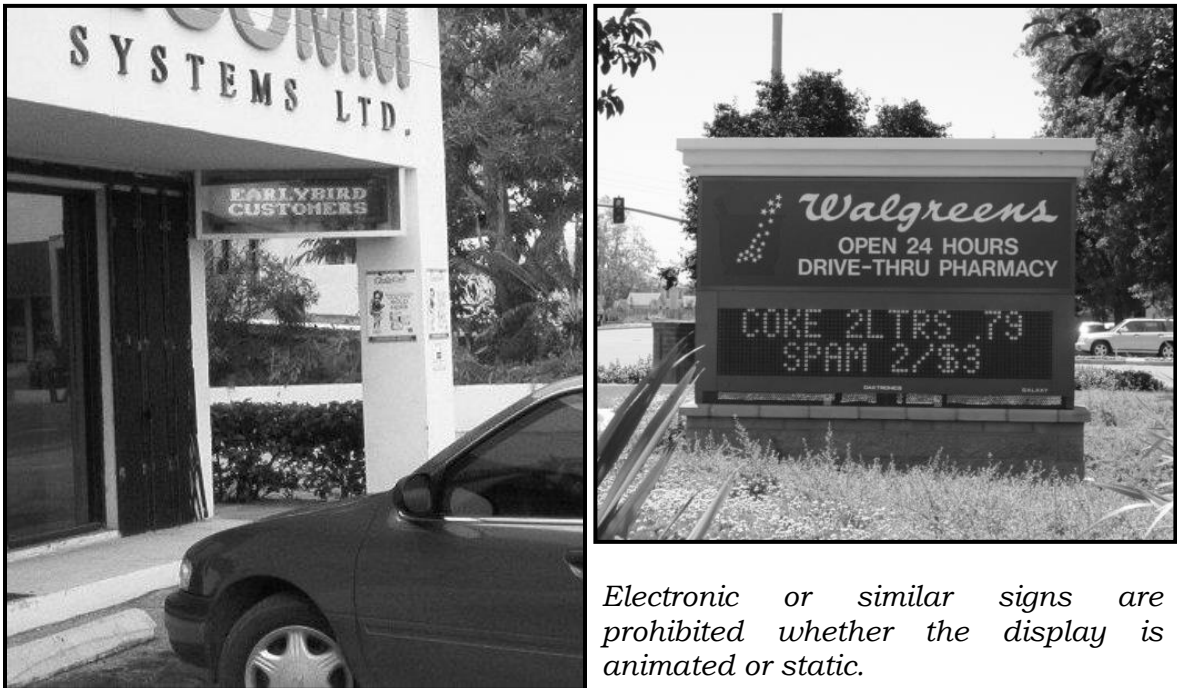
Elk Grove Triangle Special Planning Area

Miscellaneous Provisions: The following provisions shall apply to all commercial signs:

- Except as necessary to comply with state law regarding the posting of gasoline prices, no changeable copy shall be permitted on any sign.
- No animated or flashing displays, LED or similar displays, or moving parts of any kind shall be permitted on any sign.
- No building-mounted sign may be mounted on a pitched roof.
- No building-mounted sign may extend above the roofline of the building.
- No internally illuminated or backlit signs shall be permitted. Signs may be externally illuminated only.
- Signs may not be illuminated after the hours of operation of the business.

Prohibited Signs: All signs prohibited by EGMC Section 23.62.100 (Prohibited Signs) shall be prohibited in the Triangle Area.

In addition, electrical or electronic signs which incorporate lighted message displays are specifically prohibited, including such signs used inside shop windows which are visible from outside. Examples of such signs are shown below.



Electronic or similar signs are prohibited whether the display is animated or static.

10. Nonconforming uses, structures, and signs

Nonconforming uses, buildings, and signs shall be regulated by the provisions of EGMC Chapter 23.84 (Nonconforming Uses, Buildings, and Structures).

C. Agricultural Uses

This SPA recognizes the existence of agricultural uses within the Triangle Area, and is specifically intended to provide for the continued existence of these uses. The sights, sounds, and smells of agricultural uses are considered an important and continuing part of life in the Triangle Area. Agricultural uses will not be considered a nuisance or subject to removal or abatement unless they are proven to be a public health hazard as determined by the Sacramento County Department of Public Health.

Agricultural uses generally consist of:

- The keeping of horses and similar animals on either a “hobby” or professional basis
- The growing of field crops, row crops, orchards, and other crops
- The growing of crops, flowers, or other goods in greenhouses consistent with the provisions of the AR-2 zone.
- The sale of agricultural goods produced onsite

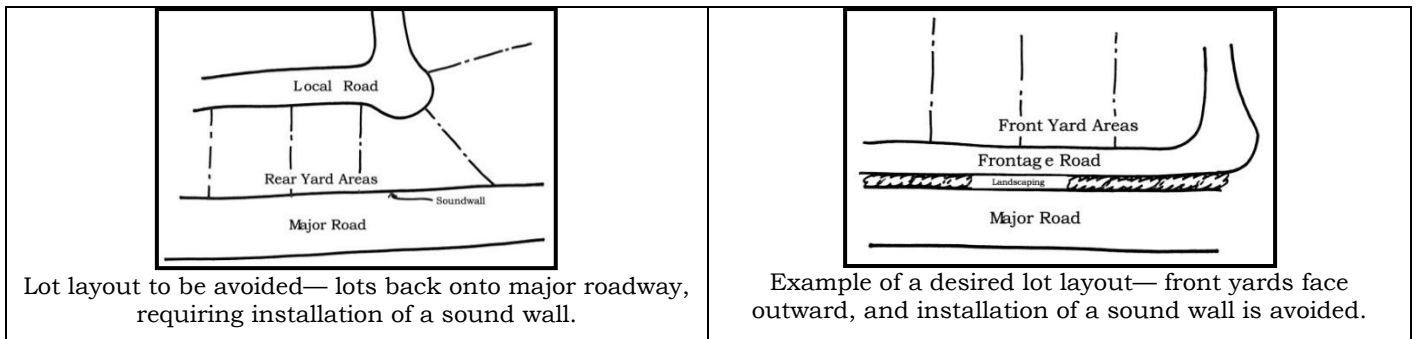
The following regulations shall apply to agricultural uses:

- The keeping of animals shall be governed by the EGMC and other applicable codes.
- Agricultural uses shall be permitted in the Triangle Area pursuant to Table B, Allowed Uses and Required Entitlements in Residential Areas.

D. Site Planning

The following standards and regulations shall apply to all subdivisions within the Triangle Area:

- Subdivisions shall be subject to all applicable provisions of the City of Elk Grove’s Citywide Design Guidelines, including guidelines related to land planning for subdivision maps, and architecture for master home plans.
- In order to accommodate any further development within the area, existing roads and driveways shall be interconnected. The street system shall be designed to take advantage of existing property lines, driveway locations and road patterns to maximize access and diffuse traffic within the neighborhood, improving vehicle circulation through the area.
- The street pattern shall be designed to establish a local hierarchy of roads that incorporates residential collector streets providing direct and indirect connections within the neighborhood and integrating with surrounding street networks and neighborhoods.
- Residential streets may be designed with linear/grid pattern, curvilinear, and/or short cul-de-sac streets.
- Local residential roads shall generally be constructed to Class ‘C’ standards, which provide a forty-foot-wide cross section without curbs, as described in this SPA. Drainage swales on either side of such streets shall be designed to convey surface drainage through the area and into major improved channels. Street lighting shall be limited to intersections, or as otherwise determined by the City, for safety purposes and shall be of a scale and character fitting with the rural character.
- Lot patterns shall be designed to optimize solar orientation, maximize privacy and minimize exposure to street noise for residential structures and outdoor living areas.
- Except as otherwise illustrated on the Land Plan or elsewhere in this SPA, subdivisions should be designed so that lots at the outer edges of the subdivision are oriented so that their front yards are oriented toward adjacent properties. The creation of subdivisions which orient rear yards toward streets and/or adjacent properties shall be discouraged. The illustrations below show examples of undesirable (left) and desirable (right) lot layouts. *As discussed earlier in this SPA, variation in front yard setbacks is encouraged.*



Lot layout to be avoided— lots back onto major roadway, requiring installation of a sound wall.

Example of a desired lot layout— front yards face outward, and installation of a sound wall is avoided.

E. Architectural Regulations and Guidelines

Walls, Fences, and Berms

To encourage an open, rural feeling, the use of solid walls and fences is discouraged in the Triangle Area. The following regulations and guidelines shall apply to all residential and commercial development:

- Solid walls and fences shall be permitted where necessary to meet the requirements of the Building Code (such as to enclose swimming pools) or for safety purposes.
- Solid fences between residential units/properties within the ¼-acre and 1/5-acre areas shall be permitted consistent with EGMC Chapter 23.52 (Fences and Walls).
- Fences may not be constructed of solid metal or similar materials.
- Open fencing is specifically encouraged.
- A linear earthen berm (a raised land area of soil) shall be provided along major arterials (for example, Elk Grove Boulevard and portions of Grant Line Road) and at intersections, consistent with the requirements of the Land Plan and the following regulations:
 - The berm shall be a minimum of six feet high. The slope of the berm shall be no steeper than 3:1 on the street side and 2:1 on the home side.
 - Dense, drought tolerant landscaping shall be provided along the public side of the berm. Landscaping shall include a collection of ground cover, shrubs, and ornamental trees along the side of the berm and between the berm and the roadway. Primary trees with dense foliage shall be provided along and/or at the top of the berm, a minimum of every 30 feet on center (i.e., the trees are spaced such that the center of one tree is thirty feet from the center of the next tree). The objective is for the development on the back side of the berm to be substantially screened from view from the street.
 - At the top of the berm, a tubular steel fence, minimum six feet high, shall be constructed. The fence shall be located behind the primary trees (on the residence side of the tree) along the property line. Shrubs shall be provided along the street side of the fence to provide additional screening.

Commercial Buildings

Building Materials and Construction

- Simple hip and gable roofs are encouraged. Flat roofs are strongly discouraged.
- The exterior color of buildings should generally resemble the existing natural environment in hue and value.

- Indigenous materials such as wood and stone should be used for exterior finishes. Materials such as aluminum siding and brick veneers are strongly discouraged.
- Window and door frames should be made of wood or materials of similar appearance, be at least 1" wide, and of a traditional scale. Narrow and/or aluminum frames should be discouraged.
- Building styles, materials, and craftsmanship that contribute to the Triangle's rural character are encouraged.

Lighting

- Lighting for walks and parking areas should be small in scale and used to illuminate signs, displays and pedestrian paths. High intensity lighting in parking lots and along roadsides should be discouraged.
- Maximum height for all freestanding lighting fixtures shall be ten (10) feet.
- Historical or ornamental lighting shall be encouraged.
- Lighting should be cast down on paths; care should be taken to avoid a daylight effect. Commercial lighting shall be designed so that light does not spill onto adjacent properties or roadways.

Landscaping

All commercial uses shall provide the following minimum landscaped areas:

- Adjacent to any roadway, a minimum landscaped area of 25 feet in width shall be provided, unless a wider landscaped area is required pursuant to the Land Use Plan of this SPA. Parking, loading, and vehicular circulation may not be provided in this landscaped area, except for driveways to and from the public right-of-way.
- Adjacent to any residential uses, a minimum landscaped area of at least 25 feet in width shall be provided. This area shall provide a screening buffer between the commercial and residential activities. Projects shall include features necessary to accomplish this objective, which may include but are not limited to trees, shrubs, berms, open fencing, or other similar features, as approved through the Design Review process, to reduce glare and other impacts to the residential use. Parking, loading, and vehicular circulation may not be provided in this buffer area.

Both residential and commercial uses are encouraged to use trees in quantities and sizes which result in the timely maturation of the landscaped character of new development.

Miscellaneous Provisions

- All new electrical and telecommunications services shall be installed underground, except for 69 kV lines or greater.
- Existing electrical (less than 69 kV) and telecommunications services may be required to undergrounded except to the extent it impacts existing development.

9. Infrastructure and Public Facilities

This section describes the provision of public facilities in the Triangle Area.

A. Circulation



As described earlier in this SPA, the major roadways serving the Triangle Area—Bradshaw Road, Bond Road, Elk Grove Boulevard, and Grant Line Road—are already in place, although widening will need to take place to implement the City's Circulation Plan.

Most roadway construction within the Triangle Area will involve the development of local streets to serve new development, although major roadways at the boundaries of and within the Triangle Area will require widening to achieve their ultimate widths.

The following standards shall apply to the development of roadways within the Triangle Area:

- New roadways shall meet all of the City's standard requirements for public roadways, including:
 - Roadway widths
 - Pavement thickness
 - Cul-de-sac length
 - Limitations on the number of lots which can served by a cul de sac street
- Local roadway construction is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type.
- All new roadways shall be designed to the City's satisfaction. New roadways shall provide for connections to other properties and ensure that a logical, efficient roadways system is constructed. Where street stubs are provided to adjoining future development, a sign indicating future extension of the street shall be installed by the developer as part of the subdivision improvements.
- Elk Grove Boulevard will require realignment to provide for improved operations at the intersection of Grant Line Road. Dedication of right of way for the new alignment shall be required as a condition of approval of a project at this location.
- Bradshaw Road will require realignment to provide for improved operations at the intersection of Bradshaw Road and Grant Line Road.
- Roadways shall provide access and capacity sufficient to serve all properties adjacent to or crossed by the roadway. (Capacity shall assume development of all parcels at a density of one unit per gross acre.)

- Consistent with policies in the Elk Grove General Plan, the following shall apply:
 - Financial assurances sufficient to provide for the construction of all new roadways and/or roadway widenings shall be provided in conjunction with any subdivision map or commercial development in the Triangle Area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies; the City shall have sole discretion to determine the adequacy of the financial assurance
 - Roadways needed to serve new development shall be either constructed or secured (at the discretion of the City) to the City's satisfaction prior to the recordation of any subdivision map or the issuance of building permits for any commercial building.
- Bicycle and trail facilities shall be constructed as part of future development and arterial roadway improvements, consistent with the City's Bicycle, Pedestrian, and Trails Master Plan.

B. Storm Drainage

Storm drainage systems in the Triangle Area will be needed to provide flood protection for existing structures that may be affected by new development to accommodate increases in storm flows created by new development. Storm drainage systems will be installed by individual developers as development occurs. The following standards apply to storm drainage systems in the Triangle Area:

- New storm drainage systems shall meet all of the City's standard requirements, and shall provide for protection from 100-year flooding and requirements to reduce urban runoff pollution.
- Local storm drainage construction is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type. Developers may desire to utilize land secured financing, in a form consistent with City policies, in order to finance the construction of these facilities.
- All storm drainage systems shall be designed to the City's satisfaction. New storm drainage systems shall provide sufficient capacity to accommodate flows from the subject property and other tributary properties within the same shed area, and shall ensure that a logical, efficient storm drainage system is constructed.
- Storm drainage systems shall provide capacity sufficient to serve all properties adjacent to or crossed by the drainage system. (Capacity shall assume development of all parcels at a density consistent with this SPA.)
- Consistent with policies in the Elk Grove General Plan, the following shall apply:
 - Financial assurances sufficient to provide for the construction of all new storm drainage systems required for each project shall be provided in

conjunction with any subdivision map or commercial development in the Triangle Area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies; the City shall have sole discretion to determine the adequacy of the financial assurance.

- Storm drainage needed to serve new development and to meet the requirements of this SPA shall be either constructed or secured (at the discretion of the City) to the City's satisfaction prior to the recordation of any subdivision map or the issuance of building permits for any commercial building.

C. Sewage disposal

Installation of sewage disposal systems shall be required for the creation of lots less than two gross acres in size and for commercial development; this will require the installation of sewage collection systems throughout the Triangle Area.

The following standards shall apply to the construction of sewage disposal systems in the Triangle Area:

- New sewage disposal systems shall meet all of the requirements of the City and SASD, and shall provide for sufficient capacity to serve each project and other projects which may be served by the same sewer line.
- All sewer disposal systems shall be designed to the City's and SASD's satisfaction. New systems shall provide sufficient capacity to accommodate flows from the subject property and other tributary properties and shall ensure that a logical, efficient sewage disposal system is constructed.
- Sewage systems shall provide capacity sufficient to serve all properties adjacent to or crossed by the system. (Capacity shall assume development of all parcels at a density consistent with this SPA.)
- Consistent with policies in the Elk Grove General Plan, the following shall apply:
 - Financial assurances sufficient to provide for the construction of all new sewage disposal systems required for each project shall be provided in conjunction with any subdivision map or commercial development in the Triangle Area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies; the City shall have sole discretion to determine the adequacy of the financial assurance
 - Sewage systems needed to serve new development and to meet the requirements of this SPA shall be either constructed or secured (at the discretion of the City) to the City's and SASD's satisfaction prior to the recordation of any subdivision map or the issuance of building permits for any commercial building.
- Existing residential uses may be required to connect to public sewers if they are available, consistent with City codes and the California Plumbing Code (§713.0).

D. Water supply

Installation of public water systems will be required for the creation of lots less than two gross acres in size and for commercial development; this will require the installation of public water systems throughout the Triangle Area.

The following standards shall apply to the construction of public water systems in the Triangle Area:

- New water systems shall meet all requirements of the City and EGWD, and shall provide for sufficient capacity to serve each project and other projects which may be served by the same water system.
- Construction of domestic water systems is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type. Development within the Triangle Area is subject to Zone 40 fees.
- All public water systems shall be designed to the satisfaction of SCWA/Zone 40 and/or EGWD. New public water systems shall provide sufficient capacity to provide storage, fire flows, and pressure to meet all SCWA/Zone 40, EGWD, and Fire Department standards, and shall ensure that a logical, efficient public water system is constructed.
- Water lines, wells, storage tanks, and other facilities shall provide capacity sufficient to serve all properties with the potential to be served by the system. (Capacity shall assume development of all parcels at a density of one unit per gross acre.)
- Consistent with policies in the Elk Grove General Plan, the following shall apply:
 - Financial assurances sufficient to provide for the construction of all new water systems required for each project shall be provided in conjunction with any subdivision map or commercial development in the Triangle Area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies; the City shall have sole discretion to determine the adequacy of the financial assurance
 - Public water systems needed to serve new development and to meet the requirements of this SPA shall be either constructed or secured (at the discretion of the City) to the City's and EGWD's satisfaction prior to the recordation of any subdivision map or the issuance of building permits for any commercial building.

E. Parks and Recreation

Public parks in the Triangle Area will be provided by the Cosumnes Community Services District (CCSD). At the time of this SPA's preparation, no formal plan to construct a public park in the Triangle Area has been approved by the CCSD; however, it is likely that the increase in residential development created by this SPA

may result in the development of a park in the Triangle Area (within the 1/5-acre area).

Development of a public park in the Triangle Area will most likely involve the purchase of a park site by the CCSD. Funding for this acquisition will come from in lieu payments from development within the SPA.

F. School Facilities

Public school service for the Triangle Area will be provided by EGUSD. At the time of this SPA's preparation, no formal plan to construct a public school in the Triangle Area has been approved by the EGUSD; however, it is likely that the increase in residential development created by this SPA will necessitate construction of new school facilities.



Planning Commission Staff Report

December 6, 2018

PROJECT: Triangle Special Planning Area Update
REQUEST: Special Planning Area Amendment
LOCATION: Elk Grove Triangle, between Bond Road, Bradshaw Road, and Grant Line Road
STAFF: Christopher Jordan, AICP

Staff Recommendation

Staff recommends that the Planning Commission review the proposed changes to the Elk Grove Triangle Special Planning Area (**Attachment 1**), provide direction as appropriate, and continue the public hearing to January 17, 2018. Specifically, please see the Planning Commission Direction section of this report, beginning on pages 17 and 18.

Project Description

This item is to obtain direction on an amendment to the Elk Grove Triangle Special Planning Area (Triangle SPA) for consistency with the upcoming General Plan Update. The amendment would, among other things, modify the allowed density of future residential development between Elk Grove Boulevard and Jetmar Way to allow both 1-acre and 1/3-acre development, and allow 1/4-acre development south of Elk Grove Boulevard. The Triangle SPA would also be updated to reflect current service information for drainage and transportation infrastructure and reflect the current planning for Grant Line Road. Allowed uses and development standards would also be updated to reflect the proposed density modifications. The proposal would not modify the commercial overlay as provided in the Triangle SPA.

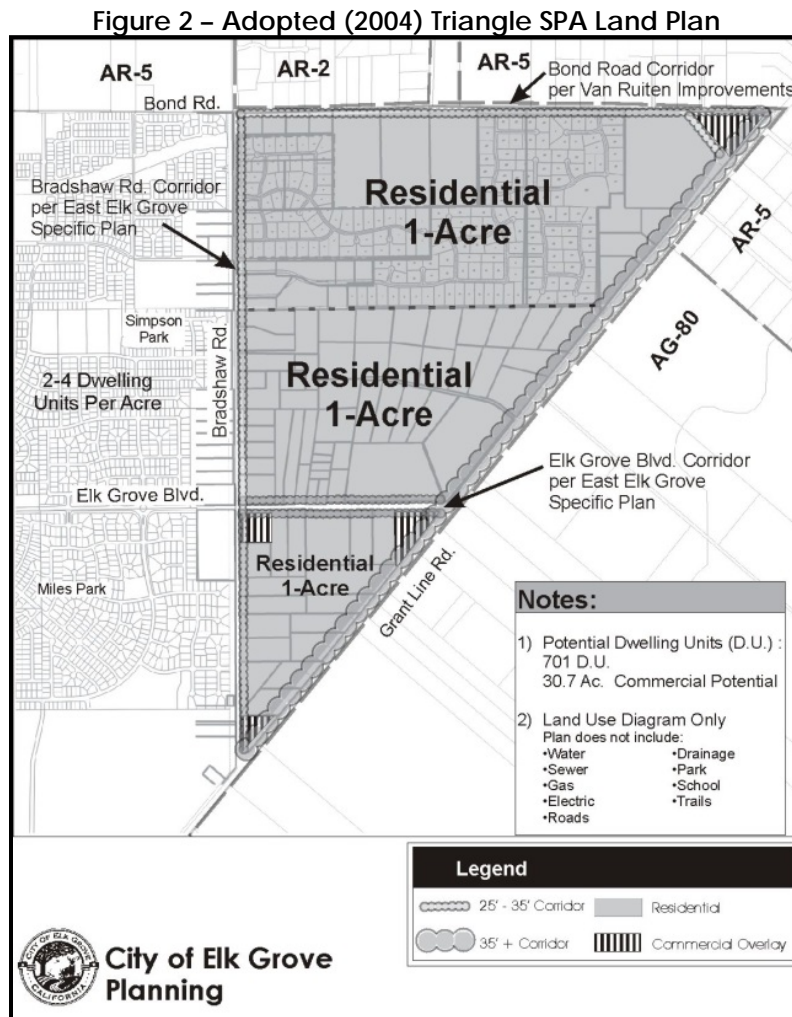
Project Setting/Background

The Elk Grove Triangle area (bounded by Bond Road, Grant Line Road, and Bradshaw Road, shown in **Figure 1**) has been the subject of discussion almost since the City's first days after incorporation in July of 2000. At that time, the City inherited one approved project (now known as the "Silvergate" subdivision) and three proposed projects to allow the subdivision into one-acre lots. These projects, which required a full range of municipal services (including sewer service), represented a change from the historically rural character of the Triangle area, which had been predominated by larger lots of two, five, 10, or more acres in size.

Figure 1– Location of the Triangle SPA

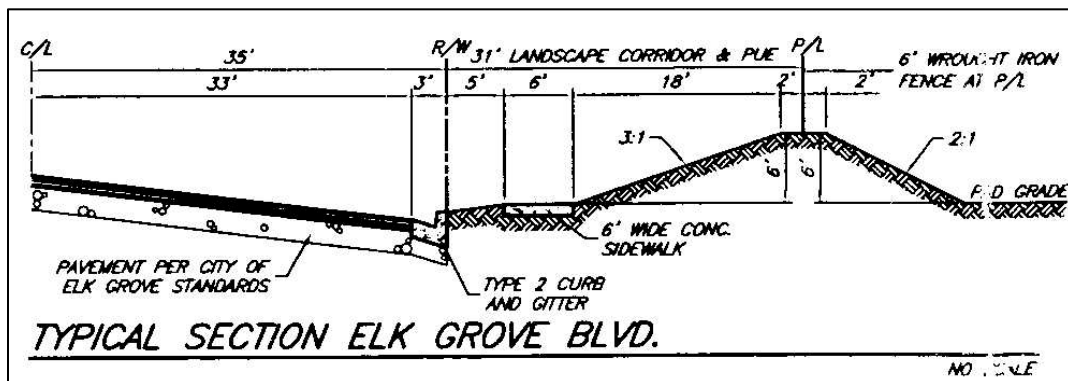
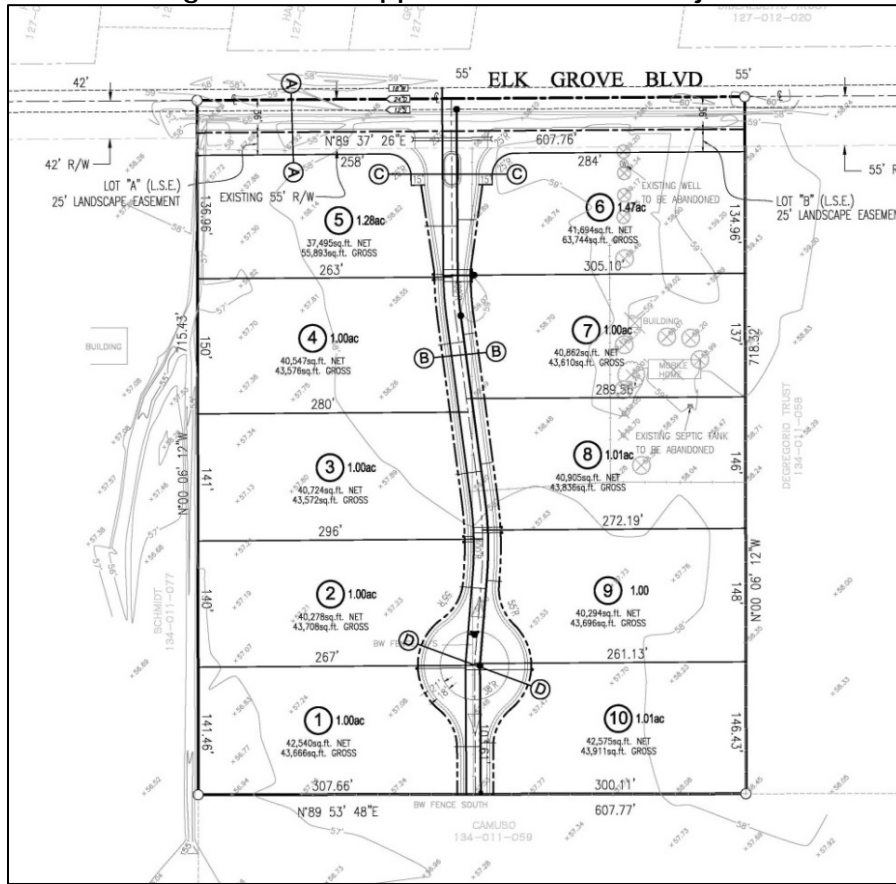


During the 2003 General Plan process, the Triangle area was discussed numerous times. Issues focused on the future of the area as either part of the more rural Sheldon area—where lots of at least two acres are retained and sewer service is prohibited to retain large lot sizes—or as a more “suburban” area with smaller lots. Ultimately, the 2003 General Plan identified that the area shall consist primarily of residential uses on lots of one-acre in size, with approximately 40 acres of commercial land uses primarily intended to serve local needs. This policy was implemented with the 2004 adoption of the Triangle SPA. Development of the Triangle SPA included over eight public meetings, workshops, and hearings before the Planning Commission and City Council. The adopted land plan from the Triangle SPA is presented in **Figure 2**. Major features of the land plan include, but are not limited to, the 1-acre minimum lot size density, the commercial overlay, and the design for Bradshaw Road and Elk Grove Boulevard being consistent with the East Elk Grove Specific Plan (i.e., landscape corridors, no front-on lots).



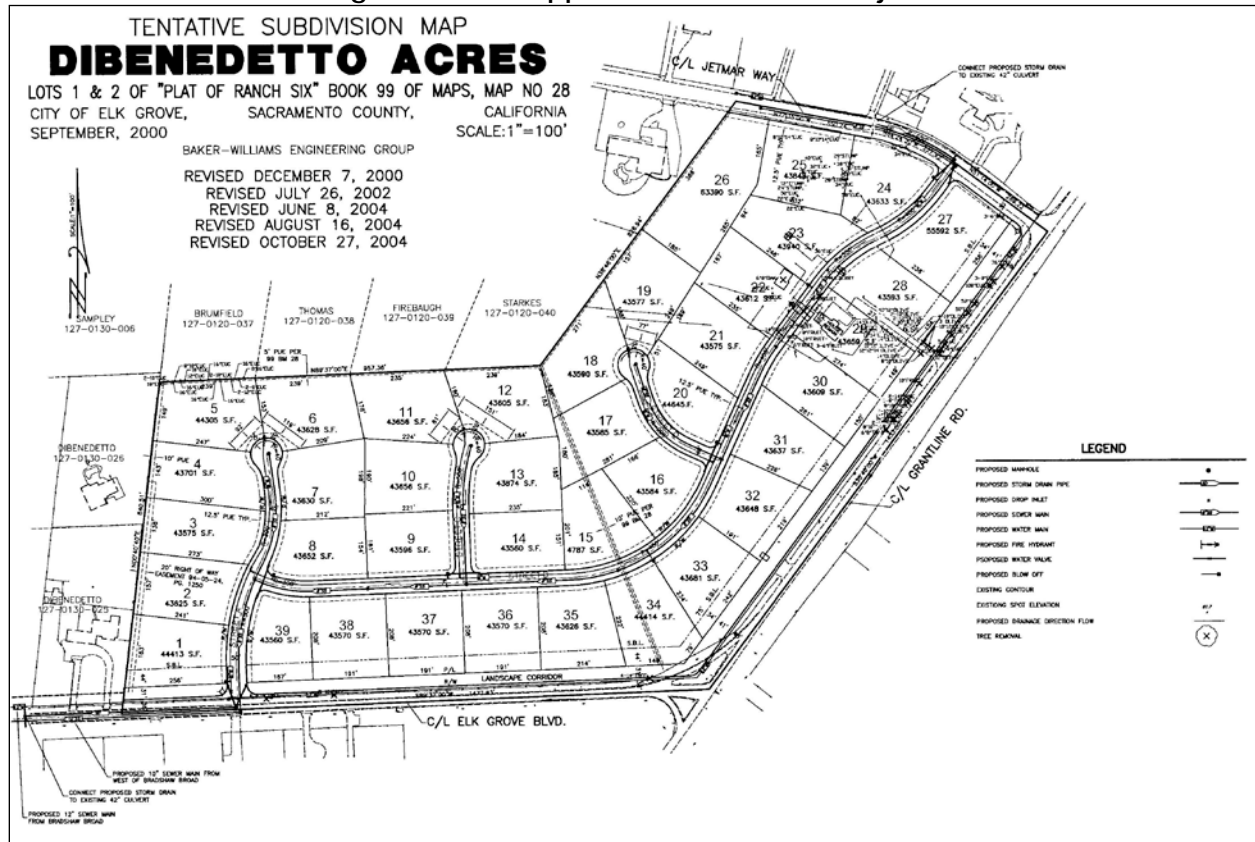
After adoption of the Triangle SPA, the City approved the Brownwood subdivision (file EG-05-821) and the Di Benedetto subdivision (file EG-00-095). The Brownwood project, located on ten acres on the south side of Elk Grove Boulevard approximately half way between Bradshaw Road and Grant Line Road, was approved in 2006. **Figure 3** illustrates the prior project approval for the Brownwood project. The project proposed 10, one-acre lots served by a street with interim cul-de-sac off Elk Grove Boulevard. All lots were proposed to take access off the internal street (siding onto Elk Grove Boulevard) with a 25-foot landscape corridor proposed along Elk Grove Boulevard. The landscape corridor (also shown in Figure 3) included a six-foot high earthen berm with tubular steel fencing at the top. This design was chosen as a way to (1) reduce the roadway noise impacts on the new residential units to below the General Plan standard of 60 decibels and (2) implement the Triangle SPA's provisions discouraging the use of sound walls along major streets. The project approvals have since expired.

Figure 3 – 2006 Approved Brownwood Project



The approved plan for the Di Benedetto project included 40, one-acre lots, served by an internal street network that connected Elk Grove Boulevard with Jetmar Way. Development would have included utility connections for future development of the surrounding area. The plan also included six-foot berms along Grant Line Road and Elk Grove Boulevard. **Figure 4** is the last approved plan for Di Benedetto. While preliminary grading was completed, the final map was never recorded and the project approvals have since expired.

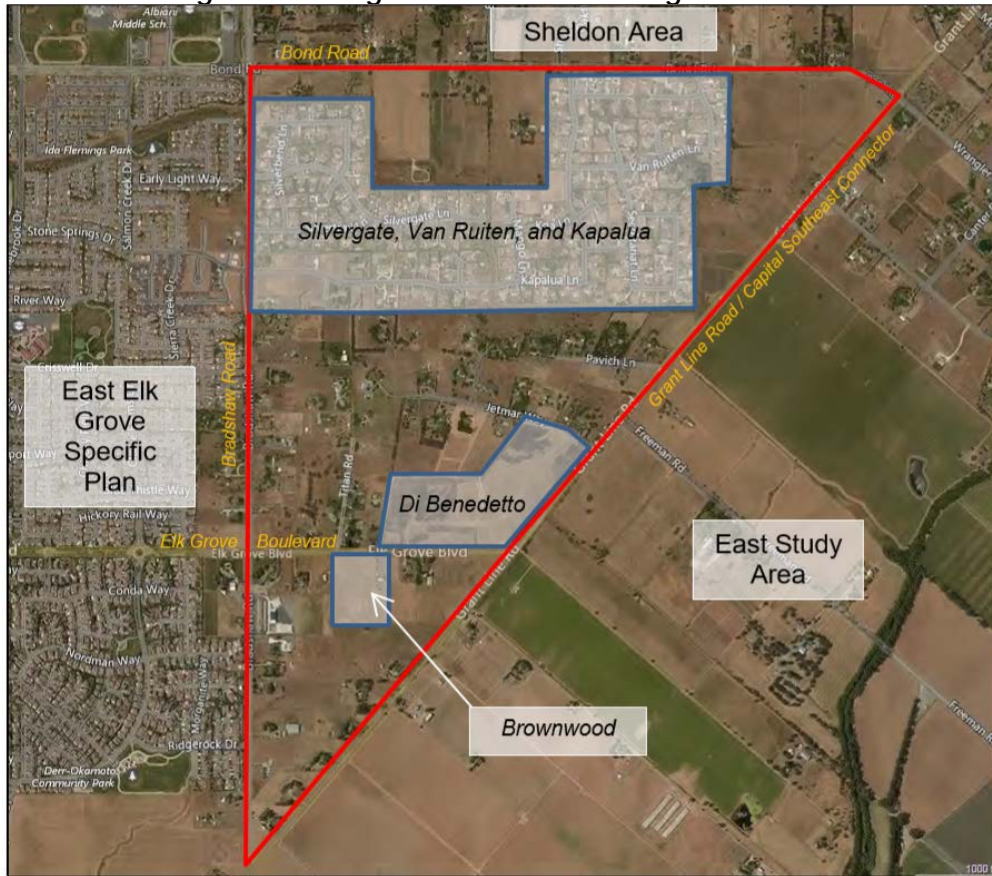
Figure 4 – 2007 Approved Di Benedetto Project



Consistent with the Triangle SPA and City standards, these projects were conditioned to provide frontage improvements along both Elk Grove Boulevard and Grant Line Road (as applicable) and extend public water and sewer service from the nearest point of connection approximately 1,500 feet to the west at Elk Grove Boulevard and Bradshaw Road. Staff has heard from multiple development interests that the cost for these improvements exceeds the market potential for the subdivisions and that the economics are more feasible at a higher density.

- As part of the current General Plan update, staff has also been looking at the Triangle SPA given its placement among several other developing areas. As illustrated in **Figure 5**: The Sheldon rural area is to the north and has minimum two-acre lot sizes;
- East Elk Grove is to the west and features RD-4 and RD-5 subdivisions (1/4 acre and 1/5 acre lots);
- The East Study Area is south of Grant Line Road, and pursuant to prior Council direction under the updated General Plan, would allow for subdivisions in the Low Density (4.1-7.0 du/ac) and Estate Residential (1.1-4.0 du/ac) ranges, along with supporting commercial uses, schools, and parks.

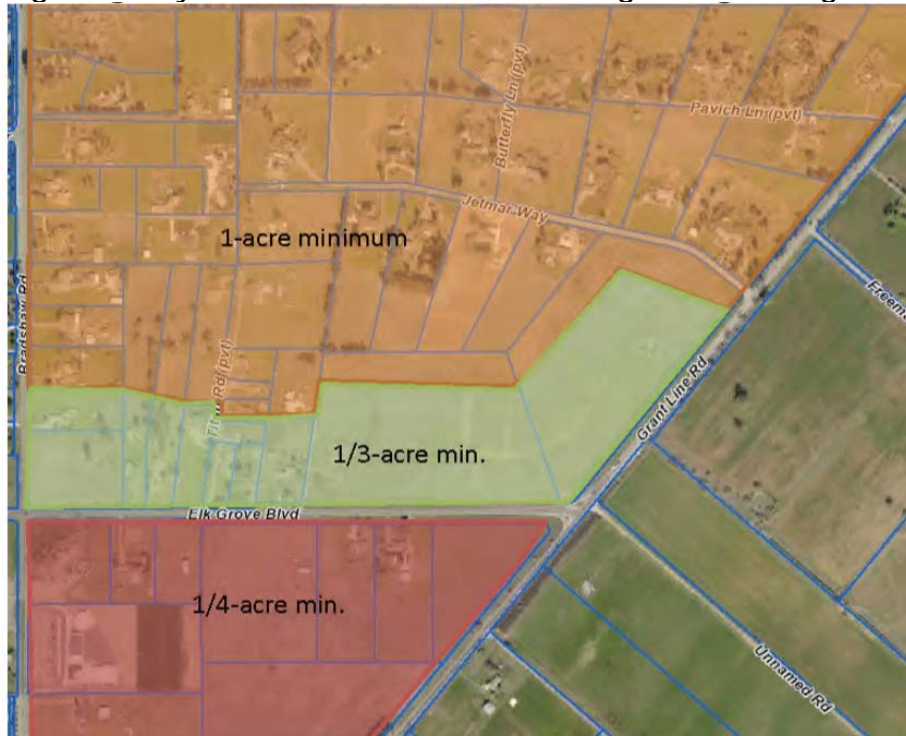
Figure 5 – Triangle SPA and Surrounding Conditions



In staff's analysis, the existing density allowance for the Triangle SPA presents challenges for utility infrastructure, logical organization of uses, and orderly development. Therefore, staff recommended at the March 2017 City Council-Planning Commission study session a feathering of density from the Sheldon Area north of Bond Road to one-acre lots between Bond Road and Elk Grove Boulevard, then a transition to quarter-acre lots south of Elk Grove Boulevard to Grant Line Road.

Additionally, staff suggested sites along the north side of Elk Grove Boulevard be zoned for 1/3-acre lots (specifically Di Benedetto and a property at Bradshaw Road). Council agreed and extended the 1/3-acre lot idea to cover all lots fronting the north side of Elk Grove Boulevard. Council also directed that the Di Benedetto property provide for one-acre lots along the northern boundary as a transition to the existing development. **Figure 6** illustrates the configuration directed by Council.

Figure 6 – City Council Directed Land Use Changes for the Triangle SPA



Note: This figure does not show the Commercial Overlays located at the southern corners of Elk Grove Boulevard or other locations in the Triangle SPA. No changes to the Commercial Overlays were directed by the City Council.

The Council-directed changes have been met with mixed reactions. Property owners for the Di Benedetto and Brownwood properties, among some others, have supported the changes. Many other property owners and residents in the area do not support these changes and prefer that the existing one-acre minimum across the entire Triangle SPA be retained. In addition to consistency with prior Council direction (from 2003), these owners have concerns with impacts to the area, including drainage, traffic, noise, and aesthetics.

Based upon these reactions, in August 2017, the City Council directed staff to initiate the update to the Triangle SPA in advance of the General Plan adoption, working with property owners and residents in the area to address the concerns while maintaining consistency with the prior Council direction. This may be addressed through a number of refinements, including but not limited to adjustments to the boundaries of the density blocks, creation of development standards for the new lot sizes, and updated standards for roadways, landscape corridors, and buffer requirements. However, it may not include the elimination of the 1/4-acre and 1/3-acre lot sizes.

Analysis

Process and Initial Outreach

Following Council's direction, staff has held five public workshops with residents and property owners to discuss the proposed changes and work through the concerns. The meeting series began in September 2017 with an information overview and identification of concerns. The list of concerns included the following (See **Attachment 2** for more details.):

- Agricultural Preservation
- Water
- Sewer
- Storm Drainage
- Schools
- Parks
- Public Safety (Police and Fire)
- Traffic
- Property Access
- Street Design
- Noise/Sound Walls
- House Scale and Setbacks

Staff summarized these issues and reported back with initial responses at a November 2017 workshop. Results of that workshop included the following:

- No changes to Right-to-Farm;
- Low community interest in allowing clustering;
- Some participants indicated a preference for berms, rather than sound walls, along major roads such as Elk Grove Boulevard;
- Consideration for eliminating the 75-foot perimeter setback requirement in the south area.

The third meeting was held in December 2017 where potential adjustments to the land use map were discussed and responses to the issues were provided. Results from that workshop included the following:

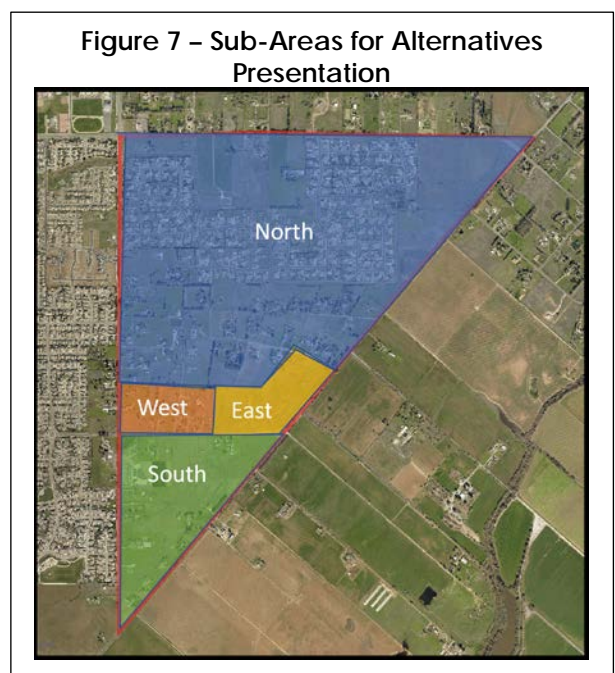
- Desire to see a range of land plan alternatives for discussion;
- Berms should only be along Grant Line Road;
- Consider larger lots along Elk Grove Boulevard with front-on orientation (no berm/wall);
- Include front-on lots along Jetmar Way;
- Back of Di Benedetto property should be lots, not a street.

Alternative Land Plan Options

Based upon the discussion at the December meeting, a follow-up meeting was scheduled for February 2018 where several land plan options were presented. The following summarizes the options presented and some of the comments received. In order to facilitate the review at the workshop, staff divided the Triangle area into four sub-areas (north, east, west, and south) and illustrated in **Figure 7**.

North Sub-Area

The North Sub-Area consists of the Silvergate, Van Ruiten, and Kapalua subdivisions, as well as adjoining properties along Bond Road and the existing 1-acre and 5-acre properties south of these subdivisions through Jetmar Way. Staff did not propose any changes to the density or

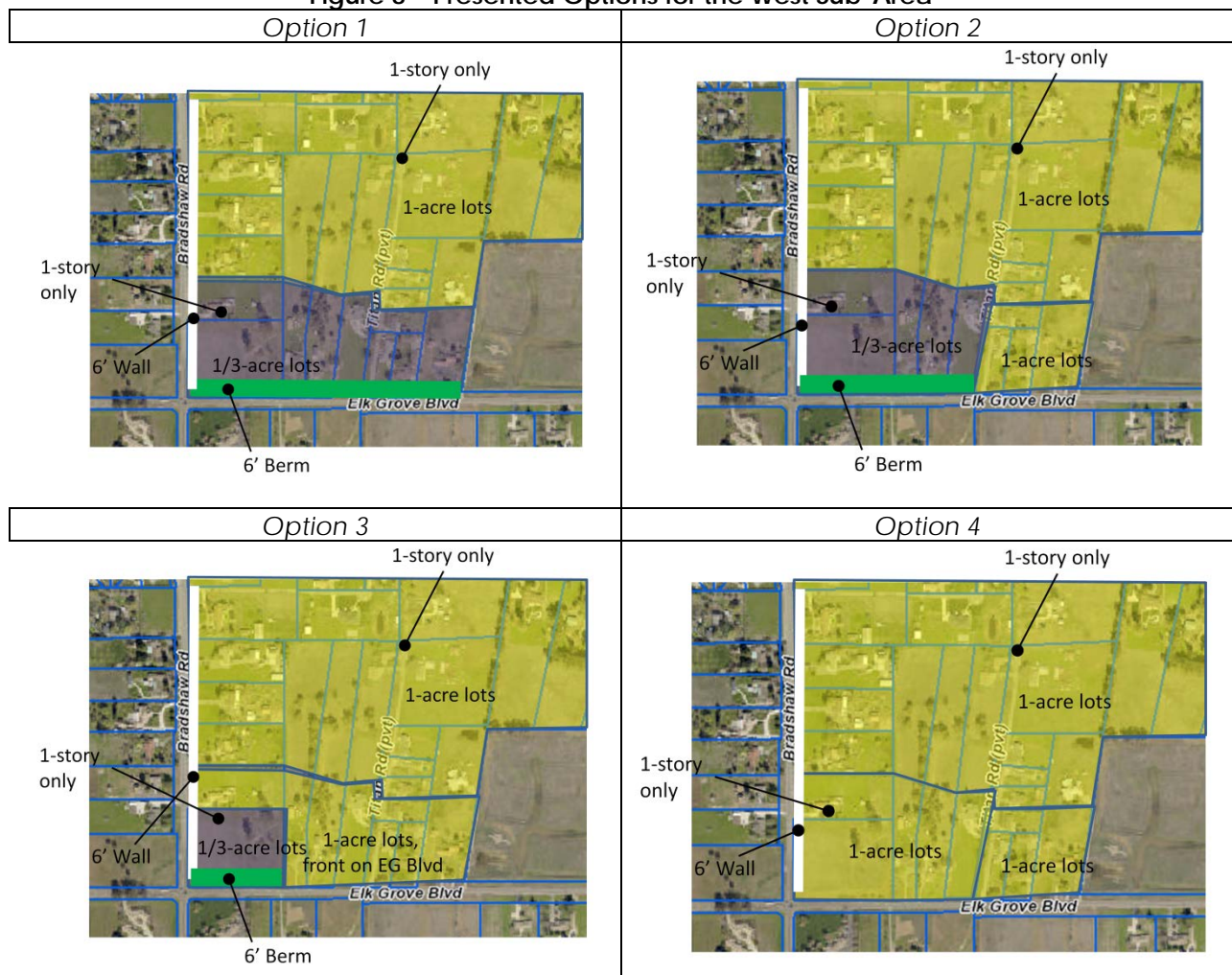


development standards for this area, retaining the minimum one-acre lot size for new development. This is consistent with the prior Council direction. No concerns were raised during the workshop.

West Sub-Area

The West Sub-Area consists of properties along the north side of Elk Grove Boulevard from Bradshaw Road to the Di Benedetto property. Staff presented four concept options for this sub-area, ranging from keeping the extent of the 1/3-acre development directed by Council, removing some of it, or removing all of it and leaving the area as one-acre minimum. **Figure 8** illustrates the four options. A majority of the group in attendance at the February workshop agreed to Option 4. This is a change from the prior City Council direction.

Figure 8 – Presented Options for the West Sub-Area

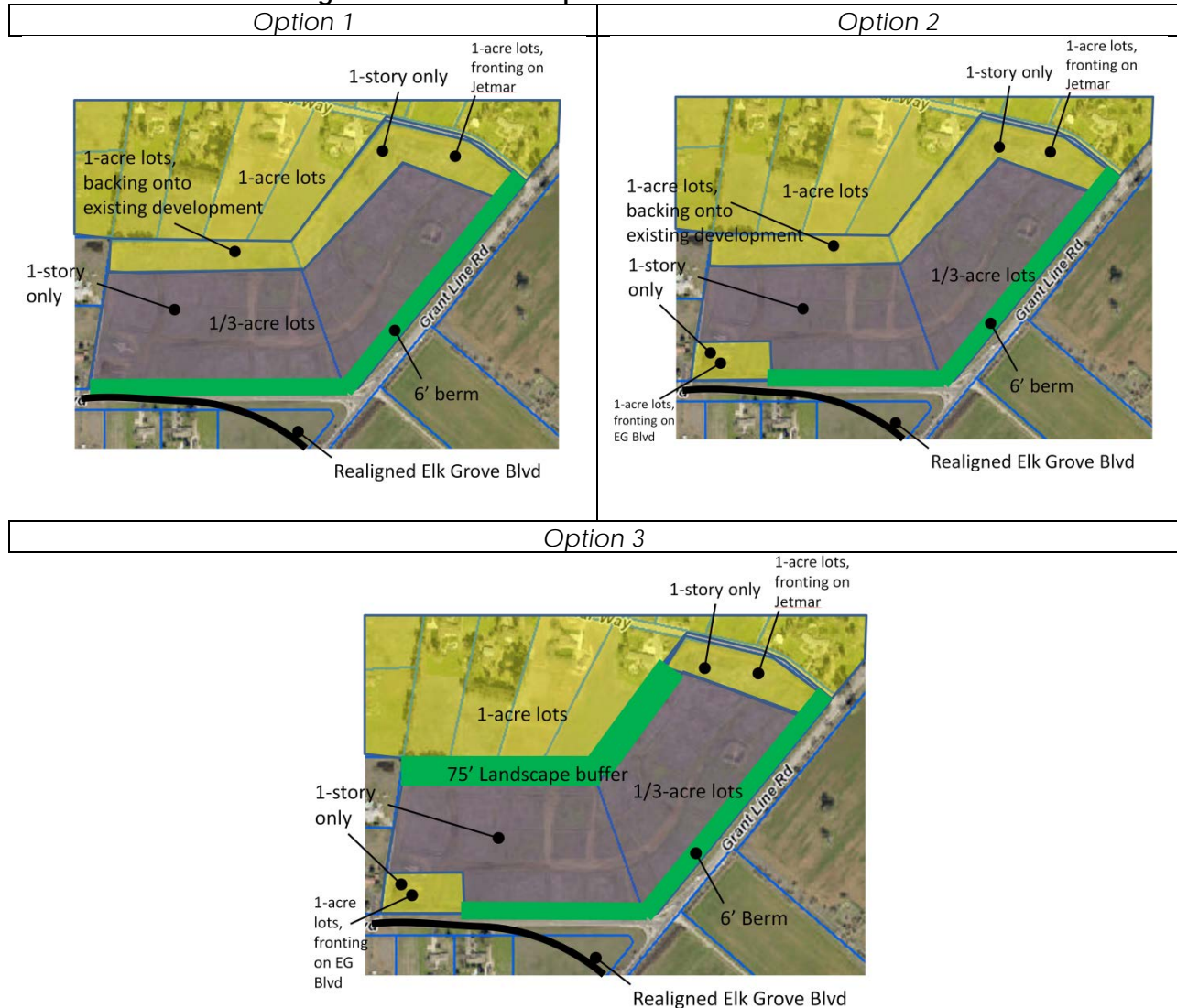


East Sub-Area

The East Sub-Area consists of the Di Benedetto property. Staff presented three options for this site, as illustrated in **Figure 9**. Option 1 retains the prior City Council direction and the prior-approved berm along Grant Line Road and Elk Grove Boulevard. Based upon public feedback at the three prior workshops, staff developed Options 2 and 3, which add one-acre front-on lots

along Elk Grove Boulevard and remove the berm in these areas. Option 3 also eliminates the one-acre lots abutting the existing Jetmar Way properties in favor of a 75-foot buffer area.

Figure 9 – Presented Options for the East Sub-Area



Feedback on these alternatives was mixed. Generally, the meeting participants supported Options 1 or 2, with very little support for Option 3. Support between Option 1 and Option 2 was split nearly evenly. Some meeting participants preferred Option 1 because it most closely reflected prior Council direction. Those that preferred Option 2 identified that they liked the small block of front-on lots along Elk Grove Boulevard because it eliminated the berm and provided development that was more similar to adjoining properties to the west.

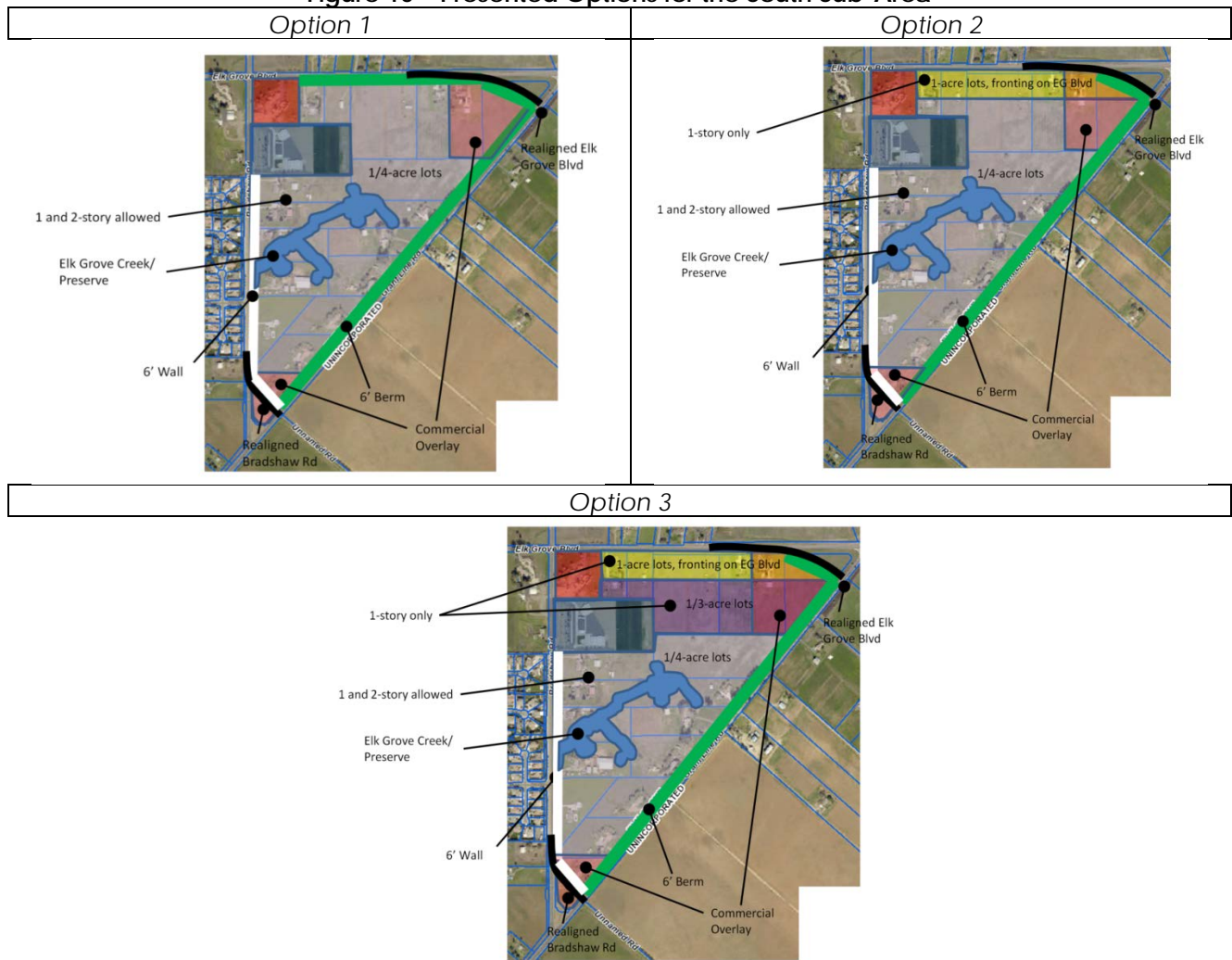
Staff also received comment during the meeting about the potential conflict along the western property line adjoining two existing homes. The commenter noted that in the prior approvals for the site, there were five, one-acre homes that backed onto the shared property line and that the Council direction and presented options would increase the density compared to that approval. The commenter requested that a one-acre lot component be included along the

western property line, similar to the Jetmar Way condition, to implement a complementary compatibility solution.

South Sub-Area

The South Sub-Area consists of the land south of Elk Grove Boulevard to the intersection of Bradshaw Road and Grant Line Road. In preparing alternatives for this area, staff began by looking at the constraints including the existing Elk Grove Creek corridor; future realignment of the intersections at Elk Grove Boulevard/Grant Line Road and Bradshaw Road/Grant Line Road; and some of the resident requests at the earlier workshops, including berms along Grant Line Road and reduced density and front-on lot conditions along Elk Grove Boulevard. Three concepts were presented as illustrated in **Figure 10**.

Figure 10 – Presented Options for the South Sub-Area



Feedback at the February meeting focused on three key elements:

1. The density along Elk Grove Boulevard and how development would relate to existing conditions to the north;
2. If a berm would occur along Elk Grove Boulevard;
3. How tall homes would be along Elk Grove Boulevard.

Based upon these comments and additional discussion, there was no consensus amongst meeting participants on what should constitute the preferred land plan. Some participants desired to keep to the prior Council direction (Option 1, all 1/4-acre lots) and maintain the berm from the prior Brownwood project approval; others desired a reduced density of one-acre lots that front onto Elk Grove Boulevard with no berm (Option 2).

Following the February meeting, staff worked with one of the homeowners and the Brownwood property owner to prepare a visual simulation of the Elk Grove Boulevard street scene as it may appear looking south from the existing residence. Staff prepared "story poles" (20-foot tall PVC pipes) that were placed at what would be the exterior walls of future homes on the Brownwood property, setback as appropriate from the existing roadway. The visual simulations considered one-story homes on one-acre lots fronting onto Elk Grove Boulevard, with 1/4-acre two-story homes behind. **Figure 11** presents the before and after for this simulation. In the simulation, the tan colored homes are the one-acre lots and the burnt orange homes are the 1/4-acre lots.

Staff presented the simulations at the September 2018 workshop. Participants appreciated the information and requested that the simulations be improved in the following ways:

- Add definition for the garages and illustrate them in a swing-driveway condition where the garage door is not visible from the street. Some participants requested that standards be imposed requiring swing garages. Staff has not incorporated this change as the intent was to look more at the massing of the homes rather than architectural treatments. Should the one-acre lot layout be selected this type of standard could be incorporated.
- Increased landscaping in the front yards of the one-acre lots to better approximate the built condition and adding landscaping in the backyards of the 1/4-acre lots. Staff has not incorporated this change as assumptions on private lot landscaping would be speculative and may exaggerate the level of vegetative screening in a post-development condition.

Staff has not prepared a simulation showing a berm condition along Elk Grove Boulevard and there were no requests at the September 2018 workshop for one to be created.

Figure 11– Visual Simulation for 1-acre Development along Elk Grove Boulevard
Existing Conditions



Simulated Conditions



September 2018 Workshop, Draft Land Plan, and Draft SPA Amendments

In September 2018, staff facilitated a final community workshop to present a draft land plan and draft revisions to the Triangle SPA document. The following describes what has been prepared and feedback staff has received. In some instances feedback has been incorporated for Planning Commission consideration as described herein.

Land Plan

A draft land plan has been assembled as provided in **Figure 12**. This draft incorporates the following elements:

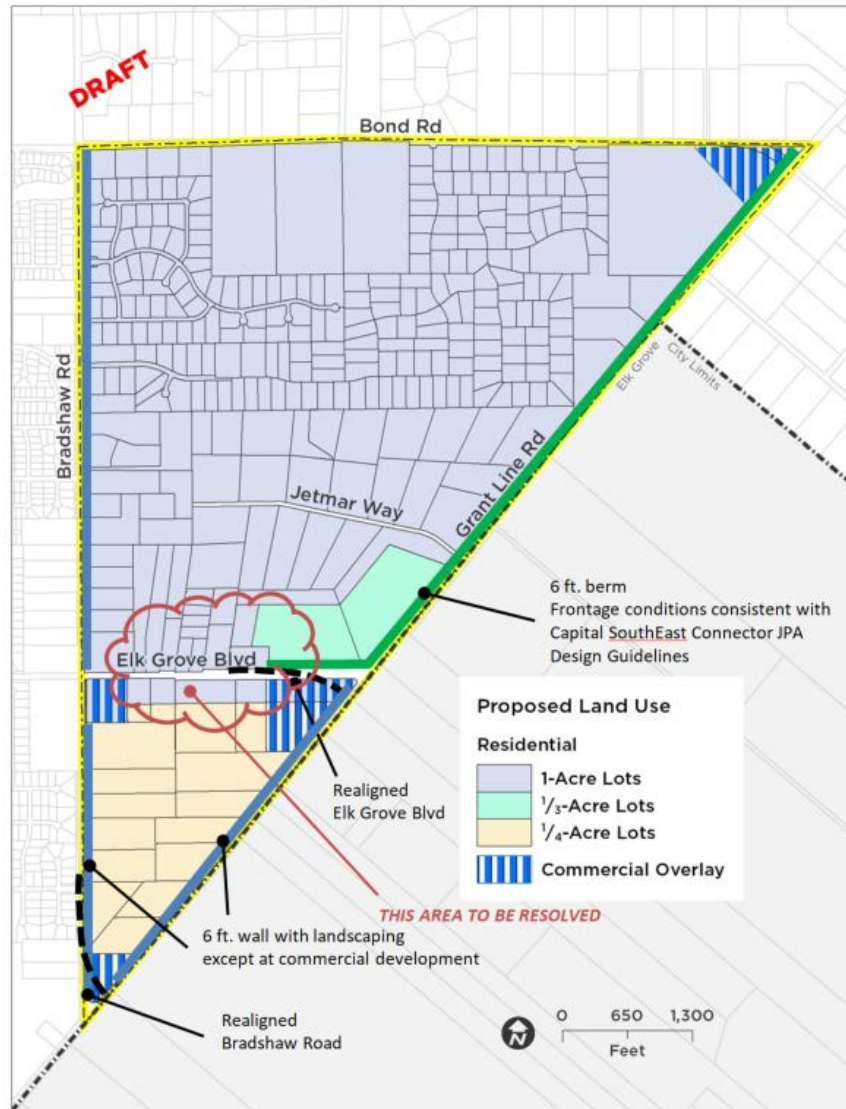
- The West Sub-Area is shown as all one-acre lots, consistent with Option 4 from the February workshop.
- The East Sub-Area is shown with a collection of 1/3-acre and one-acre lots, based upon Option 2 from the February workshop, with the addition that one-acre lots are provided along the westerly property boundary adjacent to the existing residential.
- The South Sub-Area is shown with one-acre lots along Elk Grove Boulevard and 1/4-acre lots for the balance (no change in the commercial overlay). Lots along Elk Grove Boulevard are shown as fronting onto the street and no berm or sound wall is provided. This most closely aligns with Option 2 from the February workshop. Along Grant Line Road, a sound wall, rather than a berm, is shown; this change is based upon feedback at the September 2018 workshop.

Figure 12 highlights the area along Elk Grove Boulevard as needing resolution. This is because the feedback on this area has been divided as introduced earlier in this report. In short, some workshop participants have identified that development along Elk Grove Boulevard should be exclusively one-acre lots that front onto Elk Grove Boulevard and that no berm or wall should be constructed. Others have requested that the prior approvals for the Brownwood and Di Benedetto projects be followed and that berms be specified along the corridor; additionally, these individuals request that development should allow for the 1/3-acre and 1/4-acre development as otherwise illustrated.

A berm is a simple approach to attenuating the roadway noise impacts on the new development and has been used on prior approvals in the area and in parts of the Sheldon Rural Area. If a berm is not provided, the homes must be oriented such that the roadway noise is screened from the outdoor activity areas of the lot (traditionally the backyard). This would have the homes fronting onto Elk Grove Boulevard. To accommodate these additional driveways, and provide improved access to existing residences, Elk Grove Boulevard would be modified to include a continuous center left-turn lane from Bradshaw Road to Grant Line Road.

Relative to the Di Benedetto property, the property owner has expressed concern with the level of allocation of one-acre lots across the property. The original Council direction only included the one-acre area for the area abutting the Jetmar properties. The draft in **Figure 12** adds additional one-acre lotting along the west property line and for a portion of the Elk Grove Boulevard frontage. The property owner has requested that these additions be removed, or that the 1/3-acre area be increased to 1/4-acre lots so that the development yield is increased.

Figure 12 – Draft Triangle SPA Land Plan Update



Draft Triangle SPA Revisions

Attachment 1 provides a draft of the revisions to the Triangle SPA to support the Draft General Plan. The revisions are presented in track changes, with deletions shown in ~~strikeout~~ and additions in underline. The following outlines key components of the changes:

- Whole sections of the existing document have been updated based upon changed conditions since the Triangle SPA was first written in 2003/2004. These changes primarily occur in Chapter 3, Setting/Existing Condition.
- The administration section has been updated with correct references to the Elk Grove Municipal Code (EGMC) and the relationship between the Triangle SPA and the rest of the EGMC. A provision requiring a 4/5th vote of the City Council to make subsequent amendments has also been added, as requested by some of the workshop participants.

- The discussion on roadway design has been updated and cross sections have been added for the arterials in and around the Triangle SPA (see Chapter 3, section C, Existing and Planned Circulation).
- A new section on the development process and approvals has been added (Chapter 7). The section specifically requires that subsequent development applications require public engagement by the applicant prior to the public hearing for the project.
- The allowed uses and development standards section in Chapter 8 have been substantially updated to reflect the new 1/3-acre and 1/4-acre lot sizing. Additionally, the allowed use listing has been updated to use the same allowed use listings as the rest of the City's Zoning Code (Title 23 of the EGMC).

Staff released the draft revisions to the Triangle SPA for public review at the September 2018 workshop and requested comments by October 12, 2018. Written comments received are provided in Attachment 3. In summary (including the written comments and other comments received at the September 2018 workshop), staff has received the following comments on the draft document (note, this list excludes land use issues/comments, which are discussed above). Some of these comments have been addressed in the draft provided in Attachment 1 (see notes).

Table 1 – Summary of Public Comments on the Draft Triangle SPA Revisions

| # | Comment | Notes/Status |
|---|---|---|
| 1 | Provide a better threshold for when public outreach for subsequent development applications is required. As written, any property split would require outreach. Smaller lot splits (e.g., a five-acre lot being split into two, two-acre lots) may not necessitate outreach. | <i>This has been addressed in the draft in Attachment 1. See page 69 where a threshold for engagement is provided and the City's minimum expectations are described.</i> |
| 2 | The Objectives of the Triangle SPA, provided on page 61, continue to reference the retention of the rural character. This character is being impacted by the addition of the 1/3-acre and 1/4-acre lot sizes and development standards. | <i>Staff has updated the first bullet point to state that an objective of the Triangle SPA is to "Recognize the historic rural character of the Triangle Area and provide for a transition of density across the Triangle Area from the East Elk Grove area to the west, the Sheldon Rural Area to the north, and the East Study Area east across Grant Line Road."</i> |
| 3 | Some commenters requested that minimum lot area be measured on the gross basis (including the street in front of the lot) and others requested that it be calculated on the net basis (just the developable area). Some commenters believed that a gross calculation overrepresented the actual lot area and would be confusing and that net would be a true reflection of the lot size. A net calculation would also reduce the total development potential by requiring larger lot sizes compared to a gross calculation. | <i>Staff has not made any changes to the draft in Attachment 1; it continues to list gross lot size as the basis of measurement. This is consistent with the current SPA.</i> |

| # | Comment | Notes/Status |
|---|--|---|
| 4 | A berm along commercial development does not make sense and should be eliminated. | <i>Based upon feedback at the September 2018 workshop, berms are no longer provided south of Elk Grove Boulevard within the Triangle SPA. The draft land plan notes that walls shall be provided, except at commercial development.</i> |
| 5 | Increase the lot coverage allowance for 1/4-acre lots if restricted to one-story | <i>A note has been added to Table G to allow for 60% lot coverage for 1-story homes.</i> |
| 6 | Modify what will happen with the intersection at Jetmar Way and Grant Line Road with (1) the Di Benedetto property is development and (2) the Connector is constructed. Do not limit Jetmar/Grant Line to emergency access only. Limit cut-through traffic by limiting access from Di Benedetto to Jetmar Way. | <i>Staff discussed this intersection with Connector JPA staff. While final design for this segment of Grant Line has not been completed, it is likely appropriate for the Jetmar/Grant Line intersection to be limited to emergency access only and for daily access to occur through the Di Benedetto property once developed, similar to the current Rau Road condition. No changes to the draft SPA have been made.</i> |
| 7 | Clarify sewer hookup requirement for existing residential development. | <i>Pages 91 and 92 discuss sewer connections for existing residences. The current SPA notes that existing residences may be required to hook up to sewer services if available. Staff is not recommending changing this requirement. A connection obligation would be made at the time service is extended and based upon the particulars of the situation. For example, unless utilities were available at the front of a lot it is likely connection would not be required.</i> |

Planning Commission Direction

Staff is seeking direction from the Planning Commission on the following outstanding matters where there was no public consensus. The Planning Commission may provide direction on other matters, too, if desired. Staff will update the draft SPA accordingly and bring it back for consideration and possible recommendation to the City Council in January:

- **Issue 1:** What condition should be provided along Elk Grove Boulevard? Should a berm be required or should it be prohibited and front-on lots be required? If front-on lots are supported, staff will make adjustments to the design standards relative to garage placement.
- **Issue 2:** What adjustments, if any, should be made to the land plan on the Di Benedetto property and along Elk Grove Boulevard given the direction on Issue 1? Should the lots along Elk Grove Boulevard be one-acre in size or 1/3-acre in size?
- **Issue 3:** Should lot sizes be measured on a gross or net acreage basis?

Environmental Analysis

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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." The proposed project is a project under CEQA.

The proposed density changes under the Triangle SPA amendment have been considered as part of the General Plan Update Environmental Impact Report (EIR) (SCH No. 2017062058). That document provides a programmatic review of the potential impacts associated with implementation of the Triangle SPA and the overall proposed General Plan. Since the Planning Commission has not considered the General Plan EIR, staff recommends that after providing direction on revisions this item be continued to January 17, 2019, in part so that the environmental analysis may be presented to the Commission.

None of the potential changes being considered by the Commission relative to the Triangle SPA and summarized herein will impact the analysis or conclusions of the General Plan EIR as the extent of the potential impacts and allowed density considered in the General Plan EIR are larger than any of the land plan alternatives presented in the public workshop or what the Planning Commission may direct.

Attachments

1. Draft Revisions to the Triangle SPA (in track changes)
2. List of Issues from the September 2017 workshop and review notes from staff
3. Written public comments on the draft Triangle SPA Revisions.



CITY OF ELK GROVE CITY COUNCIL STAFF REPORT

AGENDA TITLE: A Public Hearing to consider amendments to the Triangle Special Planning Area and receive City Council direction

MEETING DATE: January 23, 2019

PREPARED BY: Christopher Jordan, AICP, Director of Strategic Planning and Innovation

DEPARTMENT HEAD: Jason Behrmann, City Manager

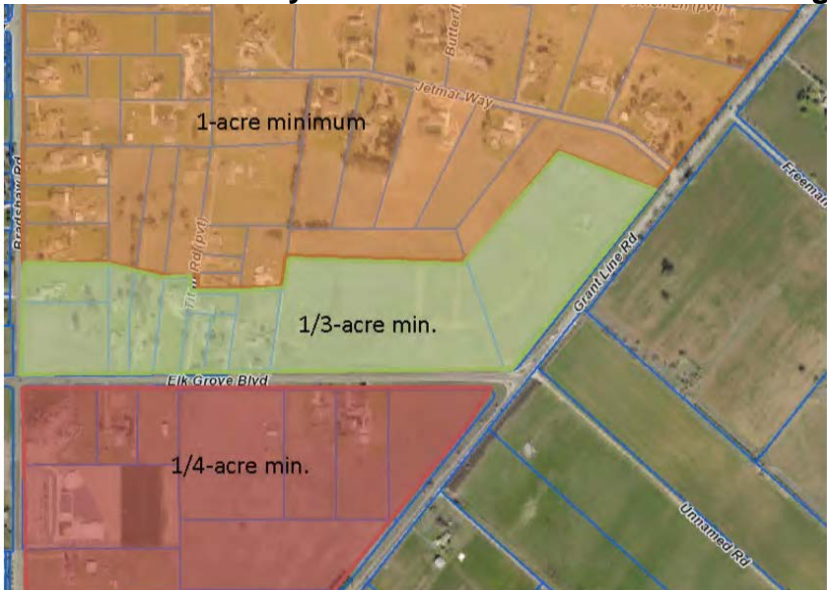
RECOMMENDED ACTION:

The Planning Commission recommends that the City Council consider the proposed amendments to the Triangle Special Planning Area (Triangle SPA) and provide direction on next steps.

BACKGROUND INFORMATION:

In March 2017, as part of the General Plan Update, the City Council directed staff to proceed with amendments to the Triangle SPA. The revisions would rezone the area as shown below:

March 2017 City Council Directed Land Use Changes for the Triangle SPA



- The northern boundary of the Di Benedetto property would retain a one-acre lot transition to existing development.
- Properties along the north side of Elk Grove Boulevard would be rezoned to 1/3-acre lots.
- Properties south of Elk Grove Boulevard would be rezoned to 1/4-acre lots.

Note: This figure does not show the Commercial Overlays located at the southern corners of Elk Grove Boulevard or other locations in the Triangle SPA. No changes to the Commercial Overlays were directed by the City Council.

Council direction was met with mixed public reaction. Based upon these reactions, in August 2017, the City Council directed staff to initiate the update to the Triangle SPA in advance of the General Plan adoption, working with property owners and residents in the area to address concerns, while maintaining consistency with the prior Council direction.

Staff understood that this may be addressed through a number of refinements, including but not limited to adjustments to the boundaries of the density blocks, creation of development standards for the new lot sizes, and updated standards for roadways, landscape corridors, and buffer requirements. However, staff also understood it would not include elimination of the 1/4-acre and 1/3-acre lot sizes.

As described in Attachment 1, staff has held five workshops with the community to discuss the Triangle SPA update. While some concerns were addressed through the process, three issues could not be reconciled. These were:

- **Issue 1:** What condition should be provided along Elk Grove Boulevard? Should a berm be required or should it be prohibited and front-on lots be required? If front-on lots are supported, staff will make adjustments to the design standards relative to garage placement.
- **Issue 2:** What adjustments, if any, should be made to the land plan on the Di Benedetto property and along Elk Grove Boulevard given the direction on Issue 1? Should the lots along Elk Grove Boulevard be one-acre in size or 1/3-acre in size?
- **Issue 3:** Should lot sizes be measured on a gross or net acreage basis?

PLANNING COMMISSION SUMMARY:

Staff presented these issues to the Planning Commission at its meeting on December 6, 2018, outlining the work to date and remaining issues. While the Commission provided direction on Issue 3 (that lot sizes should be measured on a gross basis, consistent with current practice in the Triangle SPA), they requested that Issue 1 (Elk Grove Boulevard) and Issue 2 (land plan revisions) be directed to the City Council.

A draft revision to the Triangle SPA was also presented (Attachment 2). After receiving staff's presentation and hearing public comment, the Commission discussed the three issues and the draft SPA revisions. While

the Commission agreed that lot size should be measured on a gross basis, they identified concerns with the land plan revisions and the potential condition along Elk Grove Boulevard.

With regard to the land planning, the Commission wondered if there was an alternative version that could be developed that addressed the community concerns with density and compatibility of lots at the northern end of the Triangle SPA. A range of ideas were discussed, including only rezoning properties south of Elk Grove Boulevard to 1/4-acre and leaving all properties north of Elk Grove Boulevard, as well as lots directly along the south side of Elk Grove Boulevard, as one-acre; removing properties south of Elk Grove Boulevard from the Triangle SPA (with a rezone to RD-4); and an option of rezoning areas along the south side of Elk Grove Boulevard as 1/3-acre. The Commission was concerned about development occurring in context with the existing character of the area.

Relative to the condition along Elk Grove Boulevard (front-on lots or berm), the Commission considered the visual simulation presented in Figure 2 and Attachment 1 showing front-on lots and identified concerns with this condition relative to access and landscaping. The Commission requested that staff prepare an additional simulation showing a berm condition (discussed below and provided as Figure 3).

A discussion was also had regarding access to and from Grant Line Road to Jetmar Way. The draft revisions to the Triangle SPA provide that as development of the Di Benedetto property and the Connector occurs, access at Jetmar Way would be changed to emergency vehicle access (EVA) only and that access to Jetmar would occur through the Di Benedetto subdivision. Residents on Jetmar have not supported this change and have indicated preference for access restrictions between Jetmar and Di Benedetto to limit cut-through traffic; but access at Grant Line Road should remain (converted to right-in/right-out only).

The Commission discussed holding another community workshop to further discuss the concerns and negotiate solutions. Ultimately, the Commission decided to send the matter on to the City Council for further direction or clarification.

ANALYSIS/DISCUSSION:

Direction from the City Council is requested on the following questions. The Council may provide direction on other matters, too, if desired.

Question 1: What condition should be provided along Elk Grove Boulevard? Should a berm be required or should lots front onto the street?

During the public outreach process, a concern was raised regarding what frontage condition would occur along Elk Grove Boulevard as a result of development. Typically, for an arterial roadway such as Elk Grove Boulevard, the City would require a masonry sound wall to attenuate roadway noise. The Triangle SPA currently discourages the use of these types of walls. Prior project approvals have instead used earthen berms with tubular steel fencing. For example, the Di Benedetto project has partially complete berms along its Elk Grove Boulevard and Grant Line Road frontages.

In the Rural Area, the City has used an alternative approach of orienting the homes such that the roadway noise is screened from the outdoor activity areas of the lot (traditionally the backyard). This would have the homes fronting onto Elk Grove Boulevard. Some Triangle Area residents have requested this approach in the Triangle SPA as a way to incorporate more rural conditions for new development. Others have requested keeping the prior approach of berms.

In spring 2018, staff worked with one of the homeowners and the Brownwood property owner to prepare a visual simulation of the Elk Grove Boulevard street scene as it may appear looking south from the existing residence. Staff prepared “story poles” (20-foot tall PVC pipes) that were placed at what would be the exterior walls of future homes on the Brownwood property, setback as appropriate from the existing roadway to mimic the front-on condition with one-acre lot sizes.

Before and after conditions are shown in Figures 1 and 2, respectively. Figure 3 illustrates the Commission-requested scenario of a berm with 1/3-acre lots.

Figure 1: Existing Conditions



Figure 2: 1-Acre Front-On Lots



In Figure 2 the first row of homes are on one-acre lots setback from the ultimate widening of Elk Grove Boulevard approximately 65 feet (allows for turning vehicles around on the property and limit backing out into the travel lane). These homes are also single story (25 feet to top of roof). Homes on the second row are two stories on 1/4-acre lots.

Figure 3: 1/3-acre Lots with Berm



For Figure 3, the first row is single story on 1/3-acre lots, with a setback from the back of the berm of 30 feet. The berm itself is six feet tall and 24 feet wide (2:1 slope). Homes on the second row are two stories on 1/4-acre lots.

Both Figures 2 and 3 have limited landscaping detail. In Figure 2, front yard landscaping for the homes has not been included as this would be determined by the homeowner. For Figure 3, only major landscaping (trees 30-feet on center) along the length of the berm are shown; additional landscaping, including ornamental trees, shrubs, and other features can be required. Additionally, a solid wood fence could be required, rather than the tubular steel fence shown at the top of the berm.

Question 2: What adjustments, if any, should be made to the land plan?

As discussed in Attachment 1, adjustments to the Council-directed draft land plan have been made based upon public input. The current draft in Attachment 2 retains the 1/4-acre lots south of Elk Grove Boulevard; it also shows a band of 1-acre lots on the south side of Elk Grove Boulevard in the event the front-on lot design is chosen in Question 1.

For the area north of Elk Grove Boulevard, the 1/3-acre lots have been limited to just the Di Benedetto property. The 1-acre lots on the north side

of Di Benedetto have been retained; a second area along the west property line has been added based upon comments from the adjoining neighbor. The Elk Grove Boulevard frontage also includes 1-acre lots, again in the event front-on lots are chosen.

Options the Council may want to consider include, but are not limited to, the following:

- A. Return to the prior Council direction and remove the 1-acre lotting along Elk Grove Boulevard;
- B. Direct that the area south of Elk Grove Boulevard be removed from the Triangle SPA and zoned RD-4 (this option was discussed by the Planning Commission; however, it may be appropriate to leave it in the SPA as currently provided in consideration of the community input to date);
- C. Incorporate more density feathering by having 1/3-acre lots on the south side of Elk Grove Boulevard;
- D. Change the Di Benedetto property to 1-acre lots.

ALTERNATIVE ACTIONS:

In addition to the options discussed above, the Council could also direct staff to suspend work on the Triangle SPA update and leave the current plan as is. Updates to the draft General Plan update would be required and would be incorporated before that matter is considered by the Council at a future hearing.

FISCAL IMPACT:

Preparation of the amendments to the Triangle SPA is included in the current fiscal year budget.

ATTACHMENTS:

- 1. Planning Commission report from December 6, 2018
- 2. Draft Amendments to the Triangle SPA, dated December 6, 2018

1/21/2019

Triangle Community Group's Position on the Proposed Revisions to the Triangle Special Planning Area

The Triangle Community Group has always supported the development of the Triangle Area. But it has also been the Group's position that any development must be within the guidelines of the Triangle Special Planning Area adopted by the City in the 2004 General Plan and specifically as it relates to AR-1 zoning.

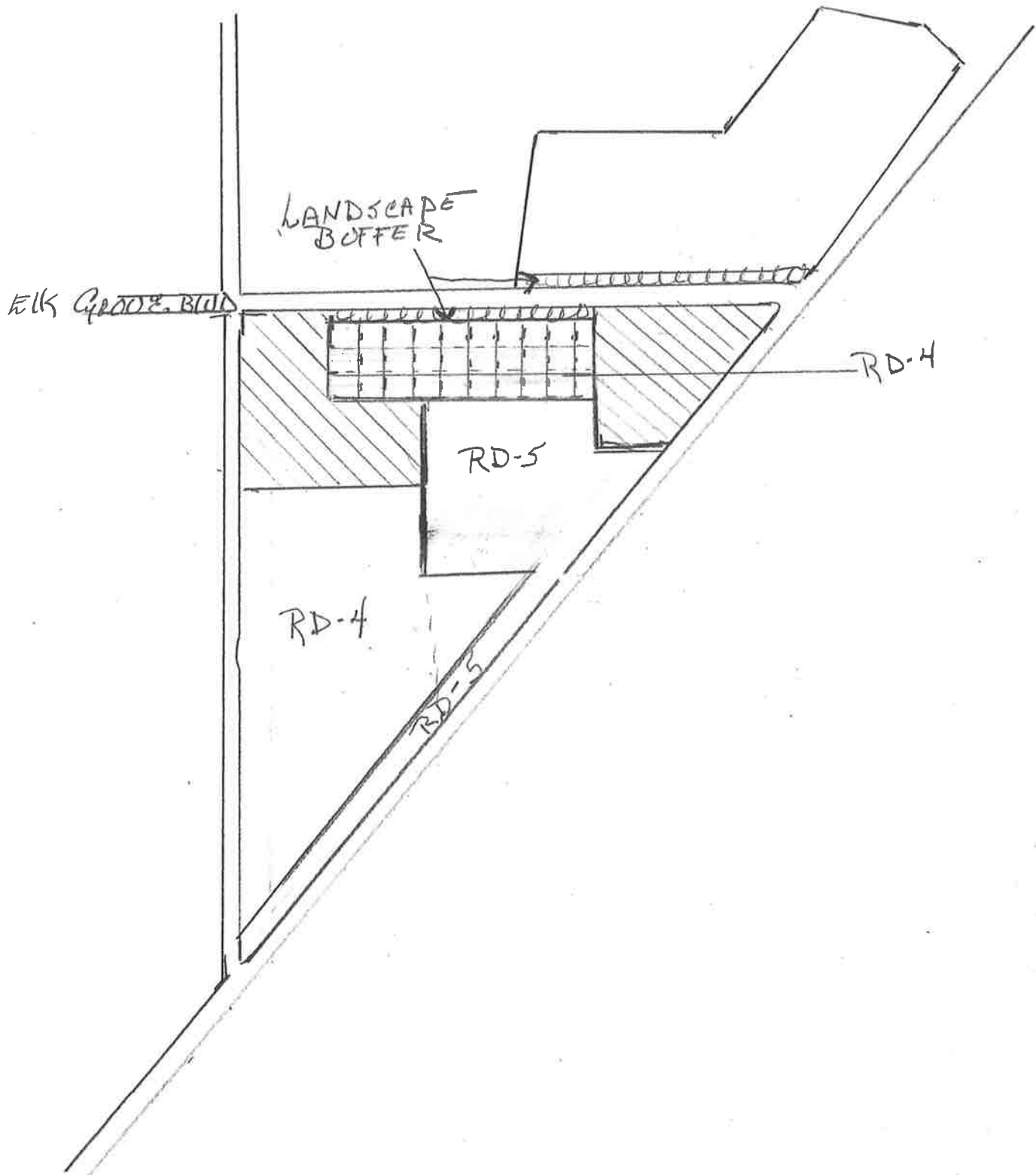
The proposed revision to Elk Grove City General Plan attempts to rezone certain AR-1 areas in order to allow denser development. The Group understands that it is in the best interests of the community as a whole that it must accept some compromise in order to allow development to proceed.

However, as a transitional rural/urban buffer to the Sheldon Rural Area, the Triangle Area must retain significant property size to appropriately feather land use along bordering one acre and larger properties.

Therefore the Triangle Community Group's position is that:

1. All zoning north of Elk Grove Blvd shall remain exclusively AR-1.
2. All property south of Elk Grove Blvd shall be zoned as follows:
 - From Elk Grove Blvd, South, first 450 feet will be four homes per acre with no berm.
 - Lots will be oriented properly to mitigate sound.
 - Where a landscape buffer is required along Elk Grove Blvd., north and south sides, shall be consistent in design and function, and shall provide sufficient density (bushes and trees) to mitigate any sound issues. Berms and sound walls shall not be used.
 - Property currently owned by developers will be zoned as RD-5 with the exception of the first 450' south of Elk Grove Blvd. Property owned by existing homeowners will be zoned RD-4.

3. Single story homes only in the Triangle Area consistent with the provisions of the Special Planning Area (SPA).
 4. The Triangle Special Planning Area boundaries shall remain as is.
 5. That the results of work done by the citizens of the Triangle Area and Elk Grove planning staff over the last year regarding building standards for higher density development south of Elk Grove Blvd. not be abandoned.
 6. All accesses to Jetmar Way shall remain open.
-



Elk Grove Triangle Special Planning Area



Prepared by

City of Elk Grove
June 2019

Planning Commission Draft Revisions
Showing Track Changes from 2004 Edition

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[to be updated when amendments finalized]

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1. INTRODUCTION



The Elk Grove ~~Triangle area~~Triangle Area covers approximately 710 acres (1.1 square miles) in the easternmost portion of the City of Elk Grove (see Figure 1). The ~~Triangle area~~Triangle Area is formed by Bond Road on the north and Bradshaw Road on the west, with Grant Line Road extending diagonally to form the southeastern boundary of the Triangle and the corporate boundary of the City.

A map of the ~~Triangle area~~Triangle Area is shown in Figure 2. ~~An aerial (as of 2018) is provided in Figure 3.~~

The City's General Plan ~~includes the Eastern Elk Grove Community Plan, which covers land in the eastern area of the City. This Community Plan includes two sub-areas, one of which is the Triangle Area covered by this Special Planning Area (SPA). The Community Plan includes specific development capacity for each of these sub-areas (Figure 4). Land Use Element identifies this area as the Elk Grove Triangle Policy Area. The Land Use Element states,~~

~~"The City shall prepare a comprehensive plan for the Triangle Area to implement the General Plan's land use policies for this area. The comprehensive plan may be prepared in any form, which provides for the efficient and proper implementation of this policy (LU-19, Action 1)."~~

This SPA document implements ~~this portion of the General Plan~~the policies of the General Plan, including the Eastern Elk Grove Community Plan, by establishing development standards and procedures in keeping with the development capacity and policies of the General Plan.

History of the Triangle SPA

The provisions of this SPA were originally established in 2004 and served to implement the City's first General Plan. As part of the 2018/2019 update to the General Plan, amendments have been made to this SPA to reflect the updated policies of the General Plan.

Figure 1: Vicinity Map

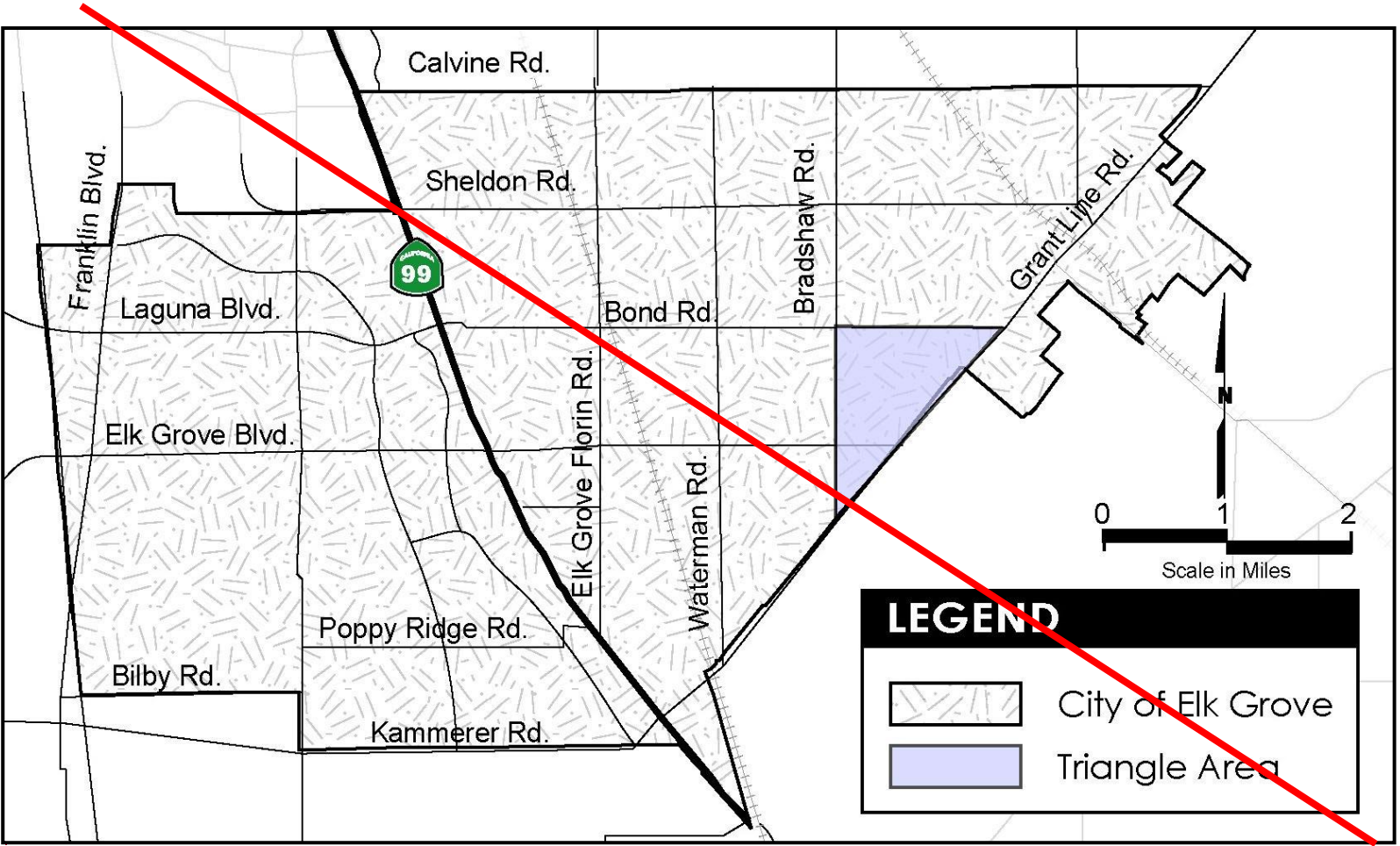
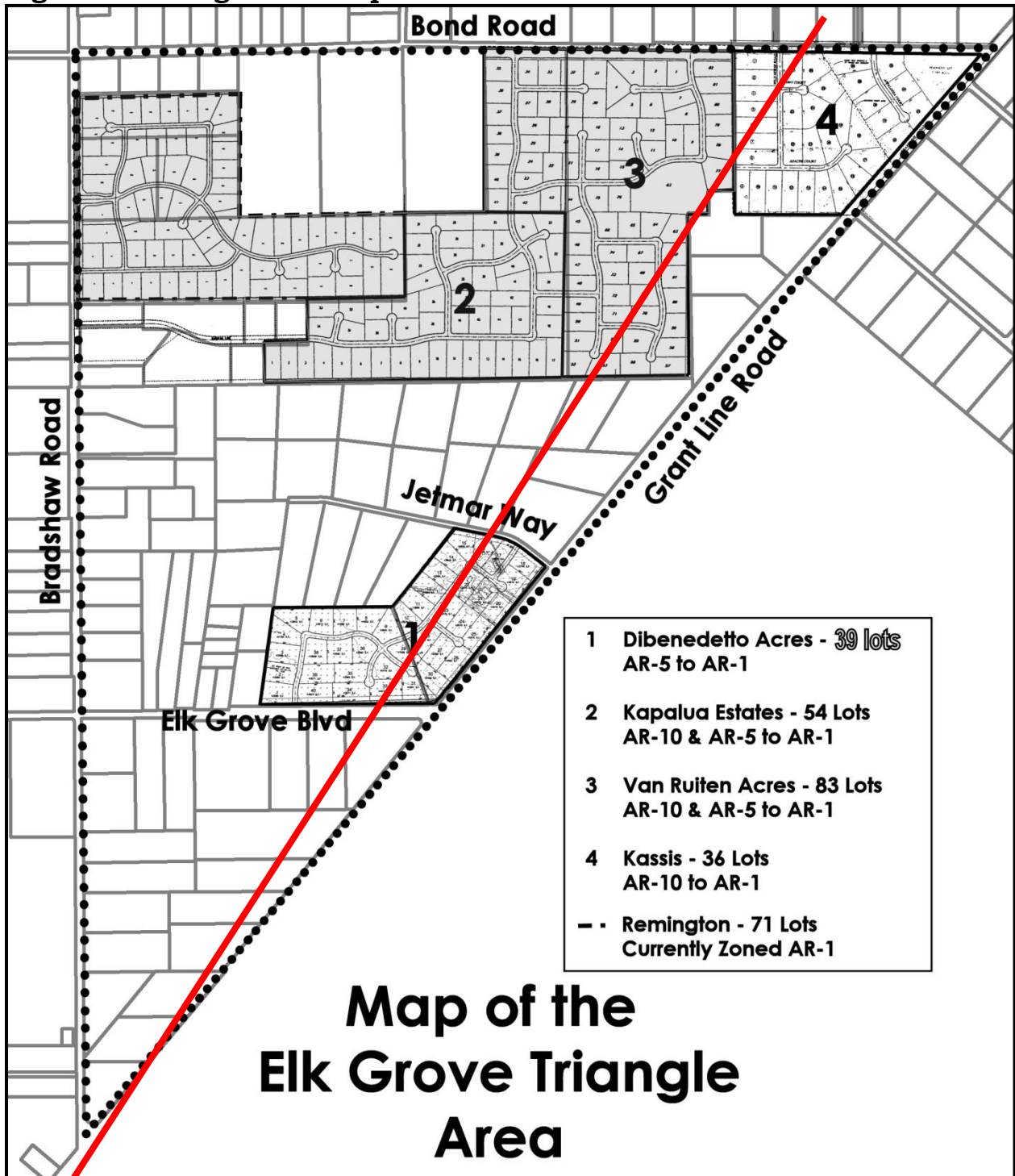




Figure 2: Triangle Area Map



Note: References to projects in the figure above reflect approved and proposed projects

as of May 2003.

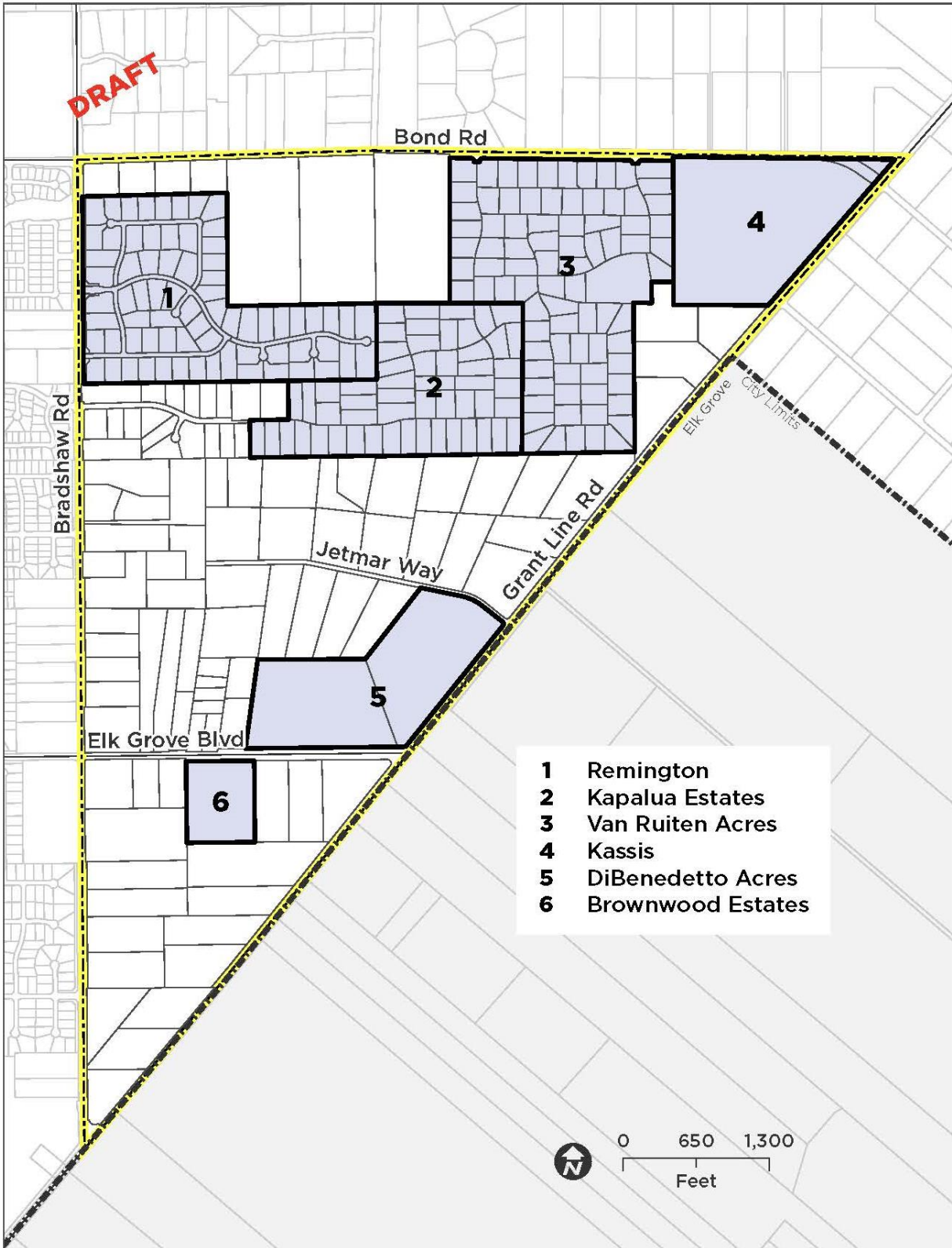
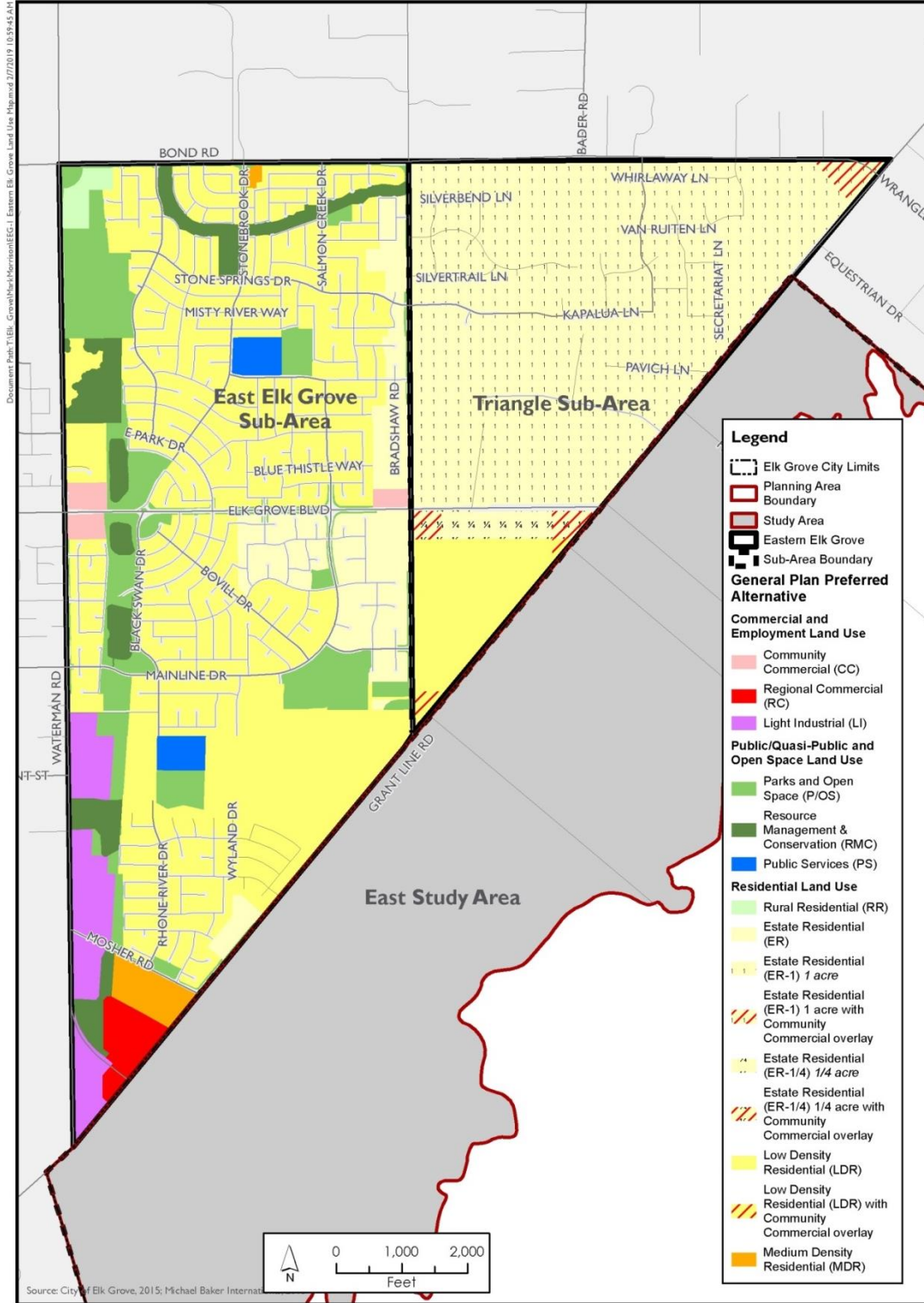


Figure 3: Aerial Photograph



Figure 4: Eastern Elk Grove



2. PURPOSE AND INTENT/ADMINISTRATION

The Elk Grove Triangle Special Planning Area (Triangle SPA) ~~is established to supplement~~ supersedes the standards and regulations provided in Title 23 of the Elk Grove Municipal Code (hereinafter referred to as the "Zoning Code")~~the City Zoning Code for the Triangle Area~~. This SPA is intended to provide detailed site planning, landscaping, and other requirements that will govern future development and land use projects, including conditional use permits, tentative subdivision and parcel maps, and other similar proposals, within the ~~Triangle area~~Triangle Area. These standards supersede Title 23, but where an item is not addressed herein Title 23 shall control.

A. Enabling Legislation

The authority to prepare, adopt, and implement the SPA is granted by ~~Title II, Chapter 35, Article 6, of the Zoning Code, entitled Special Planning Area Land Use Zone~~Section 23.16.100 (Special Planning Area) of the Zoning Code.

This SPA document is regulatory in nature, and serves as the zoning for the ~~Project Triangle Area~~site. Development plans, subdivision maps, and site plans for the ~~Project Triangle Area~~Area must be consistent with both the SPA and the City of Elk Grove General Plan.

B. Relationship to the General Plan

This SPA is consistent with the City of Elk Grove General Plan and related regulations, policies, ordinances and programs governing zoning amendments and adoption of special planning area land use plans. The various land uses permitted within the SPA are consistent with the goals, policies, and general land uses described in the General Plan.

C. Relationship to Zoning Code

The ~~Elk Grove~~-Triangle ~~Special Planning Area~~SPA, as approved, is a ~~section-portion~~ of the City Zoning Code. ~~In some instances, as noted in this document, the SPA relies on regulations contained in the City's Zoning Code. References to the City's Zoning Code contained herein refer to the City's Zoning Code at the time projects are submitted. Where the regulations herein conflict with corresponding regulations in the Citywide Zoning Code, these regulations apply. Where this SPA is silent about special use regulations (e.g., wireless communication facilities), and side development standards (e.g., accessory structures) addressed in the Citywide Zoning Code, the Citywide regulations and standards apply.~~

D. Environmental Review

~~An Programmatic~~ environmental ~~analysis-review~~ has been prepared for the ~~Elk Grove~~ Triangle SPA as part of the City's General Plan. Future entitlements for development in the Triangle Area (i.e., such as subdivision maps, ~~development plan review~~design review, grading permits, building permits, and ~~or~~ other discretionary permits) ~~will~~

shall be evaluated for consistency with this SPA. In the event that a subsequent discretionary approval would result in environmental effects not analyzed in the original environmental analysis, additional environmental review documentation will be required consistent with the California Environmental Quality Act (CEQA).

E. Subsequent Amendments

Amendments to this SPA occurring after DATE [insert effective date of ordinance making these revisions] shall require a 4/5th affirmative vote of the City Council.

3. PROJECT SETTING/EXISTING CONDITIONS AND PLANNED IMPROVEMENTS

The following is a description of existing conditions in the ~~Triangle area~~Triangle Area.

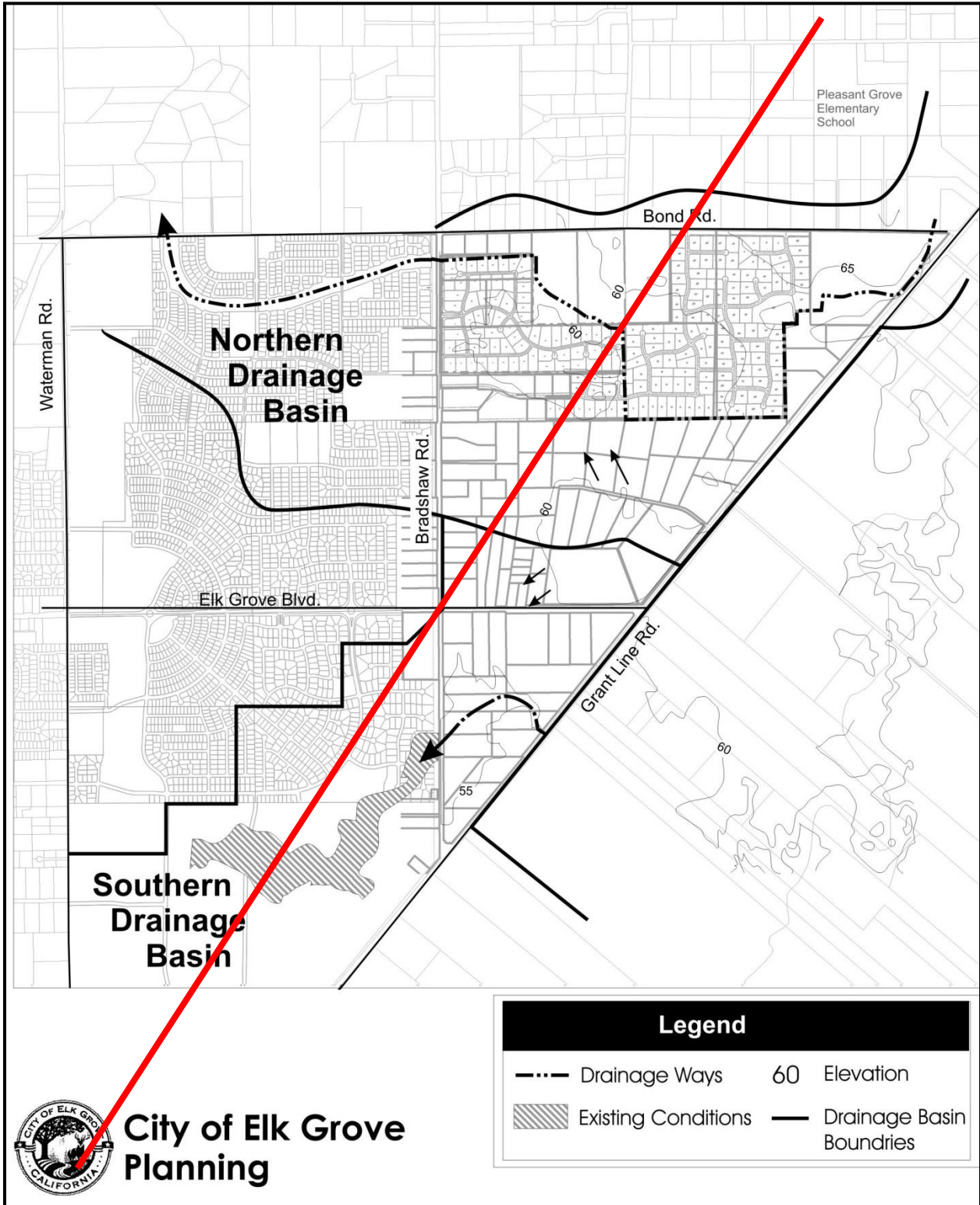
A. Physical Setting

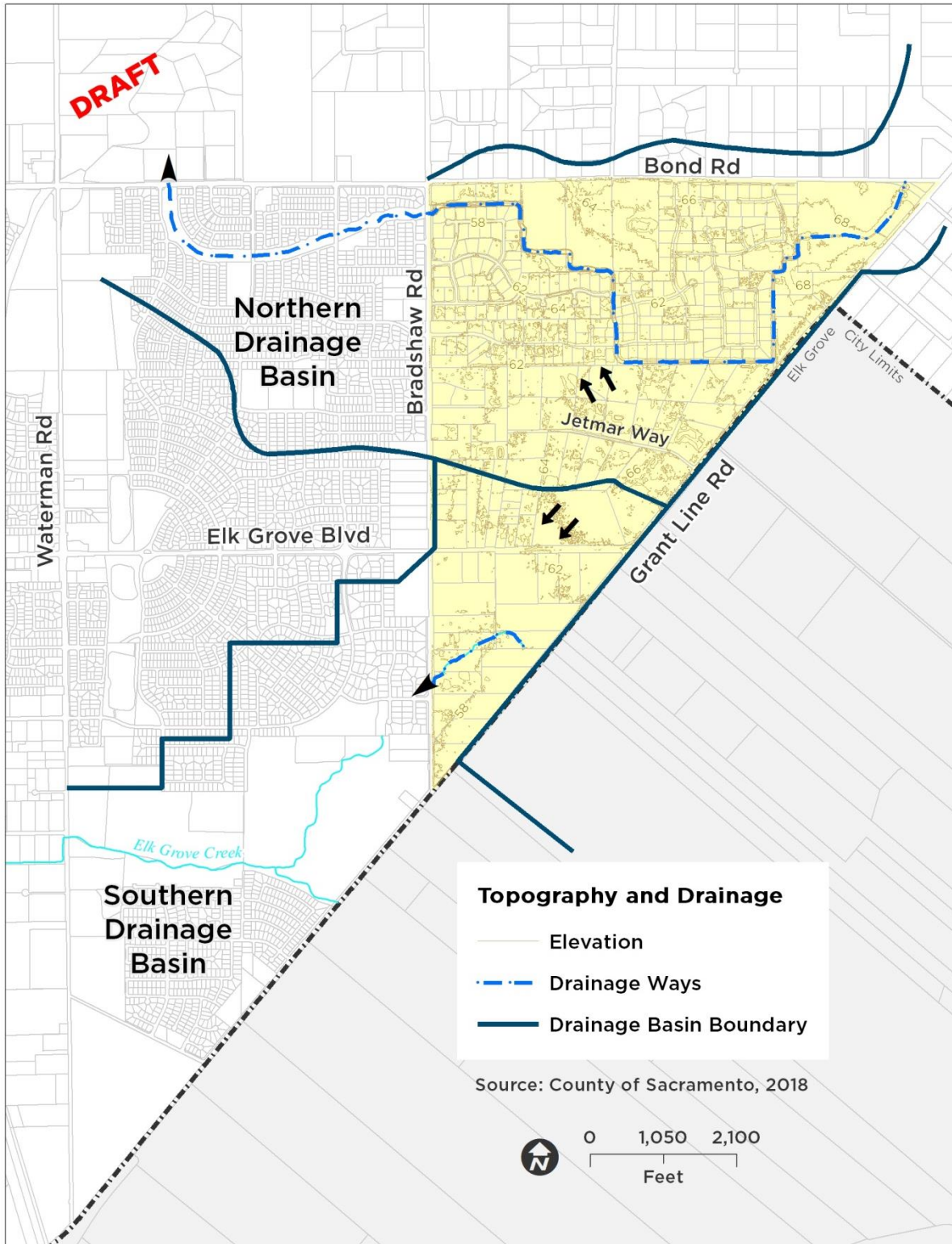
Topography and Soils

The ~~Triangle area~~Triangle Area is predominantly flat, with elevations ranging from a low of approximately 56 feet above mean sea level (msl) at the southwest corner to a high point of approximately 68 feet in the northeast corner of the ~~study Triangle~~aArea. Slopes generally trend toward the west and range between zero and three percent throughout the entire area. Soils within the area are primarily composed of silty loams, and are not considered Prime agricultural lands. A minor landform exists between Elk Grove Boulevard and Jetmar Way, which causes surface drainage to flow generally northwest and southwest from this area of high ground.

Figure ~~35~~, on the following page, shows the historic topography and drainage patterns in the ~~Triangle area~~Triangle Area.

Figure 35: Historic Topography and Drainage





Vegetation/Biological Resources

The ~~Triangle area~~Triangle Area is mostly void of native vegetation as a result of decades of agricultural activity. Portions of the northern area were used for dairy farming, cattle grazing and crop production. Small groves of non-native trees, such as eucalyptus planted in windrows and orchards of walnut varieties, have been introduced into the area. The majority of native trees, including valley oak and cottonwood, have survived primarily in roadside drainage ditches and along fence lines where tractors and mowers could not reach. The dominant type of vegetation in the area is grassland, with several tree species found along the Bond Road, Elk Grove Boulevard and Grant Line Road frontages. Tree species include valley oak (*Quercus lobata*) and cottonwood (*Populus fremontii*) along with various non-native ornamentals.

A variety of mammals and birds use the grasslands for foraging and breeding. The ~~Triangle area~~Triangle Area is in close proximity to the Cosumnes River floodplain, which provides nesting and habitat for the Swainson's hawk (*Buteo swainsoni*), a species listed as Threatened. ~~Recent s~~Studies have noted the observance of several nesting sites within this riparian area, some in close proximity of Grant Line Road. The entire ~~Triangle area~~Triangle Area is ~~well~~ within five miles of ~~active-historic~~ nesting sites, as indicated by the California Department of Fish and ~~Game-Wildlife California~~ Natural Diversity Database (California Natural Diversity Data Base, July 2001), and provides marginal foraging habitat for Swainson's hawk. Other bird species ~~historically~~ observed within the ~~Triangle area~~Triangle Area include tri-colored blackbird (*Agelaius tricolor*), listed as a Species of Special Concern. According to the U.S. Fish and Wildlife Service, the site may provide habitat for similarly listed species, including burrowing owl, although none have been observed.

Waters of the U.S.

Wetland features are located at various locations throughout the ~~Triangle area~~Triangle Area and include natural features as well as excavated channels and jurisdictional wetlands. Irrigated agricultural fields also support plant communities that include some species that can be found in wetlands such as perennial rye, curly dock, and annual bluegrass.

"Waters of the United States" is a term defined in the Code of Federal Regulations (~~CRFCFR~~) to identify areas that receive protection under Section 404 of the Clean Water Act. Waters of the United States include wetlands, lakes, rivers, streams (including intermittent streams), mud flats, etc. Wet areas such as stock watering ponds and ditches used for agricultural irrigation created in upland areas are not subject to Section 404.

Areas within the ~~Triangle area~~Triangle Area containing waters of the United States, such as wetland areas, if filled, would require a 404 permit from the Army Corps of Engineers. In addition, the City of Elk Grove has a policy regarding fill of wetlands called the ~~Interim Wetlands Mitigation/Compensation Policy~~, which ~~requires compensation or preservation resulting in no net loss of wetlands~~ seeks to ensure that ~~no net loss of wetlands occurs, which may be accomplished by avoidance, re-vegetation and restoration onsite or creation of riparian habitat corridors.~~

Surface Drainage

Because the terrain is relatively flat and slopes are minimal, existing roadways and site grading in the area have impeded the natural direction of flow resulting in shallow flooding throughout a majority of the ~~study-Triangle a~~Area. Surface drainage is directed toward ditches along roadsides and on the boundaries of fields throughout the ~~Triangle Areastudy~~area. Deer Creek is approximately $\frac{3}{4}$ of one mile southeast of the site, which flows generally in a southwesterly direction. Deer Creek parallels the Cosumnes River, which is approximately one to two miles southeast of the boundaries of the study area. The south branch of Laguna Creek crosses Bradshaw Road and drains into the East Elk Grove ~~Specific Plan~~area, which is west of the ~~Triangle Areastudy~~area. A portion of this drainage is being improved as part of the Silver Gate subdivision ~~currently under construction~~. (Figure ~~35~~, earlier in this section, shows existing surface drainage patterns.)

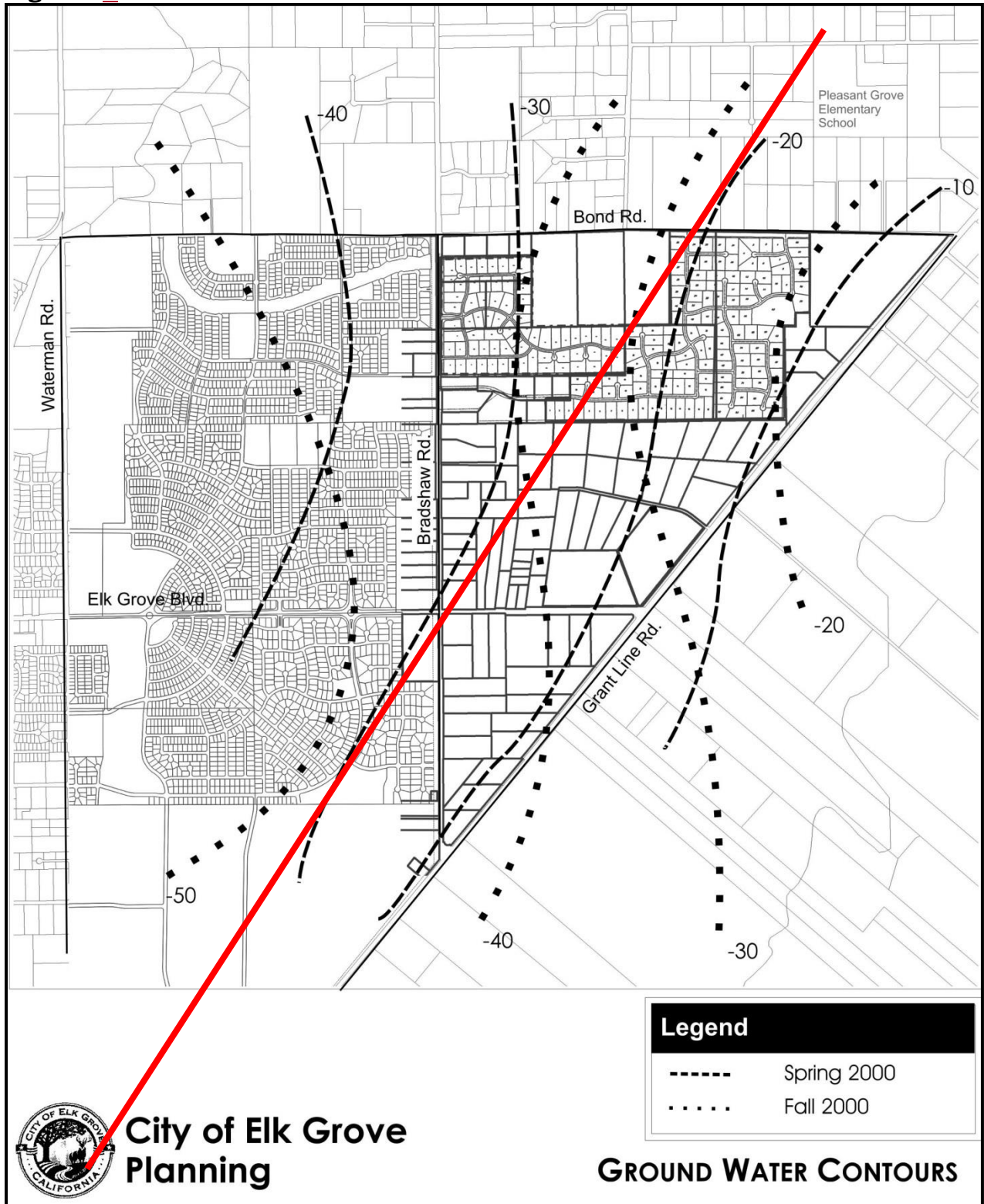
Groundwater

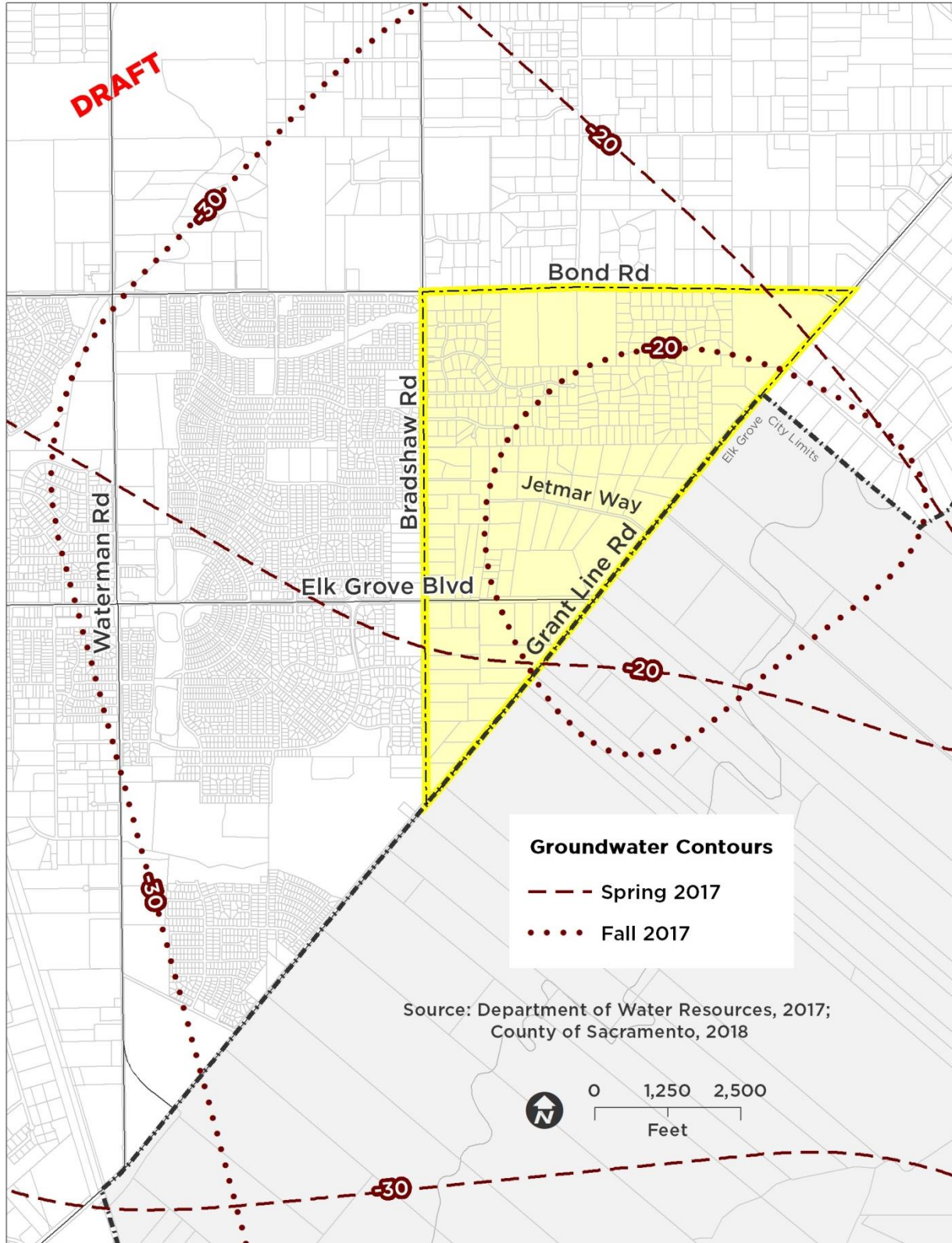
The Triangle ~~a~~Area is located within the Sacramento Hydrologic Basin as defined by the California Department of Water Resources (DWR) and is within Zone 40 of the Sacramento County Water Agency (SCWA). Within Zone 40, groundwater is contained in a shallow aquifer, which extends to approximately 200 – 300 feet below the surface, and also in a deeper, underlying aquifer. The deeper aquifer is approximately 1,600 feet thick.

A layer of clay, with an average thickness of approximately 160 feet, separates the upper and lower aquifers. This clay layer is not uniformly continuous between the two, so neither aquifer is completely impervious. Groundwater may move vertically between the upper and lower aquifers, depending on the rate at which water is extracted through pumping and the rate of recharge. Because of pressure variations that result, heavy extraction from the deeper aquifer can cause water from the upper aquifer to flow downward into the lower one. Conversely, heavy pumping from the upper aquifer can cause an upsurge of water from the deeper aquifer.

Recharge occurs from three sources: rain and irrigation filtering down through the upper soil strata into the aquifer, percolation of water from surface streams and rivers, and the inflow of subsurface water into the aquifer from other regions. All of these factors cause groundwater depths within the ~~Triangle area~~Triangle Area to fluctuate. The Sacramento County Department of Water Resources ~~regularly~~ monitors the depth of groundwater throughout the county and bases its findings by averaging the measurements taken at numerous well sites. In fall ~~2002~~17, the depth of groundwater in the ~~Triangle area~~Triangle Area generally ranged between ~~80-20~~ and ~~90-30~~ feet below ground level while the spring ~~2003-2017~~ depth ~~ranged between 70 and 80~~ was approximately 20 feet. Groundwater contours are shown in Figure 6.4

Figure 46: Groundwater Contours





Aerial Photograph

~~An aerial photograph of the Triangle area is shown on the following page.~~

Figure 5: Aerial Photograph

Lot lines in the figure above reflect approved subdivisions as of January 2004



B. Public Services and Facilities

Storm Drains

The Triangle ~~a~~Area drains into two watershed areas, generally divided by the high ground between Jetmar Way and Elk Grove Boulevard. The Northern Drainage Shed includes all of the area north of Jetmar Way and a portion south of Jetmar Way. ~~Low flows from the northern shed are contained within a small, man-made channel along the east and south sides of the Van Ruiten property, and continues west along the south side of the Kapalua property. This channel turns north flows northwest then parallels Bond Road to a point approximately one quarter mile east of Waterman Road where it crosses under Bond Road through twin 9 foot x 5 foot box culverts and continues northwest for approximately 600 feet to Laguna Creek (EEGSP, 1996). During heavy rains, the capacity of this channel is exceeded and excess flows are carried in a broad, shallow floodplain, which travels southwest from Bradshaw Road before aligning northwest towards the Bond Road culvert. As part of prior development, a channel was constructed along the southern boundary of the Kapalua subdivision and a portion of the Van Ruiten subdivision, where it then extends north through Van Ruiten and north of the Remington subdivision to a box culvert under Bradshaw Road. This channel then continues through the East Elk Grove area and ultimately connects to Laguna Creek near Waterman Road.~~

The Southern Drainage ~~s~~Shed includes the portion of the Triangle ~~a~~Area south of Jetmar Way. The southern watershed sheet flows in a southwest direction and is collected in roadside ditches along Elk Grove Boulevard. Drainage in the area flows southwest to Elk Grove Creek. This area is at the upper end of a large watershed of 182 acres that drains across Bradshaw Road in an existing 36-inch culvert, approximately 1,000 feet south of Elk Grove Boulevard. Because existing Elk Grove Creek is shallow and is lined with natural vegetation, it has limited capacity to convey flows within its banks and is subject to flooding in the area (particularly upstream of Waterman Road) (~~EEGSP~~East Elk Grove Specific Plan, 1996). ~~Per the East Elk Grove Specific Plan Drainage Master Plan, Improvements within the East Elk Grove area west of the Triangle have been the conveyance west of Bradshaw Road will be sized to accommodate the ultimate development of the entire watershed, which will assist with the lack of capacity of Elk Grove Creek (DWR Memo, 2001).~~

Water Supply and Distribution

Private well sites serve as the primary source of water for residential and agricultural uses within the Triangle ~~a~~Area for portions that were developed prior to 2000. However, ~~recent newer development (since 2000), especially subdivisions that created lots smaller than 2 gross acres, have development has~~ extended public water supply and distribution systems east of Bradshaw Road. The Remington Estates project (subsequently re-named Silver Gate) as well as the entire ~~Triangle Area study area~~, is served by the Elk Grove Water ~~Service District~~ (EGWDS), which, for this area, purchases water from the Sacramento County Water Agency (SCWA) Zone 40 service area. ~~SCWA is currently preparing a long term plan for meeting future water needs through conjunctive use of local groundwater and surface water supplies.~~ The City of Elk Grove in cooperation with Sacramento County Department of Water Resources

requires that residential projects consisting of lot sizes of less than two acres ~~lot sizes of two acres or less~~ connect to Zone 40 of the SCWA system.

Water mains are located in Bradshaw Road between Bond Road and Grant Line Road at various locations including the intersection of Elk Grove Boulevard and Bradshaw Road. In the northern portion of the Triangle Area study area, the Silver Gate project has extended public water lines east of Bradshaw Road. A 16" transmission main line (T-main) extends along the northern boundary of Silver Gate. A 24-inch T-main also extends south from Bond Road along Kapalua Lane to the two-acre SCWA water treatment facility site.

Costs associated with the extension of transmission mains are subject to reimbursement as determined by ~~the EGWD and/or~~ SCWA in accordance with the provisions policies and standards of ~~Ordinance 18~~ the agencies.

Surrounding infrastructure includes a 24-inch T-main on the north side of Bond Road that extends east from Waterman Road and terminates at Bradshaw Road. ~~At this point~~ From that location, the 24-inch main ties into two 16-inch T-mains. One extends south along the west side of Bradshaw Road to a point approximately 1,050 feet north of Grant Line Road Elk Grove Boulevard. The other 16-inch T-main extends along Bond Road to the east ern boundary ~~boundary~~ of ~~boundary~~ the Van Ruiten Ranch project.

EGW~~SD~~ takes water from SCWA T-mains and distributes it directly to individual developments. A 10-inch distribution main line (D-main) is located on the east side of Bradshaw Road beginning approximately 375 feet south of the intersection of Bond Road and Bradshaw Road. This line extends south along Bradshaw Road to a point south of Silvertrail Lane. A 10-inch line is also located on the west side of Bradshaw Road within a subdivision north of Elk Grove Boulevard. This infrastructure could be tied into to serve development within the ~~Triangle area~~ Triangle Area.

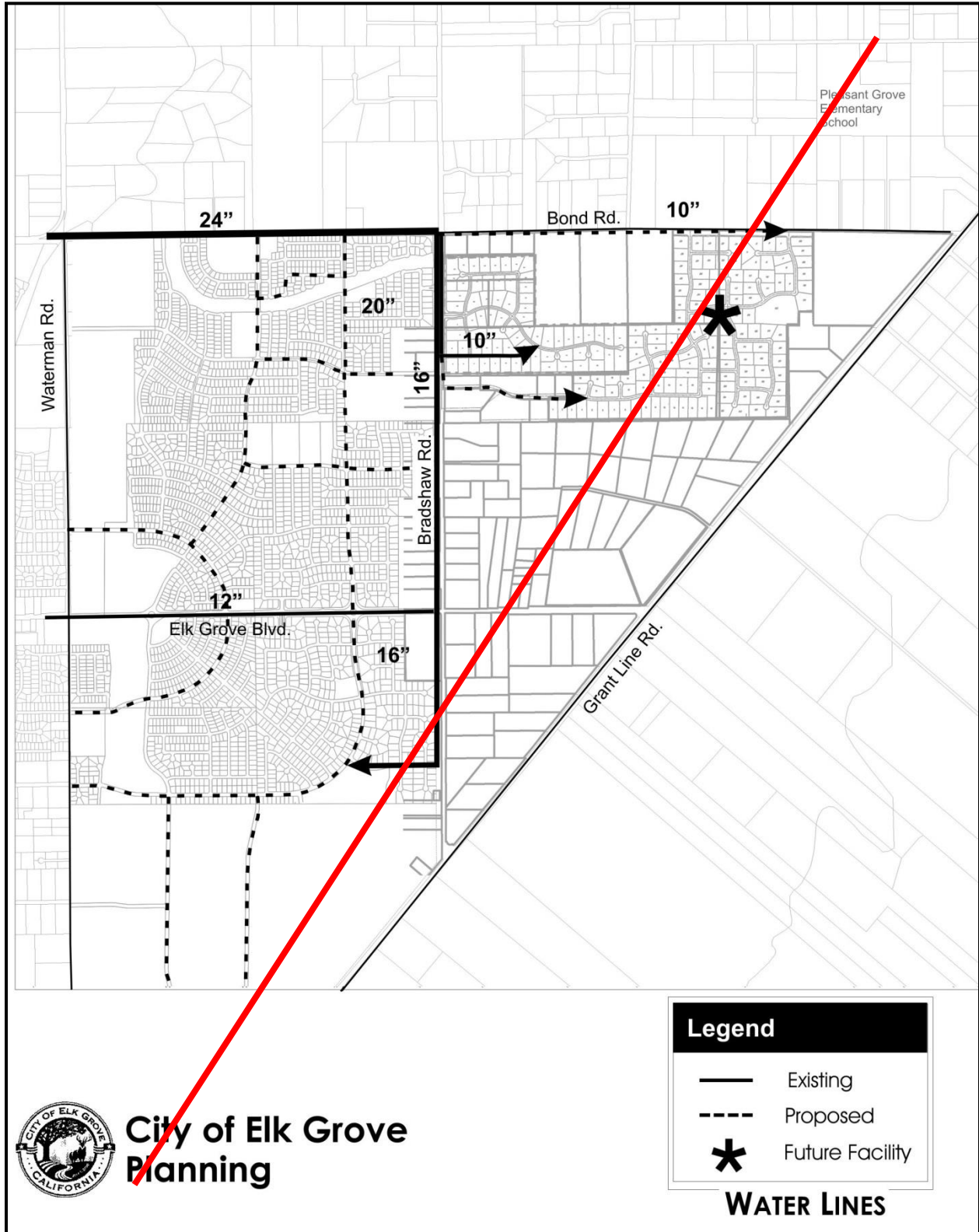
As part of the approval of the Kapalua and Van Ruiten projects, ~~the~~ Department of Water Resources requested two acres ~~to~~ be set aside to accommodate a well site with water treatment and storage facilities. Adjacent neighbors requested that if such a facility ~~is was~~ sited, ~~that~~ it should be more internal to the project and not near Bond Road. ~~Water Resources has indicated that such relocation can be accommodated, provided that the site meets all criteria of the Department of Health Services (DHS). DHS criteria include a minimum distance of 1,000 feet from existing wells. Staff suggested that since both projects would benefit from the facility, so each project should share equally in the facility. The Commission adopted a condition stating, "A two acre site shall be reserved between the Kapalua Estates project and the Van Ruiten Acres project for groundwater production, treatment, and storage facilities, to the satisfaction of the Sacramento County Water Agency (SCWA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). Prior to final map approval, the project proponent shall grant right of entry to SCWA to conduct hydrogeologic evaluations. In addition, the property owner shall enter into an agreement with SCWA in accordance with Chapter 22.50 of the Sacramento County Code and Government Code Title 7, Division 2, Article 4."~~ As part of the conditions of approval for the Kapalua Estates and Van Ruiten projects, an

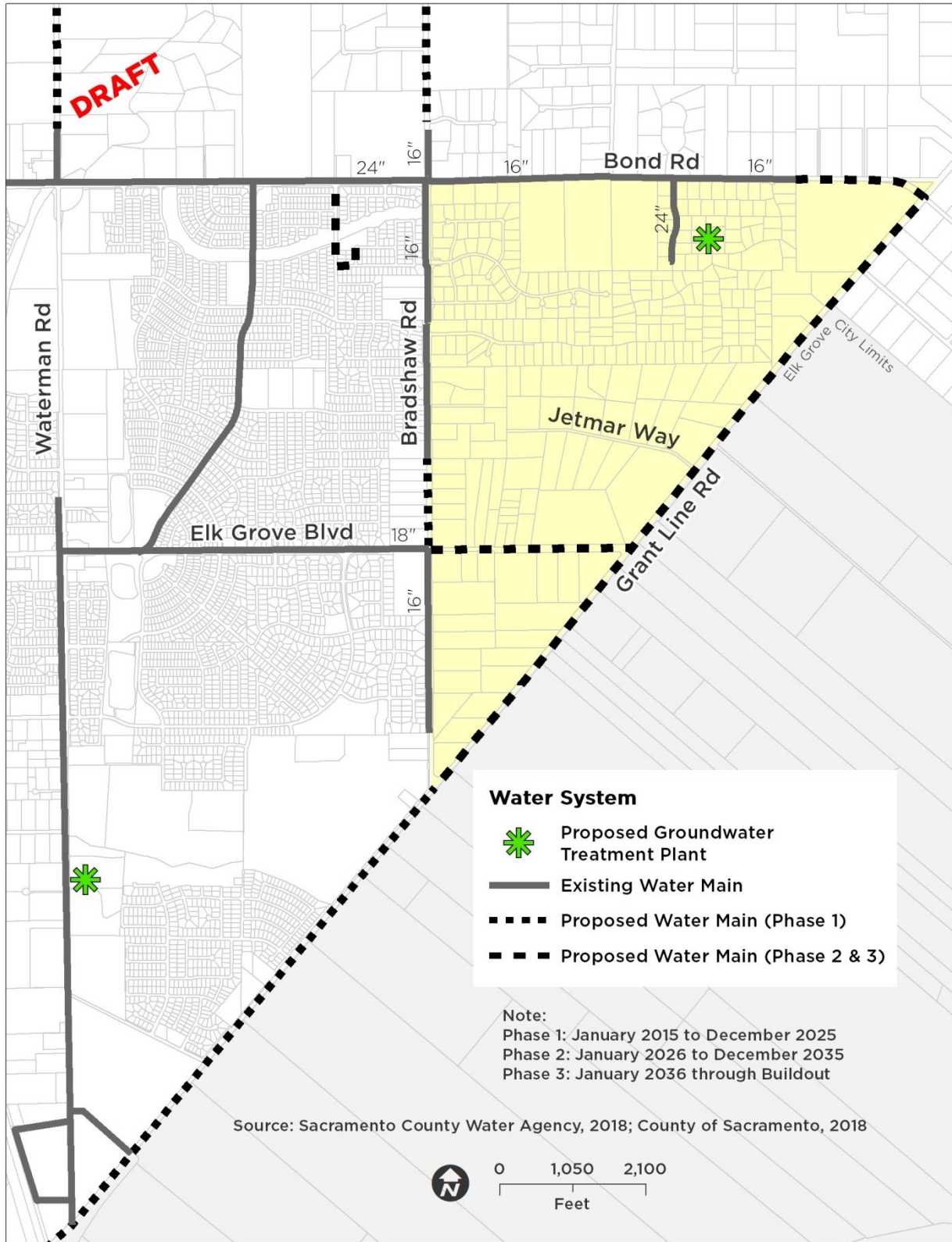
approximately two acre site near the intersection of Kapalua Lane and Van Ruiten Lane was dedicated to SCWA for this future facility.

Figure 76, on the following page, shows the existing and planned (by SCWA and EGWD) water distribution system for the ~~Triangle area~~Triangle Area.

Figure 67: Water System

Elk Grove Triangle Special Planning Area





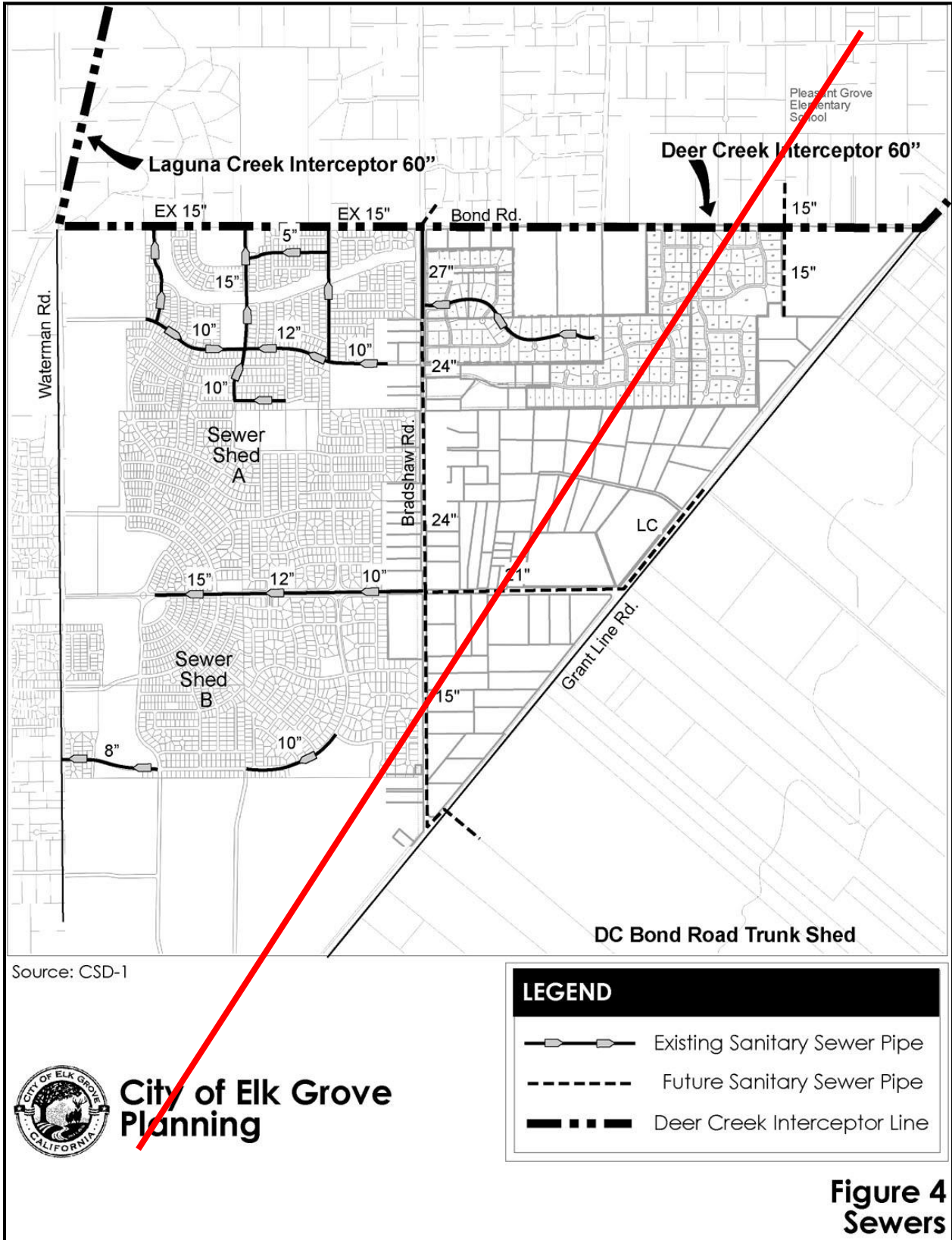
Sanitary Sewer

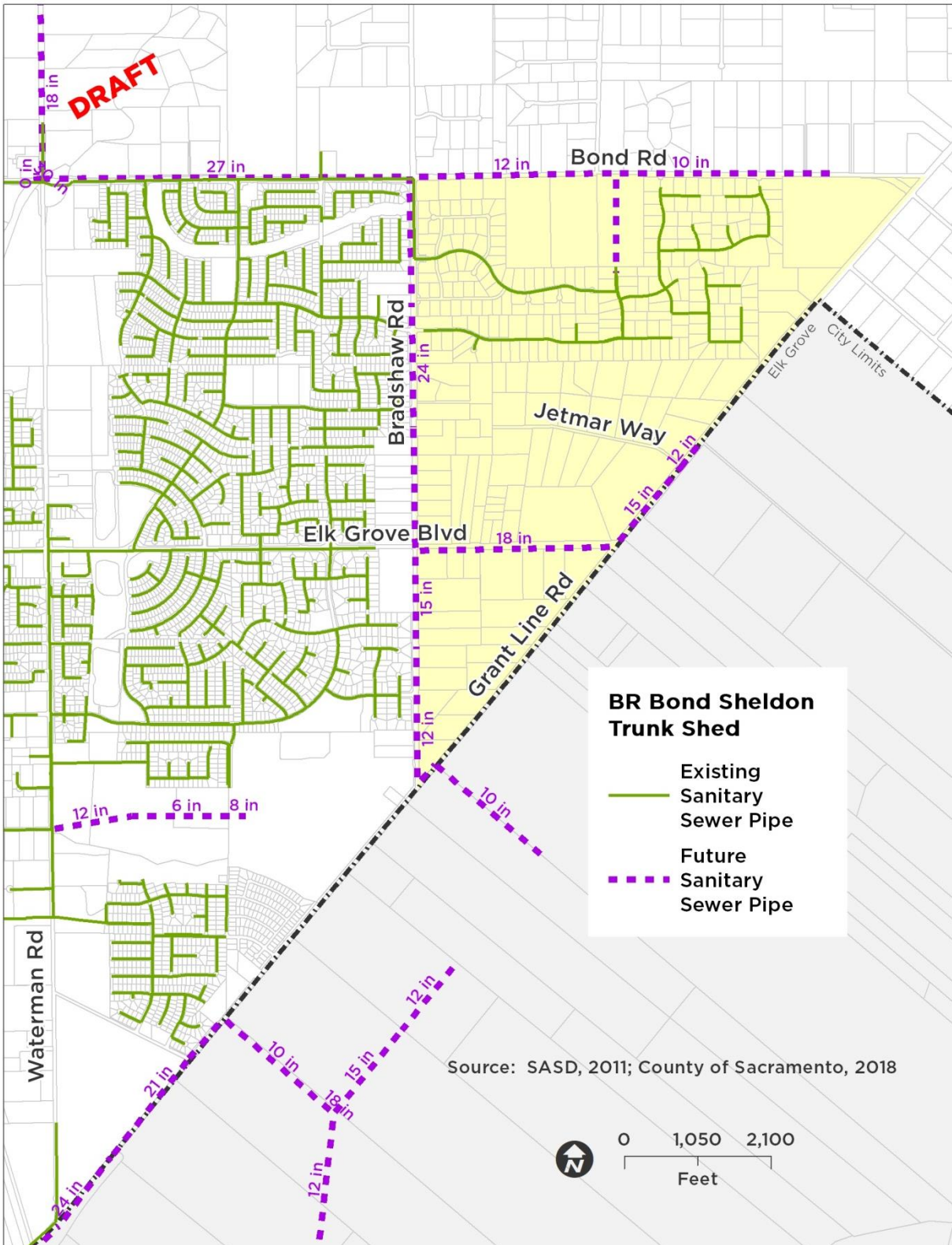
The Triangle ~~a~~Area is to be provided public sewer by the ~~County Sanitation District 1 (CSD 1)~~Sacramento Area Sewer District (SASD) (for collection) and by the Sacramento Regional County Sanitation District (SRCSD) (for treatment). The Triangle ~~a~~Area is within the Spheres of Influence of both sanitation agencies, although the majority of the area is outside of their service boundaries. Currently, the only portion of the ~~Triangle area~~Triangle Area within the ~~service~~ boundaries of ~~County Sanitation District 1 (CSD 1)~~SASD and SRCSD ~~is are~~ the Silver Gate, ~~Van Ruiten, and Kapalua~~ projects, ~~which was annexed into the CSD 1 service areas as well as an additional area along Elk Grove Boulevard. Annexation for any additional services is required prior to any additional development not within the service area. A formal request for annexation into the CSD 1 service area was filed with the Sacramento Local Agency Formation Commission (LAFCo) to include the Van Ruiten and Kapalua project areas, and approximately 25 acres located between the Kapalua project and Bradshaw Road.~~

Sewer lines are located in Elk Grove Boulevard and Bradshaw Road, including a 10-inch sewer line (~~located in Shed B~~) in Elk Grove Boulevard, which terminates at its junction with Bradshaw Road. Another sewer line currently extends south along Bradshaw Road from the intersection of Bradshaw Road and Bond Road terminating at Silver Gate Lane (Shed A).

~~CSD 1~~SASD provides sanitary sewer service on a “first come, first served” basis. ~~Planned s~~Sewer improvements ~~planned by SASD adjacent to them and around the Triangle a~~Area ~~include the Deer Creek interceptor. Currently, the interceptor is projected for 2020 or beyond and has not progressed beyond the master planning stage. The interceptor would be designed to convey 43 to 48 million gallons of sewage per day. Construction is scheduled to begin after 2020~~are illustrated in Figure 8. The Sacramento Regional County Sanitation District (SRCSD) provides regional sewage services, including sewage interceptor lines and wastewater treatment at the Sacramento Regional Wastewater Treatment Plant.

Figure 78: Sewer System





Electrical

Sacramento Municipal Utility District (SMUD) provides electrical service in the Triangle ~~a~~Area. Infrastructure in the vicinity of the Triangle ~~a~~Area includes 69 kV power lines located on the south side of Grant Line Road; 12 kV power lines along Bond Road, Bradshaw Road, Grant Line Road and Elk Grove Boulevard. SMUD operates an electrical distribution substation on the west side of Bradshaw Road north of Grant Line Road and another substation near Calvine Road and Waterman Road. Two ~~new~~ 69 kV power lines are planned to be constructed on the west side of Bradshaw Road to connect these two substations. Construction of these power lines is not currently scheduled ~~and~~. ~~T~~his project may be held until the ultimate widening of Bradshaw Road between Calvine and Grant Line Roads is completed. A 100-foot easement exists on the west side of Bradshaw Road adjacent to ~~the new Albiani High School/~~ Middle School. ~~The area is not required to accommodate the future 69 kV line; rather, it is intended to serve as a setback area between school buildings and the power line. SMUD representatives indicate that a 12.5-foot utility easement is adequate to accommodate the 69 kV line and have requested such dedications as a condition on all subdivisions that front on Bradshaw Road. Such easements have also been dedicated along the north side of Bond Road east of Bradshaw Road adjoining the Van Ruiten project.~~

~~Telephone~~Telecommunications

~~Landline~~ Telephone service to existing development in the Triangle ~~a~~Area is currently provided by Frontier. Major ~~telephone-landline~~ infrastructure is located within Elk Grove Boulevard and includes a fiber optic cable. In addition, above-ground telephone lines are located along Bond Road.

~~Various other providers (including, but not limited to Comcast) service the area with television and internet services (which may also include telephone/voice-over-internet protocol or VOIP services).~~

~~The area is also served by a range of wireless telecommunication services. As the number of users in the area increases, or as technology changes, additional wireless facilities may be necessary.~~

Natural Gas

The majority of properties in the Triangle ~~a~~Area rely on propane as the source of natural gas. Gas service to new development in the ~~Triangle area~~Triangle Area is currently provided by Pacific Gas & Electric Company (PG&E). PG&E operates a 4-inch gas main ~~that~~ is located in Elk Grove Boulevard. Another gas main is located along the easement ~~in-on~~ the south side of Bond Road (ESA, 2002).

~~Cable~~Television

~~Sacramento Cable provides cable television service within in the Triangle area. Cable service has been extended south on Waterman Road from Elk Grove Boulevard to~~

~~Grant Line Road. Sacramento Cable also has trunk and fiber facilities along Bond Road. These are generally overhead facilities.~~

Parks, Trails and Open Space

~~The local governing body for park facilities is the Elk Grove Community Services District. The Cosumnes Community Services District (CCSD) provides park and recreation services to the Triangle Area. Currently there are no parks identified within the Triangle Area, but several facilities are have been constructed or are planned for construction within the to be constructed as part of the East Elk Grove Specific Plan area directly west of Bradshaw Road. Four park sites are in close proximity, including one two-acre mini park south Bond Road adjoining the improved drainage channel, a 7.6-acre neighborhood park adjoining a school site north of Elk Grove Boulevard, another two-acre mini park south of Elk Grove Boulevard, and a 20-acre special park adjoining the southern drainage channel west of the intersection of Bradshaw and Grant Line Roads. These facilities are located within one quarter mile west of the study area. The City and the Elk Grove CSDCCSD have established policies for development of joint use public facilities where feasible park facilities as new development occurs (the Park Design Principles). Joint use involves the shared use, to the greatest extent possible, of land, capital facilities and costs, operation/maintenance costs, staff, and programming responsibilities among respective jurisdictions.~~

State law requires each new residential development to dedicate land for park facilities or pay an in-lieu fee to cover the cost of acquiring park land elsewhere at a minimum ratio of five acres per 1,000 persons. Because there are many property owners within the ~~Triangle area~~ Triangle Area, it is not practical for each property to dedicate park land. In addition, small parcels would not yield enough park dedication land to create usable parks. As a result, it will be necessary for some properties to dedicate park land and for others to pay in-lieu fees.

Trails are required consistent with the City's Bicycle, Pedestrian, and Trails Master Plan, including along Grant Line Road. Additional facilities may be required along Elk Grove Creek connecting into the East Elk Grove area.

Figure 98, on the following page, shows existing and planned parks and trails in the vicinity of the ~~Triangle area~~ Triangle Area.

Schools

The Triangle ~~a~~Area is within the Elk Grove Unified School District (EGUSD). The student population within the Triangle ~~a~~Area attends EGUSD schools ~~located north of Bond Road. Elementary school students attend Pleasant Grove, located at 10160 Pleasant Grove School Road; Middle school students attend T.R. Smedberg, located at 8239 Kingsbridge Drive; and High School students attend Sheldon High School at 8333 Kingsbridge Drive, adjoining the Smedberg school campus in the area; the exact school assignment may be re-designated by EGUSD from time-to-time based upon enrollment levels.~~

School facilities are planned according to ~~T~~the EGUSD Facilities Master Plan. The Master Plan currently shows no schools proposed within the ~~Triangle area~~Triangle Area. Edna Batey Elementary School, ~~a new elementary school~~ located in the East Elk Grove ~~Specific Plan~~ area, opened in 2003.

~~However, this school does not serve students west of Bradshaw Road. A new combined High School and Middle School facility is under construction at the northwest corner of Bond and Bradshaw Roads, which the school board approved December 2002. Katherine L. Albiani Middle School is designed to accommodate 1,200 to 1,450 students and Pleasant Grove High School is designed for a student population of 2,200 2,600. Construction began in 2003 and these facilities are scheduled to open 2005.~~

~~The EGUSD is currently impacted, overcrowded and experiencing a high rate of growth. The EGUSD does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello Roos taxes collected by the EGUSD are not sufficient or timely to satisfy the need. EGUSD relies on statewide school bonds to provide funding necessary to construct new school facilities.~~

EGUSD operations are primarily funded through local property tax revenue that is first accrued in a common statewide pool, and then allocated to each school district on the basis of average daily attendance. State law also permits the charging of development fees to assist EGUSD in funding capital acquisition and improvements to programs for school facilities, based on documented justification that residential and non-residential development projects generate students. The EGUSD School Facilities Needs Analysis, which is updated annually, provides the basis for imposition of fees.

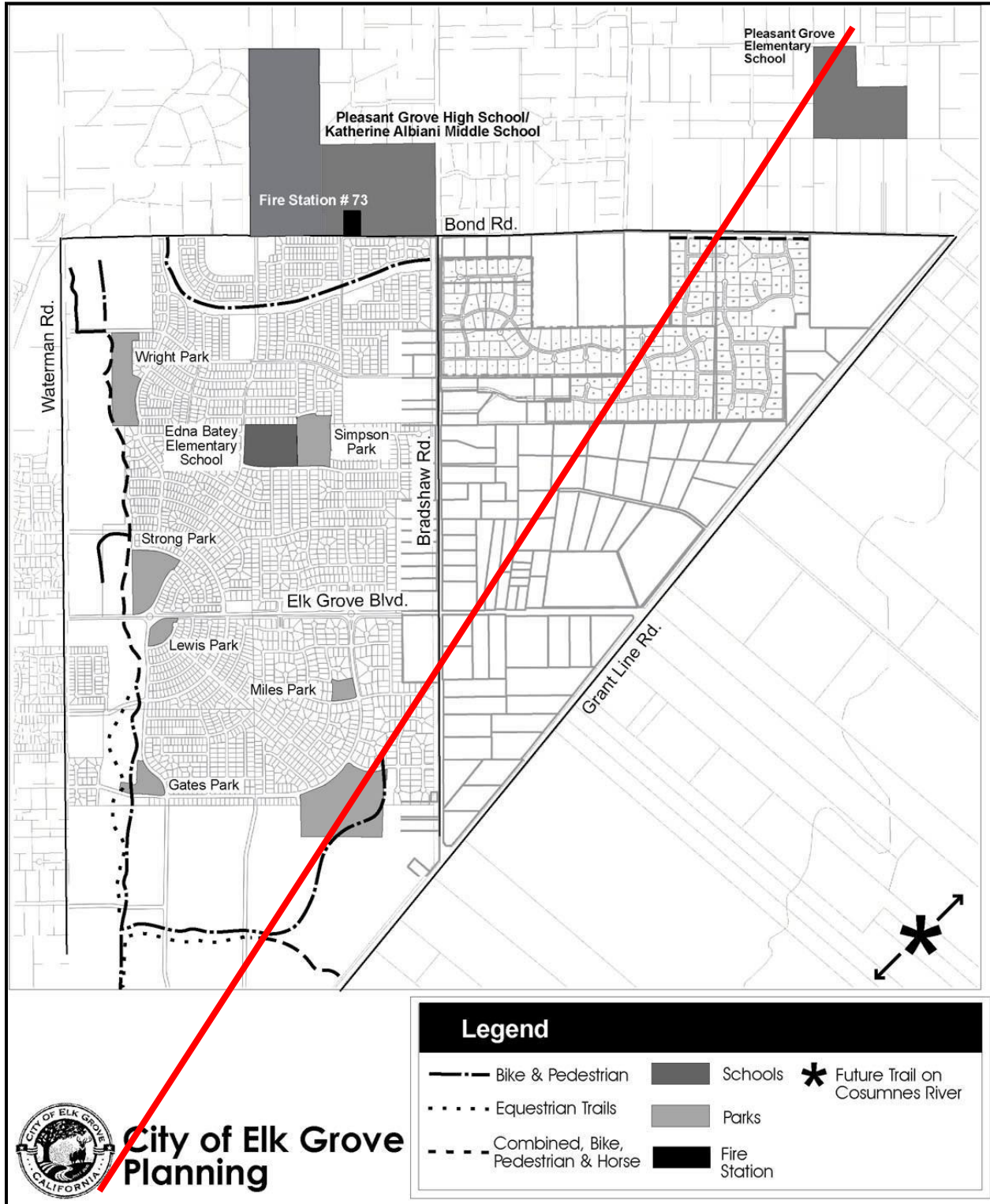
EGUSD also collects a special Mello-Roos tax, with the taxes applied at various stages during project review and development. Undeveloped or underdeveloped portions of the Triangle Area are, generally, charged the lowest rate, which is applied to agricultural land containing residential structures established prior to 1987. Land that is rezoned as a result of a developer application or approved for new development is charged the highest allowed rate under the rate and method documentation.

A charter elementary school is located in the Triangle Area. California Montessori Project is located on Bradshaw Road just south of Elk Grove Boulevard and is chartered under the authority of the Elk Grove Unified School District.

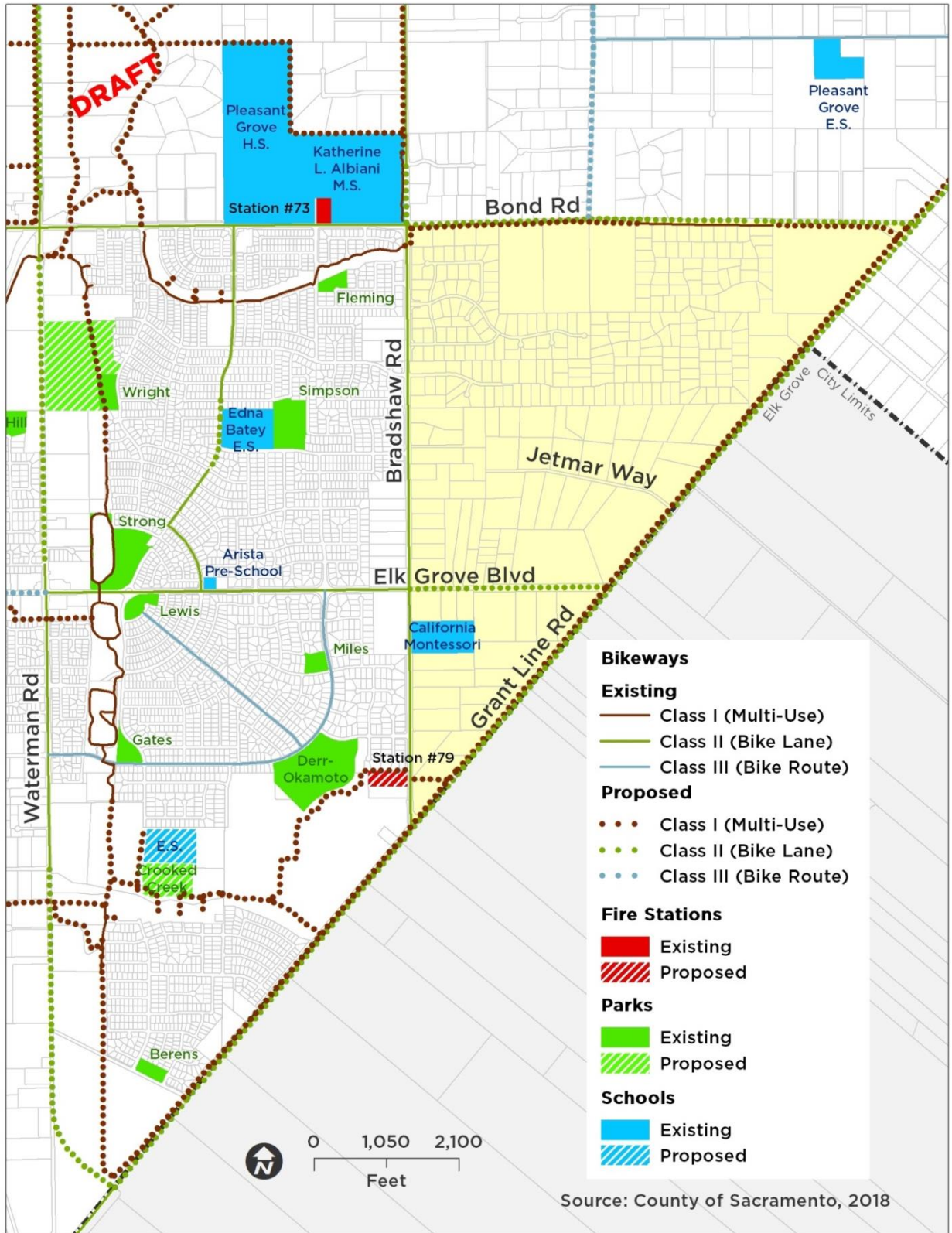
Existing and planned schools in the vicinity of the Triangle Area are shown in Figure 9.

Figure 98: Parks, Trails, and SchoolsPublic Facilities Around the Triangle

Elk Grove Triangle Special Planning Area



Elk Grove Triangle Special Planning Area



~~On March 2, 2004, voters in California passed Proposition 55, a statewide bond authorizing \$12.3 billion to help fund public school facility needs. Specifically, the bond funds will provide a total of \$7.75 billion for new K-12 school construction and \$2.25 billion for K-12 reconstruction/modernization needs. It is inevitable that the state will once again exhaust this source of funding prior to the passage of an additional statewide bond measure expected in 2006. Statewide bond funding was placed on the ballot every two years. Thus, possible shortfall in state funding is an ongoing problem. Once bond funds have been depleted, all new school construction will be delayed until a statewide bond is passed or until the EGUSD can obtain an alternative funding mechanism. The remaining \$2.3 billion are reserved for community college, California State University and University of California facilities.~~

~~EGUSD operations are primarily funded through local property tax revenue that is first accrued in a common statewide pool, and then allocated to each school district on the basis of average daily attendance. State law also permits the charging of development fees to assist the EGUSD in funding capital acquisition and improvements to programs for school facilities, based on documented justification that residential and non-residential development projects generate students. The EGUSD School Facilities Needs Analysis (December 1999) provides for the imposition of fees, which can be adjusted periodically consistent with SB 50. Adjusted developer fees are currently \$3.63 per square foot of residential space and \$0.36 per square foot of commercial/industrial space, as adjusted by the school board on March 16, 2004.~~

~~The District also collects a special Mello-Roos tax, with the taxes applied at various stages during project review and development. The project site is presently charged the lowest rate, which is applied to agricultural land containing residential structures established prior to 1987. Land that is rezoned to commercial uses is charged at the rate of \$80 per 1/3 acre at the time Council approval is given to a rezone. The highest rate of \$200 per 1/4 acre (after July 2001) is applied at the time of building permit issuance.~~

~~Existing and planned schools in the vicinity of the Triangle area are shown in Figure 8.~~

Police

~~Simultaneous with the incorporation of the City of Elk Grove in 2000, the City and the County of Sacramento Sheriff's Department entered into an agreement for law enforcement services. The County Sheriff's Department continues to provide law enforcement services to the City, within the Elk Grove Police Department Service Area.~~

~~TPolice services for the Triangle Area are provided by the City of Elk Grove, which is headquartered at he Elk Grove Police Department is located at the City Hall campus on 8380 Laguna Palms Way, which opened in May 2003. This facility provides administrative offices and briefing space for officers, but does not provide for the booking or housing of inmates. Those functions are accommodated at the Rio Cosumnes Correctional facility near Bruceville Road and Lambert Road. The fueling and maintenance of Elk Grove Police vehicles continues to be done at the Sheriff's Department's South Station facility located at the southwest corner of Bond Road and~~

Waterman Road. Additional facilities are located at the City’s Corporation Yard on Iron Rock Way.

Fire

The ~~Triangle area~~Triangle Area is within the service boundaries of the ~~Elk Grove Community Services District (EGCSDCCSD)~~ Fire Department. Currently, the main station, Station 71 located at 8760 Elk Grove Boulevard, and Station 73 at 9607 Bond Road, handle emergency calls from within the Triangle area. Multiple stations are available to serve the area, the closest of which is at 9607 Bond Road. Three fire stations nearest to the Triangle area are anticipated to provide emergency response. This, along with other stations in the area (both existing and planned), are identified in Table A. These stations are shown in **Table A** below.

The Triangle area would receive initial emergency response from Station 73. However, many emergencies within the Triangle area will require multiple pieces of fire apparatus and associated personnel for proper response. Specifically, any structure fire within the Triangle area will require the response of Stations 71, 73, and 76. If any of these stations are committed to other emergencies, service could come from the Laguna Creek (Station 74), Laguna West (Station 75), Florin, or Wilton Fire Stations.

**TABLE A
FIRE STATIONS NEAR THE ~~TRIANGLE AREA~~TRIANGLE AREA**

| Fire Station | Location | Status |
|---------------------|---|-----------------|
| Station 71 | <u>8760 Elk Grove Boulevard (near Emerald Oaks Drive)</u> | <u>Existing</u> |
| Station 73 | <u>9607 Bond Road (west of Bradshaw Road)</u> | <u>Existing</u> |
| Station 76 | <u>8545 Sheldon RoadSheldon Road (east of Elk Grove Florin RoadPower Inn Road)</u> | <u>Existing</u> |
| <u>Station 79</u> | <u>East Elk Grove (Bradshaw Road just north of Grant Line Road)</u> | <u>Planned</u> |

Fire stations in the vicinity of the Triangle area are shown in Figure 8.

Solid Waste

Residential Solid waste collection within the Triangle AreaTriangle area has been provided by Waste Management (WM), a private company under a contract with the Sacramento County Department of Solid Waste. WM transports solid waste from Elk Grove to the Kiefer Landfill, a County owned and operated facility near the intersection of Grant Line Road and Kiefer Boulevard. The City recently contracted with BFI Waste Services, which will take over the collection of solid waste as of July 1, 2004. BFI will not transport solid waste from Elk Grove to the Keifer Landfill, but will use the

Forward Landfill south of Sacramento County is provided by the City through a franchise agreement with a private hauler.

C. Existing and Planned Circulation

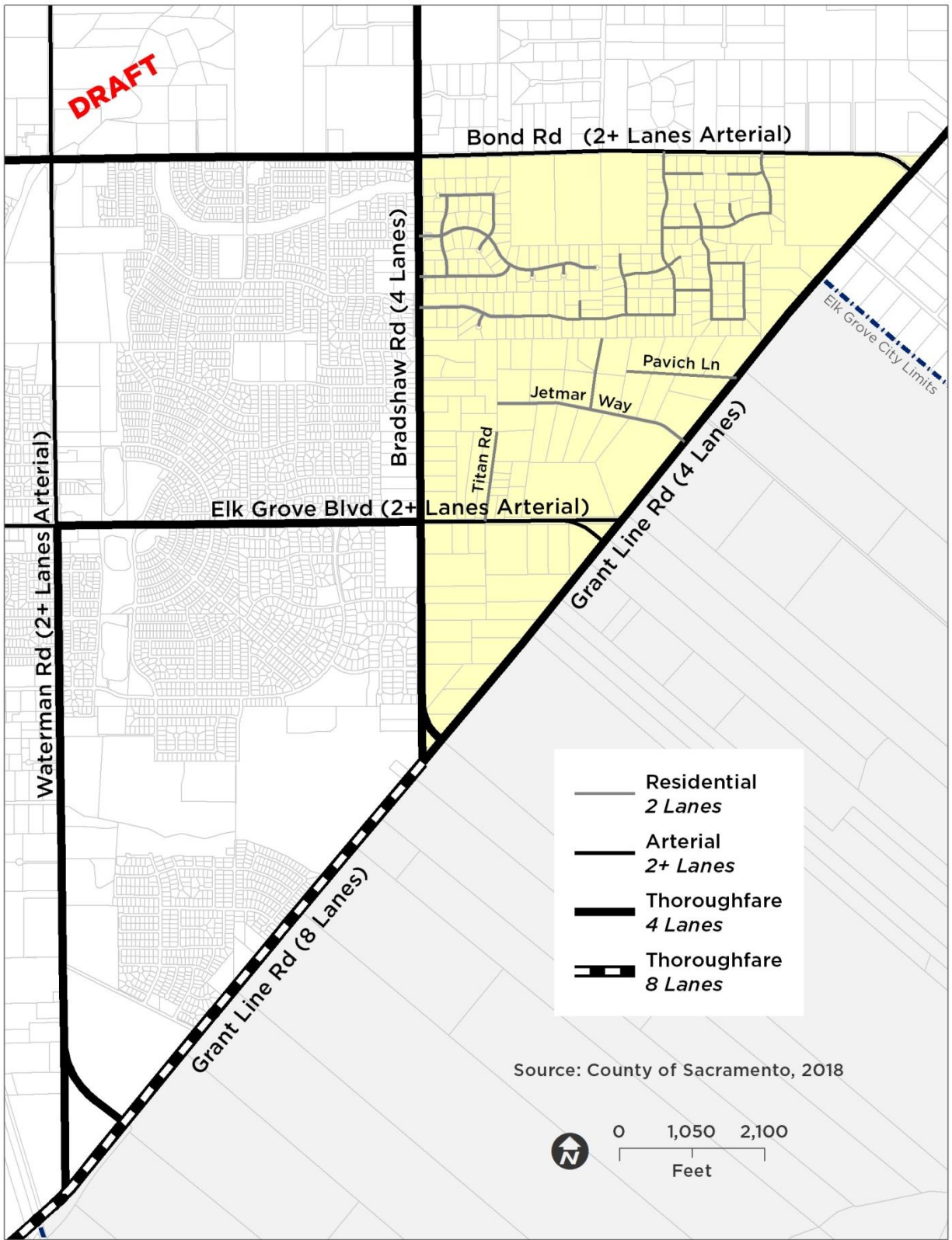
Roads and Circulation

Level of Service (LOS) is a term that describes the quality of traffic operations on a roadway. Letters ranging from A to F denote LOS with A describing free-flowing conditions, and F describing congested conditions. The City of Elk Grove has a LOS standard of D or better for urban roadways. This section outlines the planned roadway and circulation improvements around the Triangle Area. Figure 10 illustrates the planned roadway system.

Development shall be conditioned to complete these improvements consistent with City General Plan policies.

The installation of traffic signals and left turn lanes are proposed at several intersections bordering the Triangle Area. These include Grant Line Road at Elk Grove Boulevard, and Grant Line Road at Bradshaw Road.

Figure 10: Planned Vicinity Roadway System



Bradshaw Road

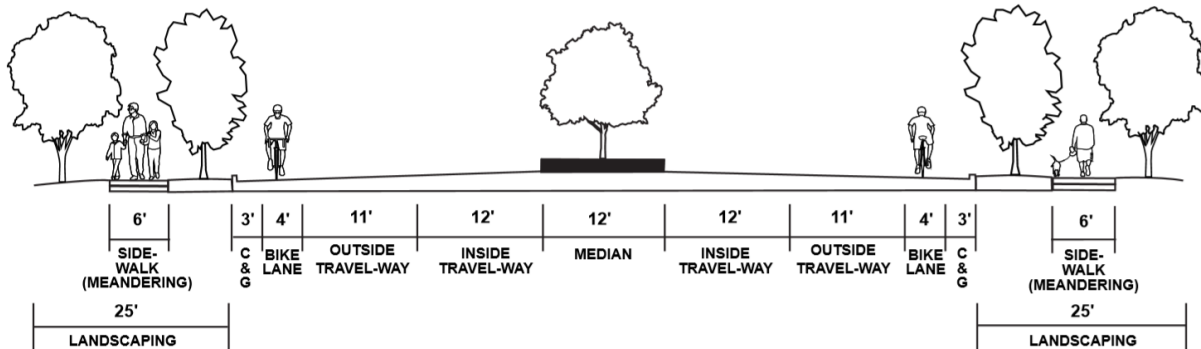
Bradshaw Road is currently a two-lane, north-south roadway that defines the western boundary of the Triangle ~~study a~~Area. ~~The segment of Bradshaw Road near the project site generally consists of paved travel lanes with open drainage ditches on either side, except adjacent to the Silver Gate project frontage~~Future improvements will widen the roadway to four lanes, adding a median and curb and gutter. ~~Here improvements include widened travel lanes, curbs and gutters.~~ Adjacent to the roadway ~~is~~will be a six-foot wide meandering sidewalk within a 25 foot landscape corridor with a six-foot high sound wall located at the back of the ~~easement~~landscape corridor. See Figure 11.

Daily traffic volumes along Bradshaw Road from Bond Road to Elk Grove Boulevard are estimated at 4,700 vehicle trips per day. This segment currently operates at LOS A and has a capacity of 18,000 vehicles.

The intersection of Bond Road and Bradshaw Road is controlled as a 4 way stop. Currently, both the morning and afternoon peak hour LOS is B. The intersection of Bradshaw Road and Grant Line Road is controlled with a stop sign at Bradshaw Road while Grant Line Road traffic does not stop. Current morning and afternoon peak-hour traffic volumes indicate that this intersection operates at LOS A.

Bradshaw Road is identified in the City's General Plan as an Arterial street that will ultimately be a major six lane roadway between Grant Line Road and Calvine Road. The center four lanes (two northbound and two southbound) and the center median are improvements programmed in the Elk Grove Roadway Fee Program.

Figure 11: Bradshaw Road Section



Source: East Elk Grove Specific Plan

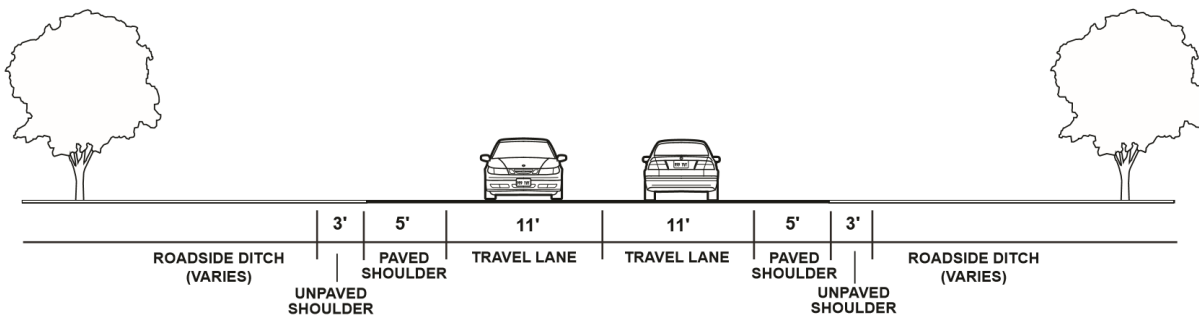
Bradshaw Road will require realignment to provide for safer operations at the intersection ~~of Bradshaw Road with and~~ Grant Line Road. Dedication of right of way for the new alignment may be required as a condition of approval of any development project at this location.

Bond Road

Bond Road is a two-lane east-west roadway that defines the northern boundary of the Triangle study area. ~~Currently, Bond Road does not have curbs, gutters or sidewalks. Bond Road east of Bradshaw Road has a capacity of 18,000 vehicles. Current daily traffic volume is 5,925 for an LOS A. Bond Road at the intersection of Grant Line Road is controlled with a one way stop with through traffic on Grant Line Road. Morning and afternoon peak-hour LOS is A.~~

~~The City of Elk Grove General Plan Circulation Element designates Buildout of Bond Road as a 4 lane Arterial roadway calls for an expanded 2-lane facility. West of Bader Road, Bond Road shall be designed consistent with the Rural Roads Improvement Standards along the existing centerline (Figure 12). Where widening is necessary, additional right-of-way shall be provided along the south side.~~

Figure 12: Bond Road West of Bader Road

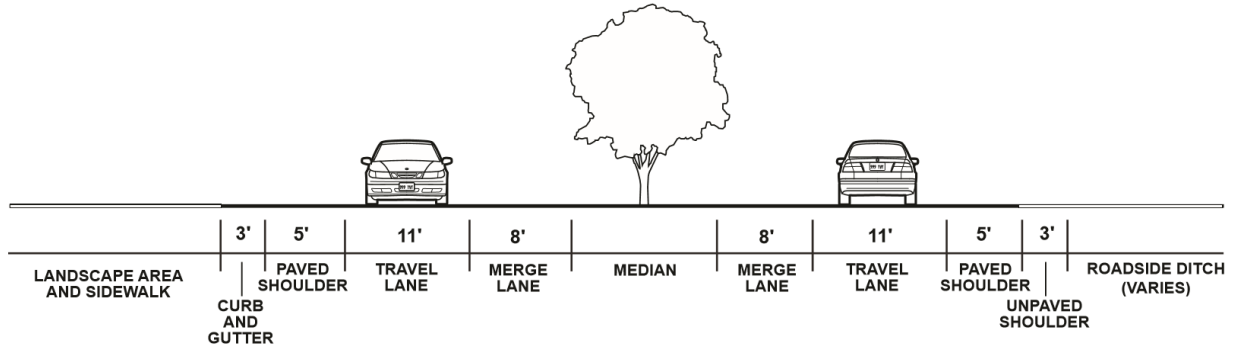


~~East of Bader Road, Bond Road will take advantage of improvements made with prior developments and include a median. The Elk Grove Roadway Fee Program includes the two center lanes (one eastbound and one westbound), center median and certain intersection improvements to Bond Road between Elk Grove Florin Road and Grant Line Road.~~

~~Elk Grove Unified School District is constructing a new high school and middle school at the northwest corner of Bond and Bradshaw Roads. As part of school construction, the EGUSD is improving the Bond Road/Bradshaw Road intersection with signalization and curbs. A portion of these improvements are included in the Elk Grove Roadway Fee Program.~~

~~To complete these improvements, additional right-of-way shall be provided through acquisitions or dedications, as appropriate, along the south half section consistent with the Van Ruiten subdivision. The existing north half section shall be reconfigured into a single west-bound lane with a wide paved shoulder that facilitates trailer movements into and out of existing driveways. The east-bound lane shall be constructed south of the existing trees, which shall become the ultimate median. See Figure 13. As determined by the City, turn pockets shall be provided at strategic locations into existing and planned cross streets (such as Kapalua Lane) and some private driveways.~~

Figure 13: Bond Road East of Bader Road



~~The intersection of Grant Line Road and Bond Road will be required to be realigned to provide for safer operations. Bond Road will be realigned with Wrangler Drive to create a four way intersection at Grant Line Road. The dedication of right of way to accommodate this new alignment will be required of future development projects as a condition of approval.~~

Grant Line Road

~~Grant Line Road is currently a two-lane roadway, which aligns in a southwest/northeast direction and defines the eastern boundary of the Triangle area. No curbs, gutters or sidewalks have been installed along the segment adjacent to the Triangle area. This road currently carries 12,600 vehicles per day at LOS C. Grant Line Road will ultimately be improved to a sixfour-lane, divided roadway north of Bradshaw Road, and to an eight-lane, divided roadway between Bradshaw Road and Hwy 99. Improvements associated with the East Elk Grove Specific Plan show 94 feet from curb to curb, with sidewalks detached in a landscape easement.~~

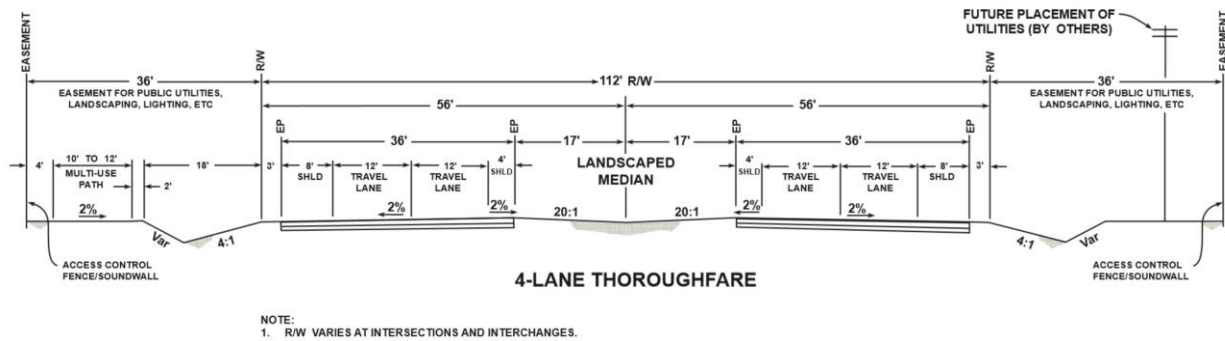
~~The specific design characteristics for Grant Line Road are provided in the Capital SouthEast Connector JPA Design Guidelines, which describes the following:~~

- ~~• Widening will occur from the existing centerline. Ultimate conditions consist of the following and as shown in Figure 14:
 - ~~○ 12-foot inside travel lane~~
 - ~~○ 12-foot outside travel lane~~
 - ~~○ 8-foot paved shoulder~~
 - ~~○ A 34-foot landscaped median~~
 - ~~○ A minimum 36-foot landscape corridor that includes a 10- to 12-foot Class 1 path separated from the back-of-curb by a minimum 18-foot of landscape buffer/drainage area.~~
 - ~~○ Access control and sound wall/berm shall occur a minimum of 4-feet behind the Class 1 path.~~
 - ~~○ To the extent feasible, any utilities shall be constructed in the landscape corridor and not within the travel lanes.~~~~
- ~~• Access at Pavich Lane shall be maintained as part of any development in the area. Notwithstanding the foregoing, as part of the Capital SouthEast~~

Connector project, access may be limited to right-in/right-out movements and left turns onto or from Grant Line Road may be restricted. The City will work with the Capital SouthEast Connector JPA to maintain access, to the extent feasible, as the Capital SouthEast Connector is constructed.

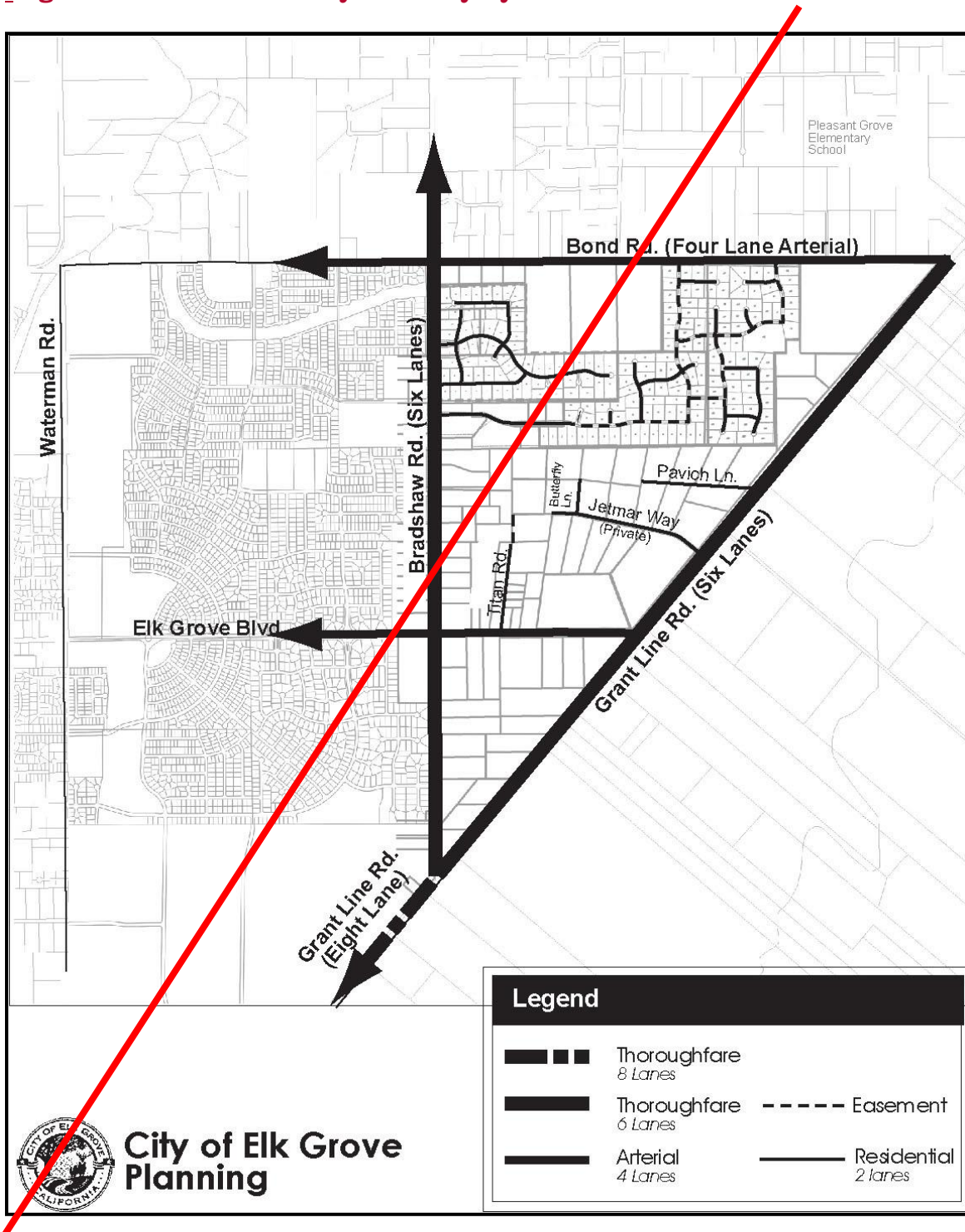
- Access to Jetmar Way shall be maintained as part of any development in the area. The City will work with the Capital SouthEast Connector JPA to maintain access, to the extent feasible, as the Connector is constructed.
- Existing driveways south of Elk Grove Boulevard to Bradshaw Road will be redirected to future internal streets (constructed as part of future development) that connect back to Elk Grove Boulevard or Bradshaw Road.
- The intersections at Bond Road, Elk Grove Boulevard, and Bradshaw Road will ultimately be signalized, if not previously completed.

Figure 14: Grant Line Road Ultimate Street Section



Source: Capital Southeast Connector JPA, Design Guidelines, draft Version 5

Figure 9: Planned Vicinity Roadway System

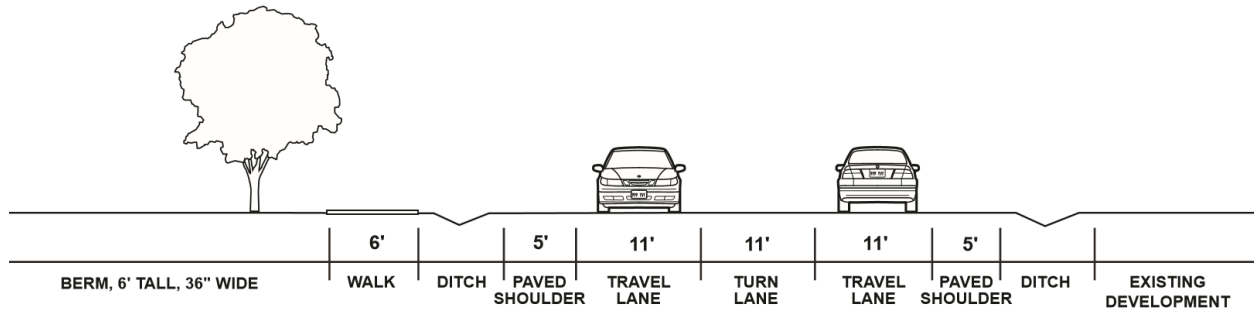


Elk Grove Boulevard

Elk Grove Boulevard aligns east-west through the ~~Triangle area~~Triangle Area. Elk Grove Boulevard is two lanes to the east of Bradshaw Road and does not have curbs, gutters or sidewalks. ~~Morning and afternoon peak hour traffic volumes between Bradshaw Road and Grant Line Road indicate that this road segment is currently operating at LOS A.~~ The intersection of Elk Grove Boulevard and Bradshaw Road is a 4-way stop, ~~which operates at LOS A during morning and afternoon peak hours.~~

The ~~City of Elk Grove General Plan Circulation Element~~ General Plan designates Elk Grove Boulevard east of Bradshaw Road as an expanded four~~two~~-lane arterial, with the addition of a continuous two-way left turn lane to provide access to existing and future development fronting on Elk Grove Boulevard. Widening shall occur to the south so as to limit potential effects to existing residences. The planned ultimate improvements include a landscape corridor with landscaped berm along the southern frontage, roadside ditches for drainage, travel lanes and continuous two-way left turn lane as provided in Figure 15.

Figure 15: Elk Grove Boulevard Ultimate Street Section



~~The Elk Grove Roadway Fee Program includes improvements to Elk Grove Boulevard from Elk Grove Florin Road to Grant Line Road.~~

~~The installation of traffic signals and left turn lanes are proposed at several intersections bordering the Triangle area. These include Grant Line Road at Elk Grove Boulevard, and Grant Line Road at Bond Road. These intersection improvements are included in the City of Elk Grove Five Year Transportation Improvement Plan (TIP) 2002-2007 and are projected to be completed in 2005. Funding for these improvements is identified in the Elk Grove Roadway Fee Program. The ultimate intersection improvements will be constructed with the future widening of Grant Line Road, or as needed to support new development.~~

Local Streets

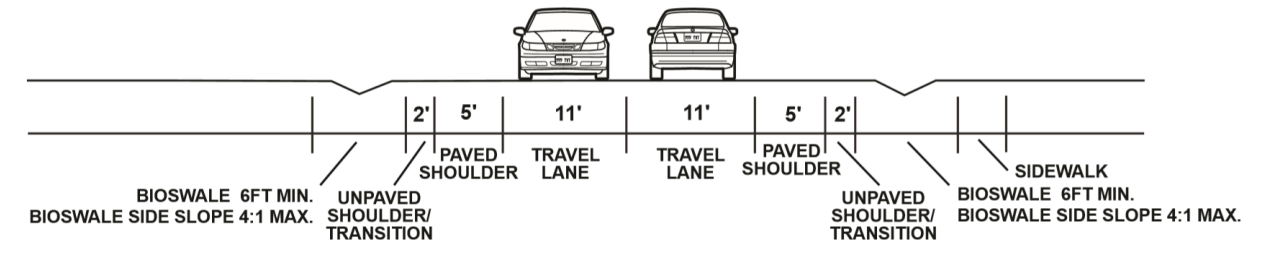
Most of the existing, local streets (streets classified as local pursuant to the General Plan) within the Triangle Area are private streets. This includes not only the streets within the Kapalua, Silver Gate, and Van Ruiten subdivisions but also Pavich Lane (off Grant Line Road) and Titan Road (off Elk Grove Boulevard). The newer streets have

been constructed to City standards, while the older streets of Pavich Lane and Titan Road have more limited improvements.

Street access within the Triangle area is limited to a single County road, and several private streets and driveways. The one existing public local street within the Triangle Area is Jetmar Way, which ~~Jetmar Way~~ extends approximately 2,200 feet west from its intersection with Grant Line Road. This road has been improved to Class 'C' street standards with a 40-foot pavement width, no curbs or sidewalks and no turning radius at the end of the street. Approximately ~~S~~sixteen residential properties take access from this road.

New local streets in the Triangle Area shall consist of two lanes of travel with paved shoulders and roadside ditches/bioswales. A sidewalk shall be provided along at least one side of the street. Parking is allowed on both sides within the shoulder. See Figure 16 for details. Street lights shall be provided at intersections consistent with City standards.

Figure 16: Local Street Section



Bikeways

Bond Road, Bradshaw Road, Grant Line Road and Elk Grove Boulevard, which surround or align through the ~~Triangle area~~ Triangle Area, are all designated as bikeways in the ~~2010 Sacramento City/County Bikeway Master Plan~~ City's Bicycle, Pedestrian, and Trails Master Plan. ~~Center travel lanes, median and intersection improvements for these roadways are financed by the Elk Grove Roadway Fee Program. Outside travel lanes, including bike lanes and frontage improvements, are funded by the adjoining property owner/developer. Off street bikeways/trail corridors required by the City of Elk Grove and/or Elk Grove CSD are also funded by the adjoining property owner/developer. As an example, the installation of a Class II (on-street) bikeway along the project frontage on Bond Road was required as a condition of approval of the Van Ruiten Ranch development project.~~

It is noted that the City is currently preparing its own Bikeway Master Plan, which will supersede the 2010 Sacramento City/County Bikeway Master Plan upon its adoption.

Regional Public Transit

~~Elk Grove Boulevard, Bradshaw Road and Bond Road, which surround and align through the Triangle area, are designated as corridors for “feeder line” transit service in the Regional Transit Master Plan. These feeder lines will provide connecting bus service to major bus routes and the light rail system.~~ Public transit is provided by the City through its e-Tran system. Currently, regular bus service is provided along Bradshaw Road between Elk Grove Boulevard and Bond Road.

Public Facilities Funding

The City of Elk Grove administers several development impact fee programs, the fees for which are due at the time of building permit issuance. There are currently three ~~citywide~~ Citywide development impact fee programs including the Capital Facilities Fee Program, the Affordable Housing Fee Program, and the ~~Very Low Income Housing Trust Fund Roadway~~ Fee Program.

The Capital Facilities Fee Program ~~currently~~ funds development’s fair share of new public facilities, including but not limited to City offices, a new civic center, new police facilities/equipment, and a railroad overcrossing ~~library facilities. This fee program is in the process of being updated to include funding for additional facilities, including a corporation yard, an intelligent transportation system, library facilities, and transit facilities. The library and transit components to this fee update will succeed/replace (not overlay) other library and transit fee programs currently in effect within the City. The Capital Facilities Fee Program update is expected to become effective by May 2004.~~

The Affordable Housing Fee Program ~~(applies to new residential development) and the Very Low Income Housing Trust Fund Fee Program (applies to new non residential development) both funds~~ affordable housing for low and very low income households in the City.

The Roadway Fee Program funds development’s fair share of new roadway facilities and improvements, including segment widening, intersection improvements, and other related facilities.

In addition to the ~~citywide~~ Citywide development impact fee programs, ~~there are currently two plan area development impact fee programs that apply to new projects~~ development is also subject to the in the Triangle SPA. The City’s efforts to consolidate plan area fee programs into citywide fee programs will affect these two fee programs in the near term as outlined below:

1. ~~The Elk Grove/West Vineyard Fee Program, which currently includes funding for park and fire facilities, fire facilities, library facilities, and transit facilities. Note the library and transit fee components will be succeeded by the updated citywide Capital Facilities Fee Program expected to become effective by May 2004. The park and fire fee components will be succeeded by the Eastern Elk Grove Park and Fire Facility Fee Program that is expected to become effective by May 2004. Therefore, the Elk~~

~~Grove/West Vineyard Fee Program will no longer exist when the new program becomes effective.~~

~~2. The Transit District 4 fee which currently funds transit facilities. Note this fee program will be succeeded by the transit component of the updated citywide Capital Facilities Fee Program expected to become effective by May 2004 so the Transit District 4 fee program will no longer exist by May 2004.~~

The ~~Elk Grove Community Services District (CCSD)~~ is the agency responsible for fire protection and park system facilities and services in the City. While the City of Elk Grove collects the fire protection and park facilities development impact fees on behalf of the ~~Elk Grove CCSD~~, plan review fees, fire sprinkler fees, and other related fees are administered and collected directly by the ~~Elk Grove CCSD~~.

There are also several development impact fee programs administered by other agencies. Sacramento County imposes the following development impact fees: ~~CSD-1~~~~SASD~~ (funds regional sewer distribution facilities), SRCSD (funds regional sewer treatment facilities), Zone 11A (funds regional drainage facilities), and Zone 40 (funds regional water facilities for the majority of the developing areas of the City of Elk Grove). ~~The Elk Grove Unified School District EGUSD~~ also imposes development impact fees to fund school facilities.

In addition to development impact fees required to fund new development's share of facility construction, the Triangle SPA will receive certain City services that will be funded through special taxes and assessments. All new residential development in the City is required to annex into the Police Services Mello Roos Community Facilities District (CFD) 2003-2 to fund a portion of the police services provided by the City that are required as a result of the new development, as well as Community Facilities District (CFD) 2006-1 to fund facility maintenance, including landscaping, trails, and other public facilities in and around the Triangle.

Additionally, all new residential development in the City will be required to annex into ~~a~~ Roadway Maintenance Assessment District #1 to fund ~~the~~ a portion of the roadway maintenance services provided by the City that are required as a result of the new development.

There may be other agencies providing services to the Triangle SPA that are funded through special taxes and/or assessments, such as the County's Zone 13 Drainage assessment to fund water supply and flood control planning projects, and the Elk Grove CSD's assessment to fund park, median, and landscape corridor maintenance.

D. Existing and Planned Adjacent Land Uses

The ~~Triangle area~~Triangle Area is located on the east side of Elk Grove and is bounded on the north by Bond Road and on the west by Bradshaw Road. Grant Line Road forms the southeastern boundary of the ~~Triangle~~, which is also the easterly corporate boundary of the City. East of Grant Line Road, the area is designated ~~AG 80, with a~~

~~minimum lot area requirement of 80 acres.[‡]with agricultural zoning under Sacramento County. The City’s General Plan provides for future development of this area under the City’s jurisdiction (after approval of a Sphere of Influence Amendment and annexation by the Sacramento Local Agency Formation Commission) with neighborhood-serving commercial uses and a variety of residential uses at densities that transition from Low Density Residential along Grant Line Road to Estate and Rural Residential near Deer Creek.~~

~~West of the project site Triangle Area, across Bradshaw Road, the East Elk Grove Specific Plan area encompasses approximately 1,440 acres between Bond Road to the north and Grant Line Road to the south. The East Elk Grove area was previously governed by a Sspecific Pplan, approved by the Sacramento County Board of Supervisors in 1996. Planning for the area provides for a maximum buildout of permits 4,300 dwelling units (DU) within residential clusters that range in density from two to nine DU per acre. Residential densities along the west side of Bradshaw Road range from two to four DU per acre. The Triangle area Triangle Area constitutes a wedge of land situated between the higher density areas west of Bradshaw Road and the agricultural preserve area east of Grant Line Road, as well as the rural Sheldon area to the north. Land uses north of the Triangle area are predominantly agricultural and low density residential.~~

~~The Triangle area is comprised of parcels that vary in size from approximately 45 acres to 0.6 acres. Parcel sizes generally correspond to the overlying zoning categories, which specify minimum lot area requirements. The Triangle area is regulated by Agricultural and Agricultural Residential Land Uses Zones as provided in the City of Elk Grove Zoning Code and as summarized below.~~

~~1. **AG 80** – Two contiguous parcels totaling approximately 40 acres are designated AG 80. This property was subject to Land Conservation (Williamson) Act provisions (#77 AP 021) until the owners filed a notice of non renewal, which terminated the contract in February 1987.~~

~~1. **AR 10** – Approximately 65 acres of AR 10 zoning exist in the northern portion of the Triangle area on two non-contiguous parcels. One parcel, approximately 45 acres in size (Kassis), is located at the southwest corner of the intersection of Grant Line Road and Bond Road. This parcel was the subject of a request for an amendment to the Elk Grove Community Plan and a corresponding Rezone to change the zoning designation from AR 10 to AR 1. The request also included a Tentative Subdivision Map to create 35 one acre lots and one 3.3 acre remainder lot. The applicant withdrew this request in August 2002.~~

**TABLE B
PARCEL SIZES BY ZONING CATEGORY WITHIN THE TRIANGLE AREA**

| Zoning Category | Total Acres | Number of Parcels | Average Parcel Size |
|-----------------|-------------|-------------------|---------------------|
| AG-80 | 39.8 | 2 | 19.9 acres |

~~[‡]This area is outside the current corporate boundaries of Elk Grove, and is within the jurisdiction of Sacramento County, whose General Plan designates the area for agricultural uses. The City’s General Plan designates this area for future study to determine if urban uses are appropriate.~~

Elk Grove Triangle Special Planning Area

| | | | |
|-------------------------|--------------|------------|-------------------|
| AR-10 | 65.0 | 2 | 32.5 acres |
| AR-5 | 328.4 | 59 | 5.6 acres |
| AR-2 | 61.1 | 27 | 2.2 acres |
| AR-1 | 216.2 | 208 | 1.0 acres |
| Total Study Area | 710.5 | 298 | 2.38 acres |

~~2. **AR-5** – The majority of the Triangle area (46%) is currently designated AR-5, with a minimum lot requirement of five acres. North of Elk Grove Boulevard, parcel sizes in the AR-5 zone range in size from 2.0 acres up to 20.7 (DiBenedetto). South of Elk Grove Boulevard, parcel sizes range from 3.9 acres up to 10.0 acres.~~

~~1. **AR-2** – Approximately 61.0 acres of the Triangle area are zoned AR-2, and are located north of Elk Grove Boulevard in close proximity to Bradshaw Road. Parcel sizes in this zoning category range from 0.6 acres up to 4.6 acres in the vicinity of the Bradshaw Road/Elk Grove Boulevard intersection.~~

~~1. **AR-1** – Approximately 30% of the Triangle area is currently zoned AR-1, which allows one acre (gross) lot sizes. All of the properties now zoned AR-1 are located in the northern portion of the Triangle area and are contained within the three projects described below. All of the lots are one acre (gross), except for one five acre parcel that was created to retain the Van Ruiten family’s residence. The Zoning Code of the City of Elk Grove defines gross lot area as the horizontal area within the lines of a lot or parcel including streets, highways, roads and alleys (Title I, Chapter 25, General Terminology and Definitions). Easements granted for landscaping, utilities or drainage improvements are also included in the gross lot area. Therefore, the actual usable (net) lot area may be substantially less than the one acre minimum. It is noted that the General Plan policies use net acreage, and the City may eliminate gross area from future zoning regulations. Existing Properties zoned AR-1 are summarized below.~~

~~Silver Gate (previously approved as Remington Estates). In November 1999, the County Board of Supervisors took action to amend the Elk Grove Community Plan and approved the Remington Estates Subdivision, establishing the first AR-1 zoning designation east of Bradshaw and south of Bond Road. The project covers an area of approximately 71 acres and is located on the east side of Bradshaw Road, approximately 300 feet south of Bond Road. The project involved an amendment of the Elk Grove Community Plan designation on the property from AR-5 to AR-1, a corresponding Rezone, a Special Development Permit to allow lot sizes of less than one acre in an AR-1 zone together with private streets, and a Tentative Subdivision Map to allow 71 lots ranging in size from 0.75 to 1.6 acres. Morrison Homes is developing this project.~~

~~Kapalua Estates. This project is 54.7 acres in size and is located approximately 0.3 miles south of Bond Road on the east side of Bradshaw Road. In 1997, the property owner, Rod Blonien, requested a Community Plan Amendment and corresponding Rezone on a six acre portion of an original 60.7 acre lot. The six acre portion was rezoned from AR-5 to AR-2 in conjunction with a Lot Line Adjustment, creating three two acre parcels and leaving the remaining 54.7 acres zoned AR-5.~~

~~The project involved an amendment to the Elk Grove Community Plan (which has since been rescinded) from AR-5 and AR-10 to AR-1, together with a corresponding Rezone, a Special Development Permit to allow private streets, and a Tentative Subdivision Map to create 54 one-acre lots. Access to the project is provided from Bradshaw Road via Kapalua Lane, an existing private street.~~

~~Van Ruiten Acres. This project comprises 90.5 acres and is on the south side of Bond Road, approximately 3/4 of a mile east of Bradshaw Road. In 1977, the westernmost 20 acres of the project area was rezoned as part of a request for an amendment to the Community Plan and a corresponding Rezone from AR-10 to AR-2 along with a Tentative Subdivision Map to create 10 two-acre lots, an Exception to reduce the required minimum lot size on two lots and to allow the lots to be served by private wells. A final subdivision map was never filed.~~

~~In June 2002, the Elk Grove City Council approved a request for an amendment to the Elk Grove Community Plan and a corresponding Rezone to AR-1, together with a Special Development Permit to allow private streets, and a Tentative Subdivision Map to create one five-acre parcel to accommodate the existing residence and accessory structures, and 82 one-acre lots.~~

~~Single family dwellings occupy the majority of the parcels that comprise the Triangle area. Of the total, 17 parcels are vacant, encompassing approximately 147.0 acres, which includes the 41.2 acres proposed for development as the DiBenedetto project, the subdivision of which is pending. The DiBenedetto property represents approximately 6% of the total Triangle area and is occupied by a single residence. Assuming all of these parcels were built out in accordance with existing density allocations, a total of 32 additional single family dwellings could be constructed.~~

TABLE C
VACANT PARCELS IN THE TRIANGLE AREA

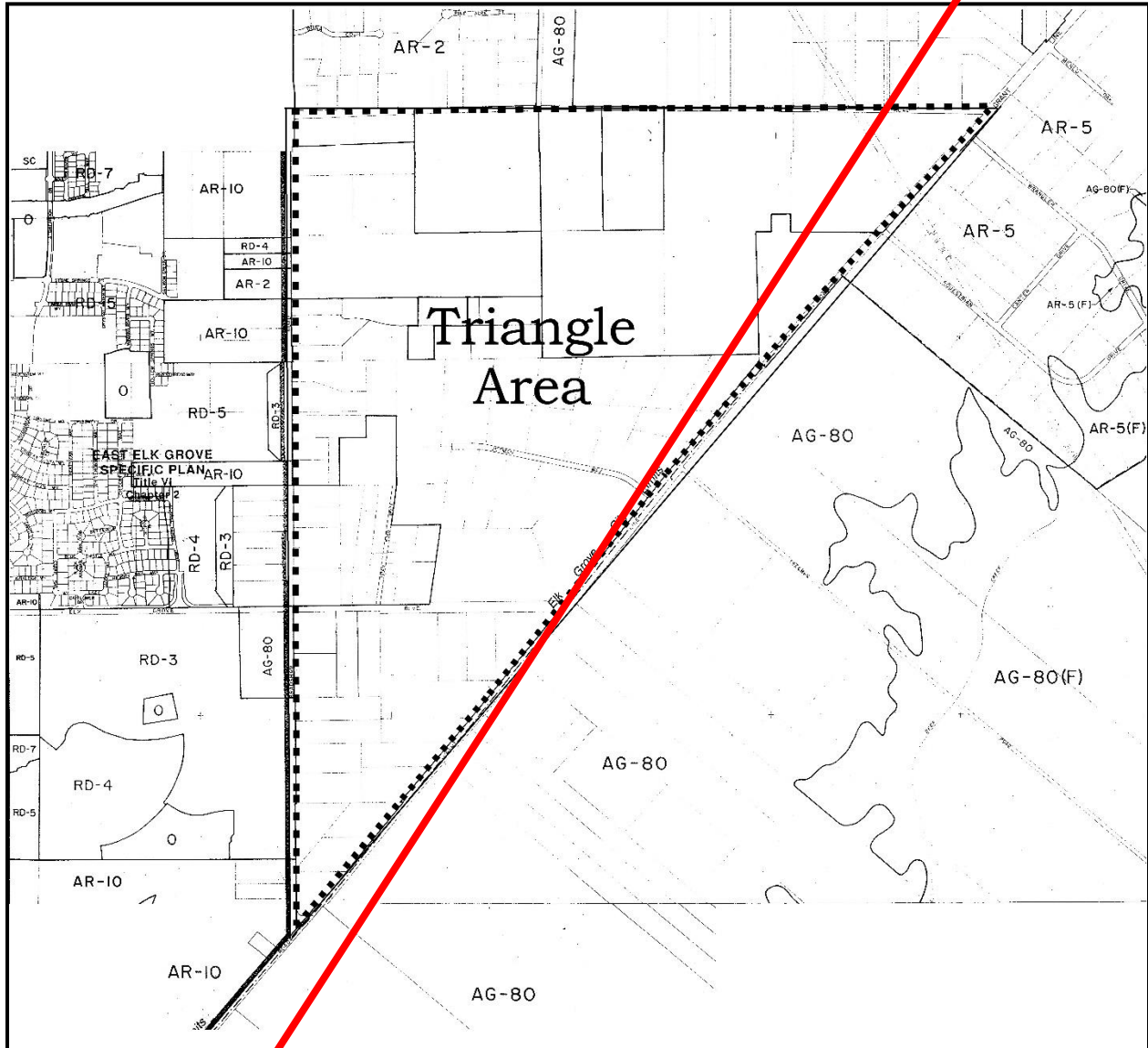
| Zoning Category | Total Acres | Number of Parcels | Total Additional Dwelling Units |
|-------------------------|--------------------|--------------------------|--|
| AG-80 | 19.9 | 1 | 1 |
| AR-10 | 65.0 | 2 | 6 |
| AR-5 | 91.9 | 11 | 18 |
| AR-2 | 16.1 | 6 | 7 |
| AR-1 | (+) | (+) | (+) |
| Total Study Area | 192.9 | 20 | 32 |

(+) Assumes complete buildout of AR-1 rezones and subdivision maps approved since 1999.

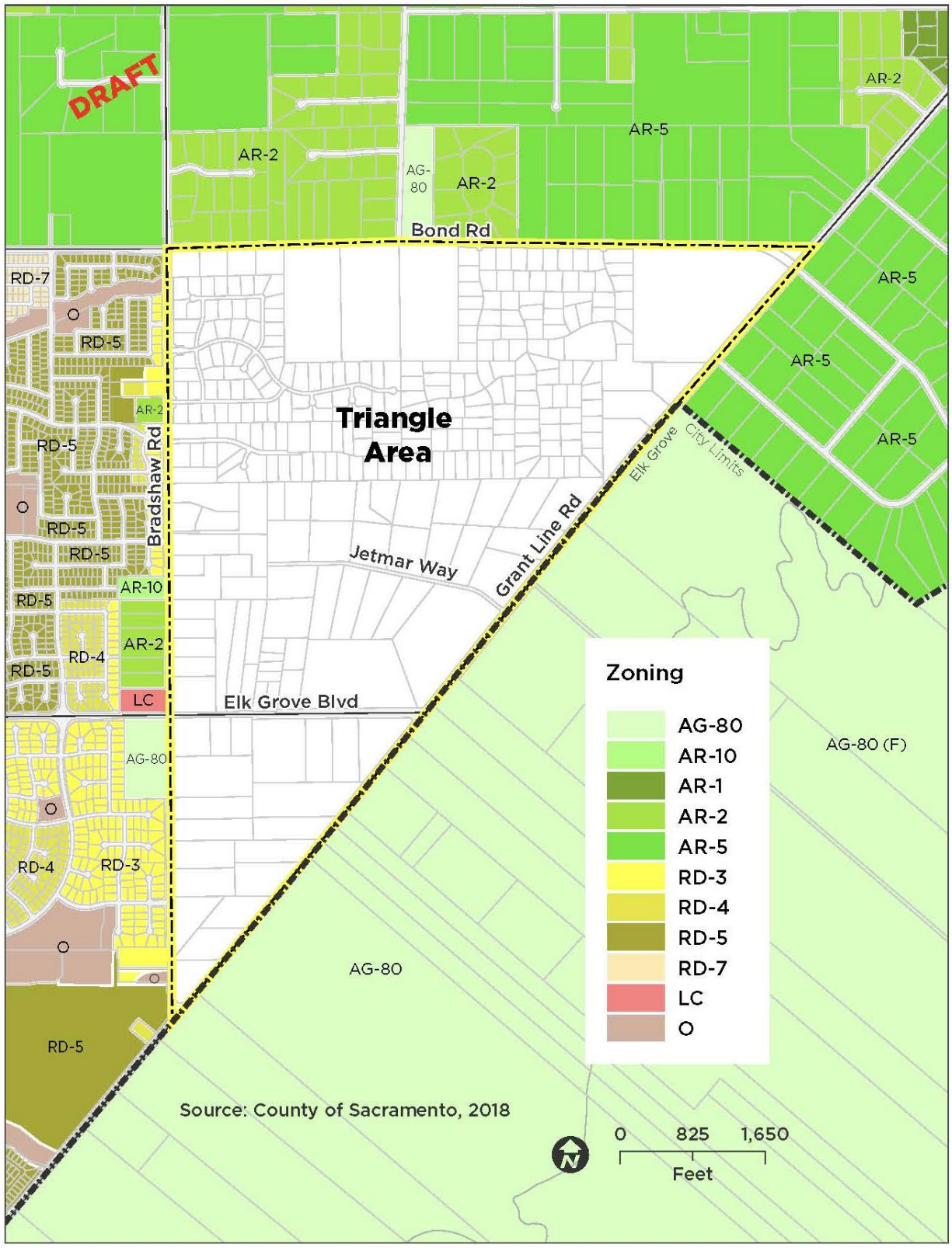
~~Vacant parcels (not currently occupied by habitable structures) constitute approximately 21% of the total study area. Table D details the total number of parcels and acreage within each zoning category.~~

Figure 150: Vicinity Zoning

Elk Grove Triangle Special Planning Area



Elk Grove Triangle Special Planning Area



Elk Grove Triangle Special Planning Area

**Table D
DEVELOPED AND VACANT LAND COMPARISON**

| | AG-80 | | AR-10 | | AR-5 | | AR-2 | | AR-1 | | Totals | |
|----------------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|
| | Parcels | Acres | Parcels | Acres | Parcels | Acres | Parcels | Acres | Parcels | Acres | Parcels | Acres |
| North | | | | | | | | | | | | |
| Developed | 2 | 39.8 | 1 | 19.9 | 4 | 19.2 | 4 | 8.2 | 208 | 216.2 | 219 | 303.1 |
| Vacant | | | 1 | 45.1 | 5 | 20.5 | 3 | 6.3 | | | 9 | 71.9 |
| North Total | 2 | 39.8 | 2 | 65.0 | 9 | 39.7 | 7 | 14.5 | 208 | 216.2 | 228 | 375.0 |
| Central | | | | | | | | | | | | |
| Developed | | | | | 28 | 140.1 | 18 | 38.3 | | | 46 | 178.4 |
| Vacant | | | | | —2 (+) | 41.2 | 2 | 8.3 | | | 4 | 49.5 |
| Central Total | | | | | 30 | 181.3 | 20 | 46.6 | | | 50 | 227.9 |
| South | | | | | | | | | | | | |
| Developed | | | | | 16 | 81.8 | | | | | 16 | 81.8 |
| Vacant | | | | | 4 | 25.6 | | | | | 4 | 25.6 |
| South Total | | | | | 20 | 107.4 | | | | | 20 | 107.4 |
| Totals | | | | | | | | | | | | |
| Developed | 2 | 39.8 | 1 | 19.9 | 48 | 236.5 | 22 | 45.0 | 208 | 216.2 | 281 | 563.5 |
| Vacant | | | 1 | 45.1 | 11 | 91.9 | 5 | 16.1 | | | 17 | 147.0 |
| Grand Total | 2 | 39.8 | 2 | 65.0 | 59 | 328.4 | 27 | 61.1 | 208 | 216.2 | 298 | 710.5 |

~~(1) Assumes both DiBenedetto properties (20.5 and 20.7 acres) are vacant as subdivision is pending.~~

E. Manmade and Natural Hazards

Flooding

The ~~Triangle area~~Triangle Area is located in Zone X as shown on the maps of the Federal Emergency Management Agency (FEMA). The Zone X designation delineates areas that are located outside a 500-year floodplain, but also includes areas within the 500-year floodplain; areas within the 100-year floodplain, where average depths are less than one foot, or where drainage areas are less than one square mile; and, areas protected by levees from a 100-year flood. Drainage improvements and easements ~~would~~ shall be constructed pursuant to ~~the City of Elk Grove Floodplain Management Ordinance~~EGMC Chapter 16.50 (Flood Damage Prevention), and the City of Elk Grove Improvement Standards.

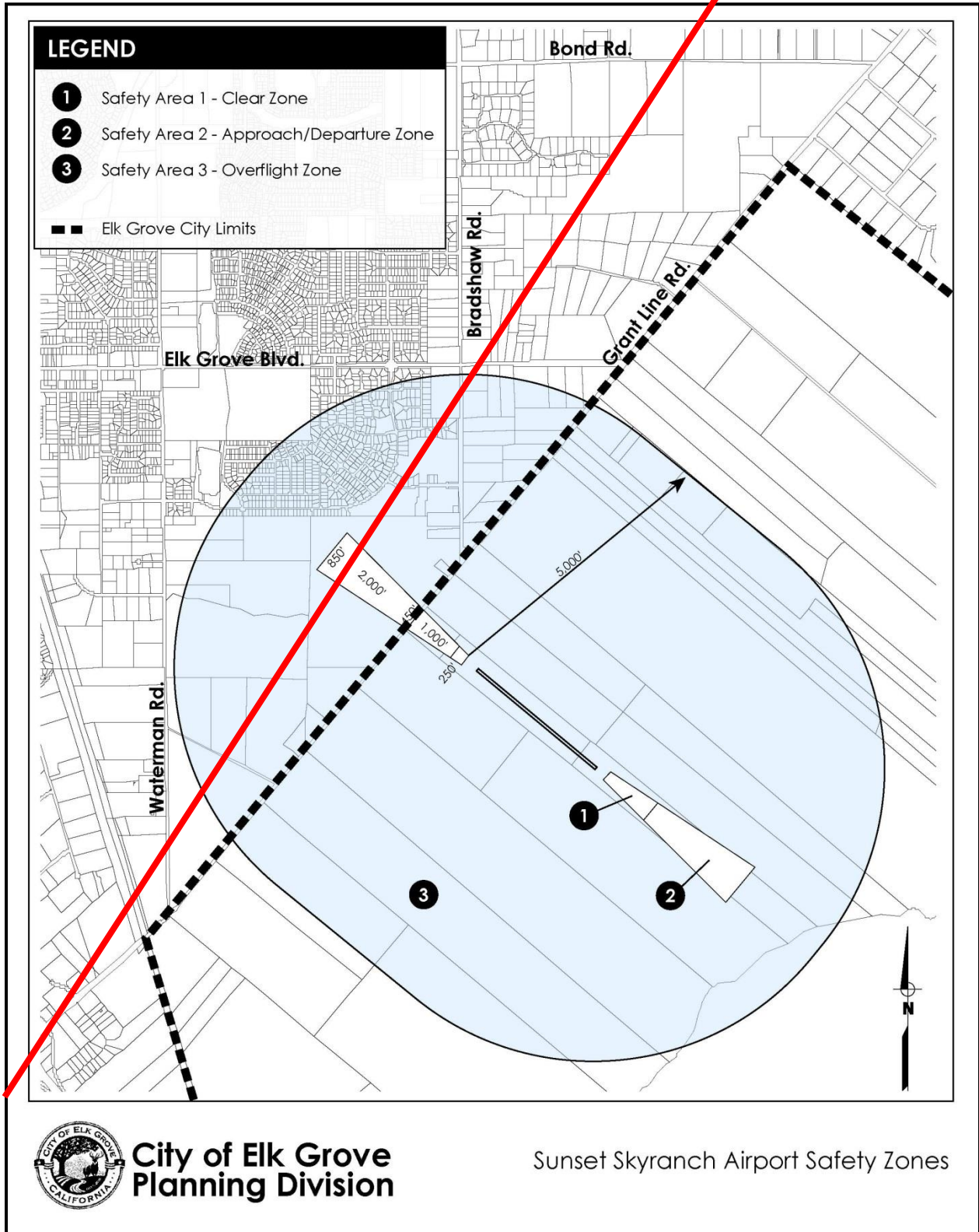
Sunset Skyranch Airport

~~Sunset Skyranch Airport is a privately owned, public use airport located approximately two miles southwest of the Triangle area. The airport was established in 1934 and received a permit from the State Division of Aeronautics in 1972. The single, paved runway is oriented in a northwest southeasterly direction, is 2,780 feet long and 35 feet wide, with a gross weight bearing strength of 12,000 pounds. The Sunset Skyranch Comprehensive Land Use Plan (CLUP) establishes three Airport Safety Zones, consisting of the Clear Zone, the Approach/Departure Zone and the Overflight Zone. These zones are show in Figure 11, on the following page.~~

~~The Clear Zone begins 200 feet beyond the end of the runway surface and extends 1,000 feet from either end to a width of 450 feet. This the most restrictive zone in terms of land uses. The Approach/Departure Zone extends 2,000 feet beyond the Clear Zone to a width of 850 feet. This zone is located under the take off and landing slopes and is less restrictive. The Overflight Zone forms a 5,000 foot radius around the runway drawn from the centerline and 200 feet from the end of the runway. This zone is located beneath the traffic pattern and is the least restrictive. The Clear Zone and Approach/Departure Zone do not encroach into the boundaries of the Triangle area, however, the Overflight Zone does cover the majority of the area south of Elk Grove Boulevard. The CLUP identifies as non compatible any use that would attract large concentrations of people, such as stadiums, hospitals or schools.~~

~~Generally accepted standards indicate that noise should be mitigated so as not to exceed 60 decibels (dB) in areas of outdoor activity associated with residential lands or land uses. When a practical application of the best available noise reduction technology cannot achieve the 60 dB standard, then an exterior noise level of 65 dB CNEL may be allowed in outdoor activity areas. According to the noise analysis presented the CLUP, noise levels exceeding 60 decibels do not extend north of the intersection of Bradshaw and Grant Line Roads.~~

Figure 11: Airport Influence Zones



4. Objectives of the Triangle ~~Special Planning Area~~SPA



The objectives of the Triangle ~~Special Planning Area~~SPA are to:

~~1. Retain~~ Recognize the historic rural character of the Triangle Area and provide for a transition of density across the Triangle Area from the East Elk Grove area to the west, the Sheldon Rural Area to the north, and the East Study Area east across Grant Line Road.

~~2. Establish~~ land use and development standards appropriate to the area

~~3. Encourage~~ the orderly development of

the ~~Triangle area~~Triangle Area

~~4. Ensure~~ the provision of adequate public services

This SPA document also responds to the following opportunities and constraints:

| Opportunities | | Constraints |
|---|--|--|
| <p>5. Existing low density area</p> <p>6. Established rural character</p> <p>7. Large trees border streets</p> <p>8. East side borders agricultural area</p> <p>9. Soils are primarily silty loams, not considered Prime agricultural lands</p> <p>10. Minimal topographic features</p> <p>11. Water table relatively high, Water quality generally good</p> <p>12. Traffic levels low, roadway LOS high</p> <p>13. Ambient noise levels low, Nighttime light and glare minimal</p> | | <p>1. Roads limited to public streets and driveways</p> <p>2. Minimal urban services exist</p> <p>3. Sanitary sewer near capacity</p> <p>4. Public water service limited</p> <p>5. Emergency access marginal</p> <p>6. Surface drainage poor; localized flooding fairly wide spread</p> <p>7. Capital improvement funding limited</p> |

~~8. Street Access. Internal access within the Triangle area is limited to Jetmar Way, a substandard County road, and Titan Road, Pavich Lane and Butterfly Lane, which exist as private drives. Title 22 of the Elk Grove Municipal Code states that cul de sac streets are generally intended serve a maximum of 20 dwelling units and have a maximum length of 600 feet. Jetmar Way far exceeds the 600 foot maximum length of cul de sac streets and serves sixteen existing residences~~Existing access to the Triangle Area is from the arterial roads of Bond Road, Bradshaw Road, Grant Line Road, and Elk Grove Boulevard. These roads have access limitations due to

their functional classification and projected average daily usage. Newer subdivisions have been developed with local private roads that take access from the arterial system pursuant to City standards.

9. • Infrastructure. ~~Utilities~~ installations ~~are in progress~~ have occurred west of the ~~Triangle area~~ Triangle Area and have extended into ~~, however, the only extensions of water, sewer, storm drains and natural gas lines have been constructed from Bradshaw Road into~~ the Silver Gate, Kapalua, and Van Ruiten project areas. Any future development will require substantial improvements. New development in the area does present an opportunity to resolve various deficiencies in the facilities and services in the area. For example, the drainage study and subsequent improvements to drainage facilities in the northern portion of the area ~~are to be engineered~~ were intended to drain portions of the existing residential lots to the south. Similarly, the extension of public sewer would provide the opportunity to improve conditions in ~~the vicinity of Elk Grove Boulevard and Bradshaw Road, the area, particularly for existing where~~ lots ~~sizes are~~ less than one acre in size as they may connect to these services. Department of Health Services recommends that public sewer service be provided to lots that are less than two acres to avoid contamination of well sites in proximity to septic systems.

5. Proposed Land Uses

The Land Use Plan for the Triangle Area is intended to retain the low density character of the area by allowing agricultural activities in conjunction with the development of single family residences ~~on one-acre lots~~, with limited commercial, recreational and institutional uses in support of the agricultural and residential uses. Further, the Land Use Plan is intended as a transition from the more urban portions of the City to the west, the Sheldon community to the north, and potential future development to the south across Grant Line Road.

Land uses in the Triangle Area correspond to the land use categories established by the City's General Plan, which recognizes the area as the Triangle Policy Area and part of the East Elk Grove Community Plan. This document establishes the policies development standards intended to implement the City's General Plan and serves as the zoning regulations for any future development.

A. Residential Land Uses



Residential land uses in the ~~Triangle area~~Triangle Area are proposed to consist primarily of single family homes ~~on lots of one acre in size~~. It is anticipated that some portions of the Triangle area will retain larger lots. A range of lot sizes are planned for the area, as shown on in Figure 16 and consistent with the development standards listed in Section 8.

~~Lot sizes within the Triangle area shall not be less than one acre.~~

Residential uses are permitted anywhere within the ~~Triangle area~~Triangle Area.

Photo left: Typical home in the "Silver Gate" subdivision in the northern portion of the ~~Triangle area~~Triangle Area.

B. Commercial Land Uses



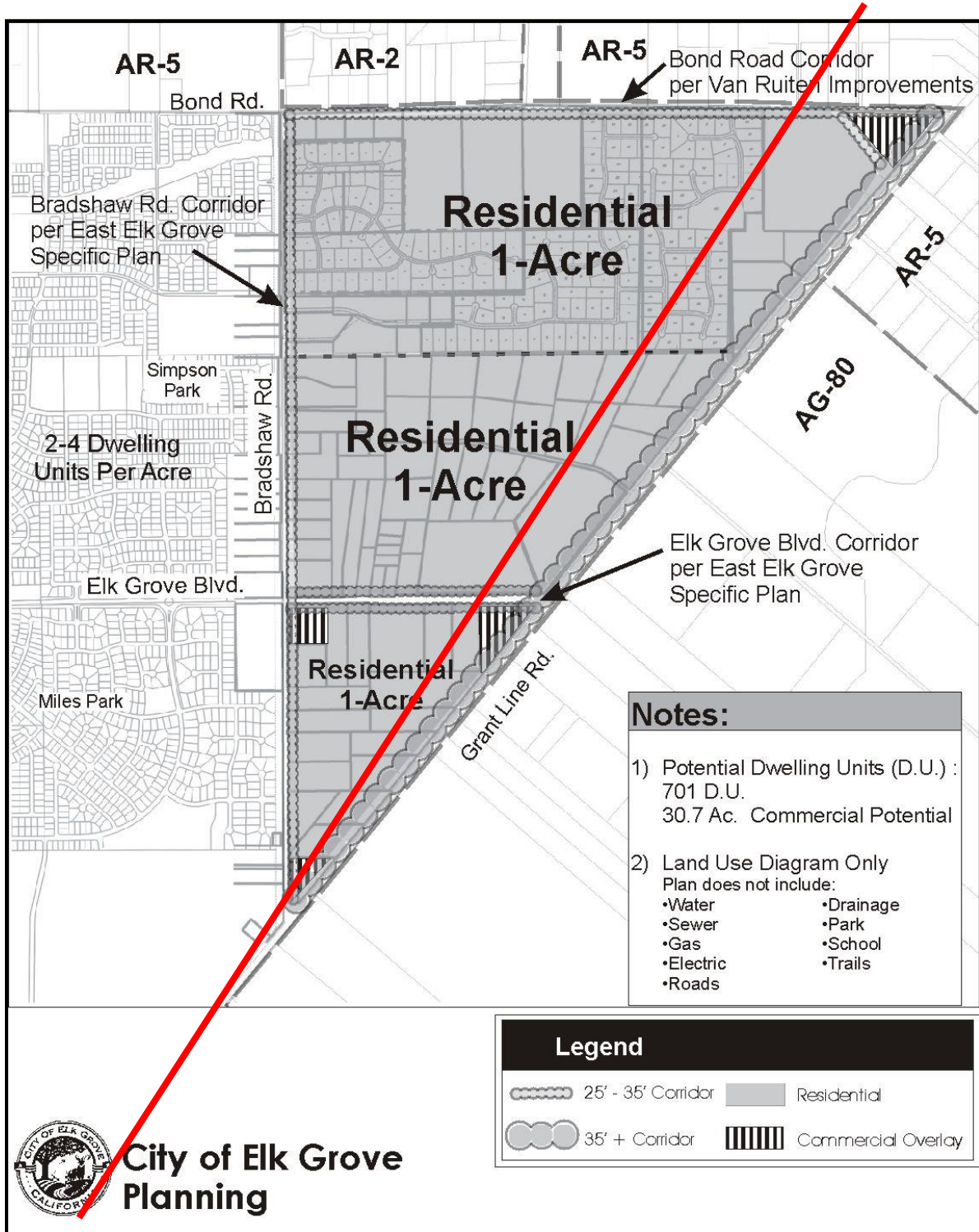
Commercial land uses in the ~~Triangle area~~Triangle Area are intended to reflect the area's ~~rural~~ character, and ~~to shall~~ be appropriately sized and operated. Permitted uses and operational standards are provided in this SPA to ensure that commercial uses are consistent with the rural character of the ~~Triangle area~~Triangle Area.

Commercial uses are allowed to be located only in the "Commercial Overlay" areas shown on the Land ~~Use Map~~Plan of this SPA.

Photo: Commercial store of the type envisioned for the ~~Triangle area~~ Triangle Area.

Figure ~~1216~~, on the following page, shows the land use plan for the ~~Triangle area~~ Triangle Area.

Figure ~~1216~~: Land Use Plan



Elk Grove Triangle Special Planning Area



6. Phasing and Timing

Development in the ~~Triangle area~~Triangle Area is expected to occur over a long period of time, as individual property owners decide to develop their property, and as infrastructure capacity becomes available.

This SPA does not establish a phasing or timing plan, with the exception that development will be constrained by the ability of individual developments to provide sufficient infrastructure ~~(or to purchase excess infrastructure capacity from other projects).~~ For example, individual projects may be required to extend utilities to reach the project location.

Infrastructure shall be installed on an individual basis by private developers. Developers shall coordinate with service providers to ensure sufficient capacity exists to accommodate the proposed development.

7. Development Process and Approvals

Future development within the Triangle Area, like other development elsewhere in the City, requires certain land use or development approvals. The specific requirements and timing of these approvals are provided in the Elk Grove Municipal Code and include, but are not limited to:

- Tentative Subdivision Maps (for the subdivision of property)
- Conditional Use Permits (for approval and establishment of specific uses as described in this SPA)
- Design Review (for the construction of new commercial development and new tract subdivision home design)

Approval of these permits or entitlements requires (as provided in EGMC Chapter 23.14) a noticed public hearing before the designated approving authority (typically the Planning Commission). The requirements for noticing the hearing are described in the City's Zoning Code. In the case of design review for new tract subdivision home design, no public hearing is required and the designated approving authority is the Development Services Director.

A. Public Review and Input

Applicants for larger development projects in the Triangle Area, including tentative subdivision maps and commercial design reviews, shall notify and engage with the community at the time of, or prior to, submitting an application for entitlement. Smaller projects, including tentative parcel maps (a subdivision into four or fewer lots), are exempt from this requirement.

Community engagement includes, but is not limited to, mailed notices, community meetings, and public workshops that encourage citizens to provide meaningful input. The City's minimum expectation is for a public meeting that has been noticed to all property owners and residents, postage prepaid, within the Triangle Area and within 1,000 feet of the Triangle Area.

Applicants shall provide a written summary of this engagement as part of their application to the City, as these efforts will be reported to the approving authority as appropriate. The City may, at its discretion, schedule and hold additional community engagement meeting(s) at the applicant's expense.

8. Allowed Uses and Development Standards



The Land Use Plan and Development Standards for the Triangle Area are intended to retain the low density rural character of the area, allowing residential development in association with agricultural activities ~~as the primary land uses~~, with related recreational, institutional and commercial uses that support the primary uses. The plan promotes the development of single-family residences on parcels ~~that are at least one acre in size~~ consistent with the standards and Land Plan herein. Agricultural uses include the crop cultivation and raising livestock in accordance with state health

regulations.

-On-going agricultural uses are acknowledged as part of the plan and are permitted to continue in accordance with the City's adopted 'Right to Farm' regulations, which the General Plan policies encourage. This Triangle SPA corresponds to the ~~Elk Grove Triangle Area Policy established by the General Plan Land Use Map~~ General Plan policies and is intended as ~~a method of implementing its policies~~ the mechanism for its implementation.

This section contains standards and regulations for the following topics:

- 1. Residential Uses**
- 2. Commercial Uses**
- 3. Agricultural Uses**
- 4. Site Planning**
- 5. Architectural Guidelines**
- 6. Miscellaneous Provisions**

The land use requirements and development standards contained in this SPA shall apply to all property within the SPA as delineated on the official zoning map of the City. Where the regulations herein conflict with corresponding regulations in the Citywide Zoning Code, these regulations apply. Where the SPA is silent about special use regulations (e.g., residential care facility), and site development standards (e.g., lighting standards) addressed in the Citywide code, the Citywide regulations and standards apply.

A. Residential Uses

Residential uses may take place in all areas of the Triangle, including areas with the “Commercial Overlay” designation. This section describes the allowed uses, permit requirements, development standards, and other requirements for development in the residential areas of the Triangle. As illustrated in Figure 16,

Land Plan, there are three sub-areas within the Residential zone, based upon lot size/density – the 1-acre area, the 1/4-acre area, and the 1/5-acre area.

1. Permitted, Conditionally Permitted, and Prohibited Land Uses

A. Residential Land Uses ~~and Structures~~

The following table identifies land uses either permitted by right (shown with a “P”) or upon approval of a Conditional Use Permit (shown with a “CUP”). For descriptions of these use listings, please see EGMC Section 23.26 (Use Classification System). Uses not listed in the table are prohibited. The column “Specific Use Regulations” refers to regulations pertaining to that specific land use as provided in the Municipal Code; see the referenced code section for more information.~~Permitted Uses and Structures:~~

- ~~1. Single Family Dwelling Units (excluding mobilehomes) as the Primary Structure, not to exceed a density of one dwelling unit per gross acre (see Lot Area in Subdivision Regulations).~~
- ~~2. Second Dwelling Units, as defined in the Elk Grove Zoning Code~~
- ~~3. Accessory Structures~~
- ~~1. Agricultural uses, as defined in this SPA~~

- ~~2. Child Day Care Center for less than eight children~~
- ~~3. Family Day Care Home (12 or less persons receiving care, including children of the resident family who are under 12 of age)~~
- ~~4. Keeping of livestock, including but not limited to horses.~~
- ~~5. Home occupations, subject to the requirements of the Elk Grove Municipal Code.~~

~~Conditionally Permitted Uses and Structures, subject to Review Procedures:~~

- ~~6. Residential Care Homes for more than six adults or more than eight children~~
- ~~7. Child Day Care Center for more than eight children~~
- ~~8. Family Day Care Home (more than 12 persons receiving care, including children of the resident family who are under 12 of age)~~
- ~~9. Accessory Residential Structures (guest houses)~~
- ~~10. Temporary Mobilehomes, subject to the requirements of the Elk Grove Zoning Code~~
- ~~11. Churches, synagogues, temples, and other places of worship~~
- ~~12. Public parks~~
- ~~13. Private schools~~
- ~~14. Stables, riding academies, and similar uses, subject to the requirements of the Elk Grove Zoning Code~~
- ~~15. Veterinarian office and animal hospital~~

~~Prohibited Uses and Structures~~

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~~Any use or structure not listed as permitted or conditionally permitted shall be prohibited.~~

**TABLE B
ALLOWED USES AND REQUIRED ENTITLEMENTS IN RESIDENTIAL AREAS**

| <u>Land Use</u> | <u>Permit Requirements (within all Residential Areas)</u> | <u>Specific Use Regulations</u> |
|---|---|---------------------------------|
| Residential Uses | | |
| <u>Dwelling, Single Family</u> | <u>P</u> | |
| <u>Dwelling, Second Unit</u> | <u>P</u> | <u>EGMC Chapter 23.90</u> |
| <u>Home Occupation</u> | <u>P</u> | <u>EGMC Chapter 23.82</u> |
| <u>Guest House</u> | <u>P</u> | |
| <u>Navigation Housing</u> | <u>P</u> | |
| Human Service Uses | | |
| <u>Child Care Facility, Child Care Center</u> | <u>CUP</u> | |
| <u>Child Care Facility, Family Day Care Home</u> | <u>P</u> | |
| <u>Community Care Facility, Large</u> | <u>CUP</u> | <u>EGMC Chapter 23.88</u> |
| <u>Community Care Facility, Small</u> | <u>P</u> | |
| <u>Pediatric Day Health and Respite Care Facility, Large</u> | <u>CUP</u> | |
| <u>Pediatric Day Health and Respite Care Facility, Small</u> | <u>P</u> | |
| <u>Residential Care Facility for the Chronically Ill, Large</u> | <u>CUP</u> | |
| <u>Residential Care Facility for the Chronically Ill, Small</u> | <u>P</u> | |
| <u>Residential Care Facility for the Elderly, Large</u> | <u>CUP</u> | <u>EGMC Chapter 23.88</u> |
| <u>Residential Care Facility for the Elderly, Small</u> | <u>P</u> | |
| Agriculture, Animal Keeping, and Resource Uses | | |
| <u>Animal Husbandry</u> | <u>P</u> | |
| <u>Animal Keeping – Exotic</u> | <u>P</u> | |
| <u>Animal Keeping – Fowl</u> | <u>P</u> | |
| <u>Animal Keeping – Household Pets</u> | <u>P</u> | |
| <u>Animal Keeping – Livestock</u> | <u>P</u> | |
| <u>Crop Production, Outdoor Facility</u> | <u>P</u> | |
| <u>Equestrian Facility, Commercial</u> | <u>CUP</u> | |
| <u>Equestrian Facility, Hobby</u> | <u>P</u> | |

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| <u>Land Use</u> | <u>Permit Requirements (within all Residential Areas)</u> | <u>Specific Use Regulations</u> |
|---|---|---------------------------------|
| <u>Kennels, Commercial</u> | <u>CUP</u> | |
| <u>Kennels, Hobby</u> | <u>P</u> | |
| <u>Veterinary Facility</u> | <u>CUP</u> | |
| <u>Recreation, Open Space, Education, and Public Assembly Uses</u> | | |
| <u>Assembly Uses</u> | <u>CUP</u> | |
| <u>Parks and Public Plazas</u> | <u>P</u> | |
| <u>Private Residential Open Space</u> | <u>P</u> | |
| <u>Schools – Academic – Charter</u> | <u>CUP</u> | |
| <u>Schools – Academic – Private</u> | <u>CUP</u> | |
| <u>Schools – Academic – Public</u> | <u>P</u> | |
| <u>Utility, Transportation, and Communication Uses</u> | | |
| <u>Telecommunication Facility</u> | <u>CUP</u> | <u>EGMC Chapter 23.94</u> |
| <u>Utility Facility and Infrastructure</u> | <u>CUP</u> | |

2. Lot Sizes/Subdivision Standards

Lot Size. Development within the Residential Area shall conform to the lot size and subdivision standards provided in the table below, based upon its sub-area as illustrated in Figure 16, Land Plan.

TABLE C
RESIDENTIAL LOT SIZE STANDARDS

| <u>Lot Standard</u> | <u>1-acre</u> | <u>1/4-acre</u> | <u>1/5-acre</u> |
|-------------------------------|----------------|-----------------|-----------------|
| <u>Lot Area, Gross (min.)</u> | <u>1 acre</u> | <u>1/4-acre</u> | <u>1/5-acre</u> |
| <u>Lot Depth (min.)</u> | <u>95 feet</u> | <u>95 feet</u> | <u>85 feet</u> |
| <u>Lot Width (min.)</u> | <u>75 feet</u> | <u>65 feet</u> | <u>55 feet</u> |
| <u>Street Frontage (min.)</u> | <u>75 feet</u> | <u>65 feet</u> | <u>55 feet</u> |

Perimeter Buffer. As part of the subdivision process, the City may require the establishment of buffers between the proposed development and existing uses. Such buffers may occur through the establishment of maintained landscaped setbacks, landscape berms, and special setbacks (often referred to as light and air easements). These buffers, where required, shall occur along and within the outer/exterior boundaries of the proposed development project, consistent with the following table.

TABLE D
PERIMETER BUFFER STANDARDS

| <u>Standard</u> | <u>1-acre Area</u> | <u>1/4-acre Area</u> | <u>1/5-acre Area</u> |
|-------------------------|---------------------------|--|-----------------------------|
| <u>Perimeter Buffer</u> | <u>75 feet</u> | <u>As determined through subdivision design review</u> | |

~~Lot Area: One (1) acre gross, minimum.~~

~~Lot Depth: 95 feet minimum. The depth of a lot shall not exceed three times its width where the lot width is 250 feet or less, as provided in Title 22 of the Elk Grove Municipal Code.~~

~~Lot Width: 75 feet minimum.~~

~~Street Frontage: All lots shall provide 75 feet of frontage on a public or private street.~~

3. Setbacks

~~— Measurement of Setbacks: Setbacks shall be measured from lot lines or public rights of way or, in the case of private streets, from the edge of the private street, and as otherwise provided in EGMC 23.64.040 (setback measurement). The following standards shall apply to the measurement and establishment of setback lines:~~

~~16. — Setbacks shall be measured from lot lines or public rights of way or, in the case of private streets, from the edge of the private street.~~

~~17. — Building setbacks shall be determined to be either interior or perimeter yard areas.~~

~~18. — **Perimeter** yards are those areas immediately inside and entirely around the boundaries of the proposed development. Perimeter yards typically abut roadways, drainageways, landscape corridors or other similar areas, and are owned by entities other than the developer.~~

~~19. — **Interior** yards are those areas contained entirely within the proposed development and which adjoin other lots being created by the subdivision for development.~~

~~Perimeter Yard Setbacks: 75 feet minimum. This area may include landscape corridors, private streets and driveways, and drainage facilities, provided minimum distances are maintained as described below.~~

~~Interior Yard Setbacks: Development shall conform to the setback standards provided in the following table.~~

TABLE E
SETBACK STANDARDS

| Setback (minimum) | <u>1-acre Area</u> | | | <u>1/4-acre Area</u> | | <u>1/5-acre Area</u> | |
|-------------------------|--|------------------|---|----------------------|--|----------------------|--|
| | <u>Special Subdivisions (Silver Gate, Kapalua, and Van Ruiten Acres)</u> | | <u>All Other Residential Land Uses Areas</u> | | | | |
| | <u>Primary</u> | <u>Accessory</u> | <u>Both Primary and Accessory</u> | <u>Primary</u> | <u>Accessory</u> | <u>Primary</u> | <u>Accessory</u> |
| Front | 20 feet | 20 feet | 20 feet | <u>20 feet</u> | See <u>EGMC Chapter 23.46 (Accessory Structures)</u> | <u>20 feet</u> | See <u>EGMC Chapter 23.46 (Accessory Structures)</u> |
| Rear | 25 feet | 5 feet | 25 feet | <u>20 feet</u> | | <u>20 feet</u> | |
| Side, Interior Lot | 5 feet | 5 feet | • Structures up to <u>15-16</u> feet in height shall be set back at least 10 feet from side property lines. | <u>7.5 feet</u> | | <u>5 feet</u> | |
| Street Side, Corner Lot | 12.5 feet | 12.5 feet | • <u>SS</u> structures more than <u>15-16</u> feet in height shall be set back at least 20 feet from side property lines. | <u>15 feet</u> | | <u>12.5 feet</u> | |

Variations in front yard setbacks are encouraged to provide a more attractive streetscape, particularly in subdivisions with one-acre minimum lots.

4. Building heights

Principal Structures and Residential Second Units:

- ~~1. One story or 25 feet on all lots less than two (2) gross acres in size.~~
- ~~2. Two stories or 30 feet on all lots two (2) gross acres or larger.~~

Accessory Structures: 15 feet. Accessory structures may exceed 15 feet, up to the height of the Principal Structure, subject to approval of a Conditional Use Permit. Development shall conform to the maximum building heights as provided in the following Table F.

TABLE F
BUILDING HEIGHTS

| <u>Building Height</u> | <u>1-acre Area</u> | | <u>1/4-acre and 1/5-acre Area</u> |
|---|--------------------------------|-----------------------------|-----------------------------------|
| | <u>Lots < 2 gross acres</u> | <u>Lots ≥ 2 gross acres</u> | |
| <u>Primary Structure and Detached Accessory Units</u> | <u>25 feet or 1 story</u> | <u>30 feet or 2 stories</u> | <u>25 feet or 1 story</u> |

| | |
|-----------------------------|--|
| <u>Accessory Structures</u> | <u>16 feet by right; may exceed this standard up to the height of the primary structure upon approval of a Minor Design Review</u> |
|-----------------------------|--|

5. Site coverage

Maximum combined coverage by all structures ~~on a lot shall~~ may not exceed ~~20% of the total lot area~~ the ratios provided in the following table.

**TABLE G
SITE COVERAGE LIMITS**

| Standard | 1-acre Area | 1/4-acre Area | 1/5-acre Area |
|----------------------|--------------------|----------------------|----------------------|
| <u>Site Coverage</u> | <u>20%</u> | <u>60%</u> | <u>75%</u> |

6. Parking

Parking shall be provided as required by ~~the Elk Grove Zoning Code~~ EGMC 23.58 (Parking). All required parking spaces for residential uses shall be covered by a carport or in an enclosed garage.

7. Provision of ~~open space~~ parkland

All residential subdivisions shall provide either on-site dedicated parkland sufficient to meet the City’s parkland requirements or pay the established in-lieu parkland fee as provided in EGMC Chapter 22.40 (Park and Recreation Dedication and Fees).

8. Grading

Any site modification shall comply with the City’s ~~Land Grading and Erosion Control Ordinance~~ grading regulations contained in EGMC 16.44 (Land Grading and Erosion Control). Prior to Issuance of Grading Permit, or as deemed necessary by ~~Public Works~~ the City, the Developer shall install on-site and off-site drainage facilities in accordance with ~~the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement S~~ standards and shall pay any applicable drainage fees (for example, Zone 11A drainage fees), including the payment of any fee required by the Sacramento County Water Agency.

9. Signs

~~Permitted Signs: The following signs may be displayed in residential areas of the Triangle: Signs shall comply with the applicable provisions of EGMC Chapters 23.62 (Signs on Private Property) and 23.82 (Home Occupations).~~

- ~~1. Signs identifying property for sale or lease, consistent with the Elk Grove Zoning Code. Such signs may be posted only on the property being~~

~~offered for sale or lease. Signs shall be limited to one (1) per road frontage, and may not exceed 32 square feet each.~~

~~Prohibited Signs: The following sign types are prohibited in residential areas of the Triangle:~~

- ~~2. Signs identifying any commercial activity, including home businesses.~~
- ~~3. Signs advertising the sale of property, goods, or services, except as permitted above.~~
- ~~4. All other signs prohibited by the Elk Grove Zoning Code.~~

10. Non-conforming uses, structures, and signs

Non-conforming uses, buildings, and signs shall comply with the provisions of EGMC 23.84 (Nonconforming Uses, Buildings, and Structures)~~the Elk Grove Zoning Code.~~

11. Accessory Structures

Except as provided in Sections 8(A)(3) (Setbacks) and 8(A)(4) (Building Height) hereof, accessory structures shall comply with the requirements of EGMC Chapter 23.46 (Accessory Structures).

B. Commercial Uses

Commercial uses, as described herein, are allowed to be located only within those portions of the Triangle with the “Commercial Overlay” designation (as shown on the Land Use Plan). Such uses shall comply with the allowed use and development standards described in this section.

1. Review and Approval for Commercial Development

All commercial development in the Commercial Overlay district shall be subject to approval of the following:

- ~~1. Approval of a Conditional Use Permit for any proposed commercial center in the Commercial Overlay district;~~
- ~~2. Development Plan Review~~Design Review for the development of commercial structures, pursuant to EGMC Section 23.16.080 (Design Review); and
- ~~3. Conditional Use Permits~~ for any commercial use specifically listed in ~~the following section~~ Table H as conditionally permitted.

This SPA does not impose any restriction on the total amount of commercial development which may be permitted in the ~~Triangle area~~Triangle Area. Review and approval of each proposed commercial ~~center development~~ shall consider the suitability of the proposed development for its site and surroundings, and whether the proposed development can be supported by market demand in combination with other existing and approved commercial developments in the Triangle Area and vicinity.

Conditional use permits for commercial developments and/or uses ~~may regulate any or all of the following, or any other aspect of the~~provide an opportunity to review and ensure that the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City. Through the conditional use permit process, the City will impose conditions of the development and operation of the project of use which the City deems appropriate to ensure compliance with the standards of this SPA and other aspects of the City’s zoning regulations, the Elk Grove General Plan, or the Elk Grove Zoning Code for other purposes; as provided in the conditional use permit process.

Additionally, all new commercial development shall be subject to Design Review, pursuant to EGMC Section 23.16.080 prior to the issuance of any building permit(s) for the subject building(s). The purpose of the design review process is to promote the orderly and harmonious growth of the City; to encourage development in keeping with the desired character of the City; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design. As part of any discretionary design review

approval (i.e., minor design review, major design review, subdivision design review, district development plan design review, CIP design review), the designated approving authority may approve deviations from the development standards in this title and applicable design guidelines; provided, that the approving authority makes a finding that the deviation improves the usability of the site and its relationship to surrounding development, including but not limited to pedestrian and vehicular movement and accessibility, architectural design, and landscaping and site amenities or otherwise does not impact the usability of the site or negatively impact adjoining property. Allowed deviations shall be limited to standards that affect the layout of the site, including, but not limited to, setbacks, height, and landscaping. Deviations from minimum lot size and signage standards shall be specifically prohibited. Any deviation to Citywide improvement standards shall be reviewed and decided by the Public Works Director pursuant to EGMC Section 22.20.010(D).

~~1. Building materials~~

~~2. Colors~~

~~3. Hours of operation~~

~~4. Lighting~~

~~5. Uses and types of businesses~~

~~6. Site layout, including buildings, parking, landscaping, loading and trash areas, street access, pedestrian access, utility locations, etc.~~

~~7. Outdoor storage~~

2. Permitted, Conditionally Permitted, and Prohibited Land Uses

The following table identifies land uses either permitted by right (shown with a “P”) or upon approval of a Conditional Use Permit (shown with a “CUP”) in commercial areas. Uses expressly prohibited are shown with an “N”; uses not listed shall also be prohibited. For descriptions of these use listings, please see EGMC Section 23.26 (Use Classification System). Uses not listed in the table are prohibited. The column “Specific Use Regulations” refers to regulations pertaining to that specific land use as provided in the EGMC; see the referenced code section for more information.

In addition to the uses as described in the table below (Table H), those uses provided in Table B, Allowed Uses and Required Entitlements in Residential Areas, shall also be allowed as provided in that table.

**TABLE H
ALLOWED USES AND REQUIRED ENTITLEMENTS IN COMMERCIAL AREAS**

| Land Use | Permit Requirements | Specific Use Regulations |
|---|----------------------------|----------------------------------|
| Retail, Service, and Office Uses | | |
| <u>Agricultural Tourism</u> | <u>P</u> | |
| <u>Alcoholic Beverage Sales</u> | <u>CUP</u> | |
| <u>Building Materials Stores and Yards</u> | <u>P¹</u> | |
| <u>Business Support Services</u> | <u>P</u> | |
| <u>Convenience Stores</u> | <u>P¹</u> | <u>EGMC Chapter 23.86</u> |
| <u>Drive-In and Drive-Through Sales and Service</u> | <u>N</u> | |
| <u>Garden Center/Plant Nursery</u> | <u>P¹</u> | |
| <u>Grocery Store</u> | <u>P¹</u> | <u>EGMC Chapter 23.86</u> |
| <u>Liquor Stores</u> | <u>N</u> | |
| <u>Neighborhood Market</u> | <u>P¹</u> | <u>EGMC Chapter 23.86</u> |
| <u>Offices, Business and Professional</u> | <u>P</u> | |
| <u>Personal Services</u> | <u>P</u> | |
| <u>Restaurants</u> | <u>CUP^{2, 3}</u> | <u>EGMC Chapter 23.86</u> |
| <u>Retail, General, Medium Format</u> | <u>N</u> | <u>EGMC Chapter 23.74, 23.86</u> |
| <u>Retail, General, Small Format</u> | <u>P¹</u> | <u>EGMC Chapter 23.74, 23.86</u> |
| Automobile and Vehicle Uses | | |
| <u>Auto and Vehicle Rental</u> | <u>N</u> | |
| <u>Auto and Vehicle Sales</u> | <u>N</u> | |
| <u>Auto Parts Sales</u> | <u>N</u> | |
| <u>Car Washing and Detailing</u> | <u>CUP</u> | |
| <u>Fueling Station</u> | <u>CUP</u> | <u>EGMC Chapter 23.72</u> |
| <u>Vehicle Services – Major</u> | <u>N</u> | |
| <u>Vehicle Services – Minor</u> | <u>N</u> | |

Notes:

1. Outdoor display and storage of goods is prohibited except as provided in EGMC Chapter 23.86 (Outdoor Sales, Display, Storage, and Seating). In the instance of Building Materials Stores and Yards, any outdoor display and storage shall occur behind a solid fence or wall and be completely screened from off-site view.

2. Conditionally permitted use when the use includes the sale of alcoholic beverages. Otherwise the use is permitted by right.

3. Outdoor amplified sound prohibited. Permitted Uses: The following commercial uses are permitted within approved commercial developments in the Triangle area:

~~8. All uses permitted in the Residential land use district, above.~~

~~9. Retail sale of goods such as:~~

- ~~a. Food~~
- ~~b. Agricultural products~~
- ~~c. Hardware~~
- ~~d. Tack and feed and animal keeping supplies~~
- ~~e. Clothing~~
- ~~f. Other similar items~~

~~10. Restaurants, such as:~~

- ~~a. "Sit down" restaurants~~
- ~~b. Coffee shops~~

~~11. Personal Services, such as:~~

- ~~a. Barber~~
- ~~b. Beautician~~
- ~~c. Cleaner, laundry; pickup service~~

~~Conditionally Permitted Uses:~~

~~12. All conditionally permitted uses in the Residential land use district, above.~~

~~13. Business and professional offices, subject to a finding by the Planning Commission that the use will not have a detrimental effect upon other businesses or nearby residential uses in the area and/or that business and professional offices do not become a major or predominant use within any commercial center.~~

~~14. Automobile filling stations, as regulated by the Elk Grove Zoning Code~~

~~15. Sale of liquor at a "sit down" restaurant~~

~~16. Retail establishments selling alcoholic beverages~~

~~17. Outdoor storage of goods~~

~~Prohibited Uses: Any use not listed as permitted or conditionally permitted shall be prohibited. In addition, the following is a list of specifically prohibited uses:~~

~~18. Liquor stores, where the sales of liquor constitutes a major portion of the store's sales~~

~~19. Automobile sales or service of any kind~~

~~20. Drive up or drive through facilities of any kind~~

~~21. Outdoor loudspeaker or public address systems, whether for music, speech, or any other purpose.~~

3. Setbacks

All buildings and structures, except walls or fences, shall be set back not less than forty feet from all public or private streets, and not less than twenty-five feet from all other property lines.

4. Building heights

The maximum building height for commercial structures is twenty-five (25) feet.

5. Site Coverage

Maximum combined coverage by all ~~structures~~ buildings shall not exceed 25% of the net lot area.

6. Parking

Parking shall be provided as required by ~~the Elk Grove Zoning Code~~ EGMC Chapter 23.58 (Parking). In addition, the following standards shall apply:

~~1. Commercial uses shall meet, but not exceed, the parking requirements of the Elk Grove Zoning Code with regard to the number of parking spaces.~~

~~2.~~ 2. Compact parking spaces shall not be permitted.

~~3.~~ 3. Consideration shall be given to providing parking for vehicles towing horse trailers.

7. Provision of open space

Landscaping shall be provided as required by the ~~Elk Grove Zoning Code~~ EGMC Chapter 23.54 (Landscaping) and this SPA. In the case of a conflict in the requirements of this SPA and the ~~Zoning Code~~ EGMC, the ~~greater~~ more extensive requirement shall apply.

8. Grading

Any site modification shall comply with the City's grading regulations contained in EGMC Chapter 16.44 (Land Grading and Erosion Control) ~~Land Grading and Erosion Control Ordinance~~. Prior to Issuance of Grading Permit or as deemed necessary by ~~Public Works~~ the City, the Developer shall install on-site and off-site drainage facilities in accordance with ~~the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement S~~ standards and shall pay any applicable drainage fees (for example, Zone 11A drainage

~~fees), including the payment of any fee required by the Sacramento County Water Agency.~~

9. Signs

Sign Size: The following standards shall apply to all ~~permanent~~ signs:

| Sign Type | Maximum Size |
|------------------------|---|
| Building-Mounted Signs | ½ SF -sq. ft. of sign area for each lineal foot of building frontage |
| Free-Standing Signs | 50 SF sq. ft. <u>maximum each</u> Each commercial center shall be limited to one (1) free-standing sign |
| Temporary Signs | ½ SF -sq. ft. of sign area for each lineal foot of building frontage |

Monument Signs Required: All free-standing signs shall be monument signs, consisting of a sign mounted on a base without a supporting “pole” or “pedestal.”

Photo right: Typical pole sign; this sign type is prohibited in the ~~Triangle area~~ Triangle Area



Sign Height: No freestanding sign shall exceed a height of eight (8) feet.

~~Sign Approval Required: If not included as part of the overall approval of the commercial center, each free standing sign shall require review and approval by the Planning Commission.~~

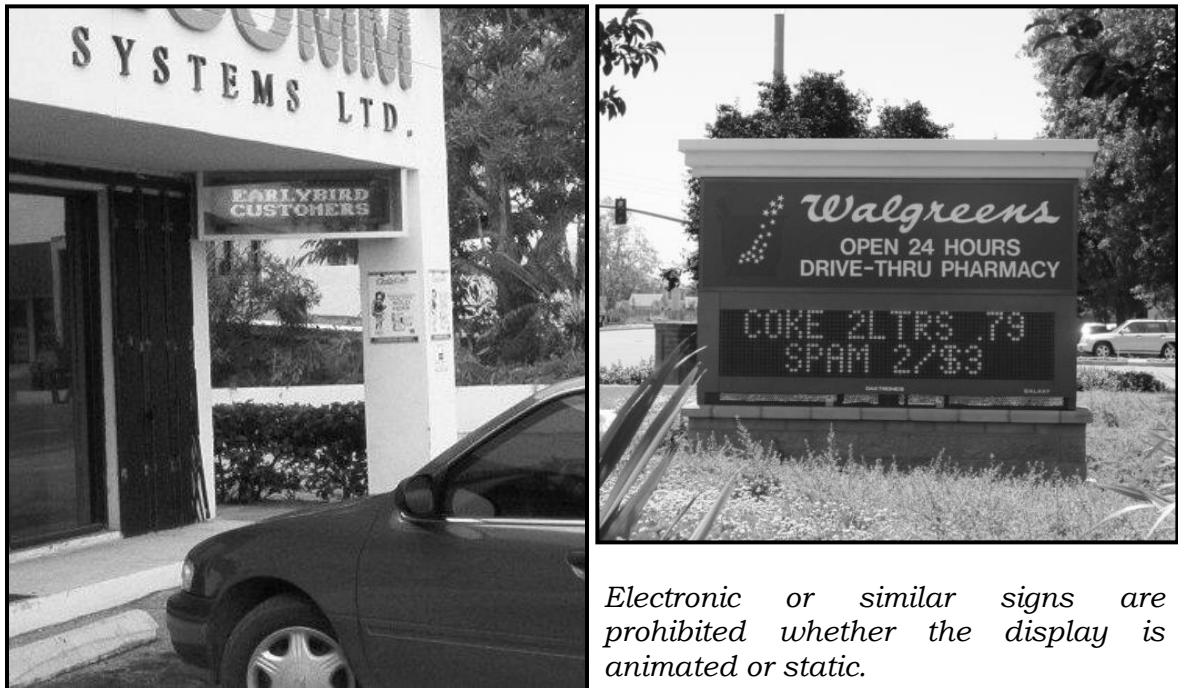
Miscellaneous Provisions: The following provisions shall apply to all commercial signs:

- ~~1.~~ Except as necessary to comply with state law regarding the posting of gasoline prices, no changeable copy shall be permitted on any sign.
- ~~2.~~ No animated or flashing displays, LED or similar displays, or moving parts of any kind shall be permitted on any sign.
- ~~3.~~ No building-mounted sign may be mounted on a pitched roof.
- ~~4.~~ No building-mounted sign may extend above the roofline of the building.
- ~~5.~~ No internally illuminated or backlit signs shall be permitted. Signs may be externally illuminated only.

6. Signs may not be illuminated after the hours of operation of the business.

Prohibited Signs: All signs prohibited by ~~the Elk Grove Zoning Code~~ EGMC Section 23.62.100 (Prohibited Signs) shall be prohibited in the ~~Triangle area~~ Triangle Area.

In addition, electrical or electronic signs which incorporate lighted message displays are specifically prohibited, including such signs used inside shop windows which are visible from outside. Examples of such signs are shown below.



10. Nonconforming uses, structures, and signs

Nonconforming uses, buildings, and signs shall be regulated by the provisions of EGMC Chapter 23.84 (Nonconforming Uses, Buildings, and Structures) ~~Elk Grove Zoning Code~~.

C. Agricultural Uses

This SPA recognizes the existence of agricultural uses within the ~~Triangle area~~Triangle Area, and is specifically intended to provide for the continued existence of these uses. The sights, sounds, and smells of agricultural uses are considered an important and continuing part of life in the ~~Triangle area~~Triangle Area. Agricultural uses will not be considered a nuisance or subject to removal or abatement unless they are proven to be a public health hazard as determined by the Sacramento County Department of Public Health.

Agricultural uses generally consist of:

- ~~1.~~1. The keeping of horses and similar animals on either a “hobby” or professional basis
- ~~2.~~2. The growing of field crops, row crops, orchards, and other crops
- ~~3.~~3. The growing of crops, flowers, or other goods in greenhouses consistent with the provisions of the AR-2 zone.
- ~~4.~~4. The sale of agricultural goods produced onsite

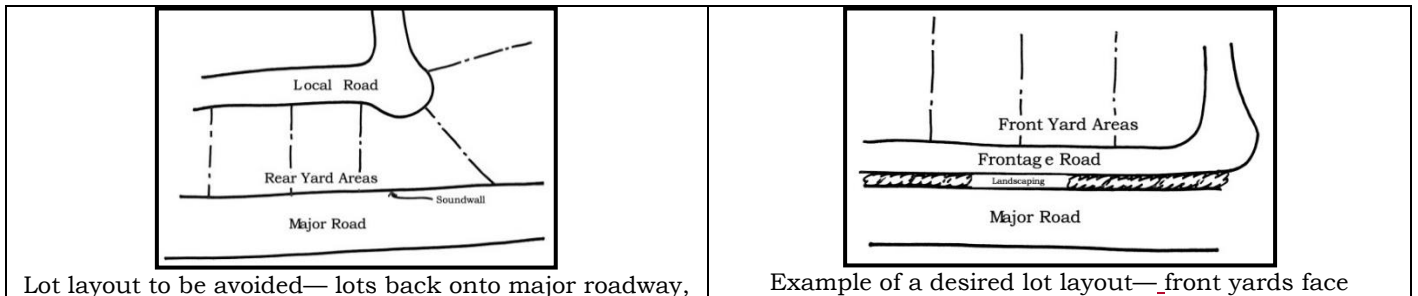
The following regulations shall apply to agricultural uses:

- ~~1.~~1. The keeping of animals shall be governed by the ~~Elk Grove Zoning Code~~EGMC and other applicable codes.
- ~~2.~~2. ~~All a~~Agricultural uses ~~permitted under “AR” zoning per the Elk Grove Zoning Code~~ shall be permitted in the ~~Triangle area~~Triangle Area pursuant to Table B, Allowed Uses and Required Entitlements in Residential Areas.

D. Site Planning

The following standards and regulations shall apply to all subdivisions within the ~~Triangle area~~ Triangle Area:

1. Subdivisions shall be subject to all applicable provisions of the City of Elk Grove’s “Single Family Residential Citywide Design Guidelines,” including guidelines related to ~~the design of subdivisions and residential units~~ land planning for subdivision maps, and architecture for master home plans.
2. In order to accommodate any further development within the area, existing roads and driveways shall be interconnected. The street system shall be designed to take advantage of existing property lines, driveway locations and road patterns to maximize access and diffuse traffic within the neighborhood, improving vehicle circulation through the area.
3. The street pattern shall be designed to establish a local hierarchy of roads that incorporates residential collector streets providing direct and indirect connections within the neighborhood and integrating with surrounding street networks and neighborhoods.
4. Residential streets may be designed with linear/grid pattern, curvilinear, and/or short cul-de-sac streets.
5. Local residential roads shall generally be constructed to Class ‘C’ standards, which provide a ~~forty foot wide~~ forty-foot-wide cross section, ~~without no~~ without curbs, ~~as described in this SPA or sidewalks.~~ Drainage swales on either side of such streets shall be designed to convey surface drainage through the area and into major improved channels. Street lighting shall be limited to intersections, or as otherwise determined by the City, for safety purposes and shall be of a scale and character fitting with the rural character.
6. Lot patterns shall be designed to optimize solar orientation, maximize privacy and minimize exposure to street noise for residential structures and outdoor living areas.
7. Except as otherwise illustrated on the Land Plan or elsewhere in this SPA, subdivisions ~~shall~~ should be designed so that lots at the outer edges of the subdivision are oriented so that their front yards are oriented toward adjacent properties. The creation of subdivisions which orient rear yards toward streets and/or adjacent properties shall be discouraged. The illustrations below show examples of undesirable (left) and desirable (right) lot layouts. *As discussed earlier in this SPA, variation in front yard setbacks is encouraged.*



| | |
|---|---|
| requiring installation of a sound wall. | outward, and installation of a sound wall is avoided. |
|---|---|

E. Architectural Regulations and Guidelines

Walls, ~~and Fences,~~ and Berms

To encourage an open, rural feeling, the use of solid walls and fences is discouraged in the ~~Triangle area~~ Triangle Area. The following regulations and guidelines shall apply to all residential and commercial development:

- Solid walls and fences shall be permitted ~~only~~ where necessary to meet the requirements of the ~~Uniform~~ Building Code (such as to enclose swimming pools) or for safety purposes.
- ~~1.~~ • Solid fences between residential units/properties within the 1/4-acre and 1/5-acre areas shall be permitted consistent with EGMC Chapter 23.52 (Fences and Walls).
- ~~2.~~ • Fences may not be constructed of solid metal or similar materials.
- Open fencing is specifically encouraged.
- A linear earthen berm (a raised land area of soil) shall be provided along major arterials (for example, Elk Grove Boulevard and portions of Grant Line Road) and at intersections, consistent with the requirements of the Land Plan and the following regulations:
 - The berm shall be a minimum of six feet high. The slope of the berm shall be no steeper than 3:1 on the street side and 2:1 on the home side.
 - Dense, drought tolerant landscaping shall be provided along the public side of the berm. Landscaping shall include a collection of ground cover, shrubs, and ornamental trees along the side of the berm and between the berm and the roadway. Primary trees with dense foliage shall be provided along and/or at the top of the berm, a minimum of every 30 feet on center (i.e., the trees are spaced such that the center of one tree is thirty feet from the center of the next tree). The objective is for the development on the back side of the berm to be substantially screened from view from the street.
 - ~~3.~~ ○ At the top of the berm, a tubular steel fence, minimum six feet high, shall be constructed. The fence shall be located behind the primary trees (on the residence side of the tree) along the property line. Shrubs shall be provided along the street side of the fence to provide additional screening.

Commercial Buildings

Building Materials and Construction

4. Simple hip and gable roofs are encouraged. Flat roofs are strongly discouraged.
5. The exterior color of buildings should generally resemble the existing natural environment in hue and value.
6. Indigenous materials such as wood and stone should be used for exterior finishes. Materials such as aluminum siding and brick veneers are strongly discouraged.
7. Window and door frames should be made of wood or materials of similar appearance, be at least 1" wide, and of a traditional scale. Narrow and/or aluminum frames should be discouraged.
8. Building styles, materials, and craftsmanship that contribute to the Triangle's rural character are encouraged.

Lighting

9. Lighting for walks and parking areas should be small in scale and used to illuminate signs, displays and pedestrian paths. High intensity lighting in parking lots and along roadsides should be discouraged.
10. Maximum height for all freestanding lighting fixtures shall be ten (10) feet.
11. Historical or ornamental lighting shall be encouraged.
12. Lighting should be cast down on paths; care should be taken to avoid a daylight effect. Commercial lighting shall be designed so that light does not spill onto adjacent properties or roadways.

Landscaping

All commercial uses shall provide the following minimum landscaped areas:

13. Adjacent to any roadway, a minimum landscaped area of 25 feet in width shall be provided, unless a wider landscaped area is required ~~per~~pursuant to the Land Use Map-Plan of this SPA. Parking, loading, and vehicular circulation may not be provided in this landscaped area, except for driveways to and from the public right-of-way. ~~Driveways may cross this landscaped area.~~

1. • Adjacent to any residential uses, a minimum landscaped area of at least 25 feet in width shall be provided. This area shall provide a screening buffer between the commercial and residential activities. Projects shall include features necessary to accomplish this objective, which may include but are not limited to ~~may include~~ trees, shrubs, berms, open fencing, ~~etc.,~~ or other similar features, as approved through the Design Review process, to reduce glare and other impacts to the residential use. Parking, loading, ~~—~~and vehicular circulation may not be provided in this buffer area.

Both residential and commercial uses are encouraged to use trees in quantities and sizes which result in the timely maturation of the landscaped character of new development.

Miscellaneous Provisions

- All new electrical and telecommunications services shall be installed underground, except for 69 kV lines or greater.
- 1. • Existing electrical (less than 69 kV) and telecommunications services may be required to undergrounded except to the extent it impacts existing development.

19. Infrastructure and Public Facilities

This section describes the provision of public facilities in the ~~Triangle area~~Triangle Area.

A. Circulation



As described earlier in this SPA, the major roadways serving the ~~Triangle area~~Triangle Area—Bradshaw Road, Bond Road, Elk Grove Boulevard, and Grant Line Road—are already in place, although ~~some~~widening will need to take place to implement the City's Circulation Plan.

Most roadway construction within the ~~Triangle area~~Triangle Area will involve the development of local streets to serve new development, although major roadways at the boundaries of and within the ~~Triangle area~~Triangle Area will require widening to

achieve their ultimate widths.

The following standards shall apply to the development of roadways within the ~~Triangle area~~Triangle Area:

1. New roadways shall meet all of the City's standard requirements for public roadways, including:
 1. Roadway widths
 2. Pavement thickness
 3. Cul-de-sac length
 4. Limitations on the number of lots which can served by a cul de sac street
2. Local roadway construction is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type.
3. All new roadways shall be designed to the City's satisfaction. New roadways shall provide for connections to other properties and ensure that a logical, efficient roadways system is constructed. Where street stubs are provided to adjoining future development, a sign indicating future extension of the street shall be installed by the developer as part of the subdivision improvements.
4. ~~Bond Road~~Elk Grove Boulevard will require realignment to provide for ~~safer~~improved operations at the intersection of Grant Line Road. ~~Bond Road shall be realigned to intersect Grant Line Road at the intersection of Wrangler Drive and Grant Line Road.~~ Dedication of right of way for the new alignment shall be required as a condition of approval of a project at this location.
5. Bradshaw Road will require realignment to provide for ~~safer~~improved operations at the intersection of Bradshaw Road and Grant Line

Road.- ~~Dedication of right of way for the new alignment shall be required as a condition of approval of a project at this location.~~

~~6.~~ Roadways shall provide access and capacity sufficient to serve all properties adjacent to or crossed by the roadway. (Capacity shall assume development of all parcels at a density of one unit per gross acre.)

~~7.~~ Consistent with policies in the Elk Grove General Plan, the following shall apply:

~~1.~~ Financial assurances sufficient to provide for the construction of all new roadways and/or roadway widenings shall be provided ~~prior to the approval of any tentative in conjunction with any~~ subdivision map or commercial development in the ~~Triangle area~~ Triangle Area. Financial assurances may include posting of a bond, ~~letter of credit, or cash consistent with City policies equal to 110% of the total cost of roadway improvements~~; the City shall have sole discretion to determine the adequacy of the financial assurance

~~o~~ Roadways needed to serve new development shall be ~~either constructed or~~ ~~reconstructed~~ ~~secured (at the discretion of the City)~~ to the City's satisfaction prior to the recordation of any subdivision map ~~or~~ ~~or~~ the issuance of building permits for any commercial building.

~~2.~~ ~~Bicycle and trail facilities shall be constructed as part of future development and arterial roadway improvements, consistent with the City's Bicycle, Pedestrian, and Trails Master Plan.~~

B. Storm Drainage

Storm drainage systems in the ~~Triangle area~~ Triangle Area will be needed to provide flood protection for existing ~~homes structures and that may be affected by new development~~ to accommodate increases in storm flows created by new development. Storm drainage systems will be installed by individual developers as development occurs. The following standards apply to storm drainage systems in the ~~Triangle area~~ Triangle Area:

~~8.~~ New storm drainage systems shall meet all of the City's standard requirements, and shall provide for protection from 100-year flooding ~~and requirements to reduce urban runoff pollution~~.

~~9.~~ Local storm drainage construction is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type. ~~Developers may desire to utilize land secured financing, in a form consistent with City policies, in order to finance the construction of these facilities.~~

~~10.~~ All storm drainage systems shall be designed to the City's satisfaction. New storm drainage systems shall provide sufficient capacity to accommodate flows from the subject property and other tributary properties ~~within the same shed~~

area, and shall ensure that a logical, efficient storm drainage system is constructed.

~~11.~~ Storm drainage systems shall provide capacity sufficient to serve all properties adjacent to or crossed by the drainage system. (Capacity shall assume development of all parcels at a density ~~of one unit per gross acre~~consistent with this SPA.)

~~12.~~ Consistent with policies in the Elk Grove General Plan, the following shall apply:

~~1.~~ Financial assurances sufficient to provide for the construction of all new storm drainage systems required for each project shall be provided ~~prior to the approval of any tentative~~in conjunction with any subdivision map or commercial development in the ~~Triangle area~~Triangle Area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies ~~equal to 110% of the total cost of improvements~~; the City shall have sole discretion to determine the adequacy of the financial assurance.

~~2.~~ Storm drainage needed to serve new development and to meet the requirements of this SPA shall be either constructed or constructed secured (at the discretion of the City) to the City's satisfaction prior to the recordation of any subdivision map ~~or~~ the issuance of building permits for any commercial building.

C. Sewage disposal

Installation of sewage disposal systems ~~will~~shall be required for the creation of lots less than two gross acres in size and for commercial development; this will require the installation of sewage collection systems throughout the ~~Triangle area~~Triangle Area.

The following standards shall apply to the construction of sewage disposal systems in the ~~Triangle area~~Triangle Area:

~~13.~~ New sewage disposal systems shall meet all of the requirements of the City and ~~the sewer agency~~SASD, and shall provide for sufficient capacity to serve each project and other projects which may be served by the same sewer line.

~~14.~~ All sewer disposal systems shall be designed to the City's and SASD's satisfaction. New systems shall provide sufficient capacity to accommodate flows from the subject property and other tributary properties and shall ensure that a logical, efficient sewage disposal system is constructed.

~~15.~~ Sewage systems shall provide capacity sufficient to serve all properties adjacent to or crossed by the system. (Capacity shall assume development of all parcels at a density ~~of one unit per gross acre~~consistent with this SPA.)

~~16.~~ Consistent with policies in the Elk Grove General Plan, the following shall apply:

~~1.0~~ Financial assurances sufficient to provide for the construction of all new sewage disposal systems required for each project shall be provided ~~prior to the approval of any tentative~~ in conjunction with any subdivision map or commercial development in the ~~Triangle area~~ Triangle Area. Financial assurances may include posting of a bond ~~-, letter of credit, or cash consistent with City policies~~ equal to 110% of the total cost of improvements; the City shall have sole discretion to determine the adequacy of the financial assurance

~~2.0~~ Sewage systems needed to serve new development and to meet the requirements of this SPA shall be ~~constructed either constructed or secured (at the discretion of the City)~~ to the City's and SASD's satisfaction prior to the recordation of any subdivision map or the issuance of building permits for any commercial building.

~~17.0~~ Existing residential uses may be required to connect to public sewers if they are available, consistent with City codes and the California Plumbing Code (§713.0).

D. Water supply

Installation of public water systems will be required for the creation of lots less than two gross acres in size and for commercial development; this will require the installation of public water systems throughout the ~~Triangle area~~ Triangle Area.

The following standards shall apply to the construction of public water systems in the ~~Triangle area~~ Triangle Area:

~~18.0~~ New water systems shall meet all requirements of the City and ~~the water agency~~ EGWD providing service, and shall provide for sufficient capacity to serve each project and other projects which may be served by the same water system.

~~19.0~~ Construction of domestic water systems is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type. Development within the ~~Triangle area~~ Triangle Area is subject to Zone 40 fees.

~~20.0~~ All public water systems shall be designed to the satisfaction of SCWA/Zone 40 and/or EGWD. New public water systems shall provide sufficient capacity to provide storage, fire flows, and pressure to meet all SCWA/Zone 40, EGWD, and Fire Department standards, and shall ensure that a logical, efficient public water system is constructed.

~~21.0~~ Water lines, wells, storage tanks, and other facilities shall provide capacity sufficient to serve all properties with the potential to be served by the system. (Capacity shall assume development of all parcels at a density of one unit per gross acre.)

~~22.0~~ Consistent with policies in the Elk Grove General Plan, the following shall apply:

~~1.0~~ Financial assurances sufficient to provide for the construction of all new water systems required for each project shall be provided ~~prior to the~~

~~approval of any tentative in conjunction with any~~ subdivision map or commercial development in the ~~Triangle area~~Triangle Area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies equal to 110% of the total cost of improvements; the City shall have sole discretion to determine the adequacy of the financial assurance

~~2.0~~ Public water systems needed to serve new development and to meet the requirements of this SPA shall be either constructed or secured (at the discretion of the City) ~~constructed~~ to the City's and EGWD's satisfaction prior to the recordation of any subdivision map or the issuance of building permits for any commercial building.

E. Parks and Recreation

Public parks in the ~~Triangle area~~Triangle Area will be provided by the ~~Elk Grove~~Cosumnes Community Services District (CCSD). At the time of this SPA's preparation, no formal plan to construct a public park in the ~~Triangle area~~Triangle Area has been approved by the CCSD; however, it is likely that the increase in residential development created by this SPA may result in the development of a park in the Triangle Area (within the 1/5-acre area).

Development of a public park in the ~~Triangle area~~Triangle Area will most likely involve the purchase of a park site by the CCSD. Funding for this acquisition will come from in lieu payments from development within the SPA.

~~Per the requirements of this SPA, development of a public park will require the approval of a Conditional Use Permit by the City of Elk Grove.~~

F. School Facilities

Public school service for the ~~Triangle area~~Triangle Area will be provided by ~~the Elk Grove Unified School District~~ (EGUSD). At the time of this SPA's preparation, no formal plan to construct a public school in the ~~Triangle area~~Triangle Area has been approved by the EGUSD; however, it is likely that the increase in residential development created by this SPA, ~~combined with the location of the private airport south of Grant Line Road (see the "Hazards" discussion in this SPA)~~, may result in the development of a school in the Triangle will necessitate construction of new school facilities. ~~If built, this school would replace the elementary school originally proposed to be constructed in the southern portion of the East Elk Grove Specific Plan (west of Bradshaw Road and south of Elk Grove Boulevard); this original location is within the area influenced by the private airport and is not suitable for school development according to current standards.²~~

² ~~At the time of the East Elk Grove Specific Plan's preparation, applicable standards permitted the development of a school at this planned location. Standards have changed and now require a greater separation between public schools and airports.~~

~~Development of a public school in the Triangle area will most likely involve the purchase of a suitable site by the EGUSD. Public schools are exempt from the City's land use requirements, and may be placed at any location deemed appropriate by the Elk Grove Unified School District and the State of California.~~



Incorporated July 1, 2000

8401 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

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Fax: (916) 627-4400
www.elkgrovecity.org

City of Elk Grove – City Council

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, July 10, 2019 at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

ELK GROVE TRIANGLE SPECIAL PLANNING AREA UPDATE (PL0022) (CITY INITIATED):

The proposed action is an amendment to the Elk Grove Triangle Special Planning Area (Triangle SPA) for consistency with the City's new General Plan (dated February 2019). The amendment would, among other things, modify the density of future residential development south of Elk Grove Boulevard to allow 1/4-acre and 1/5-acre development as shown on the draft Land Plan. The Triangle SPA would also be updated to reflect current service information for drainage and transportation infrastructure and reflect the current planning for Grant Line Road. Allowed uses and development standards would also be updated to reflect the proposed density modifications. The proposal would not modify the commercial overlay as provided in the Triangle SPA.

The Planning Commission reviewed this matter at its regular meeting on June 20, 2019 and voted 5-0 to recommend that the City Council adopt the proposed amendments.

LOCATION: Elk Grove Triangle, between Bond Road, Bradshaw Road, and Grant Line Road

ZONING: Elk Grove Triangle Special Planning Area

ENVIRONMENTAL The proposed amendments were considered as part of the General Plan Update Environmental Impact Report (EIR) (SCH No. 2017062058). No further environmental review is required.

Information or questions regarding this item should be referred to Christopher Jordan, AICP, (916) 478-2222, or to the Office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, CA, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

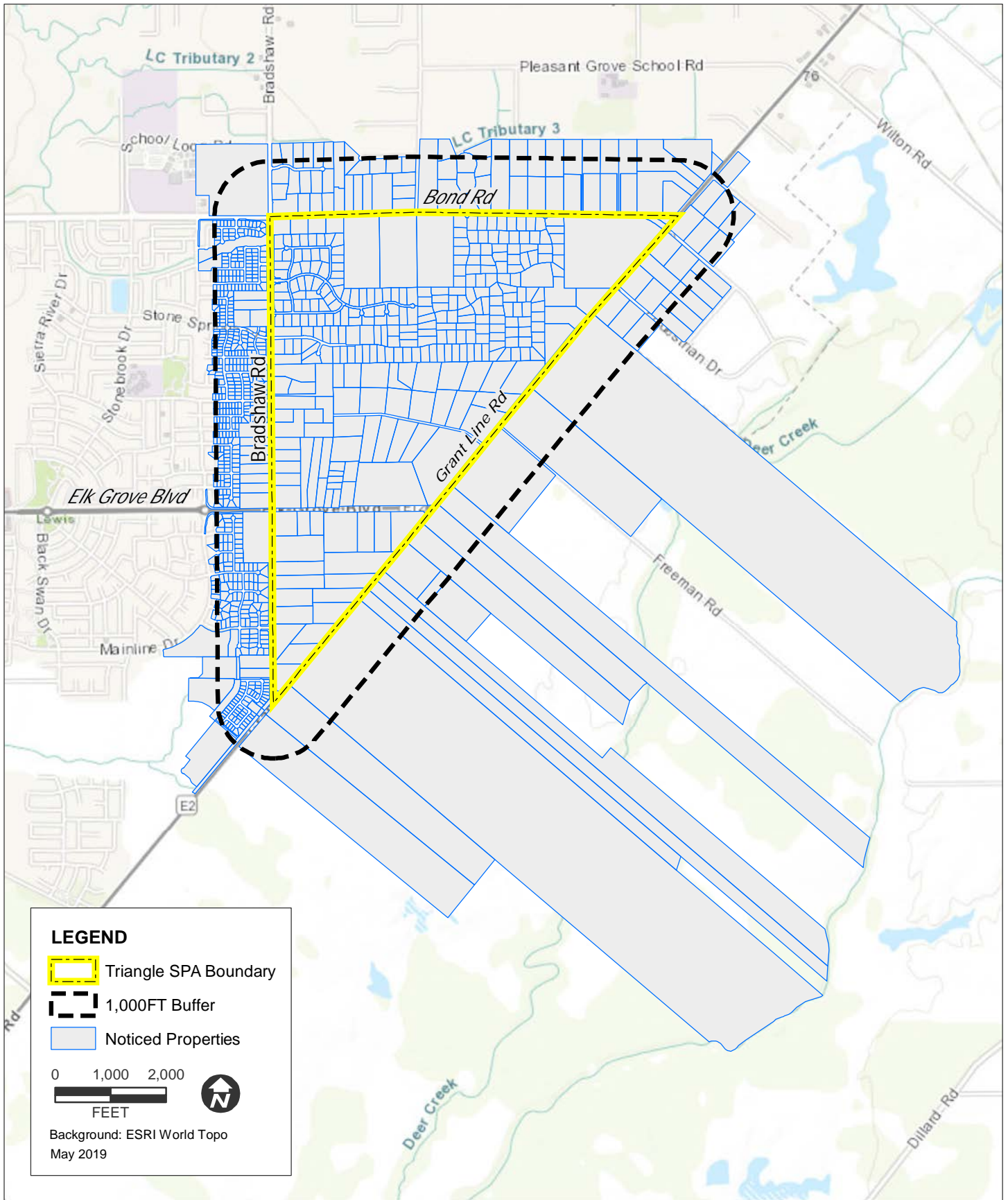
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, 1st Floor, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

Dated / Published: June 28, 2019




JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE


ADA COMPLIANCE STATEMENT


In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



LEGEND

-  Triangle SPA Boundary
-  1,000FT Buffer
-  Noticed Properties

0 1,000 2,000

 FEET



Background: ESRI World Topo
 May 2019



Triangle SPA Noticing

| APN | ADDRESS | CITY | STATE | ZIPCODE |
|----------------|-------------------------|-----------------|-------|------------|
| 12701200180000 | PO Box 2642 | Elk Grove | CA | 95759-2642 |
| 12708700150000 | 8940 Elder Creek Rd | Sacramento | CA | 95829-1031 |
| 12701200580000 | 9440 Grant Line Rd | Elk Grove | CA | 95624-9410 |
| 12710100020000 | 9439 Grasmear Way | Elk Grove | CA | 95624-4714 |
| 13408500270000 | 9746 Morganite Way | Elk Grove | CA | 95624-4458 |
| 12701200660000 | 4711 Powder Ct | Elk Grove | CA | 95758-4000 |
| 12707500400000 | 9424 Sierra Creek Dr | Elk Grove | CA | 95624-6085 |
| 12706800220000 | 2680 Bayberry St | West Sacramento | CA | 95691-6126 |
| 12710700670000 | 9645 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
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| 12708000200000 | 2424 Brandini Dr | Dublin | CA | 94568-7980 |
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| 12706400250000 | 922 Gold Nugget Cir | Lincoln | CA | 95648-8336 |
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| 12708600260000 | 9251 Bright Stars Ct | Elk Grove | CA | 95624-4809 |
| 13401100670000 | 9776 Grant Line Rd | Elk Grove | CA | 95624-1409 |
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| 13408200140000 | 9640 Nordman Ct | Elk Grove | CA | 95624-4455 |
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| 12707700640000 | 9636 Glacier Creek Way | Elk Grove | CA | 95624-6079 |
| 12706400130000 | 9321 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
| 12703200070000 | 9720 Buna Ct | Elk Grove | CA | 95624-9460 |
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| 12706300370000 | 9500 Hollow Springs Way | Elk Grove | CA | 95624-3952 |
| 12706800580000 | 9640 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
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| 12708800070000 | 9935 Waimea Ln | Elk Grove | CA | 95624-5006 |
| 13408100160000 | 9621 Graphite Way | Elk Grove | CA | 95624-4451 |
| 12701400240000 | PO Box 163653 | Sacramento | CA | 95816-9653 |
| 12707700390000 | 9625 Glacier Creek Way | Elk Grove | CA | 95624-6079 |
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| 12708500260000 | 9682 Amber Fields Ct | Elk Grove | CA | 95624-4801 |
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| 12710100170000 | 9812 Kapalua Ln | Elk Grove | CA | 95624-5003 |
| 13404600310000 | 2600 Chabot Dr | San Bruno | CA | 94066-1707 |
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| 12709300080000 | 9258 Native Dancer Ln | Elk Grove | CA | 95624-5032 |
| 12706800330000 | 9608 Blue Thistle Way | Elk Grove | CA | 95624-6073 |
| 12707500270000 | 9649 River Thread Way | Elk Grove | CA | 95624-6083 |
| 12708700120000 | 9980 Van Ruiten Ln | Elk Grove | CA | 95624-5038 |
| 12707500010000 | 9432 Sage Creek Ct | Elk Grove | CA | 95624-6078 |
| 12706800250000 | 9676 Pasture Rose Way | Elk Grove | CA | 95624-6072 |
| 13408700050000 | 9779 Helenite Ct | Elk Grove | CA | 95624-4464 |
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| 12707700690000 | 9660 Glacier Creek Way | Elk Grove | CA | 95624-6080 |
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| 12709700100000 | 10374 Stathos Dr | Elk Grove | CA | 95757-1609 |
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| 13408500250000 | 9650 Kunzite Ct | Elk Grove | CA | 95624-4457 |
| 12708500240000 | 9690 Amber Fields Ct | Elk Grove | CA | 95624-4801 |
| 12701300060000 | 8774 Bottlebrush Ct | Elk Grove | CA | 95624-3841 |
| 12701200680000 | 8517 Hawley Way | Elk Grove | CA | 95624-4536 |
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| 12708100160000 | 9245 Silverbend Ln | Elk Grove | CA | 95624-3984 |
| 12701200980000 | 9851 Folsom Blvd | Sacramento | CA | 95827-1328 |
| 13408500500000 | PO Box 1088 | Elk Grove | CA | 95759-1088 |
| 12710700570000 | 9373 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
| 12708300060000 | 9335 Silverstone Ln | Elk Grove | CA | 95624-3988 |
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| 12709700030000 | 9135 Shire Oaks Ln | Elk Grove | CA | 95624-6090 |
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| 12706800570000 | 9636 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
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| 12710700580000 | 9377 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
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| 12709000130000 | 9376 Glantz Ln | Elk Grove | CA | 95624-5004 |
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| 12710700160000 | 9632 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
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| 12706800140000 | 9688 Pasture Rose Ct | Elk Grove | CA | 95624-6070 |
| 13404500070000 | 9463 Havenview Way | Elk Grove | CA | 95624-6032 |
| 13408500320000 | 9757 Lazulite Ct | Elk Grove | CA | 95624-4460 |
| 12707500430000 | 9412 Sierra Creek Dr | Elk Grove | CA | 95624-6085 |
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| 12701400070000 | 1428 Bayridge Ln | El Dorado Hills | CA | 95762-7214 |
| 12709000120000 | 9360 Glantz Ln | Elk Grove | CA | 95624-5004 |
| 12706300140000 | 9501 Hollow Springs Way | Elk Grove | CA | 95624-3952 |
| 12710700590000 | 9381 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
| 13408700100000 | 9778 Ametrine Ct | Elk Grove | CA | 95624-4463 |
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| 12709100030000 | 9404 Secretariat Ln | Elk Grove | CA | 95624-5031 |
| 12708500130000 | 9661 Amber Waves Way | Elk Grove | CA | 95624-4803 |
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| 12708300140000 | 9885 Silvergate Ln | Elk Grove | CA | 95624-3992 |
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| 12708100060000 | 9353 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 13408500050000 | 9661 Rubellite Ct | Elk Grove | CA | 95624-4456 |
| 12701200840000 | 9231 Dairy St | Elk Grove | CA | 95624-3584 |
| 12708500190000 | 9687 Amber Fields Ct | Elk Grove | CA | 95624-4801 |
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| 12709100120000 | 9332 Secretariat Ln | Elk Grove | CA | 95624-5030 |
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| 12707500240000 | 9661 River Thread Ct | Elk Grove | CA | 95624-6084 |
| 12708500370000 | 9228 Majesties Ct | Elk Grove | CA | 95624-4802 |
| 12708600550000 | 9232 Fruited Plain Way | Elk Grove | CA | 95624-4807 |
| 12708600180000 | 9628 Broad Stripes Way | Elk Grove | CA | 95624-4811 |
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| 13408200180000 | 9624 Nordman Way | Elk Grove | CA | 95624-4454 |
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| 13401100490000 | 9737 Bradshaw Rd | Elk Grove | CA | 95624-9406 |

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| 12710100010000 | 9118 Brienne Way | Elk Grove | CA | 95758-9560 |
| 13401100590000 | PO Box 1210 | Alamo | CA | 94507-7210 |
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| 12701200870000 | 9481 Bradshaw Rd | Elk Grove | CA | 95624-9426 |
| 12710700880000 | 9264 Sheba Cir | Elk Grove | CA | 95624-4149 |
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| 12708800130000 | 9916 Mango Ln | Elk Grove | CA | 95624-5008 |
| 12703500050000 | 9800 Pine Acre Ct | Elk Grove | CA | 95624-9686 |
| 13401100600000 | 39381 Royal Palm Dr | Fremont | CA | 94538-1840 |
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| 12706800100000 | 9612 Hickory Rail Way | Elk Grove | CA | 95624-6068 |
| 12707500350000 | 9687 Glacier Creek Way | Elk Grove | CA | 95624-6081 |
| 13408500200000 | 9643 Kunzite Ct | Elk Grove | CA | 95624-4457 |
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| 12708100100000 | 9309 Silverbend Ln | Elk Grove | CA | 95624-3985 |
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| 12701200760000 | 7616 Bridgeview Dr | Sacramento | CA | 95831-4235 |
| 12709300100000 | 10010 Seattle Slew Ln | Elk Grove | CA | 95624-5037 |
| 12706400310000 | 5922 Moraga Ave | San Jose | CA | 95123-3834 |
| 12710700720000 | 9673 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |
| 13408500340000 | 5607 Via Avion | Granite Bay | CA | 95746-5860 |
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| 12700700350000 | 10049 Bond Rd | Elk Grove | CA | 95624-1435 |
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| 13408100240000 | 9626 Shale Ct | Elk Grove | CA | 95624-4452 |
| 13408100190000 | 9633 Graphite Way | Elk Grove | CA | 95624-4451 |
| 12710700440000 | 9377 Feather Falls Way | Elk Grove | CA | 95624-4150 |
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| 12701200470000 | 9819 Jetmar Way | Elk Grove | CA | 95624-9478 |
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| 12707500190000 | 9680 River Thread Ct | Elk Grove | CA | 95624-6084 |
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| 12701500280000 | 9546 Bradshaw Rd | Elk Grove | CA | 95624-1438 |
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| 13401100510000 | 9766 Elk Grove Blvd | Elk Grove | CA | 95624-9427 |
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| 12701500770000 | 1112 I St Ste 100 | Sacramento | CA | 95814-2836 |
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| 12708600300000 | 9641 Broad Stripes Way | Elk Grove | CA | 95624-4811 |
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| 12710700610000 | 9389 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
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| 12701300250000 | 9775 Elk Grove Blvd | Elk Grove | CA | 95624-9427 |
| 12708700050000 | 10010 Whirlaway Ln | Elk Grove | CA | 95624-5041 |
| 12710700700000 | 9657 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |
| 13403600100000 | 1885 W Cypress Rd | Oakley | CA | 94561-1825 |
| 12708600720000 | 9620 Early Light Way | Elk Grove | CA | 95624-4805 |
| 12701100320000 | 5708 Lonsdale Dr | Sacramento | CA | 95822-2428 |
| 12701300130000 | 9575 Titan Rd | Elk Grove | CA | 95624-9428 |
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| 12700700410000 | 10087 Bond Rd | Elk Grove | CA | 95624-1435 |
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| 12708300080000 | 9346 Silverhollow Ln | Elk Grove | CA | 95624-3989 |
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| 12700700390000 | 716 Royal Glen Dr | San Jose | CA | 95133-1446 |
| 12709200060000 | 9444 Secretariat Ln | Elk Grove | CA | 95624-5031 |
| 12700700140000 | 9807 Bond Rd | Elk Grove | CA | 95624-9419 |
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| 12709000150000 | 9837 Kapalua Ln | Elk Grove | CA | 95624-5003 |
| 12708200180000 | 9720 Silvergate Ln | Elk Grove | CA | 95624-3990 |
| 12706800070000 | 9595 Gentle Mare Pl | Elk Grove | CA | 95624-6069 |
| 13401300010000 | PO Box 2723 | Elk Grove | CA | 95759-2723 |

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| 12700700150000 | 9803 Bond Rd | Elk Grove | CA | 95624-9419 |
| 12708100220000 | 1401 N Broadway Ste 210 | Walnut Creek | CA | 94596-4655 |
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| 12707500140000 | 9704 Glacier Creek Way | Elk Grove | CA | 95624-6081 |
| 12706400140000 | 9325 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
| 12700700100000 | 9194 Bader Rd | Elk Grove | CA | 95624-9602 |
| 12707700760000 | 9458 Rush Creek Ct | Elk Grove | CA | 95624-6077 |
| 12708600190000 | 9624 Broad Stripes Way | Elk Grove | CA | 95624-4811 |
| 12708600480000 | 9683 Early Light Way | Elk Grove | CA | 95624-4806 |
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| 13408200070000 | 9629 Nordman Way | Elk Grove | CA | 95624-4454 |
| 12709000070000 | 9854 Kapalua Ln | Elk Grove | CA | 95624-5003 |
| 12708600230000 | 9260 Bright Stars Ct | Elk Grove | CA | 95624-4809 |
| 12707700250000 | 9628 Crisswell Dr | Elk Grove | CA | 95624-6087 |
| 12706800400000 | 9521 Dusty Trails Pl | Elk Grove | CA | 95624-6076 |
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| 13404600260000 | PO Box 221095 | Sacramento | CA | 95822-8095 |
| 12701300090000 | 9553 Titan Rd | Elk Grove | CA | 95624-9428 |
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| 12701200780000 | 10980 Chambeau Way | Elk Grove | CA | 95624-9368 |
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| 13408100170000 | 9625 Graphite Way | Elk Grove | CA | 95624-4451 |
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| 13408500280000 | 9750 Morganite Way | Elk Grove | CA | 95624-4458 |
| 13408100340000 | 9632 Conda Way | Elk Grove | CA | 95624-4448 |
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| 13408200160000 | 9632 Nordman Ct | Elk Grove | CA | 95624-4455 |
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| 12708900140000 | 9907 Kapalua Ln | Elk Grove | CA | 95624-5005 |
| 12710700490000 | 9392 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
| 12709300040000 | PO Box 1266 | Elk Grove | CA | 95759-1266 |
| 12709400110000 | 10090 Van Ruiten Ln | Elk Grove | CA | 95624-5011 |
| 12701200380000 | 9850 Jetmar Way | Elk Grove | CA | 95624-9408 |
| 12703200060000 | 9159 Bradshaw Rd | Elk Grove | CA | 95624-9420 |
| 12701300260000 | PO Box 464 | Elk Grove | CA | 95759-0464 |
| 12708200100000 | 9762 Silvertrail Ln | Elk Grove | CA | 95624-3987 |
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| 12708600690000 | 9632 Early Light Way | Elk Grove | CA | 95624-4805 |

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| 12708600210000 | 9616 Broad Stripes Way | Elk Grove | CA | 95624-4811 |
| 12703200010000 | 9783 Bond Rd | Elk Grove | CA | 95624-9419 |
| 12703500090000 | 9878 Pine Acre Ct | Elk Grove | CA | 95624-9686 |
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| 13408200190000 | 9620 Nordman Way | Elk Grove | CA | 95624-4454 |
| 12708600250000 | 9252 Bright Stars Ct | Elk Grove | CA | 95624-4809 |
| 12707500180000 | 9676 River Thread Ct | Elk Grove | CA | 95624-6084 |
| 12709400160000 | 10050 Van Ruiten Ln | Elk Grove | CA | 95624-5011 |
| 13408500140000 | 9633 Pewter Ct | Elk Grove | CA | 95624-4465 |
| 12708600280000 | 9259 Bright Stars Ct | Elk Grove | CA | 95624-4809 |
| 13408100250000 | 9622 Shale Ct | Elk Grove | CA | 95624-4452 |
| 12709400120000 | 10082 Van Ruiten Ln | Elk Grove | CA | 95624-5011 |
| 12706800610000 | 9652 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 12701200460000 | 9829 Jetmar Way | Elk Grove | CA | 95624-9478 |
| 12710100140000 | 8478 Wilmarth Way | Elk Grove | CA | 95624-4116 |
| 12707700340000 | 9645 Glacier Creek Way | Elk Grove | CA | 95624-6080 |
| 12706300390000 | 9508 Hollow Springs Way | Elk Grove | CA | 95624-3952 |
| 12709200050000 | 9452 Secretariat Ln | Elk Grove | CA | 95624-5031 |
| 12710700400000 | 9361 Feather Falls Way | Elk Grove | CA | 95624-4150 |
| 12710700050000 | 9676 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |
| 13408100150000 | 9613 Graphite Ct | Elk Grove | CA | 95624-4450 |
| 13404600300000 | 10214 Wrangler Dr | Elk Grove | CA | 95624-9464 |
| 13401100570000 | 1817 Maryal Dr Ste 100 | Sacramento | CA | 95864-1510 |
| 12709200020000 | 9281 Secretariat Ln | Elk Grove | CA | 95624-5028 |
| 13408700070000 | 9771 Helenite Ct | Elk Grove | CA | 95624-4464 |
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| 12708200110000 | 9774 Silvertrail Ln | Elk Grove | CA | 95624-3987 |
| 12708000290000 | 9620 Fetlock Way | Elk Grove | CA | 95624-6075 |
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| 12710700620000 | 9393 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
| 12707500320000 | 9701 Glacier Creek Way | Elk Grove | CA | 95624-6081 |
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| 12708500210000 | 301 Chaplin Cir | Lompoc | CA | 93436-3496 |
| 12707700610000 | 9624 Glacier Creek Way | Elk Grove | CA | 95624-6079 |
| 12708500350000 | 7808 Polo Crosse Ave | Sacramento | CA | 95829-6564 |
| 12710100130000 | 8036 Polo Crosse Ave | Sacramento | CA | 95829-6563 |
| 12701100460000 | 10167 Bond Rd | Elk Grove | CA | 95624-1436 |
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| 12703500080000 | 9856 Pine Acre Ct | Elk Grove | CA | 95624-9686 |
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| 12710700120000 | 1520 River Park Dr | Sacramento | CA | 95815-4602 |
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| 12710700740000 | 175 Private Drive 255 | Chesapeake | OH | 45619-8166 |
| 12707500360000 | 9683 Glacier Creek Way | Elk Grove | CA | 95624-6081 |
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| 12706800560000 | 9620 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 12706800540000 | 9612 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 12707500200000 | 9677 River Thread Ct | Elk Grove | CA | 95624-6084 |
| 12708500140000 | 9665 Amber Waves Way | Elk Grove | CA | 95624-4803 |
| 12708600320000 | 9260 Fruited Plain Way | Elk Grove | CA | 95624-4808 |
| 12701200640000 | 9451 Bradshaw Rd | Elk Grove | CA | 95624-9426 |
| 12708700080000 | 9984 Whirlaway Ln | Elk Grove | CA | 95624-5041 |
| 13408500220000 | 9638 Kunzite Ct | Elk Grove | CA | 95624-4457 |
| 13408200060000 | 9625 Nordman Way | Elk Grove | CA | 95624-4454 |
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| 12710700030000 | 9269 Sheba Cir | Elk Grove | CA | 95624-4149 |
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| 12708200140000 | 9751 Silvertrail Ln | Elk Grove | CA | 95624-3987 |
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| 12708800190000 | 9941 Kapalua Ln | Elk Grove | CA | 95624-5035 |
| 12701300170000 | 162 Rae Ave | San Francisco | CA | 94112-4136 |
| 12708100090000 | 9321 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 13408500120000 | 9628 Pewter Ct | Elk Grove | CA | 95624-4465 |
| 12709300060000 | 9267 Seabiscuit Ln | Elk Grove | CA | 95624-5033 |
| 12708000260000 | 9632 Fetlock Way | Elk Grove | CA | 95624-6075 |
| 13404600320000 | 9290 Canter Dr | Elk Grove | CA | 95624-4040 |
| 13408100050000 | 9605 Chrome Ct | Elk Grove | CA | 95624-4449 |
| 13408100060000 | 9609 Chrome Ct | Elk Grove | CA | 95624-4449 |
| 12701200170000 | PO Box 1884 | Elk Grove | CA | 95759-1884 |
| 12701200530000 | 8959 Caselman Rd | Sacramento | CA | 95829-1140 |
| 13408700150000 | 9779 Ametrine Ct | Elk Grove | CA | 95624-4463 |
| 12710700800000 | 9385 Violet Springs Ct | Elk Grove | CA | 95624-4143 |
| 12708700190000 | 9995 Kapalua Ln | Elk Grove | CA | 95624-5036 |
| 12707500390000 | 9428 Sierra Creek Dr | Elk Grove | CA | 95624-6085 |
| 12706800650000 | 9657 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
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| 12706400210000 | 9353 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
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| 12706400320000 | 1657 Lighty Ln | Paradise | CA | 95969-4469 |
| 12706400510000 | 575 E Remington Dr Apt 9E | Sunnyvale | CA | 94087-1921 |
| 13408200040000 | 9648 Graphite Way | Elk Grove | CA | 95624-4451 |
| 12710100080000 | 9774 Kapalua Ln | Elk Grove | CA | 95624-1424 |
| 12708600660000 | 9644 Early Light Way | Elk Grove | CA | 95624-4805 |
| 13408500210000 | 9639 Kunzite Ct | Elk Grove | CA | 95624-4457 |
| 12707500080000 | 9433 Sage Creek Ct | Elk Grove | CA | 95624-6078 |
| 12710700660000 | 9641 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
| 13404600250000 | 9556 Meadow Cliff Ct | Elk Grove | CA | 95758-4485 |
| 12709100130000 | 9329 Secretariat Ln | Elk Grove | CA | 95624-5029 |
| 12708500150000 | 9671 Amber Fields Ct | Elk Grove | CA | 95624-4801 |
| 13401100820000 | 9696 Elk Grove Blvd | Elk Grove | CA | 95624-5071 |
| 12708600430000 | 9281 Fruited Plain Way | Elk Grove | CA | 95624-4808 |
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| 13408500330000 | 9753 Lazulite Ct | Elk Grove | CA | 95624-4460 |
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| 13408500460000 | 9668 Rubellite Ct | Elk Grove | CA | 95624-4456 |
| 12708000240000 | 9640 Fetlock Way | Elk Grove | CA | 95624-6088 |
| 12708800120000 | 9910 Mango Ln | Elk Grove | CA | 95624-5008 |
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| 12706800690000 | 9637 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 12703200030000 | 9751 Bond Rd | Elk Grove | CA | 95624-9419 |
| 12709100010000 | PO Box 279726 | Sacramento | CA | 95827-0726 |
| 12708100190000 | 9332 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 13408200230000 | 5431 Strawberry Way | Stockton | CA | 95212-3067 |
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| 12707700030000 | 180 N Stetson Ave Ste 3650 | Chicago | IL | 60601-6709 |
| 12706400540000 | 9337 Feather Falls Ct | Elk Grove | CA | 95624-3980 |
| 12707700620000 | 4245 Arroyo Ave | Davis | CA | 95618-7111 |
| 12701200130000 | 2342 W 11th St | Brooklyn | NY | 11223-5731 |
| 12707500100000 | 9688 Glacier Creek Way | Elk Grove | CA | 95624-6081 |
| 12707700230000 | PO Box 293481 | Sacramento | CA | 95829-3481 |
| 12706800370000 | 9533 Dusty Trails Pl | Elk Grove | CA | 95624-6076 |
| 12707700350000 | 9641 Glacier Creek Way | Elk Grove | CA | 95624-6080 |
| 12706800170000 | 9693 Pasture Rose Ct | Elk Grove | CA | 95624-6070 |
| 12707700370000 | 9633 Glacier Creek Way | Elk Grove | CA | 95624-6079 |

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| 12708100030000 | 9379 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 12701200790000 | 5200 Douglas Blvd | Granite Bay | CA | 95746-6205 |
| 12709100070000 | 9372 Secretariat Ln | Elk Grove | CA | 95624-5030 |
| 12708500220000 | 1717 Main St Ste 2000 | Dallas | TX | 75201-4657 |
| 12708600710000 | 9624 Early Light Way | Elk Grove | CA | 95624-4805 |
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| 12710700110000 | 9652 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
| 12709700020000 | 9749 Mountain Vista Cir | Elk Grove | CA | 95757-2614 |
| 12708800170000 | 9926 Waimea Ln | Elk Grove | CA | 95624-5006 |
| 12708100010000 | 9399 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 12701200480000 | 9845 Jetmar Way | Elk Grove | CA | 95624-9478 |
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| 12708900170000 | 9937 Mango Ln | Elk Grove | CA | 95624-5008 |
| 12708900190000 | 9940 Mango Ln | Elk Grove | CA | 95624-5008 |
| 12708700160000 | 9977 Kapalua Ln | Elk Grove | CA | 95624-5036 |
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| 13408100330000 | 9636 Conda Way | Elk Grove | CA | 95624-4448 |
| 12709300010000 | 9266 Seabiscuit Ln | Elk Grove | CA | 95624-5033 |
| 13408700090000 | 9774 Ametrine Ct | Elk Grove | CA | 95624-4463 |
| 12706400160000 | 9333 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
| 13408200090000 | 9637 Nordman Ct | Elk Grove | CA | 95624-4455 |
| 12701200430000 | 9990 Pavich Ln | Elk Grove | CA | 95624-9485 |
| 12708000230000 | 9644 Fetlock Way | Elk Grove | CA | 95624-6088 |
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| 12708500330000 | 9221 Majesties Ct | Elk Grove | CA | 95624-4802 |
| 12707500250000 | 9657 River Thread Ct | Elk Grove | CA | 95624-6084 |
| 12708600140000 | 210 Cabot Ct | Lincoln | CA | 95648-8373 |
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| 12706800550000 | 9616 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 13404500080000 | 10270 E Taron Dr Apt 323 | Elk Grove | CA | 95757-8249 |
| 12708300070000 | 9334 Silverhollow Ln | Elk Grove | CA | 95624-3989 |
| 12710700500000 | 9388 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
| 12706300100000 | 9405 Sierra Creek Dr | Elk Grove | CA | 95624-6085 |
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| 13408100230000 | 9632 Shale Ct | Elk Grove | CA | 95624-4452 |
| 13408500130000 | 9632 Pewter Ct | Elk Grove | CA | 95624-4465 |
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| 12708600730000 | 9616 Early Light Way | Elk Grove | CA | 95624-4805 |
| 12706800740000 | 4000 Industrial Blvd | Aliquippa | PA | 15001-4875 |
| 12707500150000 | 9708 Glacier Creek Way | Elk Grove | CA | 95624-6081 |
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| 13408500300000 | 9758 Morganite Way | Elk Grove | CA | 95624-4458 |
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| 13404600290000 | 9255 Grant Line Rd | Elk Grove | CA | 95624-9410 |
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| 12708100080000 | 9333 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 12708600330000 | 9256 Fruited Plain Way | Elk Grove | CA | 95624-4808 |
| 12700700070000 | 10201 Bond Rd | Elk Grove | CA | 95624-1437 |
| 12708800040000 | 9951 Koa Ln | Elk Grove | CA | 95624-5009 |
| 13408700060000 | 9775 Helenite Ct | Elk Grove | CA | 95624-4464 |
| 12708500300000 | 9228 Purple Skies Ct | Elk Grove | CA | 95624-4804 |
| 12710700680000 | 9649 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
| 12709200070000 | 9436 Secretariat Ln | Elk Grove | CA | 95624-5031 |
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| 13408100320000 | 9640 Conda Way | Elk Grove | CA | 95624-4448 |
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| 13408700160000 | 9775 Ametrine Ct | Elk Grove | CA | 95624-4463 |
| 13408500470000 | 9672 Rubellite Ct | Elk Grove | CA | 95624-4456 |
| 12709000100000 | 9369 Glantz Ln | Elk Grove | CA | 95624-5004 |
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| 12709100090000 | 9356 Secretariat Ln | Elk Grove | CA | 95624-5030 |
| 12701300110000 | 9569 Titan Rd | Elk Grove | CA | 95624-9428 |
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| 12701200390000 | 9908 Jetmar Way | Elk Grove | CA | 95624-9408 |
| 12708300200000 | 9813 Silvergate Ln | Elk Grove | CA | 95624-3992 |
| 12708300160000 | 9861 Silvergate Ln | Elk Grove | CA | 95624-3992 |
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| 13401200250000 | 5490 Bear Creek Rd | Lodi | CA | 95240-7213 |
| 12701500250000 | 9534 Bradshaw Rd | Elk Grove | CA | 95624-1438 |
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| 12700700160000 | 9799 Bond Rd | Elk Grove | CA | 95624-9419 |
| 13408500060000 | 9637 Ridgerock Dr | Elk Grove | CA | 95624-4461 |
| 12708600490000 | 9687 Early Light Way | Elk Grove | CA | 95624-4806 |
| 12708600240000 | 9256 Bright Stars Ct | Elk Grove | CA | 95624-4809 |
| 13408200050000 | 9644 Graphite Way | Elk Grove | CA | 95624-4451 |
| 13404600360000 | 9372 Canter Dr | Elk Grove | CA | 95624-9461 |
| 13408200200000 | 9616 Nordman Way | Elk Grove | CA | 95624-4453 |
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| 12710700410000 | 9365 Feather Falls Way | Elk Grove | CA | 95624-4150 |
| 12707700240000 | 9624 Crisswell Dr | Elk Grove | CA | 95624-6087 |
| 13408100210000 | 9641 Graphite Way | Elk Grove | CA | 95624-4451 |
| 13408200100000 | 9641 Nordman Ct | Elk Grove | CA | 95624-4455 |
| 12708300030000 | 9334 Silverstone Ln | Elk Grove | CA | 95624-3988 |
| 13408700120000 | 9786 Ametrine Ct | Elk Grove | CA | 95624-4463 |
| 13401100750000 | 9191 Clay Station Rd | Wilton | CA | 95693-9619 |

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| 12706800630000 | 9660 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 13404500060000 | 10319 Menlo Oaks Ct | Elk Grove | CA | 95624-1431 |
| 12709400040000 | 10057 Van Ruiten Ln | Elk Grove | CA | 95624-5039 |
| 12708100140000 | 9273 Silverbend Ln | Elk Grove | CA | 95624-3984 |
| 12701500240000 | 9520 Bradshaw Rd | Elk Grove | CA | 95624-1438 |
| 12707500020000 | 9428 Sage Creek Ct | Elk Grove | CA | 95624-6078 |
| 12708000210000 | 9641 Fetlock Way | Elk Grove | CA | 95624-6088 |
| 12701100480000 | 10143 Bond Rd | Elk Grove | CA | 95624-1436 |
| 12710700020000 | 9268 Sheba Cir | Elk Grove | CA | 95624-4149 |
| 13404600030000 | 10261 Wrangler Dr | Elk Grove | CA | 95624-9464 |
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| 12701200400000 | 9914 Jetmar Way | Elk Grove | CA | 95624-9408 |
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| 12708600380000 | 9261 Fruited Plain Way | Elk Grove | CA | 95624-4808 |
| 12706800600000 | 9648 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 12710700080000 | 9664 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |
| 12706400220000 | 9357 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
| 12706300090000 | 9401 Sierra Creek Dr | Elk Grove | CA | 95624-6085 |
| 12706800720000 | 9625 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 12701300230000 | 9568 Titan Rd | Elk Grove | CA | 95624-9428 |
| 13408500430000 | 9739 Morganite Way | Elk Grove | CA | 95624-4459 |
| 12710100060000 | 9654 Pilliteri Way | Elk Grove | CA | 95757-4615 |
| 12708300090000 | 9347 Silverhollow Ln | Elk Grove | CA | 95624-3989 |
| 12706800380000 | 9529 Dusty Trails Pl | Elk Grove | CA | 95624-6076 |
| 12708200210000 | 9756 Silvergate Ln | Elk Grove | CA | 95624-3990 |
| 12708600220000 | 9264 Bright Stars Ct | Elk Grove | CA | 95624-4809 |
| 12710700640000 | 9633 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
| 12707700780000 | 9466 Rush Creek Ct | Elk Grove | CA | 95624-6077 |
| 13408700030000 | 9787 Helenite Ct | Elk Grove | CA | 95624-4464 |
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| 12706400240000 | 9365 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
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| 12710700140000 | 9640 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
| 12710700600000 | 9385 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
| 12706800180000 | 9689 Pasture Rose Ct | Elk Grove | CA | 95624-6070 |
| 12707700770000 | 9462 Rush Creek Ct | Elk Grove | CA | 95624-6077 |
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| 12701300220000 | 9485 Titan Rd | Elk Grove | CA | 95624-9428 |
| 12701100470000 | 10111 Bond Rd | Elk Grove | CA | 95624-1436 |
| 12706800590000 | 9644 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
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| 12709000030000 | 9830 Kapalua Ln | Elk Grove | CA | 95624-5003 |
| 12710700710000 | 9661 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |
| 12709200120000 | 9316 Secretariat Ln | Elk Grove | CA | 95624-5029 |
| 12707700660000 | 9648 Glacier Creek Way | Elk Grove | CA | 95624-6080 |
| 13401101620000 | PO Box 729 | Elk Grove | CA | 95759-0729 |
| 12708000180000 | 9625 Fetlock Way | Elk Grove | CA | 95624-6075 |

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| 13411200050000 | 1420 Rocky Ridge Dr Ste 320 | Roseville | CA | 95661-2835 |
| 12710700820000 | 1626 S Genesee Ave | Los Angeles | CA | 90019-3812 |
| 12708600150000 | 9640 Broad Stripes Way | Elk Grove | CA | 95624-4811 |
| 12708100200000 | 9344 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 12706400290000 | 21431 Columbus Ave | Cupertino | CA | 95014-4972 |
| 12709200080000 | 9428 Secretariat Ln | Elk Grove | CA | 95624-5031 |
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| 12707500310000 | 9705 Glacier Creek Way | Elk Grove | CA | 95624-6081 |
| 12701300020000 | 9591 Elk Grove Blvd | Elk Grove | CA | 95624-9429 |
| 13408500150000 | 9629 Pewter Ct | Elk Grove | CA | 95624-4465 |
| 13401100530000 | 9760 Grant Line Rd | Elk Grove | CA | 95624-1409 |
| 13408500510000 | 9665 Rubellite Ct | Elk Grove | CA | 95624-4456 |
| 12706800680000 | 9641 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
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| 12708600670000 | 9640 Early Light Way | Elk Grove | CA | 95624-4805 |
| 12706800080000 | 9587 Gentle Mare Pl | Elk Grove | CA | 95624-6069 |
| 12708600290000 | 9637 Broad Stripes Way | Elk Grove | CA | 95624-4811 |
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| 13408500070000 | 1075 Rock Harbor Pt | Hercules | CA | 94547-2620 |
| 12708900040000 | 9908 Kapalua Ln | Elk Grove | CA | 95624-5005 |
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| 13408500290000 | 9754 Morganite Way | Elk Grove | CA | 95624-4458 |
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| 12709400030000 | 10033 Van Ruiten Ln | Elk Grove | CA | 95624-5039 |
| 12710700100000 | 9656 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |
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| 12708300150000 | 9873 Silvergate Ln | Elk Grove | CA | 95624-3992 |
| 12701500270000 | PO Box 278821 | Sacramento | CA | 95827-8821 |
| 12708900150000 | 9901 Kapalua Ln | Elk Grove | CA | 95624-5005 |
| 12706800390000 | 9525 Dusty Trails Pl | Elk Grove | CA | 95624-6076 |
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| 12706800120000 | 9620 Hickory Rail Way | Elk Grove | CA | 95624-6068 |
| 13408100180000 | 9629 Graphite Way | Elk Grove | CA | 95624-4451 |
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| 12708600080000 | 9627 Early Light Way | Elk Grove | CA | 95624-4805 |

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| 13408100290000 | 9631 Shale Ct | Elk Grove | CA | 95624-4452 |
| 12707700010000 | PO Box 72593 | Oakland | CA | 94612-8793 |
| 12708500340000 | 9225 Majesties Ct | Elk Grove | CA | 95624-4802 |
| 12706400530000 | 6532 Alyssa Dr | San Jose | CA | 95138-1308 |
| 12703200110000 | 9776 Buna Ct | Elk Grove | CA | 95624-9460 |
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| 12710700690000 | 9653 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
| 12701100500000 | 10133 Bond Rd | Elk Grove | CA | 95624-1436 |
| 12701200370000 | 9840 Jetmar Way | Elk Grove | CA | 95624-9408 |
| 12710700540000 | 9372 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
| 12707700040000 | 9621 Crisswell Dr | Elk Grove | CA | 95624-6087 |
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| 12710200010000 | 800 Cobble Cove Ln | Sacramento | CA | 95831-4309 |
| 13401300040000 | 9675 Grant Line Rd | Elk Grove | CA | 95624-1408 |
| 12708300050000 | 9347 Silverstone Ln | Elk Grove | CA | 95624-3988 |
| 12709100180000 | 9419 Secretariat Ln | Elk Grove | CA | 95624-5031 |
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| 12710700460000 | 9385 Feather Falls Way | Elk Grove | CA | 95624-4150 |
| 12708200030000 | 9715 Silvertrail Ln | Elk Grove | CA | 95624-3986 |
| 12708500360000 | 9232 Majesties Ct | Elk Grove | CA | 95624-4802 |
| 12709100040000 | 9396 Secretariat Ln | Elk Grove | CA | 95624-5030 |
| 12707700280000 | 9640 Crisswell Dr | Elk Grove | CA | 95624-6087 |
| 12709000110000 | 9363 Glantz Ln | Elk Grove | CA | 95624-5004 |
| 12708500380000 | 9224 Majesties Ct | Elk Grove | CA | 95624-4802 |
| 12710700550000 | 9368 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
| 12708200220000 | 9298 Silvercove Ln | Elk Grove | CA | 95624-3993 |
| 12708500390000 | 9220 Majesties Ct | Elk Grove | CA | 95624-4802 |
| 12707700300000 | 9648 Crisswell Dr | Elk Grove | CA | 95624-6087 |
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| 13408100270000 | 9623 Shale Ct | Elk Grove | CA | 95624-4452 |
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| 12707700710000 | 9668 Glacier Creek Way | Elk Grove | CA | 95624-6080 |
| 12701200900000 | 9831 Kapalua Ln | Elk Grove | CA | 95624-5003 |
| 12706800190000 | 9685 Pasture Rose Ct | Elk Grove | CA | 95624-6070 |
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| 12710700650000 | 9637 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
| 12710700480000 | 9396 Sierra Creek Dr | Elk Grove | CA | 95624-4139 |
| 12709300130000 | 10000 Van Ruiten Ln | Elk Grove | CA | 95624-5011 |
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| 12708100040000 | 9369 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 12709200100000 | 9459 Secretariat Ln | Elk Grove | CA | 95624-5031 |
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| 12708600390000 | 176 Arundel Pl | Hayward | CA | 94542-7908 |
| 12710700730000 | 9677 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |

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| 12701300030000 | 8608 Dupree Ct | Elk Grove | CA | 95624-3948 |
| 12706400330000 | 9320 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
| 12708700010000 | 1745 Whiting Ct | Dixon | CA | 95620-4288 |
| 12708200060000 | 9714 Silvertrail Ln | Elk Grove | CA | 95624-3986 |
| 12710700170000 | 9628 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
| 12708600630000 | 9656 Early Light Way | Elk Grove | CA | 95624-4805 |
| 12707500290000 | 9641 River Thread Way | Elk Grove | CA | 95624-6083 |
| 12708800140000 | 9922 Mango Ln | Elk Grove | CA | 95624-5008 |
| 12700700120000 | 320 N 10th St Ste 211 | Sacramento | CA | 95811-0346 |
| 12708600410000 | 9273 Fruited Plain Way | Elk Grove | CA | 95624-4808 |
| 12709700040000 | 6233 Ravenna Way | Elk Grove | CA | 95757-2814 |
| 12708200260000 | 9775 Silvergate Ln | Elk Grove | CA | 95624-3991 |
| 12709200010000 | 10018 Van Ruiten Ln | Elk Grove | CA | 95624-5011 |
| 12708100020000 | 9389 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 13404600270000 | 10147 Equestrian Dr | Elk Grove | CA | 95624-9480 |
| 12708500120000 | 9657 Amber Waves Way | Elk Grove | CA | 95624-4803 |
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| 12701300080000 | 9541 Titan Rd | Elk Grove | CA | 95624-9428 |
| 12701200340000 | 2333 Rogue River Dr | Sacramento | CA | 95826-2118 |
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| 12709400100000 | 10035 Seattle Slew Ln | Elk Grove | CA | 95624-5040 |
| 12709300090000 | 9250 Native Dancer Ln | Elk Grove | CA | 95624-5032 |
| 13404600010000 | 2982 Aetna Way | San Jose | CA | 95121-2303 |
| 12709400050000 | 10065 Van Ruiten Ln | Elk Grove | CA | 95624-5039 |
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| 12709000040000 | 9836 Kapalua Ln | Elk Grove | CA | 95624-5003 |
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| 12707700810000 | 9463 Rush Creek Ct | Elk Grove | CA | 95624-6077 |
| 12701400250000 | 8121 Industrial Pkwy Ste 9 | Sacramento | CA | 95824-2348 |
| 12708600650000 | 9648 Early Light Way | Elk Grove | CA | 95624-4805 |
| 12708600700000 | 9628 Early Light Way | Elk Grove | CA | 95624-4805 |
| 13408500490000 | 9671 Rubellite Ct | Elk Grove | CA | 95624-4456 |
| 13408500360000 | 9748 Lazulite Ct | Elk Grove | CA | 95624-4460 |
| 12706800210000 | 9675 Pasture Rose Way | Elk Grove | CA | 95624-6072 |
| 12706800270000 | 9615 Hickory Rail Way | Elk Grove | CA | 95624-6068 |
| 12708100070000 | 9345 Silverbend Ln | Elk Grove | CA | 95624-3985 |
| 13408100070000 | 9613 Chrome Ct | Elk Grove | CA | 95624-4449 |
| 12700700110000 | 10551 Silent Wings Way | Sacramento | CA | 95830-9332 |
| 12707500280000 | 9645 River Thread Way | Elk Grove | CA | 95624-6083 |
| 12708600200000 | 9620 Broad Stripes Way | Elk Grove | CA | 95624-4811 |
| 13408100220000 | 9636 Shale Ct | Elk Grove | CA | 95624-4452 |
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| 12701200600000 | 9435 Butterfly Ln | Elk Grove | CA | 95624-9459 |

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| 13408100140000 | 9609 Graphite Ct | Elk Grove | CA | 95624-4450 |
| 13408500380000 | 9756 Lazulite Ct | Elk Grove | CA | 95624-4460 |
| 12708600270000 | 9255 Bright Stars Ct | Elk Grove | CA | 95624-4809 |
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| 13408200080000 | 9633 Nordman Ct | Elk Grove | CA | 95624-4455 |
| 12710200020000 | 9825 Jetmar Way | Elk Grove | CA | 95624-9478 |
| 12707500260000 | 9653 River Thread Way | Elk Grove | CA | 95624-6083 |
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| 12707500030000 | 9424 Sage Creek Ct | Elk Grove | CA | 95624-6078 |
| 12701300120000 | 9685 Elk Grove Blvd | Elk Grove | CA | 95624-5071 |
| 13408200250000 | 9596 Mainline Dr | Elk Grove | CA | 95624-4467 |
| 13408700130000 | 9790 Ametrine Ct | Elk Grove | CA | 95624-4463 |
| 12709000060000 | 9848 Kapalua Ln | Elk Grove | CA | 95624-5003 |
| 12710100150000 | 9737 Kapalua Ln | Elk Grove | CA | 95624-1424 |
| 12706800160000 | 9696 Pasture Rose Ct | Elk Grove | CA | 95624-6070 |
| 12708800180000 | 9947 Kapalua Ln | Elk Grove | CA | 95624-5007 |
| 12707700260000 | 1048 Gull Ave | Foster City | CA | 94404-1445 |
| 12709100110000 | 9340 Secretariat Ln | Elk Grove | CA | 95624-5030 |
| 12710100050000 | 8764 Nakota Way | Sacramento | CA | 95828-5935 |
| 12709400130000 | 10074 Van Ruiten Ln | Elk Grove | CA | 95624-5011 |
| 12709100060000 | 9380 Secretariat Ln | Elk Grove | CA | 95624-5030 |
| 12709300030000 | 9250 Seabiscuit Ln | Elk Grove | CA | 95624-5033 |
| 12701200210000 | 3000 Lava Ridge Ct Ste 130 | Roseville | CA | 95661-2802 |
| 13404500090000 | 10356 Menlo Oaks Ct | Elk Grove | CA | 95624-9411 |
| 12707700020000 | 1628 Butano Dr | Milpitas | CA | 95035-7005 |
| 12709300020000 | 702 Porter Ave Ste F | Stockton | CA | 95207-4297 |
| 12707700600000 | 10342 Sagres Way | Elk Grove | CA | 95757-3412 |
| 12709200090000 | 9451 Secretariat Ln | Elk Grove | CA | 95624-5031 |
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| 12709700140000 | 9136 Shire Oaks Ln | Elk Grove | CA | 95624-6090 |
| 12708500250000 | 2975 Winwood Way | San Jose | CA | 95148-2642 |
| 12706800620000 | 9656 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 12700700470000 | 9795 Bond Rd | Elk Grove | CA | 95624-9419 |
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| 12701500230000 | 9506 Bradshaw Rd | Elk Grove | CA | 95624-1438 |
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| 12708600610000 | 160 Cicero Cir | Elk Grove | CA | 95758-7256 |
| 13408700110000 | 9782 Ametrine Ct | Elk Grove | CA | 95624-4463 |
| 12710700750000 | 9685 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |
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| 13401100800000 | 9707 Bradshaw Rd | Elk Grove | CA | 95624-9406 |
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| 13408200120000 | 9648 Nordman Ct | Elk Grove | CA | 95624-4455 |
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| 12706300380000 | 9504 Hollow Springs Way | Elk Grove | CA | 95624-3952 |
| 12708900110000 | 9936 Kapalua Ln | Elk Grove | CA | 95624-5005 |
| 12708200150000 | 9739 Silvertrail Ln | Elk Grove | CA | 95624-3987 |
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| 12706400170000 | 9337 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
| 12708200090000 | 9750 Silvertrail Ln | Elk Grove | CA | 95624-3987 |
| 13408200220000 | 9608 Mainline Dr | Elk Grove | CA | 95624-4467 |
| 12710700060000 | 9672 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |
| 12710700200000 | 9616 Ronaldo Falls Way | Elk Grove | CA | 95624-4146 |
| 12709300140000 | 9988 Van Ruiten Ln | Elk Grove | CA | 95624-5038 |
| 12700700130000 | 9859 Bond Rd | Elk Grove | CA | 95624-9419 |
| 12710700420000 | 9369 Feather Falls Way | Elk Grove | CA | 95624-4150 |
| 12701200420000 | 9947 Jetmar Way | Elk Grove | CA | 95624-1412 |
| 13408500450000 | 9664 Rubellite Ct | Elk Grove | CA | 95624-4456 |
| 12707500160000 | 9459 Mourverde Ct | Elk Grove | CA | 95624-4611 |
| 12710700850000 | 9368 Violet Springs Ct | Elk Grove | CA | 95624-4143 |
| 13408500480000 | 9676 Rubellite Ct | Elk Grove | CA | 95624-4456 |
| 12708100120000 | 827 7th St Ste 301 | Sacramento | CA | 95814-2406 |
| 13401100840000 | 6201 S St # 304 | Sacramento | CA | 95817-1818 |
| 12701100430000 | 10157 Bond Rd | Elk Grove | CA | 95624-1436 |
| 12708100130000 | 9279 Silverbend Ln | Elk Grove | CA | 95624-3984 |
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| 12710700450000 | 9381 Feather Falls Way | Elk Grove | CA | 95624-4150 |
| 12701200770000 | 9302 Grant Line Rd | Elk Grove | CA | 95624-9410 |
| 12708100180000 | PO Box 292415 | Sacramento | CA | 95829-2415 |
| 12701200880000 | 9483 Bradshaw Rd | Elk Grove | CA | 95624-9426 |
| 12709300050000 | 9259 Seabiscuit Ln | Elk Grove | CA | 95624-5033 |
| 13408100080000 | 9612 Graphite Ct | Elk Grove | CA | 95624-4450 |
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| 13408500400000 | 9753 Morganite Way | Elk Grove | CA | 95624-4459 |
| 12706800350000 | 9616 Blue Thistle Way | Elk Grove | CA | 95624-6073 |
| 12701200440000 | 9328 Elk Grove Blvd Ste 105 | Elk Grove | CA | 95624-5063 |
| 12701500290000 | 9560 Bradshaw Rd | Elk Grove | CA | 95624-1438 |
| 12708600450000 | 9671 Early Light Way | Elk Grove | CA | 95624-4806 |
| 12706400190000 | 9345 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
| 12709200130000 | 9308 Secretariat Ln | Elk Grove | CA | 95624-5028 |
| 12709100050000 | 9388 Secretariat Ln | Elk Grove | CA | 95624-5030 |
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| 13408200170000 | 9628 Nordman Way | Elk Grove | CA | 95624-4454 |

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| 13408500040000 | 9629 Ridgerock Dr | Elk Grove | CA | 95624-4461 |
| 12708100230000 | 9735 Silvergate Ln | Elk Grove | CA | 95624-3990 |
| 12708100250000 | 1100 N St Ste 8A | Sacramento | CA | 95814-5645 |
| 12701200690000 | 9740 Bond Rd | Elk Grove | CA | 95624-9419 |
| 12708900050000 | 9912 Kapalua Ln | Elk Grove | CA | 95624-5005 |
| 12701200360000 | 9421 Bradshaw Rd | Elk Grove | CA | 95624-9426 |
| 12708500170000 | 9679 Amber Fields Ct | Elk Grove | CA | 95624-4801 |
| 13408100200000 | 9637 Graphite Way | Elk Grove | CA | 95624-4451 |
| 13401100690000 | 2825 Watt Ave Ste 200 | Sacramento | CA | 95821-6248 |
| 12706800340000 | 9612 Blue Thistle Way | Elk Grove | CA | 95624-6073 |
| 12710700770000 | 9373 Violet Springs Ct | Elk Grove | CA | 95624-4143 |
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| 12707700700000 | 9664 Glacier Creek Way | Elk Grove | CA | 95624-6080 |
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| 12708600640000 | 9652 Early Light Way | Elk Grove | CA | 95624-4805 |
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| 13404600340000 | 9340 Canter Dr | Elk Grove | CA | 95624-9461 |
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| 12709400020000 | 10025 Van Ruiten Ln | Elk Grove | CA | 95624-5039 |
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| 12708800010000 | 9940 Kapalua Ln | Elk Grove | CA | 95624-5035 |
| 12709300070000 | 9266 Native Dancer Ln | Elk Grove | CA | 95624-5032 |
| 12708900160000 | 9935 Kapalua Ln | Elk Grove | CA | 95624-5005 |
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| 12710100070000 | 9760 Kapalua Ln | Elk Grove | CA | 95624-1424 |
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| 12706400550000 | 9341 Feather Falls Ct | Elk Grove | CA | 95624-3980 |
| 12701300150000 | 9631 Halli Way | Elk Grove | CA | 95624-4441 |
| 12709700010000 | 9153 Shire Oaks Ln | Elk Grove | CA | 95624-6090 |
| 12708000170000 | 9621 Fetlock Way | Elk Grove | CA | 95624-6075 |
| 12701200940000 | 10036 Van Ruiten Ln | Elk Grove | CA | 95624-5011 |
| 13408200030000 | 9609 Nordman Way | Elk Grove | CA | 95624-4453 |

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| 13408100090000 | 9608 Graphite Ct | Elk Grove | CA | 95624-4450 |
| 13404600240000 | PO Box 1988 | Elk Grove | CA | 95759-1988 |
| 13401100580000 | 6981 Pocket Rd | Sacramento | CA | 95831-2352 |
| 12710100030000 | 9865 Cardigan Bay Ln | Reno | NV | 89521-4369 |
| 12707700310000 | 9652 Crisswell Dr | Elk Grove | CA | 95624-6087 |
| 12707700290000 | 1405 Marlborough Rd | Hillsborough | CA | 94010-7142 |
| 12701100490000 | PO Box 385 | Rancho Cordova | CA | 95741-0385 |
| 12709000020000 | 9822 Kapalua Ln | Elk Grove | CA | 95624-5003 |
| 13404600330000 | 9320 Canter Dr | Elk Grove | CA | 95624-9461 |
| 12708300020000 | 9800 Silvergate Ln | Elk Grove | CA | 95624-3992 |
| 12701500300000 | 9576 Bradshaw Rd | Elk Grove | CA | 95624-1438 |
| 13408200240000 | 2908 Rubino Cir | San Jose | CA | 95125-6353 |
| 12708300130000 | 9897 Silvergate Ln | Elk Grove | CA | 95624-3992 |
| 12706400150000 | 9329 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
| 12710700780000 | 9377 Violet Springs Ct | Elk Grove | CA | 95624-4143 |
| 13408500350000 | 9744 Lazulite Ct | Elk Grove | CA | 95624-4460 |
| 13408500310000 | 9761 Lazulite Ct | Elk Grove | CA | 95624-4460 |
| 12706800230000 | 9668 Pasture Rose Way | Elk Grove | CA | 95624-6072 |
| 13408500260000 | 9742 Morganite Way | Elk Grove | CA | 95624-4458 |
| 12708600420000 | 9277 Fruited Plain Way | Elk Grove | CA | 95624-4808 |
| 12709100150000 | 9345 Secretariat Ln | Elk Grove | CA | 95624-5030 |
| 12708600570000 | 9686 Early Light Way | Elk Grove | CA | 95624-4806 |
| 12708900080000 | 9924 Kapalua Ln | Elk Grove | CA | 95624-5005 |
| 12709100020000 | 9412 Secretariat Ln | Elk Grove | CA | 95624-5031 |
| 12707500060000 | 9425 Sage Creek Ct | Elk Grove | CA | 95624-6078 |
| 12700700390000 | 10075 Bond Rd | Elk Grove | CA | 95624-1435 |
| 12701100490000 | 10137 Bond Rd | Elk Grove | CA | 95624-1436 |
| 13404600260000 | 10144 Equestrian Dr | Elk Grove | CA | 95624-9726 |
| 13404600250000 | 10164 Equestrian Dr | Elk Grove | CA | 95624-9726 |
| 13404600240000 | 10182 Equestrian Dr | Elk Grove | CA | 95624-9726 |
| 13403600100000 | 10201 Freeman Rd | Elk Grove | CA | 95624-9409 |
| 13404600010000 | 10215 Wrangler Dr | Elk Grove | CA | 95624-9464 |
| 13404500080000 | 10322 Menlo Oaks Ct | Elk Grove | CA | 95624-9411 |
| 12709700080000 | 9110 Shire Oaks Ln | Elk Grove | CA | 95624-6090 |
| 12709700040000 | 9129 Shire Oaks Ln | Elk Grove | CA | 95624-6090 |
| 12700300610000 | 9140 Bradshaw Rd | Elk Grove | CA | 95624-5055 |
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| 12709700150000 | 9148 Shire Oaks Ln | Elk Grove | CA | 95624-6090 |
| 12709700100000 | 9154 Shire Oaks Ln | Elk Grove | CA | 95624-6090 |
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| 12700700120000 | 9162 Bader Rd | Elk Grove | CA | 95624-9602 |
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| 12701100370000 | 9180 Grant Line Rd | Elk Grove | CA | 95624-9418 |
| 12708500350000 | 9229 Majesties Ct | Elk Grove | CA | 95624-4802 |
| 12709300040000 | 9251 Seabiscuit Ln | Elk Grove | CA | 95624-5033 |
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| 12708600390000 | 9265 Fruited Plain Way | Elk Grove | CA | 95624-4808 |
| 12708100180000 | 9320 Silverbend Ln | Elk Grove | CA | 95624-3985 |
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| 12706400510000 | 9325 Feather Falls Ct | Elk Grove | CA | 95624-3980 |
| 12706400310000 | 9328 Sierra Spring Way | Elk Grove | CA | 95624-3981 |
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| 12706400530000 | 9333 Feather Falls Ct | Elk Grove | CA | 95624-3980 |
| 12701400250000 | 9340 Bradshaw Rd | Elk Grove | CA | 95624-9426 |
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| 12710100060000 | 9380 Kaanapali Ct | Elk Grove | CA | 95624-5077 |
| 12710700820000 | 9380 Violet Springs Ct | Elk Grove | CA | 95624-4143 |
| 12701200170000 | 9395 Bradshaw Rd | Elk Grove | CA | 95624-9426 |
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| 12710500010000 | 9417 Bradshaw Rd | Elk Grove | CA | 95624-9426 |
| 12710500020000 | 9419 Bradshaw Rd | Elk Grove | CA | 95624-9426 |
| 12709100010000 | 9420 Secretariat Ln | Elk Grove | CA | 95624-5031 |
| 12707700740000 | 9450 Rush Creek Ct | Elk Grove | CA | 95624-6077 |
| 12707700750000 | 9454 Rush Creek Ct | Elk Grove | CA | 95624-6077 |
| 12709200110000 | 9467 Secretariat Ln | Elk Grove | CA | 95624-5031 |
| 12701200130000 | 9469 Bradshaw Rd | Elk Grove | CA | 95624-9426 |
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| 12706300370000 | 9500 Hollow Springs Way | Elk Grove | CA | 95624-3952 |
| 12706300380000 | 9504 Hollow Springs Way | Elk Grove | CA | 95624-3952 |
| 12701300060000 | 9521 Titan Rd | Elk Grove | CA | 95624-9428 |
| 12701300170000 | 9555 Bradshaw Rd | Elk Grove | CA | 95624-1438 |
| 13408200240000 | 9600 Mainline Dr | Elk Grove | CA | 95624-4467 |
| 12701300030000 | 9601 Elk Grove Blvd | Elk Grove | CA | 95624-4021 |
| 13408200230000 | 9604 Mainline Dr | Elk Grove | CA | 95624-4467 |
| 13401100750000 | 9609 Bradshaw Rd | Elk Grove | CA | 95624-9490 |
| 12706800740000 | 9617 Pasture Rose Way | Elk Grove | CA | 95624-6071 |
| 12707700230000 | 9620 Crisswell Dr | Elk Grove | CA | 95624-6087 |
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| 12707700030000 | 9625 Crisswell Dr | Elk Grove | CA | 95624-6087 |
| 13408100280000 | 9627 Shale Ct | Elk Grove | CA | 95624-4452 |

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| 12707700620000 | 9628 Glacier Creek Way | Elk Grove | CA | 95624-6079 |
| 12707700020000 | 9629 Crisswell Dr | Elk Grove | CA | 95624-6087 |
| 12708000190000 | 9629 Fetlock Way | Elk Grove | CA | 95624-6075 |
| 12707700260000 | 9632 Crisswell Dr | Elk Grove | CA | 95624-6087 |
| 12707700010000 | 9633 Crisswell Dr | Elk Grove | CA | 95624-6087 |
| 12708000200000 | 9633 Fetlock Way | Elk Grove | CA | 95624-6075 |
| 13408500050000 | 9633 Ridgerock Dr | Elk Grove | CA | 95624-4461 |
| 12701300240000 | 9635 Titan Rd | Elk Grove | CA | 95624-9428 |
| 12708600140000 | 9644 Broad Stripes Way | Elk Grove | CA | 95624-4811 |
| 12707700290000 | 9644 Crisswell Dr | Elk Grove | CA | 95624-6087 |
| 12710700120000 | 9648 Ronaldo Falls Way | Elk Grove | CA | 95624-4148 |
| 13401101640000 | 9649 Bradshaw Rd | Elk Grove | CA | 95624-9406 |
| 12707700320000 | 9653 Glacier Creek Way | Elk Grove | CA | 95624-6080 |
| 13401100820000 | 9656 Bradshaw Rd | Elk Grove | CA | 95624-9406 |
| 13408500070000 | 9657 Ridgerock Dr | Elk Grove | CA | 95624-4462 |
| 13401300160000 | 9663 Grant Line Rd | Elk Grove | CA | 95624-1408 |
| 12708600610000 | 9664 Early Light Way | Elk Grove | CA | 95624-4805 |
| 12707500160000 | 9668 River Thread Ct | Elk Grove | CA | 95624-6084 |
| 12706800220000 | 9669 Pasture Rose Way | Elk Grove | CA | 95624-6072 |
| 12707500220000 | 9669 River Thread Ct | Elk Grove | CA | 95624-6084 |
| 13408500500000 | 9669 Rubellite Ct | Elk Grove | CA | 95624-4456 |
| 12710700740000 | 9681 Ronaldo Falls Way | Elk Grove | CA | 95624-4140 |
| 12708500250000 | 9686 Amber Fields Ct | Elk Grove | CA | 95624-4801 |
| 12708500220000 | 9698 Amber Fields Ct | Elk Grove | CA | 95624-4801 |
| 12708500210000 | 9699 Amber Fields Ct | Elk Grove | CA | 95624-4801 |
| 12710100010000 | 9700 Kapalua Ln | Elk Grove | CA | 95624-1424 |
| 12710100020000 | 9710 Kapalua Ln | Elk Grove | CA | 95624-1424 |
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| 12708100220000 | 9745 Silvergate Ln | Elk Grove | CA | 95624-3990 |
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| 13401100580000 | 9760 Elk Grove Blvd | Elk Grove | CA | 95624-9427 |
| 12710100130000 | 9763 Kapalua Ln | Elk Grove | CA | 95624-1424 |
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| 12701200380000 | 9858 Jetmar Way | Elk Grove | CA | 95624-9408 |
| 12701200670000 | 9870 Bond Rd | Elk Grove | CA | 95624-1434 |
| 12701200410000 | 9919 Jetmar Way | Elk Grove | CA | 95624-1412 |

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| 12701200530000 | 9924 Bond Rd | Elk Grove | CA | 95624-1435 |
| 12708800060000 | 9955 Kapalua Ln | Elk Grove | CA | 95624-5007 |
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| 12708700010000 | 9985 Whirlaway Ln | Elk Grove | CA | 95624-5034 |
| 12708700020000 | 9993 Whirlaway Ln | Elk Grove | CA | 95624-5034 |