



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

AGENDA TITLE: General Plan Update: Provide direction on potential changes to Opportunity Sites 5 (Country Hill Drive) and 7 (Elk Grove Triangle)

MEETING DATE: August 23, 2017

PREPARED BY: Christopher Jordan, AICP, Assistant to the City Manager

DEPARTMENT HEAD: Laura Gill, City Manager

RECOMMENDED ACTION:

Staff seeks City Council direction on the General Plan Update relative to land uses and densities for Opportunity Sites 5 and 7.

BACKGROUND:

The City has undertaken a comprehensive update to its General Plan (Project). The General Plan is the City's overarching policy document for creating a thriving, well-balanced, and sustainable community. All future development and actions of the City must be consistent with the General Plan. Since initiation of the Project, a number of tasks and components have been completed, including public outreach on vision and potential land plan changes, and study sessions on key topics and critical policies.

At the March 29, 2017 study session, Council provided direction on future land uses for a number of opportunity sites located within the City limits. This included direction on Opportunity Site 5 (a 40-acre property at the end of Country Hill Drive in the Sheldon area) and Opportunity Site 7 (the Elk Grove Triangle area framed by Bond Road, Grant Line Road, and Bradshaw Road).

At the July 26, 2017 regular City Council meeting, Council directed staff to bring Opportunity Sites 5 and 7 back for additional discussion at a regular City Council meeting in lieu of holding another joint meeting.

It should be noted that staff is working on drafting the complete General Plan and the accompanying Environmental Impact Report. While this additional discussion on these opportunity sites is creating a delay in finalizing this work, staff is working with the consultant team to keep the project otherwise moving forward with a goal of being adoption-ready in the early summer 2018 timeframe. However, any additional delays in policy direction will extend the project beyond the current target, potentially into the fall of 2018.

General Plan-Zoning Relationship

As the Council considers these two opportunity sites, it is important to keep in mind the relationship between the General Plan and Zoning. As provided in State law, the General Plan is the overarching policy document of the City. The arrangement of land uses and development objectives for properties are described in the General Plan at a broad level. Zoning provides the specific allowed use regulations and development standards for properties and takes direction from the General Plan. Any changes to the General Plan may necessitate changes in zoning. The fact that a General Plan change may be inconsistent with zoning is not a reason, in and of itself, to not make the change; rather, changes in the General Plan reflect changes in policy and objectives of the City to which the zoning must conform. Staff is preparing a number of zoning map and text changes for consistency with the General Plan Update, to occur in parallel with the adoption of the new General Plan.

ANALYSIS:

Opportunity Site 5

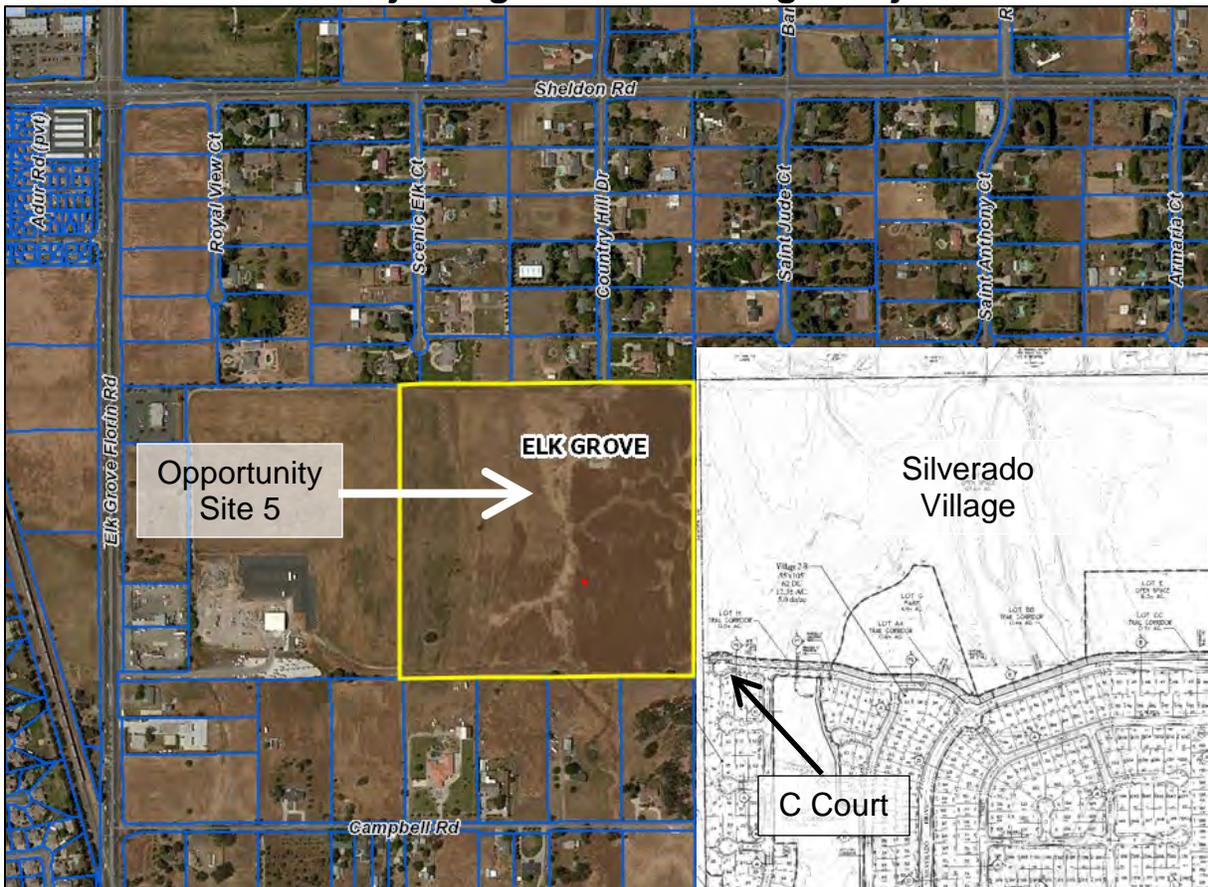
Opportunity Site 5 is a 40-acre property at the end of Country Hill Drive in the Sheldon rural area (Figure 1). The site has a current General Plan designation of Rural Residential but is zoned (inconsistent with the General Plan) for RD-4 and RD-5. The reason for this inconsistency is as follows:

- In 1996, the Sacramento County Board of Supervisors approved a Tentative Subdivision Map for the Project site which was known as Elk Ridge Estates (this also included the adjoining property to the east, now known as Silverado Village). The Elk Ridge Estates project consisted of 746 single-family lots, approximately 50 acres of parks

and open space, and 12.4 acres of recreational facilities. Although the tentative map was approved by the County, the project was never implemented and the subdivision map expired.

- In 2003, as part of the City's first General Plan, the City Council directed that the site be designated as Rural Residential, connecting the rural area to the north with the Campbell Road rural area to the south.
- As part of the 2003 General Plan, the City did not undertake a Zoning Consistency program. Therefore, while the General Plan designation was changed to Rural Residential from Low Density Residential, the zoning remained as RD-4 and RD-5.

Figure 1: Location of Opportunity Site 5 and Adjoining Silverado Village Project



For the current General Plan Update, the City received a request from the property owner to return the General Plan designation to Low Density Residential (Attachment 1A). The request was incorporated as part of the Opportunity Sites discussion in the spring and summer of 2016. Staff

conducted two rounds of public outreach on the Opportunity Sites and attended several meetings with the Greater Sheldon Road Estates Homeowners Association (GSREHA) to review the matter.

The two concerns with this site are access and density. Country Hill Drive currently dead-ends at the property line and provides access to the site. Based upon its designation as a drive (rather than a court as other streets in the area are designated), staff's understanding of the County's intent was that this street provide access to future development to the south. No other existing public streets provide access to the site. When the Silverado Village project to the east develops, there is the opportunity to provide access from that project through Silverado's C Court, as the surrounding lot will be dedicated to the City. Timing on Silverado Village is unknown.

From a density perspective, GSREHA has consistently communicated that they see the site as part of the Sheldon Rural Area and believe the site should be restricted to minimum lot sizes of two gross acres (see Attachment 1B), meaning a development potential of no more than 20 units. GSREHA has communicated to staff that they would prefer this product type even if it meant that Country Hill Drive was extended to the south and was the sole access for the site.

The property owner has proposed the site be developed with a more traditional subdivision (RD-4 and RD-5) with approximately 130 units. As part of this concept, the property owner has identified that they would wait to develop the site until Silverado Village constructed C Court, allowing them to take primary access from Silverado. However, in this circumstance, and due to the unit count, Country Hill Drive would still be required for emergency vehicle access. Attachment 1A illustrates the property owner's concept. While this concept has merit, staff is concerned with approving a General Plan change with increased density while the access issue remains unresolved relative to Silverado's timing. Staff recommends considering the proposed concept in the context of a development application that includes a Development Agreement that can address the timing and access issues. Otherwise, the proposed change may be premature and result in unintended consequences if primary access is limited to the Silverado project.

The City Council directed at the March 29, 2017 study session that the General Plan update retain the existing Rural Residential General Plan

designation. Additionally, the Council noted that they would give fair consideration to a future General Plan land use amendment as part of a subdivision application that included a Development Agreement. Based upon this direction, the General Plan (and the accompanying EIR) will not analyze the potential for development as proposed by the property owner.

Options available for Opportunity Site 5 include the following:

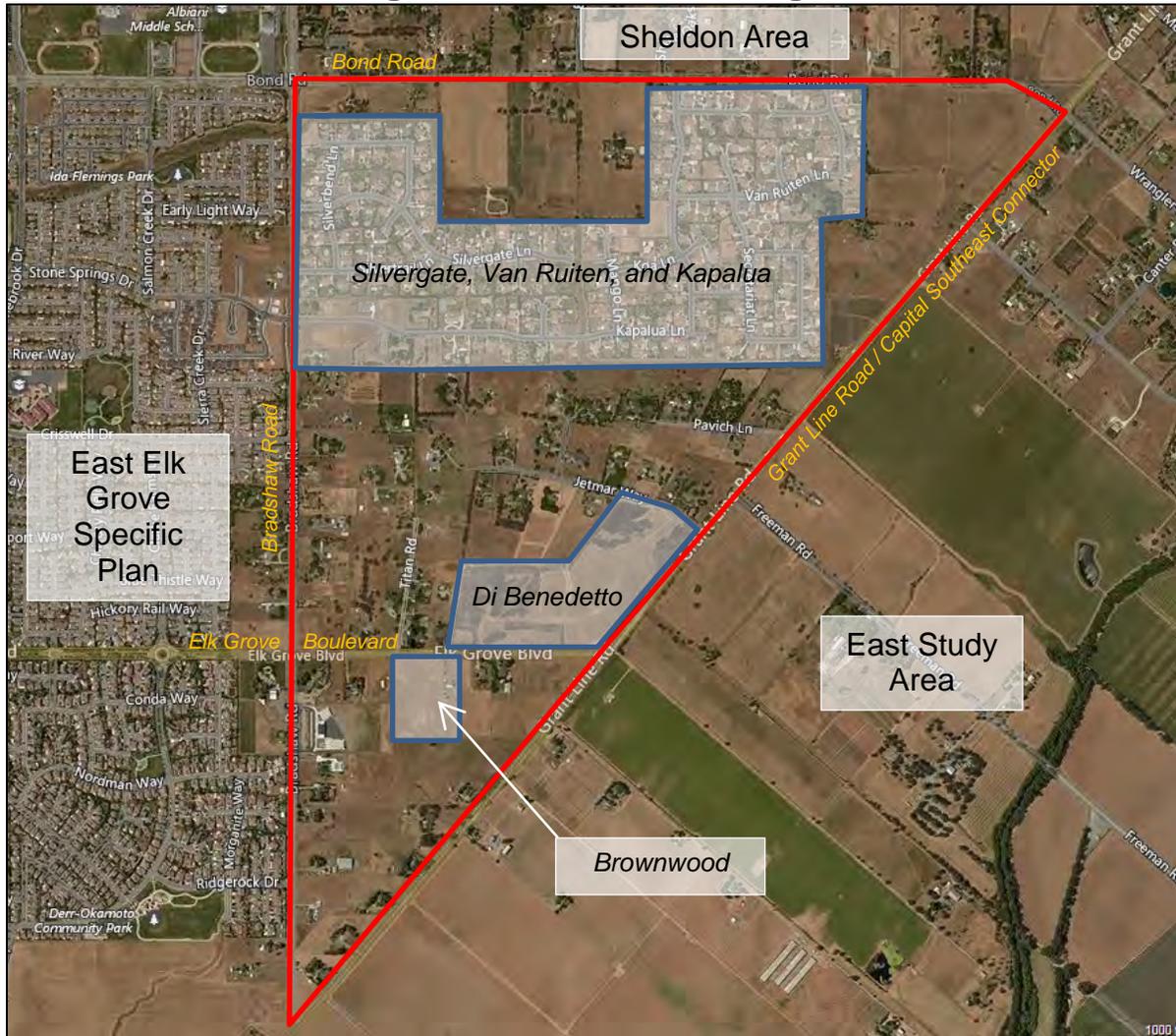
- A. Continue with the direction as provided at the March 29 meeting. Staff will bring forward a rezone for the site to AR-2.
- B. Change the direction to include this site as Low Density Residential in the General Plan Update.

Opportunity Site 7

Opportunity Site 7 is also known as the Elk Grove Triangle, taking its name from the shape formed by its boundaries – Bond Road on the north, Grant Line Road on the east, and Bradshaw Road on the west (Figure 2). The area is characterized by the following existing conditions:

- In the northern quarter along Bond Road, there exists a series of three, one-acre subdivisions (Silvergate, Van Ruiten, and Kapalua). This area is served by public water and sewer.
- A larger area between the one-acre subdivisions and Elk Grove Boulevard includes a collection of one-acre, two-acre, and 5-acre lots. This area is currently served by private well and septic systems.
- The area south of Elk Grove Boulevard is made up of five-acre, 10-acre, and larger lots.

Figure 2: Elk Grove Triangle



Concerns were raised during the 2003 General Plan process regarding the future of this area, especially since the northern subdivisions divided the area from the Sheldon rural area to the north. To address this, the City Council at the time directed that the minimum lot size would be one-acre and, following the General Plan, a Special Planning Area (Triangle SPA) Zoning District was established to define the specific development standards and infrastructure requirements to serve the area. Any development with lot sizes less than two acres would require connection to public water and sewer.

After adoption of the Triangle SPA, the City approved the Di Benedetto subdivision (a 40-acre property at the northwest corner of Elk Grove Boulevard and Grant Line Road) and the Brownwood subdivision (10 acres along Elk Grove Boulevard across from Di Benedetto). 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 from the nearest point of connection at approximately Elk Grove Boulevard and Bradshaw Road (approximately 1,500 feet to the west). Staff has heard from multiple development interests that the costs for these improvements exceeds the market potential for the subdivisions and that the economics are more feasible at a higher density.

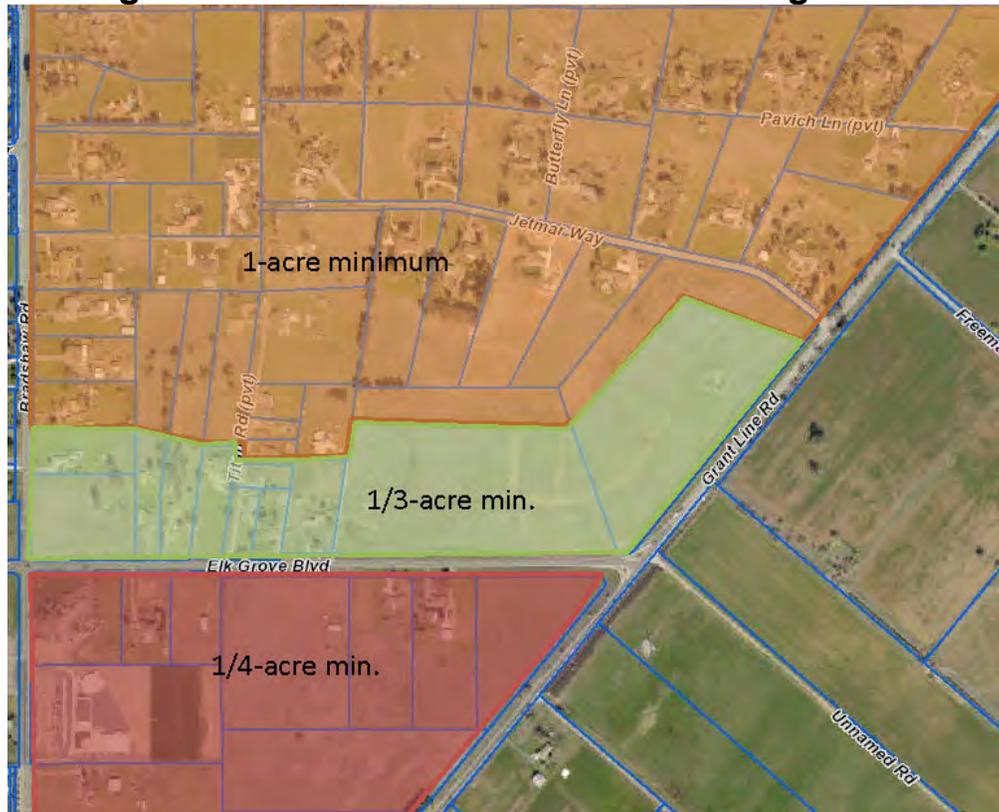
As part of the current General Plan update, staff has also been looking at the Triangle SPA given its placement among several other developing areas. As illustrated in Figure 2:

- 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.

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 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 third-acre lots (specifically Di Benedetto and a property at Bradshaw Road).; Council agreed and extended the third-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 3 illustrates the zoning configuration directed by Council.

Figure 3: Council Direction for the Triangle Area



The Council-directed configuration is supported by the property owners south of Elk Grove Boulevard and the owner of the Di Benedetto property. These owners provided correspondence in March that is provided in Attachment 2A.

Another group of property owners do not support these changes and would prefer that the existing one-acre minimum across the entire Triangle SPA be retained. Correspondence from these owners is provided in Attachment 2B; these owners are generally north of Elk Grove Boulevard. 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.

As previously mentioned, the Zoning Code (including the Triangle SPA) must be consistent with the General Plan. If the Council maintains the prior direction to allow for the third- and quarter-acre lots within the Triangle SPA, staff intends to undertake an update to the Triangle SPA to identify the appropriate design and development standards. This would likely include roadway cross-sections for Elk Grove Boulevard and other streets, requirements for drainage improvements, and standards for masonry walls

along major roads. The Triangle SPA update process will include public outreach prior to public hearings with the Planning Commission and City Council.

Options available for Opportunity Site 7 include the following:

- A. Continue with the direction provided at the March 29 joint City Council and Planning Commission meeting as shown in Figure 3. Staff will proceed with an update to the Triangle SPA for consistency with this direction and include public input.
- B. Revise the boundaries of the third-acre and quarter-acre areas as the Council may direct. Staff will proceed with an update to the Triangle SPA for consistency with this direction and include public input.
- C. Retain the current one-acre minimum lot size for the entire area (no change under the pending General Plan Update). No update to the Triangle SPA will be required.

ENVIRONMENTAL ANALYSIS:

The potential environmental impacts of these land plan changes will be considered in the forthcoming Environmental Impact Report for the General Plan Update.

FISCAL IMPACTS:

There is no immediate fiscal impact to the City with these changes. The cost of preparing the General Plan Update and corresponding zoning consistency work is included in the current Fiscal Year budget.

ATTACHMENTS

1. Materials Regarding Opportunity Site 5
 - A. Materials from the Property Owner
 - B. Correspondence from GSREHA
2. Materials Regarding Opportunity Site 7
 - A. Owner Petition in Support of Council-Directed Configuration
 - B. Correspondence from Property Owners not in support of the Council-Directed Configuration

Elk Grove General Plan Update 2016 Silverado Estates

Property description- Silverado Estates is a 40 acre subdivision of homes currently located at 0 Country Hill Rd in Elk Grove Ca 95624. To the west of the property is the closed Dixon Pit Landfill, currently zoned as open space. The properties to the North and South are subdivisions of homes on 2 acre parcels. The property to the East is the Silverado Village subdivision consisting of 660 dwelling units on 230 acres. The only current access to the proposed 40 acre Silverado Estates is through Country Hill.

Property History- During Sacramento Counties' General Plan Updates in the 1990's the property zoning was combined with what is now the 230 acre subdivision, Silverado Village. The 40 acre Country Hill property had a tentative map approved by The Board of Supervisors that included 140 units. Surrounding infrastructure improvements were constructed to accommodate the approved tentative map.

In 2000 the city of Elk Grove incorporated. As a result of the newly formed City Council, the General Plan land use designation was changed to downsize the approved map to only allow for 20 homes. The zoning has not changed from the higher density zoning approved by Sacramento County.

An unforeseen affect of reducing the land use was the property became limited to only having one access through Country Hill. This change did not respect the impact it would have on the existing neighbors. There will be 2500+ truck trips for construction and an additional 120-150 daily auto trips generated by the new homes.

The Current General Plan Update- Recently the City of Elk Grove has had a significant annexation of land denied by LAFCO. One of the major reason cited for the denial was that Elk Grove is not utilizing land appropriately that is already within the city limits. No other cities have Agricultural Residential land use designations, this is only in unincorporated areas under county jurisdiction. As directed by council, City Staff has been instructed to identify infill projects that create needed land use for the City to continue growing successfully.

Silverado Estates Land Use General Plan Designation- In addition to

complying with the General Plan Update objectives, the Silverado Estates subdivision has been developed to meet the community needs. The appropriate use will maintain the character of the rural community on both Country Hill Dr and Campbell Rd. The existing RD5 zoning that has been in place for over 20 years is the correct land use from a planning perspective. The AR2 land use is not appropriate in the city limits of any incorporated area.

To accomplish future traffic reduction on Country Hill Rd, the street will be used only as an emergency access, it will not to be used by any of the Silverado Estates homeowners. Only the Fire Department, Police and City Staff would have access to this exit. The access for Silverado Estates will be from the existing approved road connecting East to Waterman Rd through Silverado Village. By implementing this, the current Country Hill residents will save an estimated 2500 large transfer truck trips from construction, plus an additional 120-150 residential trips each day that will remain from the 20 new homes forever.

In addition to the mitigated traffic improvement, the proposed lots adjacent to the home owners on the Northern boundary of Silverado Estates will be buffered with 1 acre size lots to maintain the existing rural feel that is currently enjoyed. This lot size is comparable with what is in the current General plan. Because there is no road connection, the smaller lots will not be noticeable to the existing bordering neighbors. A good example of this being successful is on Kapalua Ln in the Van Ruitin Ranch subdivision. This development has several 1 acre home sites that are adjacent to 2 and 5 acre parcels. The 1 acre lots have allowed the existing large lot homes to retain their rural element.

The Campbell Rd homeowners will be buffered by an open space that would otherwise be new home construction. This open space is approximately 7 acres providing significant separation for the Campbell Rd neighbors to the South. This space preserves their rural characteristic and eliminates new homes bordering their backyards.

The Reality of AR2 Lots- The city of Elk Grove pushed to both incorporate and create a rural community in 2000. This idea, though seeming practical in 2000, is not what incorporation is intended for. In today's Elk Grove, the City Council has been successful attracting new businesses that bring jobs and employees, these people need housing as do the children of the Elk

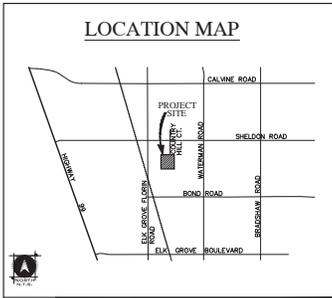
Grove citizens.

In a recent market survey to determine the demand for 2 acre homes in Elk Grove, it has been demonstrated that there are approximately 12 buyers per year that can afford homes on this size parcel of land. There are currently 157 approved 2 acre parcels in the Elk Grove rural community East of Waterman Rd. Most of these approved projects have not been started because Elk Grove citizens can't afford the expense of a home parcel this size. Based on real research showing demand, Elk Grove has 12+ years of inventory for their rural community. This does not include the resale of existing 2 acre homes that further increases the surplus of 2 acre home sites.

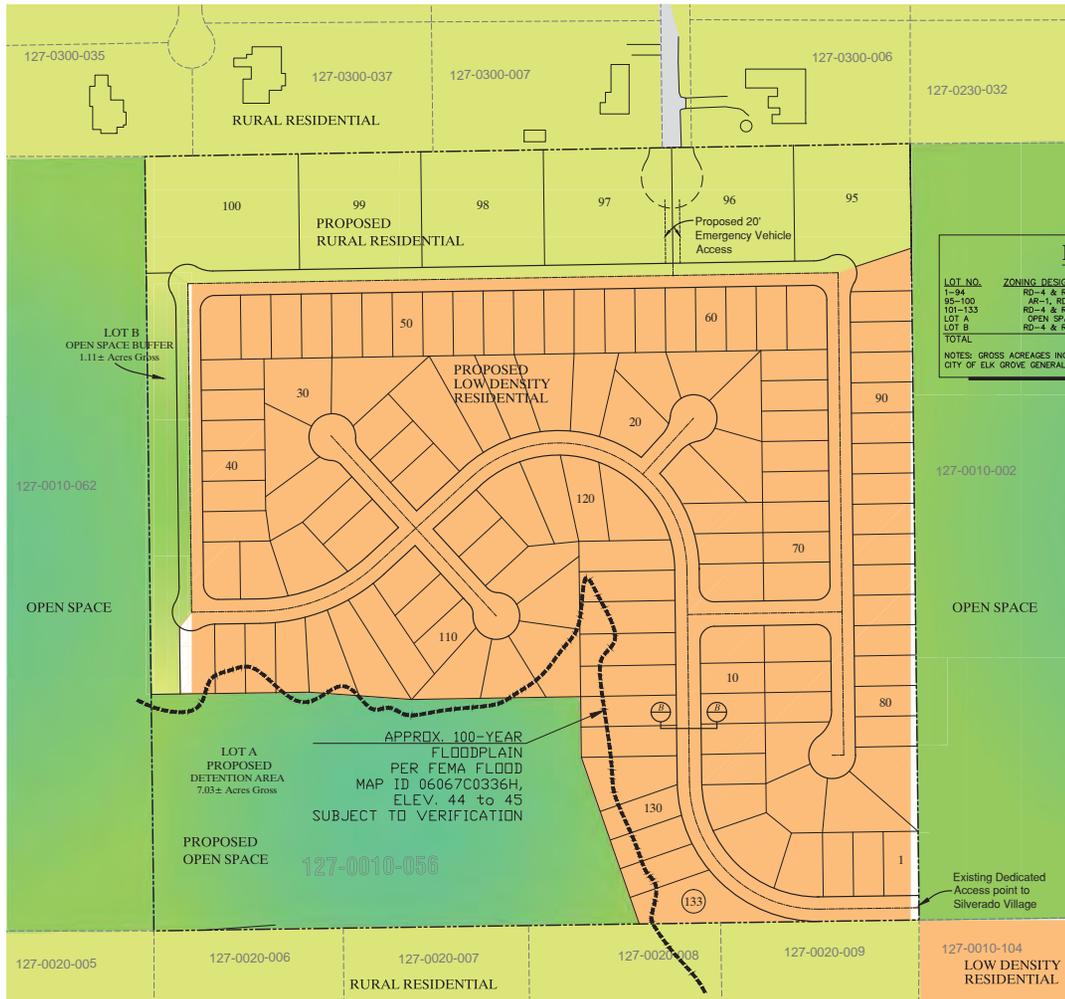
The reality is the City of Elk Grove needs quality executive housing that it's citizens can afford, there is not demand for what the City Council of 2000 had envisioned. Silverado Estates helps accomplish the infill that the General Plan Update is seeking. The executive large lot homes with open space will contribute to the needed housing allowing Elk Grove to continue attracting new businesses and jobs. By utilizing open space and lot size buffering, Silverado Estates provides a realistically priced executive home while maintaining the existing rural character.

CONCEPTUAL STUDY PLAN SILVERADO ESTATES

CITY OF ELK GROVE, CALIFORNIA
NOVEMBER 7, 2016

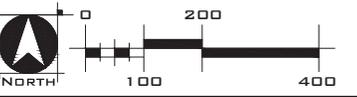
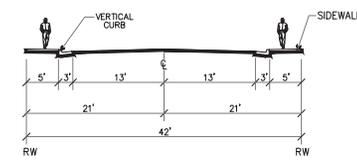


OWNER:
SHELDON BUSINESS PARK
PO BOX 1
ELK GROVE, CA 95759
CONTACT: BRYAN WILSON
PHONE: 916.705.4451



LAND USE SUMMARY					
LOT NO.	ZONING DESIGNATIONS	USE	ACRES±	DENSITY±(G)	UNITS
1-84	RD-4 & RD-5	SINGLE-FAMILY (52'x105')	17.94	5.27 DU/AC	94
95-100	AR-1, RD-4	SINGLE-FAMILY (200'x200')	6.51	0.92 DU/AC	6
101-133	RD-4 & RD-5	SINGLE-FAMILY (52'x105')	7.51	4.39 DU/AC	33
LOT A		OPEN SPACE/DETENTION BASIN	7.03	-	-
LOT B		OPEN SPACE	1.11	-	-
TOTAL:			40.0(0)	4.17 DU/AC	133

NOTES: GROSS ACRES INCLUDE ALL L.O.D.S.; AVERAGE DENSITY TOTAL EXCLUDES LOTS A AND B. CITY OF ELK GROVE GENERAL PLAN DESIGNATION IS RR (RURAL RESIDENTIAL).



PRELIMINARY

DRAWN BY: A. SCHROTH
DESIGNED BY: T. ROSE
CHECKED BY: T. ROSE
SCALE: 1" = 100'
DATE: 11/07/2016

APPROVED BY: TERRY A. ROSE, R.C.E. 21640
DATE: _____
CITY APP'D. (B.O.)
REVISION DESCRIPTION
NO. DATE

COUNTRY HILL DRIVE
APN: 121-0010-056
CONCEPTUAL STUDY PLAN

CITY OF ELK GROVE



SHEET 1 OF 1
DATE PRINTED: 11/07/2016
W.C. KALWANI

From: [Bryan Wilson](#)
To: [Christopher Jordan](#); [Jason Behrmann](#)
Subject: GSREHA Meeting
Date: Thursday, November 10, 2016 4:19:23 PM
Attachments: [Silverado Estates Map - Color.pdf](#)

Chris and Jason,

Hello. Last Monday Shirley had me speak to the GSREHA group about the General Plan and our property on Country Hill. In our conversations it came out that the two main objectives of their group for our project is buffering the rural acreage homes by open space and stopping future traffic on Country Hill. As we presented to you, we can buffer the existing two acre parcels on Campbell RD and Country Hill with open space rather than 1 acre lots. We also can make our ingress/egress go through road A in the Silverado subdivision closing Country Hill to the public, but remain an emergency exit.

After our conversation the group agreed to consider supporting further study of the land use we are proposing as an option in the upcoming General Plan update. It seems whatever information that was discussed at the community workshops did not clearly explain that a buffer can be created and that an alternate ingress egress was possible if tied into the approved Silverado tentative map. They are forming a sub committee that wants to meet with you to ask more questions. After your meeting they will meet with me so that I can make any suggested changes to our map for the next GSREHA meeting in February.

Please let me know when you have met with them and when City Council will be asked to make a decision on which properties to study. Feel free to contact me with any questions.

Thank you for your help,

Bryan Wilson
Sheldon Park Estates
916-705-4451

From: [gsreha](#) [REDACTED]
To: [Christopher Jordan](#)
Cc: [timbloomgren](#) [REDACTED]; [maymeandjames](#) [REDACTED]
Subject: Rural Community Project in GP
Date: Tuesday, December 20, 2016 6:56:11 PM

Dear Christopher,

Having been preoccupied with Christmas activities, etc., I haven't been updated on the Rural Community project to be included in the GP.

Specifically referring to the Country Hill residents, they, as well as GSREHA members support keeping the Ag/res 2 minimum zoning intact and that the proposal Kalwani has suggested (Estate zoning) is not acceptable. Understanding that no development will begin until Silverado starts their project, the residents continue to ask that a gate be erected at the end of Country Hill to prevent their road from becoming a pass-through road for commuters. They would like to have their road closed permanently, but realize that, because of the necessity to allow fire engines to be able to use the road should there be an emergency, they agree to erecting the gate similar to what has been done for Rubia Drive.

Thanks.

Shirley

From: [gsreha](#)
To: [Christopher Jordan](#)
Subject: Re: Kalwani
Date: Sunday, March 19, 2017 12:06:36 PM

Yes. My hesitation was that the neighbors living on Country Hill wanted to keep their road gated, but now have accepted having the property zoned Ag/Res and using Sheldon Road as the access road. They realized that the denser option can impact us more than the Ag/Res option.

The residents living on Country Rd. also realize that having a gate isn't in perpetuity, so they are willing to compromise. And, there was no buffer for Campbell Road.

To me, this is the best decision for us and we'll see what the council decides. If they OK Rd-5, then we have a good idea what their development will look like and go from there.

I notice you're working on Sunday. Take a break.

Shirley

-----Original Message-----

From: Christopher Jordan <cjordan@elkgrovecity.org>
To: gsreha <gsreha>
Sent: Sun, Mar 19, 2017 11:45 am
Subject: RE: Kalwani

So you aren't going to support the denser option Bryan is asking for? You are ok with the AR 2 and all access from Country Hill?

Sent from my Windows 10 phone

From: gsreha@aol.com<<mailto:gsreha>>
Sent: Sunday, March 19, 2017 11:39 AM
To: Christopher Jordan<<mailto:cjordan@elkgrovecity.org>>
Subject: Kalwani

Hello Christopher,

Thanks, again, for setting up the meeting with Bryan. Just want you to know that we still support Ag/Res 2 minimum rezone on the property south of Country Hill.

Please notify the council that GSREHA residents unanimously support Ag/Res for this property.

Shirley.

By sending us an email (electronic mail message) or filling out a web form, you are sending us personal information (i.e. your name, address, email address or other information). We store this information in order to respond to or process your request or otherwise resolve the subject matter of your submission.

Certain information that you provide us is subject to disclosure under the California Public Records Act or

To: Mayor Steve Ly. Steve Detrick, Vice-Mayor. Council Members, Pat Hume, Darren Suen, and Stephanie Nguyen
Planning Commissioners, George Murphey, Chair, Kevin Spease, Amy Tong, Frank Maita, and Mackenzie Wieser.

Cc: Christopher Jordan, Assistant to the City Manager

Date: August 15, 2017

Re: Council Meeting August 23. Discussion of Opportunity Site 5.

Referring to Opportunity Site 5, the 40-acre property at the southern end of Country Hill Drive in the rural area, members of the Greater Sheldon Road Estates HOA support rezoning the property to rural residential as designated in the City of Elk Grove Land Use Map in the General Plan.

The following information supports Ag/Res 2 on Site 5, County Hill Road:

- Rezone to rural residential Ag/Res 2, with ingress and egress only on Sheldon Road.
- No new roads should connect Site 5 to “Road A” which is proposed in the Silverado development.
- Compatible to the already established rural residential community.
- In the General Plan, dated January 5, 2005, the City of Elk Grove Council designated this site, in the City of Elk Grove Land Use Policy Map, as rural residential.
- Continue to prohibit application of clustering policy in the rural area.
- Rural residential zoning would not impact the environment—less traffic, less air pollution and less noise pollution—as compared to RD urban developments.
- Preserve Compatibility: Campbell Road, abutting the southern portion of Site 5, is zoned rural residential and a part of GSREHA, thus the rezone would remain appropriate and is consistent with the rural area.
- Approving a rezone to rural residential, would avoid an incompatible “hopscotching” effect, which would otherwise set up a tiered configuration of rural agriculture (already existing Ag/Res 2 on Country Hill Road), RD (on Site 5), and then rural agriculture (on Campbell Road). This would not be a good plan.

Accordingly, referring to my letter sent you April, 2017, and using my recommended Smart Planning Concept, GSREHA residents encourage you to rezone this site to rural residential. In this way, this particular area will not impact nor conflict with the established surrounding rural residential (Ag/Res 2) neighborhoods.

Shirley Peters, President
GSREHA

Triangle SPA Home and Property Owners

TO: Members of the Elk Grove City Council and Planning Commission and City Manager

RE: Elk Grove Triangle, General Plan Update "Site 7"

Dear Members of the Elk Grove City Council, Planning Commission and City Manager

The undersigned property owners live between Grant Line, Bond Road and Bradshaw Roads, affectionately referred to as "The Triangle SPA"

It has come to our attention that the city is in the process of updating its General Plan, and we stand in agreement that the parcels within the triangle should be designated Estate Residential Zoning (one third acre to one fourth acre density).

Such action would not only enhance property values, but secure our ability to maintain our property's current use should we choose, or develop it for some other purpose in the future. We also believe such an amendment to the General Plan would be consistent with responsible land use practices, and a source of potential infrastructure funding in the future.

Thank you for considering our point of view, and respecting our desire to determine the future of our private property.

Sincerely,

JON W MANIKAS
JW
DON & CAROLYN RYAN
Don & Carolyn Ryan.

20 AC. EG BLVD. (12)
AS INSTRUCTED BY T/C. (22 23 12)
50 AC.

Reck Fernandez

9805 Grantline Rd. (7)

Carol W. Hess

9737 Bradshaw Rd (5)

Antonio Arreguin *AJ* (11)

9691 Bradshaw RD. Sac. (11)

Triangle SPA Home and Property Owners

TO: Members of the Elk Grove City Council and Planning Commission and City Manager

RE: Elk Grove Triangle, General Plan Update "Site 7"

Dear Members of the Elk Grove City Council and Planning Commission,

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Thank you for considering our point of view, and respecting our desire to determine the future of our private property.

Sincerely,

<u> RICHARD BARLE</u>	<u>9707 Bradshaw Rd</u> (10)
<u>Breelle Perdue GISELLE PERDUE</u>	<u>9776 Grant Line Rd.</u> (4)
<u>Amy Cox-Daniel + Donald</u>	<u>9806 Grant Line Rd.</u> (2)
<u>Lee Paisley</u>	<u>9760 Grant Line Rd.</u> (6)
<u>Anthony Cressman</u>	<u>9721 BRADSHAW Rd</u> (8)

Triangle SPA Home and Property Owners

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RE: Elk Grove Triangle, General Plan Update "Site 7"

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Thank you for considering our point of view, and respecting our desire to determine the future of our private property.

Sincerely, *Mohammad Dawud*

[Signature]

9779 BRADSHAW RD (4)

[Signature]

19420

9766 ELK GROVE BLVD

[Signature]

(15415)

9738 ELK GROVE BLVD.

Triangle SPA Home and Property Owners

TO: Members of the Elk Grove City Council and Planning Commission and City Manager

RE: Elk Grove Triangle, General Plan Update "Site 7"

Dear Members of the Elk Grove City Council and Planning Commission,

The undersigned property owners live between Grant Line, Bond Road and Bradshaw Roads, affectionately referred to as "The Triangle SPA"

It has come to our attention that the city is in the process of updating its General Plan, and we stand in agreement that the parcels within the triangle should be designated Estate Residential Zoning (one third acre to one fourth acre density).

Such action would not only enhance property values, but secure our ability to maintain our property's current use should we choose, or develop it for some other purpose in the future. We also believe such an amendment to the General Plan would be consistent with responsible land use practices, and a source of potential infrastructure funding in the future.

Thank you for considering our point of view, and respecting our desire to determine the future of our private property.

Sincerely,

Saxawar Ali

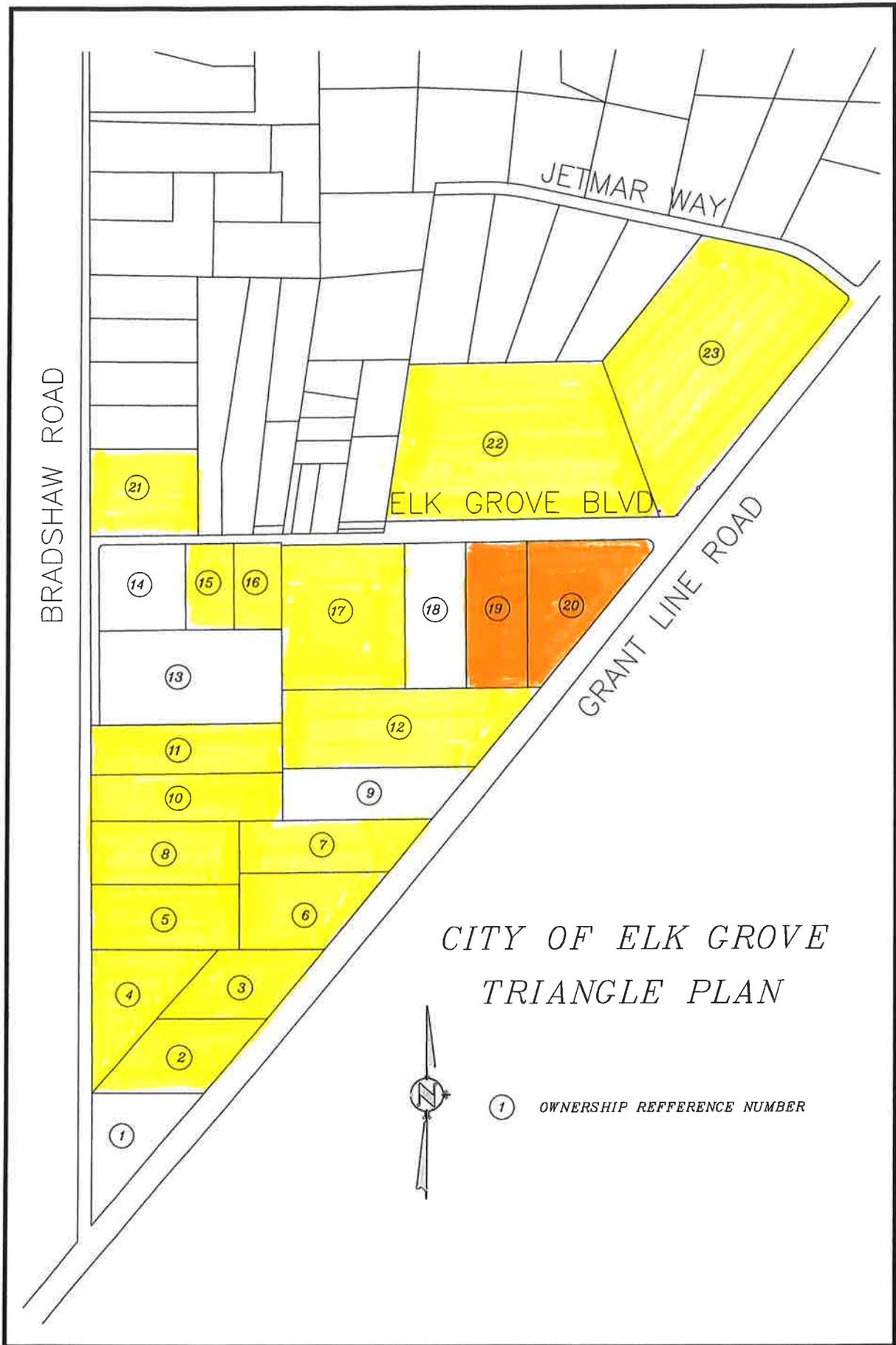
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ARSHAD WAHLA

ELK GROVE
TRIANGLE PLAN
SOUTHERN AREA
OWNERSHIP LIST

NO.	OWNER	ADDRESS	APN	ACREAGE
1	<i>William Baxter Anthony Sr.</i>	<i>9830 Grant Line Rd</i>	<i>134-0110-069</i>	<i>4.10</i>
2	O'farrell Dvaid J/Cox-O'farrell Amy	9806 Grant Line Rd.	134-0110-068	4.52
3	Ott, Charles	9776 Grant Line Rd.	134-0110-067	4.11
4	Dawud, Mohammad M	9779 Bradshaw Rd.	134-0110-066	5.00
5	Hess, Carol H	9737 Bradshaw Rd.	134-0110-049	5.35
6	Paisley, Lisa	9760 Grant Line Rd.	134-0110-053	5.00
7	Fernandez	9805 Grant Line Rd.	134-0110-052	5.00
8	Auriemma, Anthony	9921 Bradshaw Rd.	134-0110-054	5.18
9	<i>Wong, Kenneth</i>	<i>9807 Grant Line Rd.</i>	<i>134.0110-060</i>	<i>4.99</i>
10	Barge, Richard	9707 Bradshaw Rd.	134-0110-080	4.78
11	Arreguin, Antonio	9691 Bradshaw Rd.	134-0110-079	5.10
12	Ryan, DonaldV & Carolyn L	Grant Line Rd.	134-0110-059	10.00
13	<i>California Montessori Project</i>	<i>9649 Bradshaw Rd.</i>	<i>134-0110-164</i>	<i>9.42</i>
14	VCA Bradshaw Animal Hospital	9609 Bradshaw Rd.	134-0110-075	4.14
15	Schmidt-Provencher, Karen	9738 Elk Grove Blvd.	134-0110-160	2.27
16	Schmidt Leland V, Virginia	Elk Grove Blvd.	134-0110-162	2.28
17	EG Grantline LLC	9756 Elk Grove Blvd.	134-0110-057	10.02
18	<i>Degregorio, Vincent T</i>	<i>9760 Elk Grove Blvd.</i>	<i>134-0110-058</i>	<i>5.01</i>
19	Cookson	9766 Elk Grove Blvd.	134-0110-056	5.00
20	Cookson	Elk Grove Blvd.	134-0110-051	6.53
21	Tsa Inv Llc	NE Bradshaw Rd. EG Blvd	127-0130-015	4.59
22	Ryan, DonaldV & Carolyn L	Elk Grove Blvd.	127-0120-020	20.50
23	Polycomp Trust Co	9540 Grant Line Rd.	127-0120-021	20.69

Legend: Yellow: Owners Desire "Residential Estate Zoning" (min 1/4acre lots)
 Orange: Existing Commercial
 Shaded: Pending approval



*CITY OF ELK GROVE
TRIANGLE PLAN*

① OWNERSHIP REFERENCE NUMBER

✓ 1001
Good Evening Mayor and City Councilmembers

My name is Mike Padilla and I live at 9435 Butterfly Lane in Elk Grove, which is part of the Triangle area.

A number of residents of the Triangle Area are here tonight and wearing the green and holding green triangles to show their support for our cause tonight.

We are here to ask the City Council to consider allowing further discussion regarding the rezoning of the Triangle Area as being proposed through the City General Plan update.

We feel that the decision made by the Council at the Joint Planning Commission/City Council meeting held March 29 of this year to increase zoning density in the Triangle Area was made without a full understanding by the Council as to the desires of the majority of the residents of the area.

Survey results from last years public workshop show that over 50% of those poled wanted the Triangle Area to remain one acre minimum zoning and over 20% wanted only minimum changes which were consistent with the status quo.

Furthermore, residents who would be directly adjacent to the rezoning were not notified as to the proposed rezoning nor that there was to be a meeting to include rezoning as part of the General Plan update study.

The planning provisions and commitments approved by the City Council in the Triangle Special Planning Area and agreed to by the residents of the Triangle Area in 2004 were not considered by the planning staff when discussions were held nor when decisions by the Planning Commission and Council were made regarding the proposed rezoning changes.