

Silverado Village Special Planning Area

City of Elk Grove

August 27, 2014

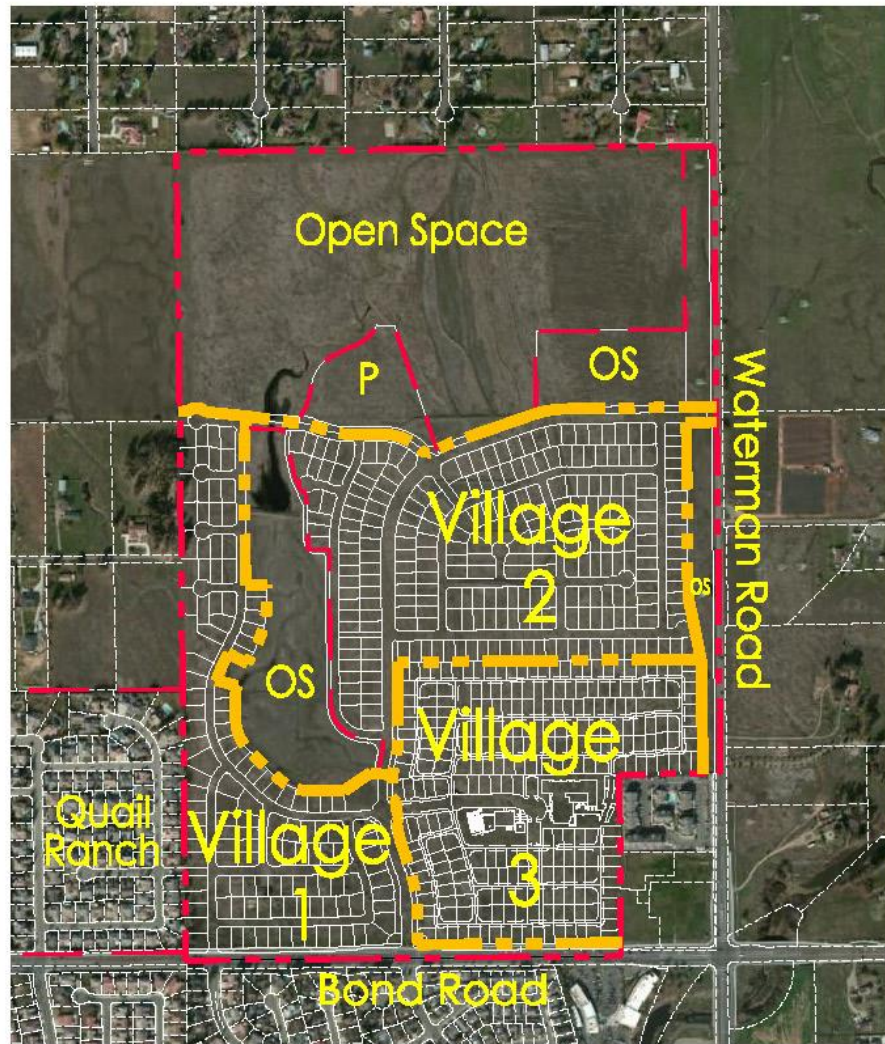
Silverado Village SPA – Special Planning Area

A. Introduction & Project Overview

The Silverado Village SPA is an approximately 230 acre residential community located north of Bond Road and west of Waterman Road. It is comprised of three Villages which are summarized below.

Village 1 proposes a maximum of 135 single-family detached homes with a minimum lot size of 6,300 sq. ft. The lots abutting Quail Ranch Estates along the western property line are sized to match the width of these off-site lots to the extent possible as described herein.

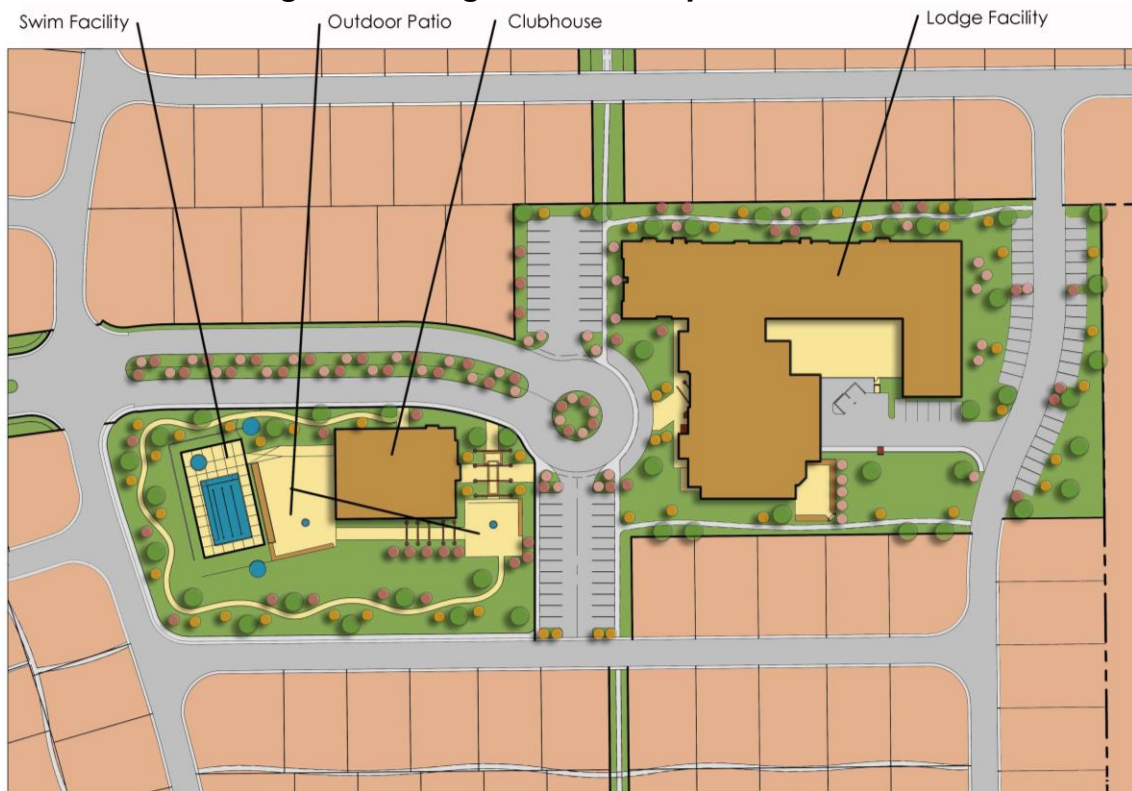
Figure 1: Location Map



Village 2 proposes a maximum of 258 single-family detached homes with a minimum lot size of 5,700 square feet. This neighborhood is well buffered from adjacent properties by Waterman Road and the open space corridor located under the existing power lines on the east, by a 71 acre open space preserve to the north, and by Villages 1 and 3 to the west and south respectively.

Village 3 proposes a maximum 267 active adult patio homes on a minimum lot size of 4,600 sq. ft. as measured from the centerline of the internal private streets to the rear property line. These homes will be single-family detached and generally one story given the preferences of the targeted home buyer. Within the “village core” a Lodge Facility is proposed with a maximum of up to 125 units for independent living, assisted living, and/or memory care for seniors. A Clubhouse and Swim Facility are located adjacent to the Lodge within a well-landscaped campus-like setting, and providing a centrally located gathering space that is easily accessed by residents.

Figure 2: Village Core Concept Site Plan



(Note: Site Plan conceptual purposes only and subject to change with final design.)

Silverado Village provides several unique features, including a 64.5 acre wetland habitat preserve area on the northern portion, augmented by a 6.5 open space parcel, providing for 71 acres of open space area in the northern portion of the property. An additional 15.7 acre open space is designated between Villages 1 and 2. It will be graded to provide adequate storage for a 100-year storm event,

improve flood protection and water quality for urban runoff and will also provide a buffer between villages. The plan also provides 6.1 acres of parkland to meet the needs of residents living in the standard single family housing proposed by Villages 1 and 2, as well as an extensive trail system that can be used by on-site and off-site residents.

B. Reasons for Establishment of an SPA

1. Overview

The enabling legislation granting authority to prepare, process, adopt and implement a Special Planning Area (SPA) is defined by Elk Grove Municipal Code Section 23.16.100. This SPA document is regulatory in nature and serves as zoning for the project site. Development plans, subdivision maps, and site plans for the project must be consistent to both the SPA and the City of Elk Grove General Plan.

Consistent with the City of Elk Grove Zoning Code, this SPA was initiated by the project applicant and considered for approval by the City Council. The proposed Silverado Village project has significant environmental features and land use mixtures that justify the placement of the project site within the SPA land use zone.

2. Objectives Promoted by SPA:

A summary of the Objectives promoted by the Silverado Village are summarized below and provide the basis for the findings made by the City:

- a. *Consistency with General Plan:* The Silverado SPA is consistent with the goals, policies and objectives to the City's General Plan and implements the land use plan. The northerly portion of the project site (80± acres) is designated for Rural Residential and the SPA proposes open space and park uses. The southerly 150± acres of the site is designated for 146± acres of Low Density Residential (LDR) (4.1-7.0 du/ac) and 4± acres of Commercial/Office/ Multi-Family (C/O/MF). The LDR designated area allows for a range of 598 to 1,022 units and the SPA proposes 660. The C/O/MF area is shifted to the middle of Village 3 to allow for a Senior Lodge & Clubhouse.
- b. *Compatibility with adjacent Neighborhoods:* The adjoining Silverado Village 1 proposes lot sizes that are consistent with the existing RD-5 neighborhoods located immediately to the west (Quail Ranch Estates). Village 1 shall be designed to be compatible with the western adjacent neighborhood as provided within this SPA.
- c. *Respect the Site's existing Natural Features:* The SPA designates 71 acres (31% of site) on the northern portion of the property for natural open

space. This is comprised of a 64.5 acre preserve area located to protect sensitive wetland and habitat area and an adjoining 6.5 acre open space parcel. A 3.3 acre open space parcel is also designated under the existing power lines. Additionally, A 15.7 acre open space/detention basin parcel and a 0.6 acre open space/drainage outfall parcel are designated between Villages 1 and 2, which will be re-graded to improve flood protection and capture urban runoff. This basin and outfall will be allowed to naturalize and will provide a visual amenity and buffer between neighborhoods. Lastly, a 3.4 acre open space parcel is provided east of Village 3 under the existing power lines. Considered together, 94.0 acres or 41% of the project site is designated for open space uses.

- d. *Creation of a unique age-restricted community.* Village 3 proposes several unique housing product types that could not be accommodated by standard residential zoning. The single-family detached patio homes are placed on small lots and served by narrow private streets, which is appropriate due to the low traffic volumes experienced with similar senior communities. Pedestrian paseos are placed within Village 3 providing off-street walkways that connect to the Village Core located in the center of this village. The mix of uses proposed in this core area will provide a multitude of amenities and unique gathering destination for the community's residents.

3. Purpose of the Silverado SPA

The Silverado SPA provides for a greater mixture of land uses in this area than could otherwise be permitted under the standard land use zones of Title 23 of the City of Elk Grove Municipal Code.

- a. The Silverado Village SPA along with the City of Elk Grove General Plan and Municipal Code shall regulate zoning and land use for the Silverado Village project. All existing City land use policies, development standards, and roadway improvement standards shall remain in effect except as provided for in this SPA document. In instances where this SPA is different or otherwise contrary to the other development standards, or codes of the City of Elk Grove, the SPA shall prevail and be the controlling document for the project. Where this SPA does not discuss a particular topic, the City's existing zoning shall apply.
- b. The SPA delineates the development plan for the project and addresses associated planning issues.

4. Development Standards & Entitlements

The Silverado SPA does not, in and of itself, entitle any specific development. Rather, it sets up specific development standards and criteria for future development. Successive approvals from the City and other jurisdictional

agencies and service providers are necessary, including but not limited to, Tentative Map approval, Final Map approval and recordation, Improvement Plan review and approval, Grading Permits, encroachment permits, Design Review (as required by Section 23.1.080 (Design Review), Building Permits, and other approvals permits, and licenses.

C. Permitted Uses and Development Standards by Village

1. Village 1:

Village 1 shall be consistent with the RD-5 Zoning designation as defined in Title 23 of the City of Elk Grove Municipal Code.

a. Village 1 - List of permitted uses:

- i. Permitted uses as allowed by the City of Elk Grove RD-5 Zone.

b. Village 1 - Development Standards:

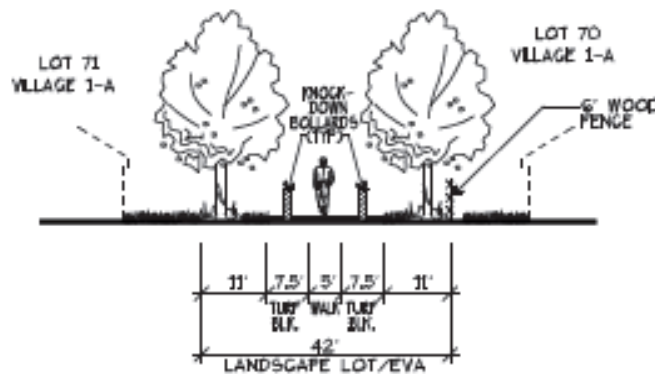
- i. Except as otherwise provided, minimum lot size of 6,300 square feet and typical dimensions of 60' wide x 105' deep measured at the appropriate front, rear, and side yard building setback to ensure product fit. Irregular lots (as defined in the Zoning Code) and those special conditions described in this SPA will vary from the typical dimensions.
- ii. Front, side and rear yard setbacks shall be consistent with the RD-5 zone, unless otherwise excepted herein.
- iii. Except as provided in section c.iii below, the maximum allowed height shall be:
 - 1. Thirty feet (30') for primary structures; and
 - 2. Sixteen feet (16') for accessory structures, or as otherwise regulated by EGMC Section 23.46.040.

c. Village 1 - Site Specific Development Standards & Design Guidelines:

- i. Lots abutting the western boundary adjacent to Quail Ranch Estates shall have lot widths matching the adjacent off-site lots to the extent possible. These lots may measure less than 100' deep provided they comply with the minimum lot size requirement, with the objective being to protect existing trees along the property line or on adjacent property to the extent feasible.
- ii. Minimum rear yard setback for the primary dwelling for lots adjacent to Quail Ranch Estates shall be twenty (20') feet. Deviations to a minimum of fifteen (15') feet may be approved through Master Home Plan Design Review when lot width reductions are required under section iv below.

- iii. Lots abutting Quail Ranch Estates shall be limited to single story homes.
- iv. A solid masonry wall a minimum of six (6') feet in height shall be constructed at the westerly property line abutting Quail Ranch Estates. The wall shall be designed to minimize potential impacts to off-site trees. Potential solutions include, but are not limited to, pier foundations or modifications in lot depth as provided in section i above. Final design shall be to the approval of the Zoning Administrator after consultation with the City Arborist and public hearing.
- v. A pedestrian only connection with Emergency Vehicle Access (EVA) shall be extended 110' from the terminus of Bob White Court located in Quail Ranch Estates to the interior street within Village 1. "Knockdown" bollards shall be placed to prevent non-emergency vehicular access. The Access Easement shall be 42' wide with a concrete walkway not less than 5' wide. The easement area shall be landscaped comparable to the trail system within the balance of the community and shall be maintained by CCSD. See additional discussion in section D (Trail and Pedestrian Connectivity) below.

Street Section
Silverado Village - Eskaton
 City of Elk Grove, California
 September 28, 2012



PASEO @ BOB WHITE COURT

- vi. Lots abutting the detention area and parks (*i.e.*, lot 99) shall have rear yard fence/wall designs that enable views of the open space areas while providing security and privacy for the homeowners. One allowed design includes a masonry block wall bottom with a tubular steel or wrought iron

top. Wood fences at these locations are prohibited. Wall/fence design shall comply with the development standards in EGMC Chapter 23.52.

2. Village 2

Village 2 shall be consistent with the RD-5 Zoning designation as defined in Title 23 of the City of Elk Grove Municipal Code.

a. Village 2 - List of permitted uses

- i. Permitted uses as allowed by the City of Elk Grove RD-5 Zone.

b. Village 2 - Development Standards

- i. Minimum lot size of 5,775 square feet with typical dimensions of 55' wide x 105' deep measured at the appropriate front, rear and side yard building setback to ensure product fit. Irregular lots (as defined in the Zoning Code) will vary from the typical dimensions.
- ii. Front, side and rear yard setbacks will be consistent with the RD-5 zone, unless otherwise excepted herein.
- iii. The maximum allowed height shall be:
 - 1. Thirty feet (30') for primary structures; and
 - 2. Sixteen feet (16') for accessory structures, or as otherwise regulated by EGMC Section 23.46.040.

c. Village 2 - Site Specific Development Standards & Design Guidelines

- i. Traffic circle is designated for intersection of Silverado Drive and A Street with a thirty (30') foot interior radius allowing for fire truck turn access. Detailed landscape plans, consistent with the Zoning Code and Improvement Standards, shall be submitted with the preparation of improvement plans for this roadway.
- ii. A 10' paved trail with 2' shoulders and a 5' unpaved equestrian trail shall be provided on the north side of Silverado Drive, within a minimum 35' wide landscape corridor lot, allowing a publically accessible east-west connection through Silverado Village.
- iii. A 10' paved trail with 2' shoulders shall be provided along the eastern edge of the open space/detention basin parcel within a lot, allowing public connectivity for the community at large to the east/west trail and the north Park site. See additional discussion in section D (Trail and Pedestrian Connectivity) below.

Village 3

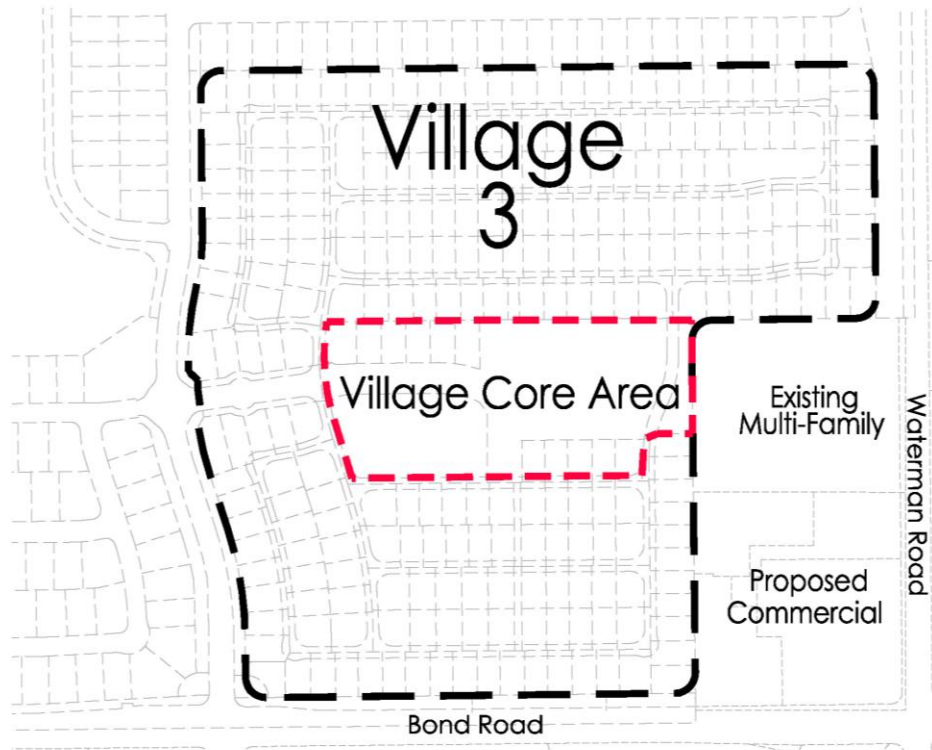
Village 3 is an age-restricted gated community with private streets and contains two unique housing product types that do not fit within the City of Elk Grove's existing zoning categories, and are therefore defined in detail herein. The first housing type is the higher intensity "Village Core" area, which will provide a lodge facility for seniors in one or more buildings, plus recreational amenities. The second housing type is the "Patio Homes" which are located around the "Village Core" allowing convenient access for the residents to the "Village Core" area.

a. Village Core

- iv. A Village Core is designated at the center of Village 3 which corresponds to the Commercial/Office/Multi-family designated on the City's General Plan (See Figure 3: Village 3 Village Core Area). The Village Core area is planned for recreational amenities including a clubhouse and pool with the balance planned for the lodge and residential use. The SPA process allows the re-arrangement of land uses within the SPA provided they are found to be consistent with the General Plan. This Village Core area shall be extensively landscaped and shall provide a central green space and gathering area for residents. Shifting this land use to the center of the neighborhood significantly improves the land plan, allowing for more convenient walking distances from the surrounding patio homes, and it will allow the Senior Lodge to be buffered from the adjacent land uses to the east and Bond Road to the south.

- v. The Village Core Area is intended to provide flexibility in the final design of the Senior Lodge, Clubhouse, Recreation and Swim Facility. The Village Core area may be expanded into the contiguous patio home area in order to allow for more recreation amenities and/or a larger lodge facility, not to exceed 125 units. Such expansion, as consistent with this SPA, would reduce the number of patio homes proposed and would be subject to the review and approval by City of Elk Grove.

Figure 3: Village 3 Village Core Area



b. Village 3 - List of Permitted Uses

i. Village Center – Lodge Facility:

1. Independent Living Apartments
2. Assisted Living Apartments
3. Specialized Care Units (memory care for Alzheimer’s and dementia residents.)
4. Restaurant
5. General retail use, less than 10,000 square feet, Pharmacy or other similar retail
6. Retail/Office space
7. Beauty Salon
8. Crafts room, Media room, meeting room
9. Common Kitchen
10. Common Laundry room
11. Doctor’s office, exam room, nursing station
12. Leasing and Real Estate Sales Office
13. Services consistent with the nature of the development

ii. Village Center – Clubhouse, Recreation & Swim Facility:

1. Bistro/Café with full kitchen facilities
2. Dining and sitting areas, meeting rooms, recreation & gaming rooms
3. Swimming Pool, indoor or outdoor, and accompanying structure and equipment
4. Spa or hot tub
5. Fitness room
6. Changing room and showers
7. Offices
8. Space for other 3rd party services
9. Outdoor Recreational Amenities (e.g. bocce, croquet, putting green, tennis courts, etc.)

iii. Patio Homes:

1. Single family homes
2. Paseos (pathways) with appropriate easements
3. Exclusive use areas
4. Community gardens or other common areas

c. Village 3 Development Standards

- i. The Silverado Village SPA utilizes unique planning, design and development standards to allow an innovative project design that cannot be accommodated by the strict application of the City's existing planning regulations and engineering standards.
- ii. Table 1 below outlines the site development standards for the Cottage lots (patio Homes).

Table 1: Village 3 Site Development Standards – Patio Homes

Development Standard	Patio Homes
Minimum Lot Area	4,600 sf. min. ¹
Maximum Density	8 .0 du/ac.
Front & Side Setbacks²	
To garage door	18 ft.
To front living area	12 ft.
To covered porch	10 ft.
Street side (second frontage) setback	12 ft.
Interior side setback	5 ft. ³
Rear Setback	
To living area	10 ft.
Lot Dimensions	
Width	50 ft. ⁴
Corner lot	60 ft.
Depth	92.5 ft. ⁵
Height Limit	
Primary Structures	30 ft.

Notes (Table 1):

- 1) Lot measurements shall be from centerline of the private street to the rear property line.
- 2) Front setbacks are measured from back of curb, and side setbacks are measured from side property line. Roof eaves or overhangs, bay windows or fireplaces may project up to 2' into the front, side or rear yard setbacks.
- 3) Side patio exclusive use areas may extend up to 2' past the adjoining side yard property line, creating an exclusive use patio area encroaching onto the adjoining lot.
- 4) Minimum lot width is measured at the front or rear setback line to ensure product will fit lot, and frontage dimension at back of curb or rear lot line may be less. Patio homes may have driveways located off of a 20 ft. shared private drive.
- 5) Lot depth measured from the private street centerline is 92.5', from the back of curb is 79.5', and may be reduced based on plot plan review provided setback standards are met.

Table 2 below outlines the site development standards for Lodge & Clubhouse area.

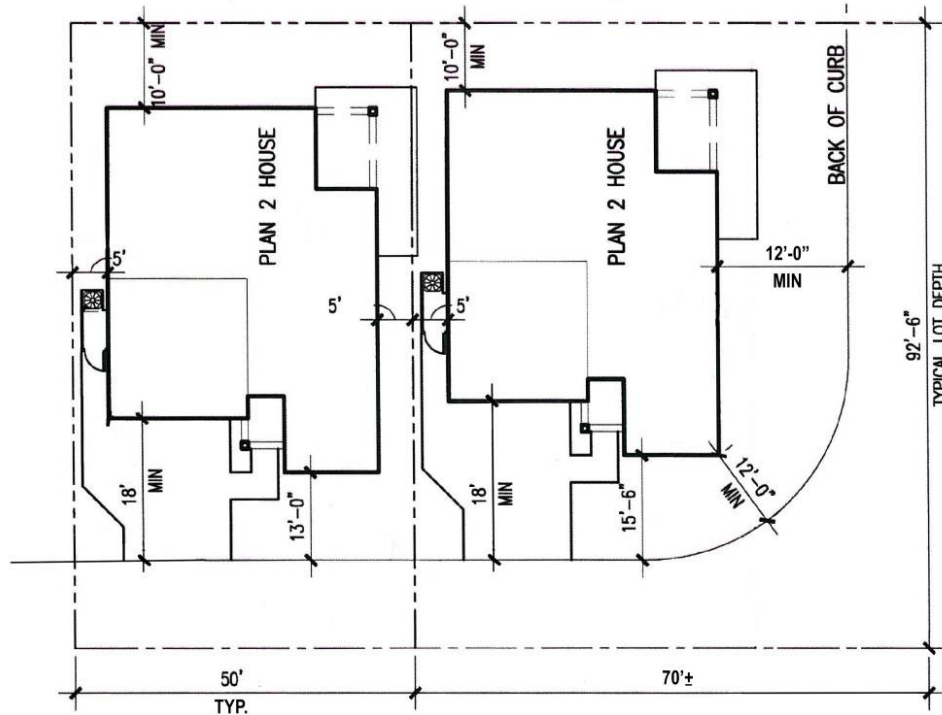
Table 2: Village 3 Site Development Standards – Village Core Area

Development Standard	Village Core Area
Minimum Lot Area	No minimum
Maximum Density	30.0 du/ac.
Front & Side Setbacks	
Building to Building	20 ft. ¹
Street side setback	15 ft. ²
Interior side setback	15 ft. ³
Lot Dimensions	
Depth	No minimum
Height Limit	
Primary Structures	48 ft.

Notes (Table 2):

- 1) Setback is for building to building for any habitable structure including the setback of the lodge building to a single family patio home. Entry structures, trellises, awnings, patio covers, etc. are exempt from the set-back requirement.
- 2) Parking Bays are allowed to encroach into the side-yard setback area, but no closer than 5' to a building.
- 3) There is no minimum setback to property lines within the Village Core area; however building setbacks to property lines outside the Village Core area (i.e. to the P/Ls of the Patio Homes) shall be a minimum of 15'.

Figure 4: Typical Cottage Lot Plot Plan



d. Village 3 - Site Specific Development Standards

i. Internal Roadway Design Standards:

- a. The proposed senior community will generate significantly less traffic than that of a standard residential development. Retirees do not commute to work nor do they drive their children to school. The proposed street system follows a simple efficient grid pattern with narrow streets and off street trails and paseos promoting walkability within the Village.
- b. Village 3 will be a private, gated community. All internal streets shall be private. Wet utilities (e.g. sewer, water, storm drainage) shall be located under the street as allowed by a blanket easement, and a 10' PUE shall be provided behind the curb for dry utilities (e.g. phone, cable, electric, etc.). The streets shall be designed to accommodate emergency vehicle access.

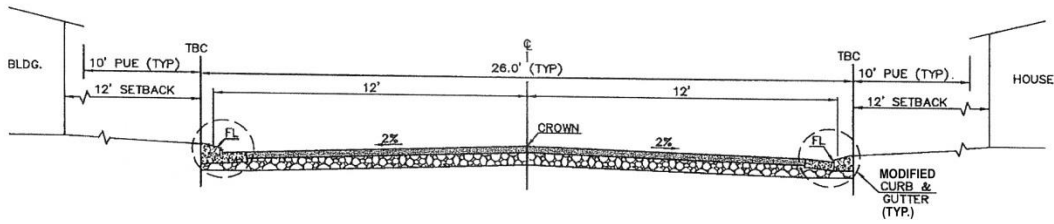
ii. Parking Standards:

- a. Non-covered resident and guest parking shall include 2.25 spaces for each home to be provided by driveway aprons and other dedicated parking spaces spread throughout the village.
- b. The Lodge area shall provide, at a minimum, 1 parking space for every 1.5 living units.
- c. Each unit shall provide two garage parking spaces. Garages shall be designed as side-by-side.

e. Street Standards:

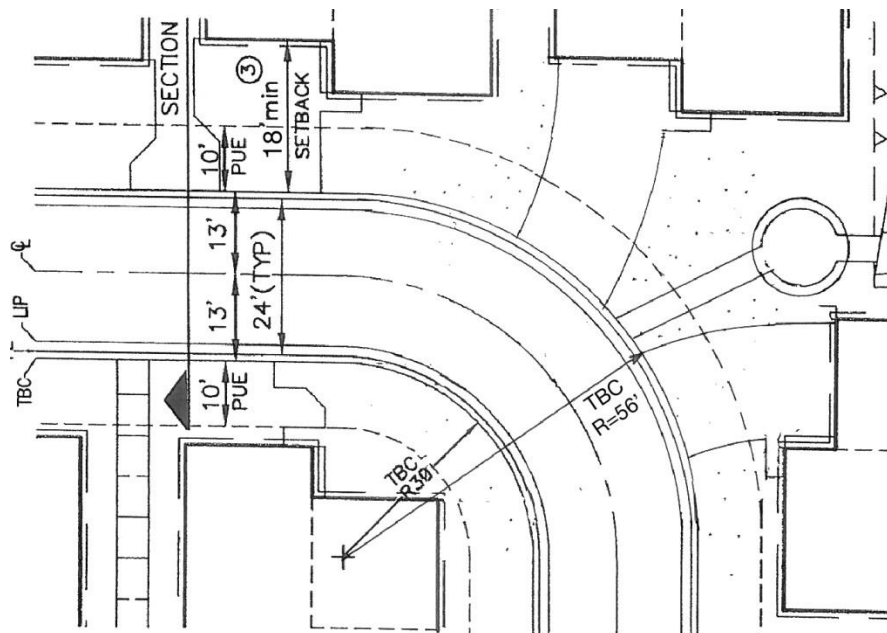
- i. A simple, grid pattern street system is required for Village 3 to provide access to the village core and patio homes.
- ii. The minimum offset between intersections for the internal private streets shall be 75'. This is justified due to the low traffic volumes and low travel speeds anticipated for the project.
- iii. A reduced street section is permitted for Village 3. The Internal streets shall measure 26' back of curb to back of curb, with 2.5' curb and gutter, providing 21' of pavement. Modified vertical and rolled curb designs shall be allowed. Curbside parking is not required.

Figure 5: Street Section for Internal 26' Private Lanes



- iv. Curbside sidewalks are not required internal to Village 3 except at the main project entry from Silverado Drive to the Lodge & Clubhouse. Pedestrian walkways or paseos are provided within the community as provided for in the Landscape Standards section below.
- v. The minimum back of curb return radius for internal streets is 30' and has been designed to allow fire truck turn movements.
- vi. A 20' shared private driveway may be utilized at 90 degree elbows to provide access to lots. The driveway shall not be longer than 120' in length.
- vii. The 90 degree streets located within Village 3 may eliminate the typical "bulge" at the elbow but shall provide an inside back-of-curb (BOC) radius of 30' and outside BOC radius of 56' to accommodate fire truck turn movements.

Figure 6: Design Detail for 90 Degree Elbow



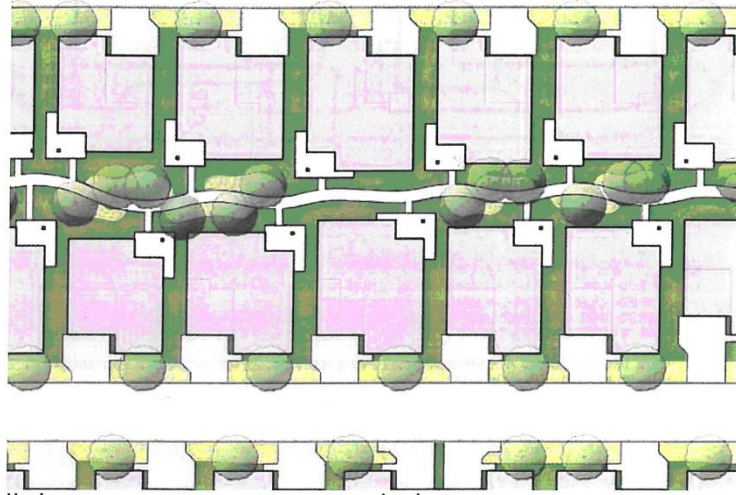
f. Open Space Standards

- i. Open Space areas are key features included in the design of Village 3. These features include paseos, mini-parks, common areas and recreational amenities.
- ii. The open space areas shall be designed for the enjoyment of both the lodge and patio homes residents.
- iii. The open space areas shall be an integral part of the Village 3 design concept and serves to foster physical and social connectivity for the residents, by providing viable and walk-able trails to key destination points such as the Village Core area as well as connection to the trail system outside the Village gates. Additionally, the paseo system shall include gathering areas, reflections points, and resting spots interspersed throughout the paseo network.
- iv. Due to the nature of the open space design as part of the comprehensive planning of Village 3, there are no minimum open space area requirements for Village 3.

g. Landscape Standards

- i. Due to the extensive green space and recreation amenities provided on-site within Village 3 (e.g. the Clubhouse, swim facility, corner community gardens, etc.) CCSD has determined that Village will have met its Quimby parkland dedication obligation, based on the Senior Community rate.
- ii. Interior lots shall be designed such that traditional rear yard fencing is eliminated allowing for a 4' meandering paseo and enhanced landscaping within the paseo. The homeowners association (HOA) will have a use and maintenance easement for this area. This allows residents to visit with each other and to walk over to the Lodge & Clubhouse, and provides "eyes" on this internal green space. This landscaping shall be maintained by the HOA. See additional discussion in section D (Trail and Pedestrian Connectivity) below. The inclusion of the paseo system eliminates the need for sidewalks within the private streets.

Figure 7: Paseo Illustrative



- iii. Where private rear yards are present, the developer is permitted to include the private rear yard area within the HOA maintenance easement. As such, residents will have more flexibility in the landscaping of these rear yard areas.
- iv. At selected corner lots, the builder shall install “mini-parks” to provide a landscape amenity within close proximity to the residents of the cottage lots. Design of these corner mini-parks may vary; by example, to include such features as community gardens (vegetable or flower garden areas for residents to tend), shaded sitting areas, potting sheds, fountains, doggy parks, bocce courts, etc. These lots are shown as lots “P”, “KK”, and “LL” on the proposed tentative map.
- v. Separate landscaped paseo lots are designated within Village 3 to provide residents with a pedestrian connection to the Lodge and Clubhouse facilities. These lots are shown as “HH,” “II,” “JJ,” “MM,” and “NN” on the proposed tentative map.

Figure 8: View of internal “back-to-back” paseo walk



Eskaton Village in Roseville, California

- vi. Pedestrian connections between Village 3 and the surrounding community and the trails network shall be provided at multiple locations along the perimeter of the Village. The design of the connections shall integrate the paseo system provided within Village 3 to the satisfaction of the City of Elk Grove. Specifically, connections shall be provided at the following locations:
 - a. Within Lot “P” and adjoining lots 234 & 235 connecting to Silverado Drive/Lot “FF”;
 - b. At the pedestrian/emergency access point between lots 219 & 220 providing access to Bond Road as well as the future Commercial to the east;
 - c. At lots 47 & 135 connecting to the Lot “F” trail; and
 - d. Between lots 13 & 14 to connect to sidewalk along Silverado Drive.

3. Open Space Area

Development in the Open Space Area (Lot C and Lot E on the approved tentative map) shall be restricted as permanent open space. No development shall be permitted.

D. Trails and Pedestrian Connectivity

The project developer shall construct the following trail and pedestrian improvements concurrent with the respective adjoining street improvement phase of development. Development within the Silverado Village SPA area shall provide trails and other pedestrian amenities consistent with the following:

1. An off-street trail in Lot “EE,” consisting of a 10-foot paved trail along Silverado Drive from Bond Road to Lot “K” park.
2. An off-street trail, consisting of a 10-foot paved trail from lot “K” (park) to lot “G” (park).
3. An off-street trail, consisting of a 10-foot paved trail with 2-foot decomposed granite shoulder (each side), a 4-foot landscape buffer south side and an equestrian trail on the north side (consisting of a five foot wide trail with five foot buffer from the pedestrian trail and 2-foot buffer from the adjoining lot) from the western project boundary through lot “G” (park) to Waterman Road.
4. An enhanced pedestrian walk from Bob White Court to Lot “K” (park), following I & J streets, consisting of a separated walk on the north and west sides of the roads with a 6-foot landscape buffer and 5-foot walk.
5. Paseos at Lot “W” and Bob White Court consisting of a 5-foot wide paved area with landscaping.
6. Internal Paseos within Village 3 that consist of a 4-foot wide meandering walk as previously described in section C.3.g (landscape standards) of this document.
7. Enhanced pedestrian cross-walks at the following intersections where trails cross roads or other enhanced pedestrian connections are provided. “Enhanced pedestrian crosswalks” shall consist of colored pavers, colored and stamped concrete or asphalt, or other such enhancement approved by the City of Elk Grove, with pedestrian crosswalk striping per City of Elk Grove standards. The project developer shall construct enhanced pedestrian crosswalks at the following locations:
 - a. M Street and Silverado Drive
 - b. M Street west of Lot W (paseo)
 - c. A Street north of Lot D (trail corridor)
 - d. G Street at I street, north side
 - e. I Street at H Street, north side
 - f. J Street at B Street, west side
 - g. Silverado Drive at B Street/Village Center Lane, all four sides
 - h. Silverado Drive at A Street, all four sides
 - i. Silverado Drive at U Street/Lot W (paseo), north side
 - j. Silverado Drive at V Street, south side
 - k. U Street at O Street, north side
 - l. U Street at R Street, north side

- m. U Street at V Street, north side
- n. Lot F trail at Silverado Drive, west side
- o. Silverado Drive at Waterman Road, north side (connecting to trail head at Sheldon and Waterman project)