

**ORDINANCE NO. 16-2019**

**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.

The Draft EIR has been 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. 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 are 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 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

### **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).

**ORDINANCE:**       **16-2019**  
**INTRODUCED:**     July 10, 2019  
**ADOPTED:**         July 24, 2019  
**EFFECTIVE:**       August 23, 2019

  
\_\_\_\_\_  
PATRICK HUME, VICE MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

Date signed: August 12, 2019



EXHIBIT A

# **Elk Grove Triangle Special Planning Area**



Prepared by

**City of Elk Grove**

**July 2019**

**City Council Final**

*This page intentionally blank.*

**Table of Contents**

<b>1. Introduction .....</b>	<b>1</b>
<b>2. Purpose and Intent/Administration .....</b>	<b>6</b>
A.    Enabling Legislation.....	6
B.    Relationship to the General Plan.....	6
C.    Relationship to the Elk Grove Zoning Code .....	6
D.    Environmental Review.....	6
E.    Subsequent Amendments .....	7
<b>3. Setting/Existing Conditions and Planned Improvements .....</b>	<b>8</b>
A.    Physical Setting .....	8
B.    Public Services and Facilities .....	13
C.    Existing and Planned Circulation.....	21
D.    Existing and Planned Adjacent Land Uses .....	28
E.    Manmade and Natural Hazards .....	30
<b>4. Objectives of the Triangle SPA.....</b>	<b>31</b>
<b>5. Land Plan .....</b>	<b>33</b>
A.    Residential Land Uses.....	33
B.    Commercial Land Uses .....	33
<b>6. Phasing and Timing .....</b>	<b>35</b>
<b>7. Development Process and Approvals .....</b>	<b>36</b>
A.    Public Review and Input .....	36
<b>8. Allowed Uses and Development Standards .....</b>	<b>37</b>
A.    Residential Uses .....	37
1. Permitted, Conditionally Permitted, and Prohibited Land Uses.....	38
2. Lot Sizes/Subdivision Standards .....	39
3. Setbacks.....	40
4. Building heights .....	41
5. Site coverage.....	41
6. Parking.....	41
7. Provision of open space.....	41
8. Grading .....	42
9. Signs .....	42
10. Nonconforming uses, structures, and signs .....	42

## **Elk Grove Triangle Special Planning Area**

---

11. Accessory Structures .....	42
B.    Commercial Uses .....	43
1. Review and Approval for Commercial Development .....	43
2. Permitted, Conditionally Permitted, and Prohibited Land Uses .....	44
3. Setbacks .....	45
4. Building heights .....	45
5. Site coverage .....	45
6. Parking .....	45
7. Provision of open space .....	46
8. Grading .....	46
9. Signs .....	46
10. Nonconforming uses, structures, and signs .....	48
C.    Agricultural Uses .....	49
D.    Site Planning .....	50
E.    Architectural Regulations and Guidelines .....	51
<b>9. Infrastructure and Public Facilities .....</b>	<b>54</b>
A. Circulation .....	54
B. Storm drainage .....	55
C. Sewage disposal .....	56
D. Water supply .....	57
E. Parks and recreation .....	57
F. School facilities .....	58

**Figures**

1.	Vicinity Map.....	2
2.	Triangle Area Map.....	3
3.	Aerial Photograph .....	4
4.	Eastern Elk Grove.....	5
5.	Historic Topography and Drainage .....	9
6.	Groundwater Contours .....	12
7.	Water System.....	15
8.	Sewer System.....	17
9.	Public Facilities Around the Triangle.....	20
10.	Planned Vicinity Roadway System.....	22
11.	Bradshaw Road Section .....	23
12.	Bond Road West of Bader Road.....	23
13.	Bond Road East of Bader Road .....	24
14.	Grant Line Road Ultimate Street Section .....	25
15.	Elk Grove Boulevard Ultimate Street Section .....	26
16.	Local Street Section .....	26
17.	Vicinity Zoning.....	29
18.	Land Plan.....	34

**Tables**

A.	Fire Stations near the Triangle Area.....	21
B.	Allowed Uses and Required Entitlements in Residential Areas ...	38
C.	Residential Lot Size Standards	39
D.	Perimeter Buffer Standards.....	40
E.	Setback Standards.....	40
F.	Building Heights .....	41
G.	Site Coverage Limits.....	41
H.	Allowed Uses and Required Entitlements in Commercial Areas ..	44

### 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 2: Triangle Area Map

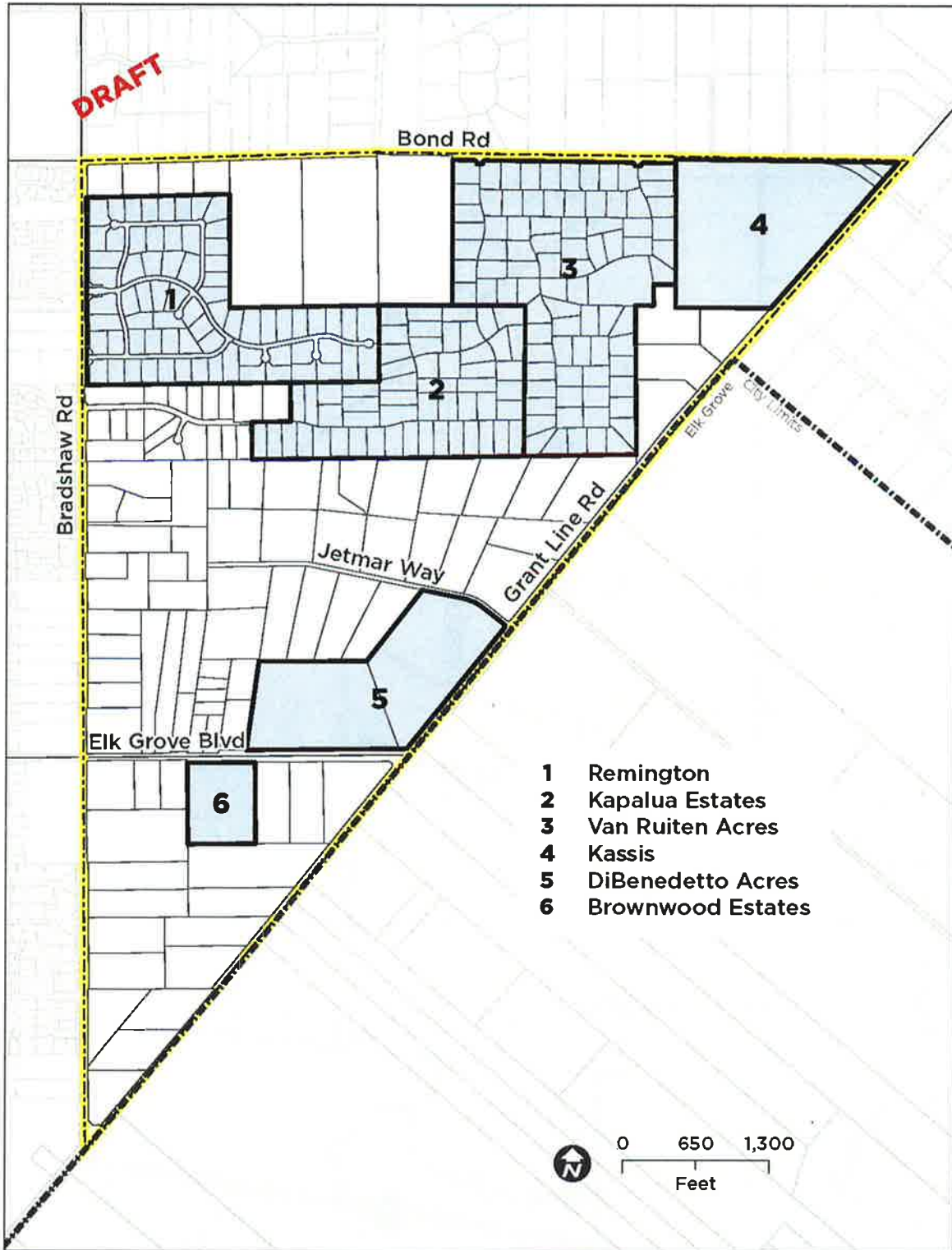


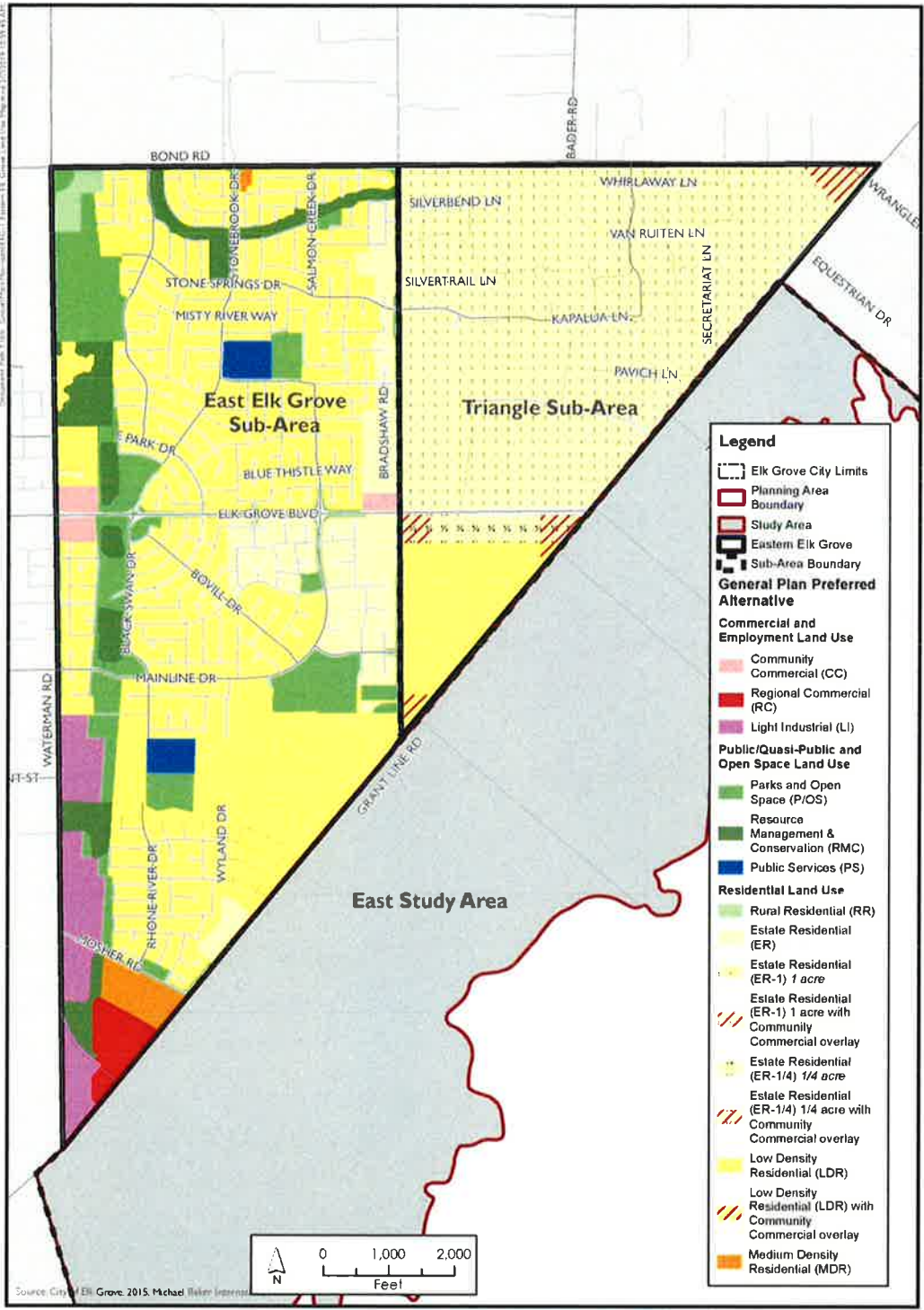


Figure 3: Aerial Photograph



# Elk Grove Triangle Special Planning Area

**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 August 23, 2019 shall require a 4/5<sup>th</sup> 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**

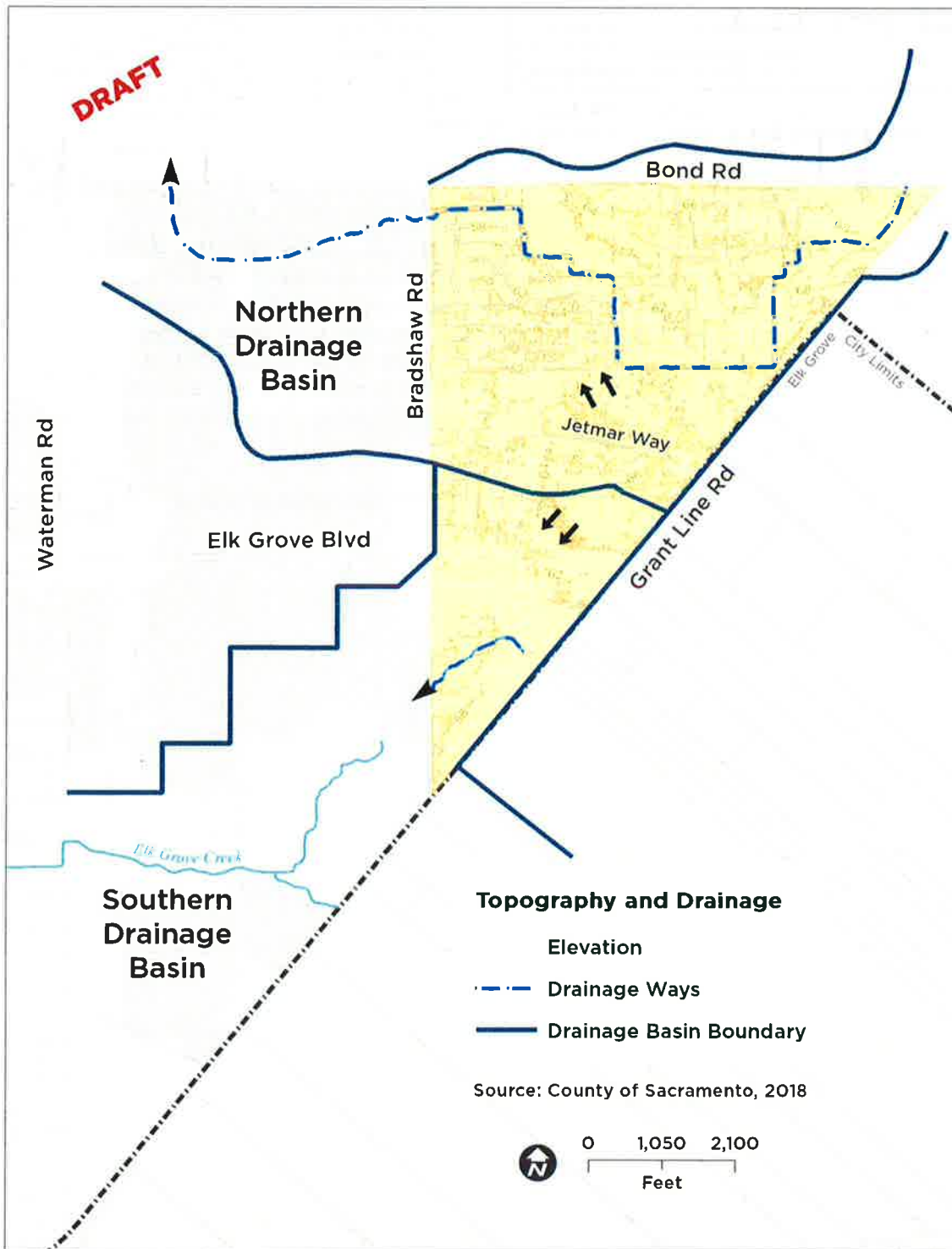
##### **Topography and Soils**

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**

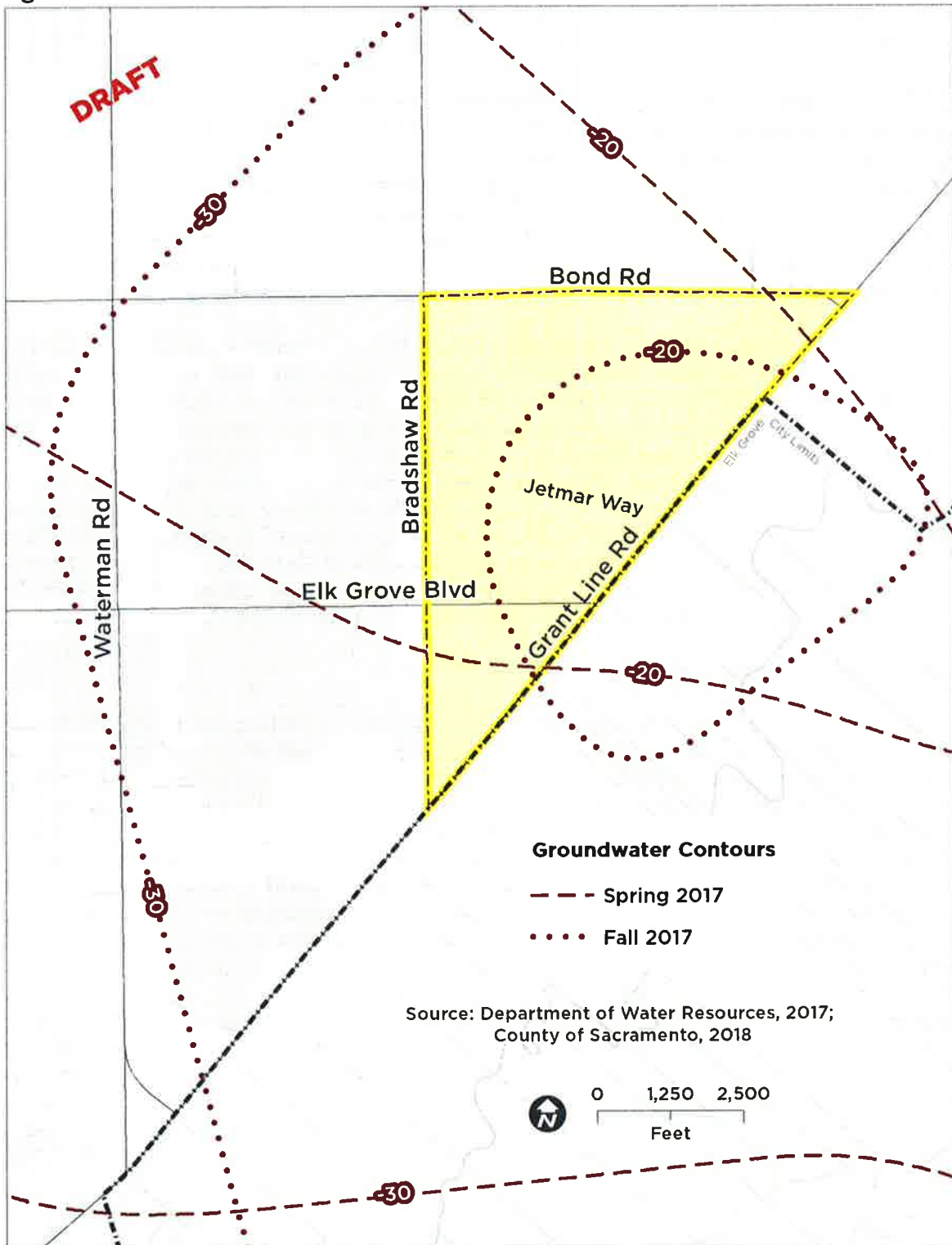
The Triangle Area is located within the Sacramento Hydrologic Basin as defined by the California Department of Water Resources (DWR) and is within Zone 40 of the Sacramento County Water Agency (SCWA). Within Zone 40, groundwater is contained in a shallow aquifer, which extends to approximately 200 –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

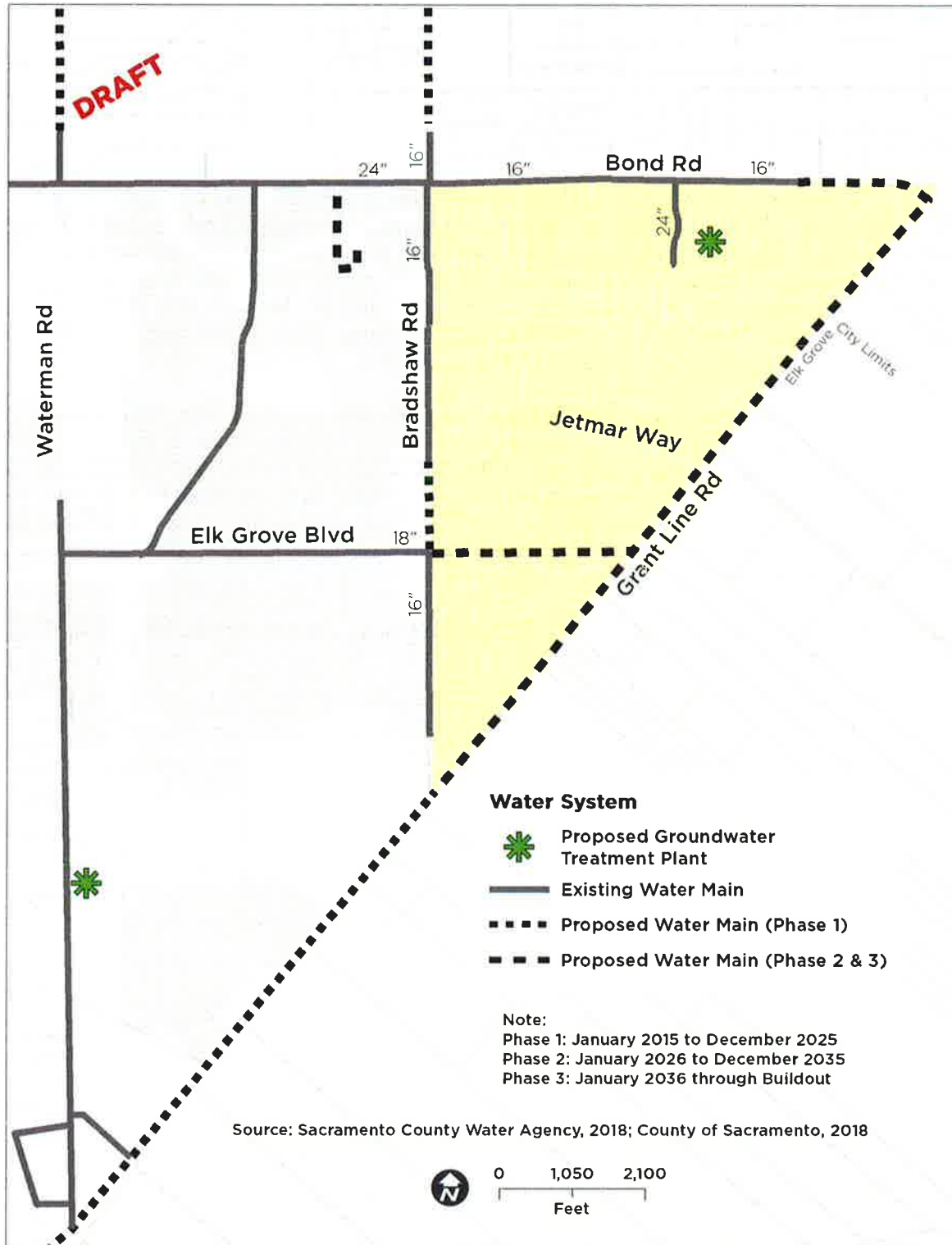
Surrounding infrastructure includes a 24-inch T-main on the north side of Bond Road that extends east from Waterman Road and terminates at Bradshaw Road. From that location, the 24-inch main ties into two 16-inch T-mains. One extends south along the west side of Bradshaw Road to a point approximately 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



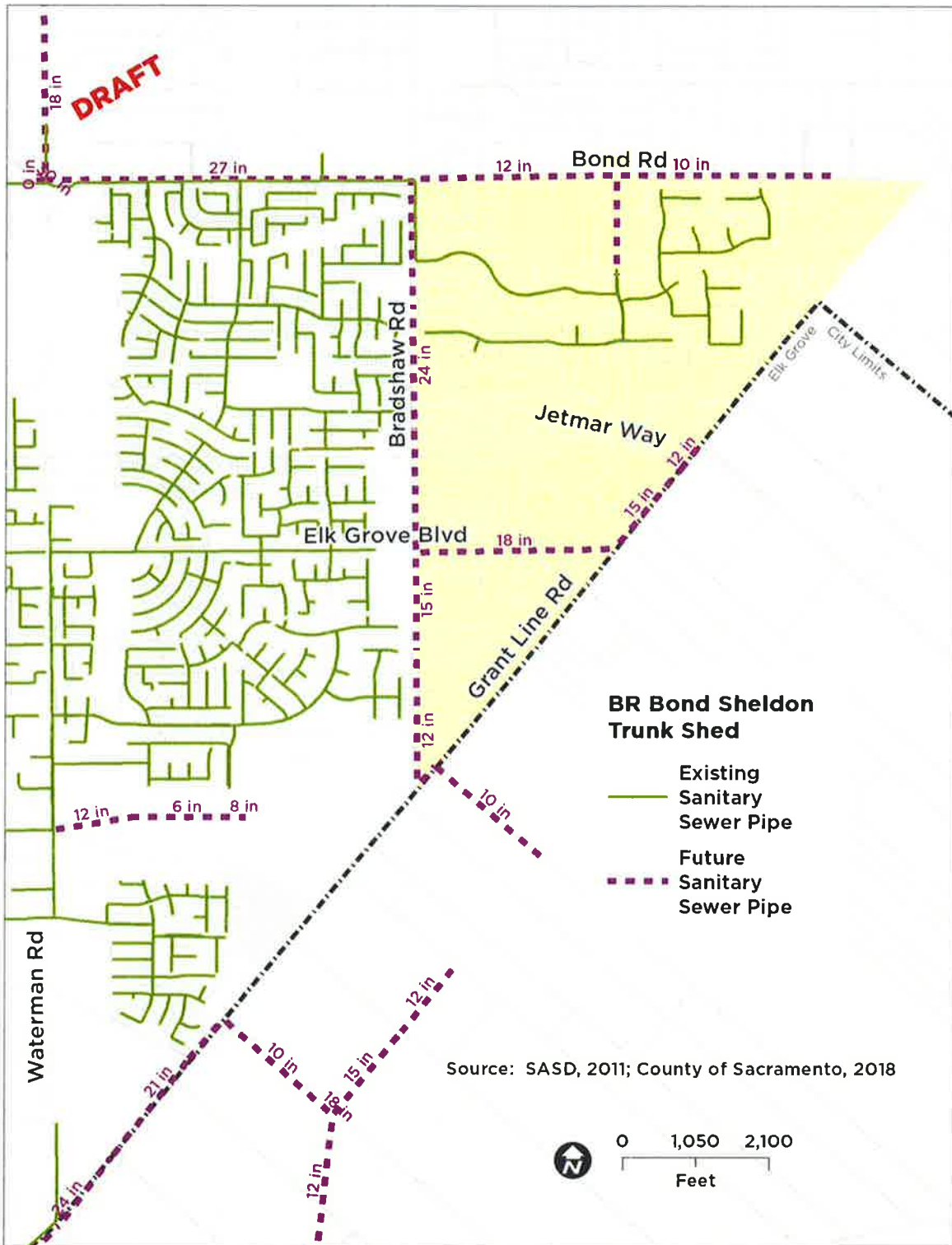
### **Sanitary Sewer**

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

## **Elk Grove Triangle Special Planning Area**

---

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.

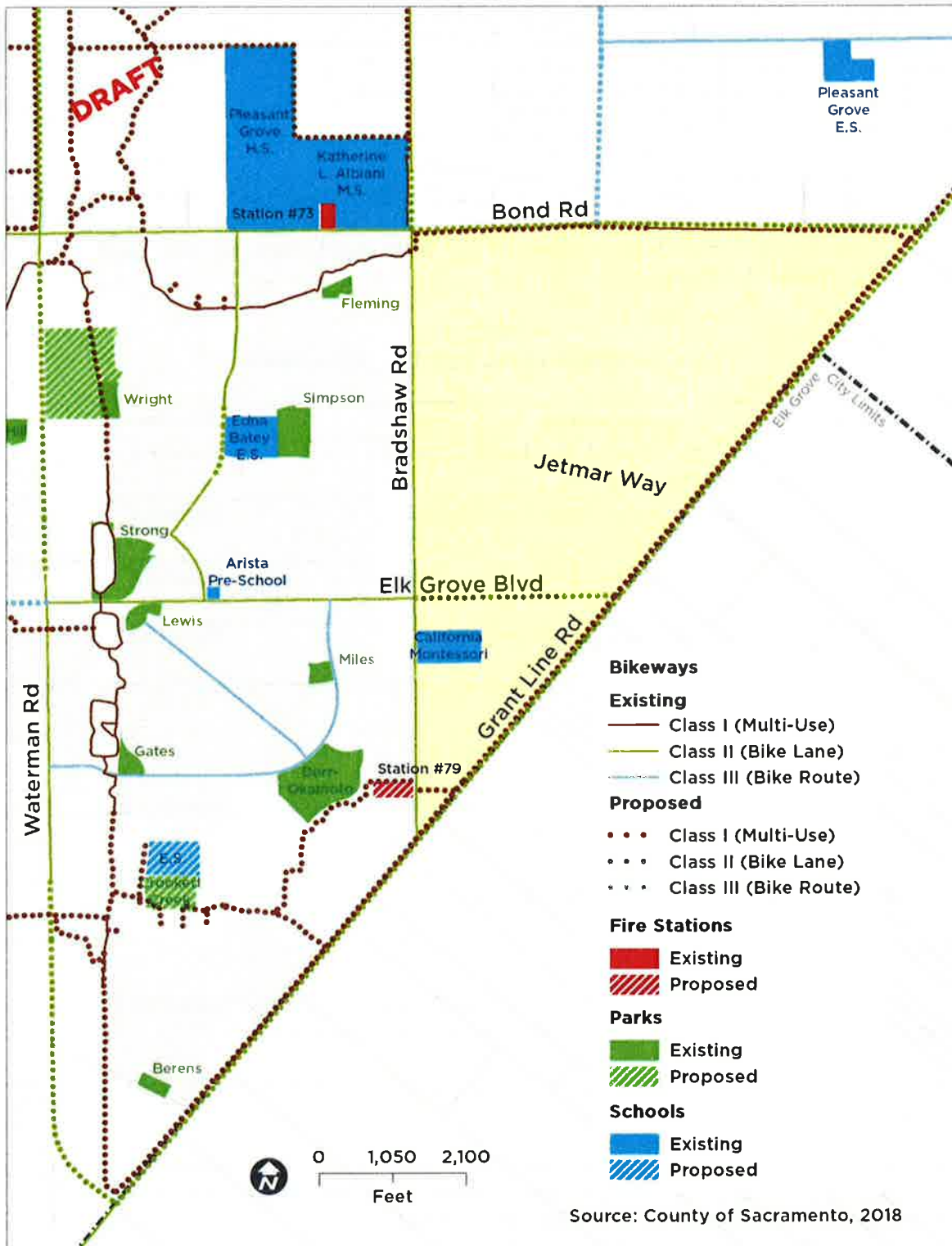
EGUSD also collects a special Mello-Roos tax, with the taxes applied at various stages during project review and development. Undeveloped or underdeveloped portions of the Triangle Area are, generally, charged the lowest rate, which is applied to agricultural land containing residential structures established 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



## **Elk Grove Triangle Special Planning Area**

### **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**

<b>Fire Station</b>	<b>Location</b>	<b>Status</b>
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**

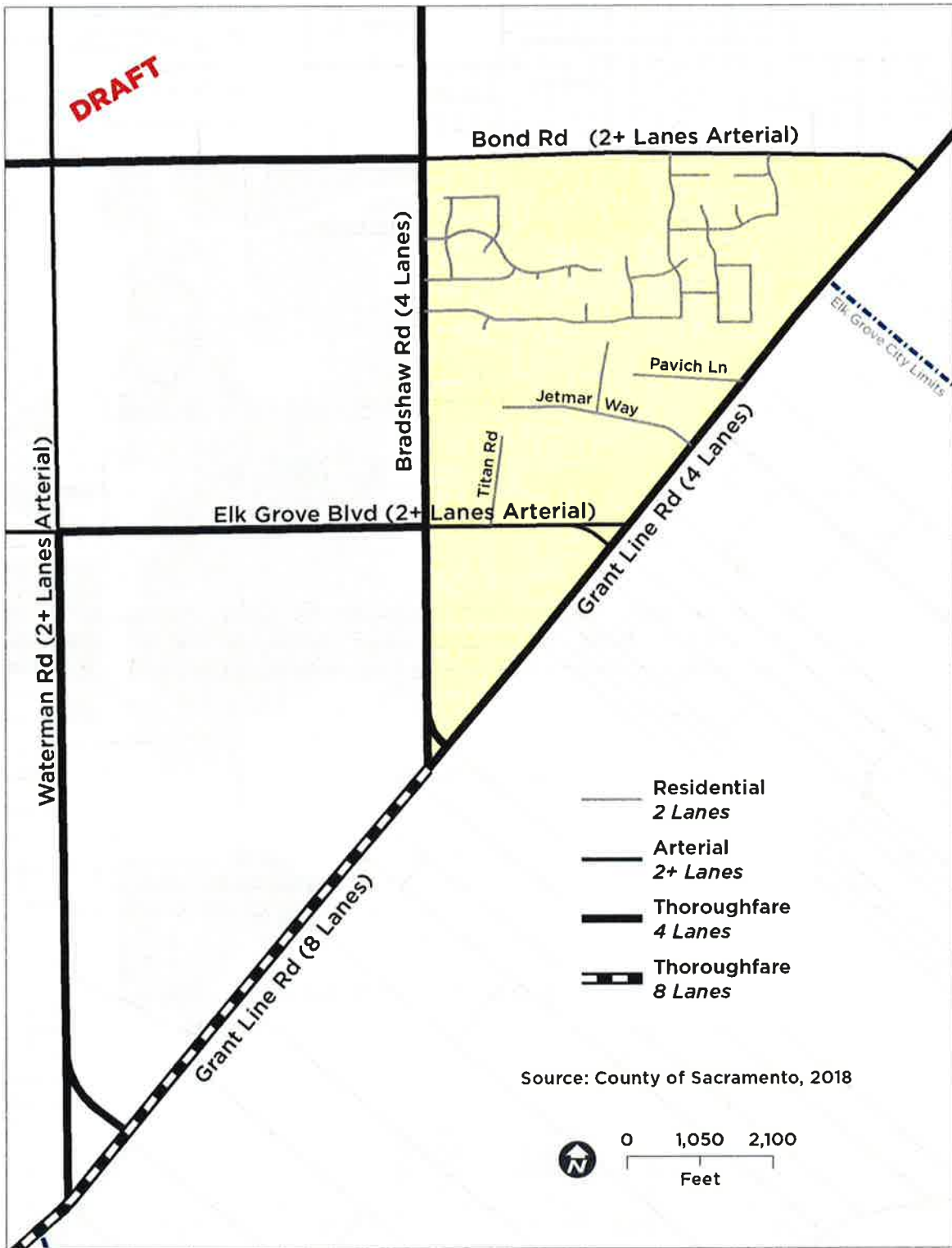
### **Roads and Circulation**

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

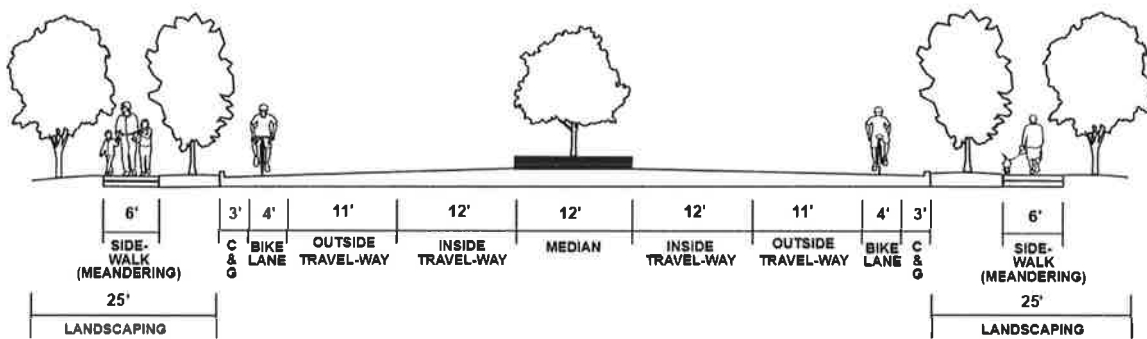


## Elk Grove Triangle Special Planning Area

### 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

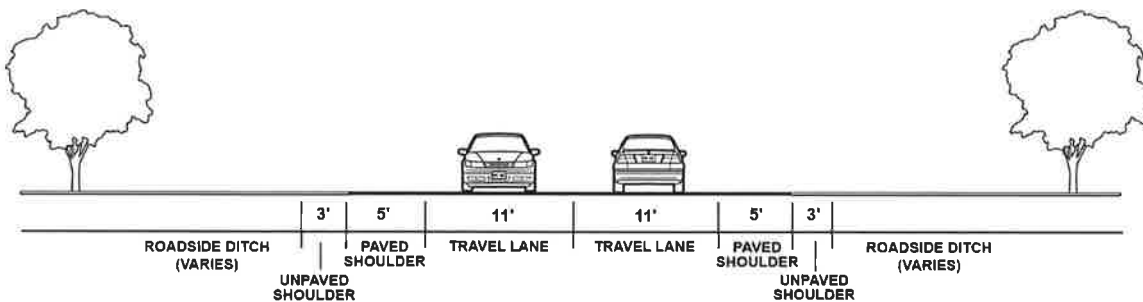
Bradshaw Road will require realignment to provide for safer operations at the intersection with Grant Line Road. Dedication of right of way for the new alignment may be required as a condition of approval of any development project at this location.

### Bond Road

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

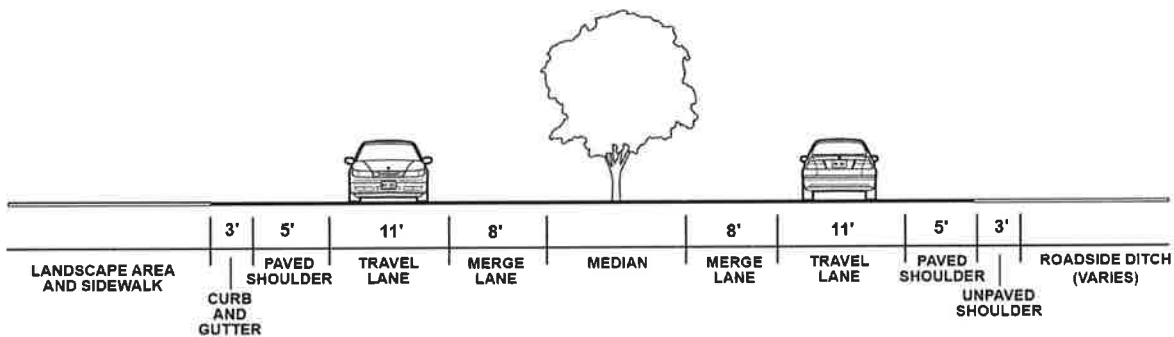
Buildout of Bond Road calls for an expanded 2-lane facility. West of Bader Road, Bond Road shall be designed consistent with the Rural Roads Improvement Standards along the existing centerline (Figure 12). Where widening is necessary, additional right-of-way shall be provided along the south side.

**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.

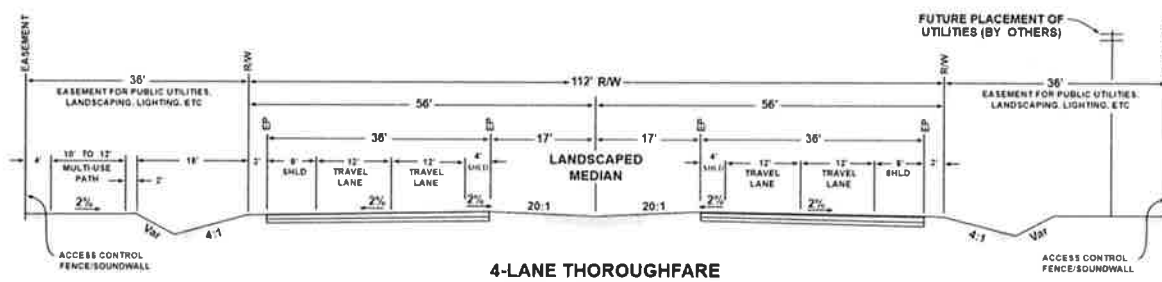
The specific design characteristics for Grant Line Road are provided in the Capital SouthEast Connector JPA Design Guidelines, which describes the following:

- 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.

## Elk Grove Triangle Special Planning Area

- 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**



NOTE:  
1. R/W VARIES AT INTERSECTIONS AND INTERCHANGES.

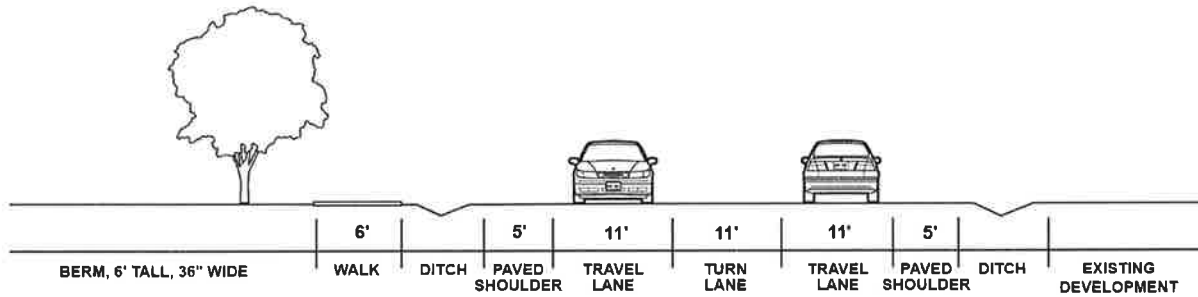
Source: Capital Southeast Connector JPA, Design Guidelines, draft Version 5

### 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**



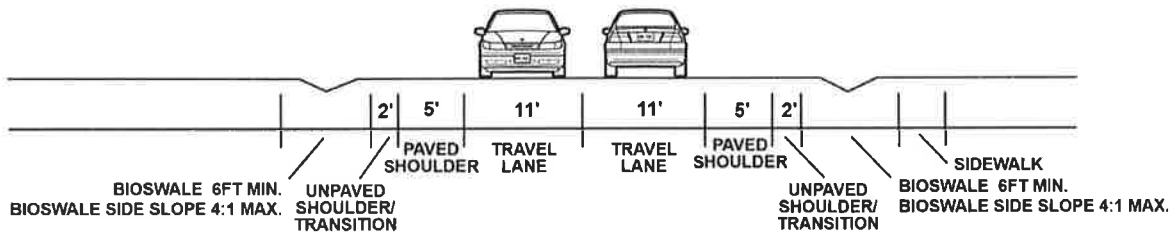
Local Streets

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.

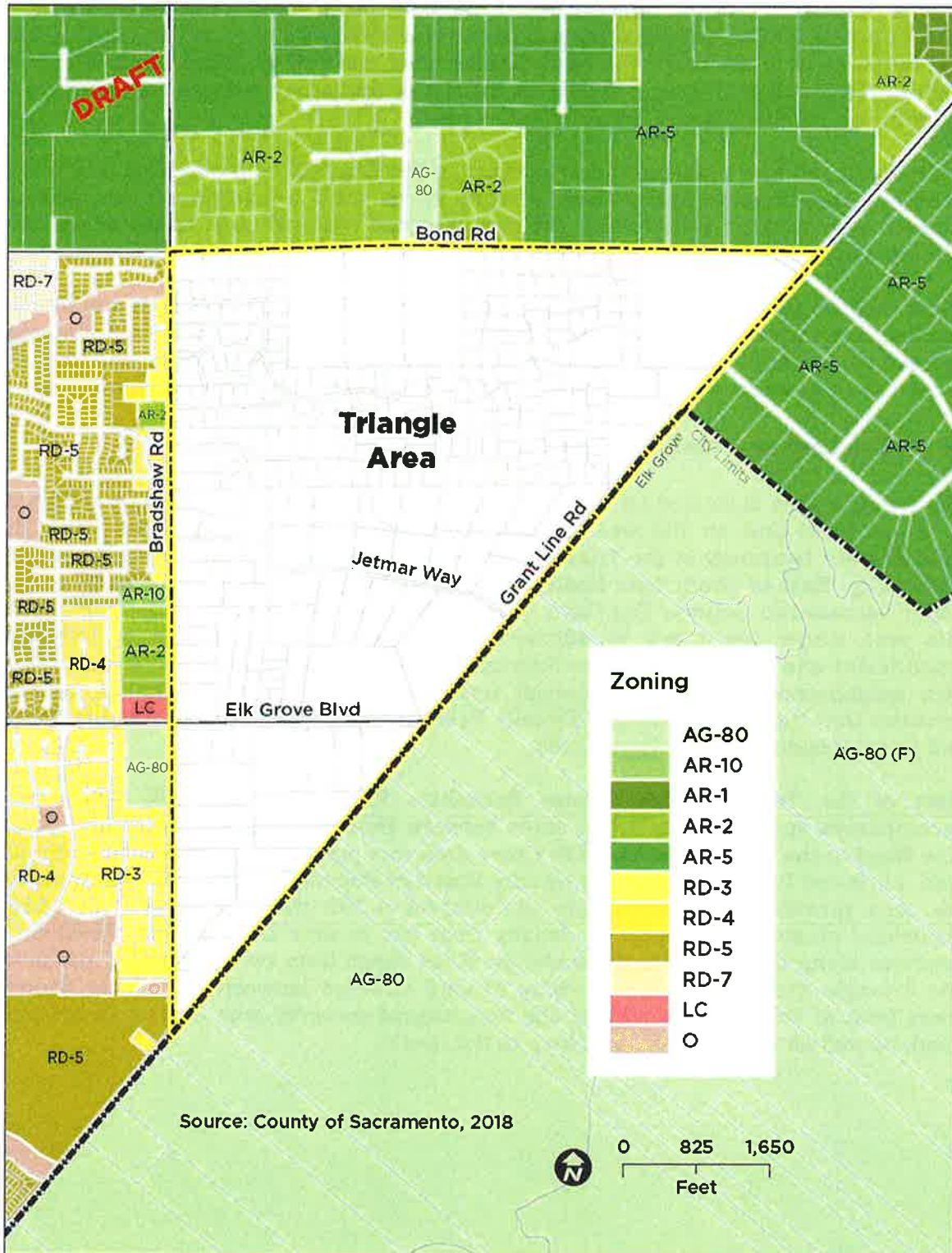
There may be other agencies providing services to the Triangle SPA that are funded through special taxes and/or assessments, such as the County's Zone 13 Drainage assessment to fund water supply and flood control planning projects, and the Elk Grove CSD's assessment to fund park, median, and landscape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

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

- 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

## **Elk Grove Triangle Special Planning Area**

---

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.

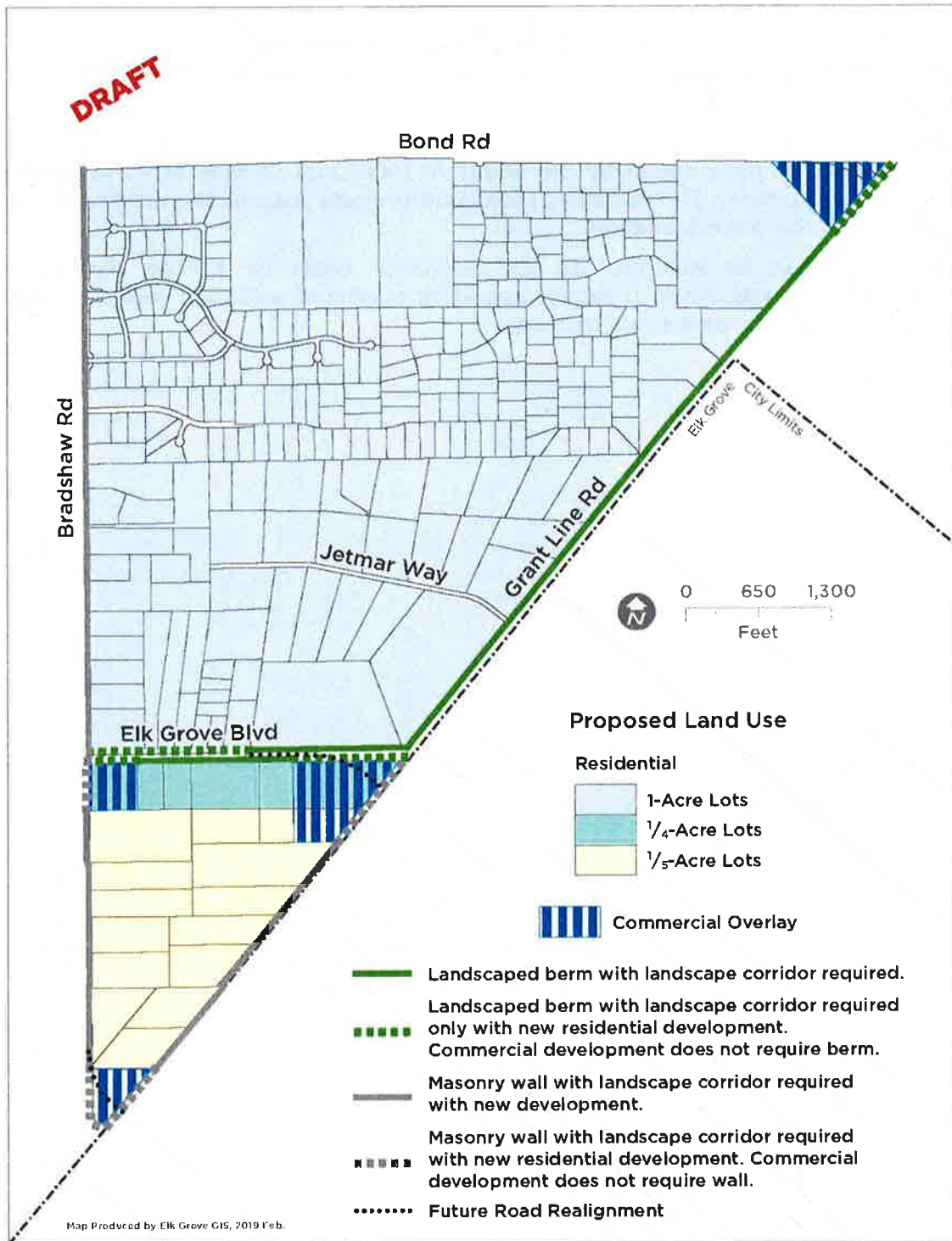
Commercial uses are allowed to be located only in the "Commercial Overlay" areas

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
<b>Residential Uses</b>		
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	
<b>Human Service Uses</b>		
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**

<b>Land Use</b>	<b>Permit Requirements (within all Residential Areas)</b>	<b>Specific Use Regulations</b>
<b>Agriculture, Animal Keeping, and Resource Uses</b>		
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	
<b>Recreation, Open Space, Education, and Public Assembly Uses</b>		
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	
<b>Utility, Transportation, and Communication Uses</b>		
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**

<b>Lot Standard</b>	<b>1-acre</b>	<b>1/4-acre</b>	<b>1/5-acre</b>
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

**Elk Grove Triangle Special Planning Area**

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**

<b>Standard</b>	<b>1-acre Area</b>	<b>1/4-acre Area</b>	<b>1/5-acre Area</b>
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**

<b>Setback (minimum)</b>	<b>1-acre Area</b>			<b>1/4-acre Area</b>		<b>1/5-acre Area</b>	
	<b>Special Subdivisions (Silver Gate, Kapalua, and Van Ruiten Acres)</b>		<b>All Other Areas</b>				
	<b>Primary</b>	<b>Accessory</b>	<b>Both Primary and Accessory</b>	<b>Primary</b>	<b>Accessory</b>	<b>Primary</b>	<b>Accessory</b>
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	• 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		

**Elk Grove Triangle Special Planning Area**

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



**Elk Grove Triangle Special Planning Area**

---

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
<b>Retail, Service, and Office Uses</b>		
Agricultural Tourism	P	
Alcoholic Beverage Sales	CUP	
Building Materials Stores and Yards	P <sup>1</sup>	
Business Support Services	P	
Convenience Stores	P <sup>1</sup>	EGMC Chapter 23.86
Drive-In and Drive-Through Sales and Service	N	
Garden Center/Plant Nursery	P <sup>1</sup>	
Grocery Store	P <sup>1</sup>	EGMC Chapter 23.86
Liquor Stores	N	
Neighborhood Market	P <sup>1</sup>	EGMC Chapter 23.86
Offices, Business and Professional	P	
Personal Services	P	

**Elk Grove Triangle Special Planning Area**

<b>Land Use</b>	<b>Permit Requirements</b>	<b>Specific Use Regulations</b>
Restaurants	CUP <sup>2, 3</sup>	EGMC Chapter 23.86
Retail, General, Medium Format	N	EGMC Chapter 23.74, 23.86
Retail, General, Small Format	P <sup>1</sup>	EGMC Chapter 23.74, 23.86
<b>Automobile and Vehicle Uses</b>		
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.

**Elk Grove Triangle Special Planning Area**

---

- 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:

<b>Sign Type</b>	<b>Maximum Size</b>
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.



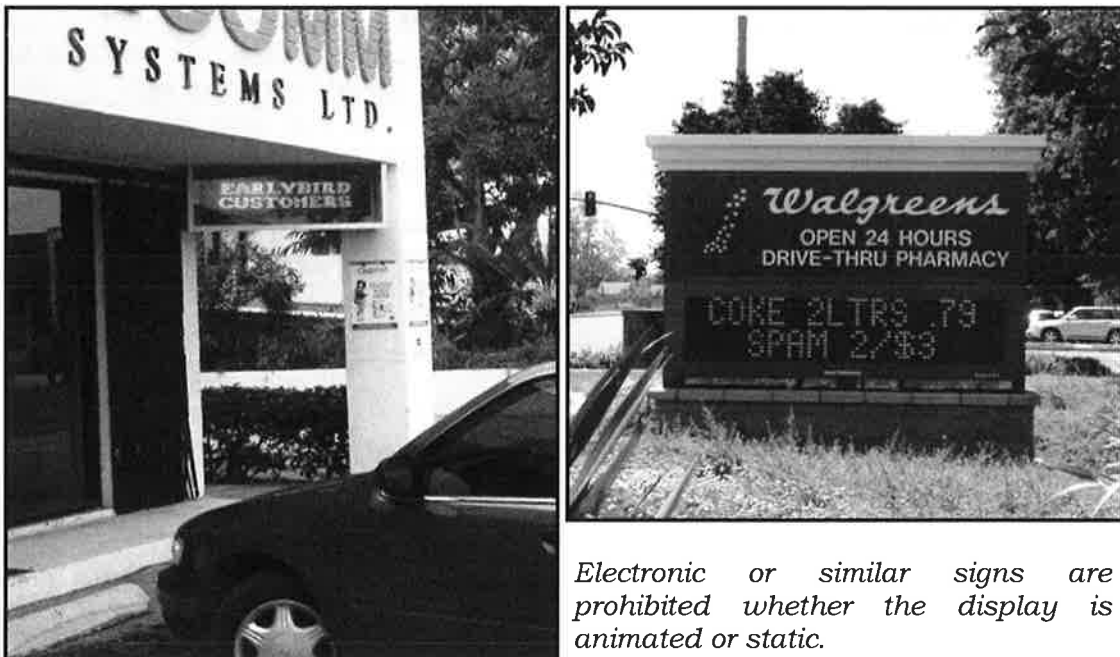
## **Elk Grove Triangle Special Planning Area**

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

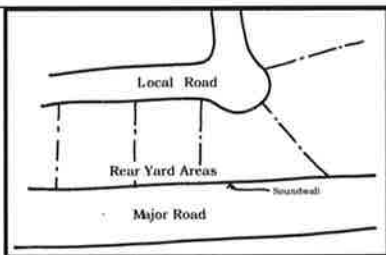
The following regulations shall apply to agricultural uses:

- 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.

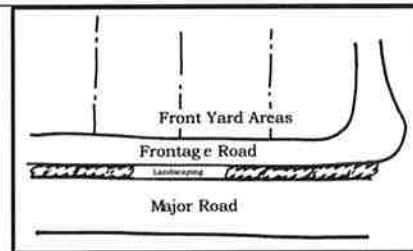
**D. Site Planning**

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.



## **Elk Grove Triangle Special Planning Area**

---

- 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.)

## **Elk Grove Triangle Special Planning Area**

---

- 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.


**CERTIFICATION  
ELK GROVE CITY COUNCIL ORDINANCE NO. 16-2019**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )     ss  
CITY OF ELK GROVE         )

*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law, was duly introduced on July 10, 2019 and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on July 24, 2019 by the following vote:*

**AYES:**                    **COUNCILMEMBERS:**     **Hume, Detrick, Nguyen, Suen**  
**NOES:**                   **COUNCILMEMBERS:**     **None**  
**ABSTAIN:**               **COUNCILMEMBERS:**     **None**  
**ABSENT:**                **COUNCILMEMBERS:**     **Ly**

***A summary of the ordinance was published pursuant to GC 36933(c) (1).***

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk  
City of Elk Grove, California**