

# **Elk Grove Triangle Special Planning Area**



Prepared by

**City of Elk Grove  
September 2018**

**Public Draft Revisions**

***Showing Track Changes from 2004 Edition***

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**1. INTRODUCTION**



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

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

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

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

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

**History of the Triangle SPA**

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

**Figure 1: Vicinity Map**



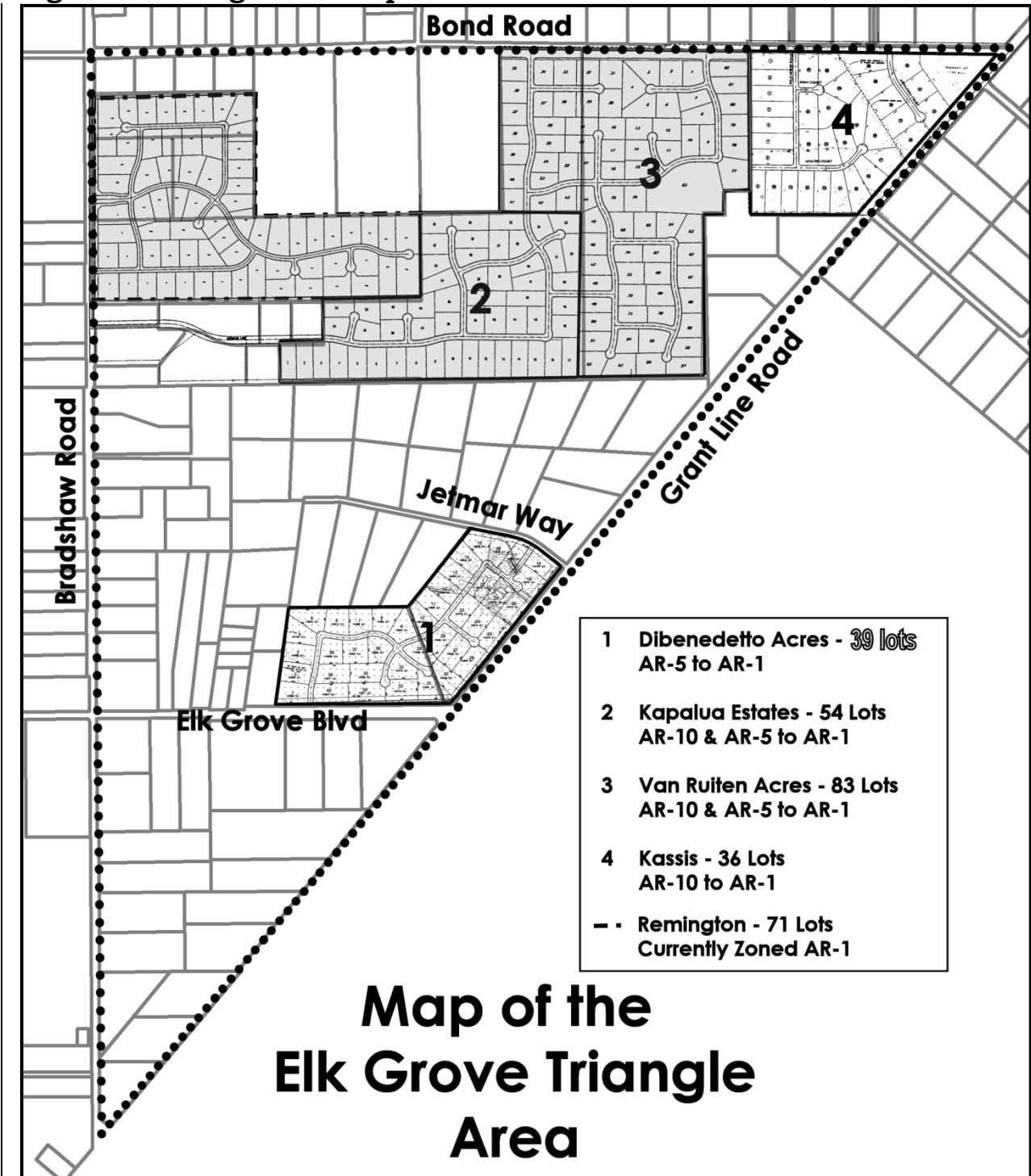
**Elk Grove Triangle Special Planning Area**



# Elk Grove Triangle Special Planning Area



Figure 2: Triangle Area Map

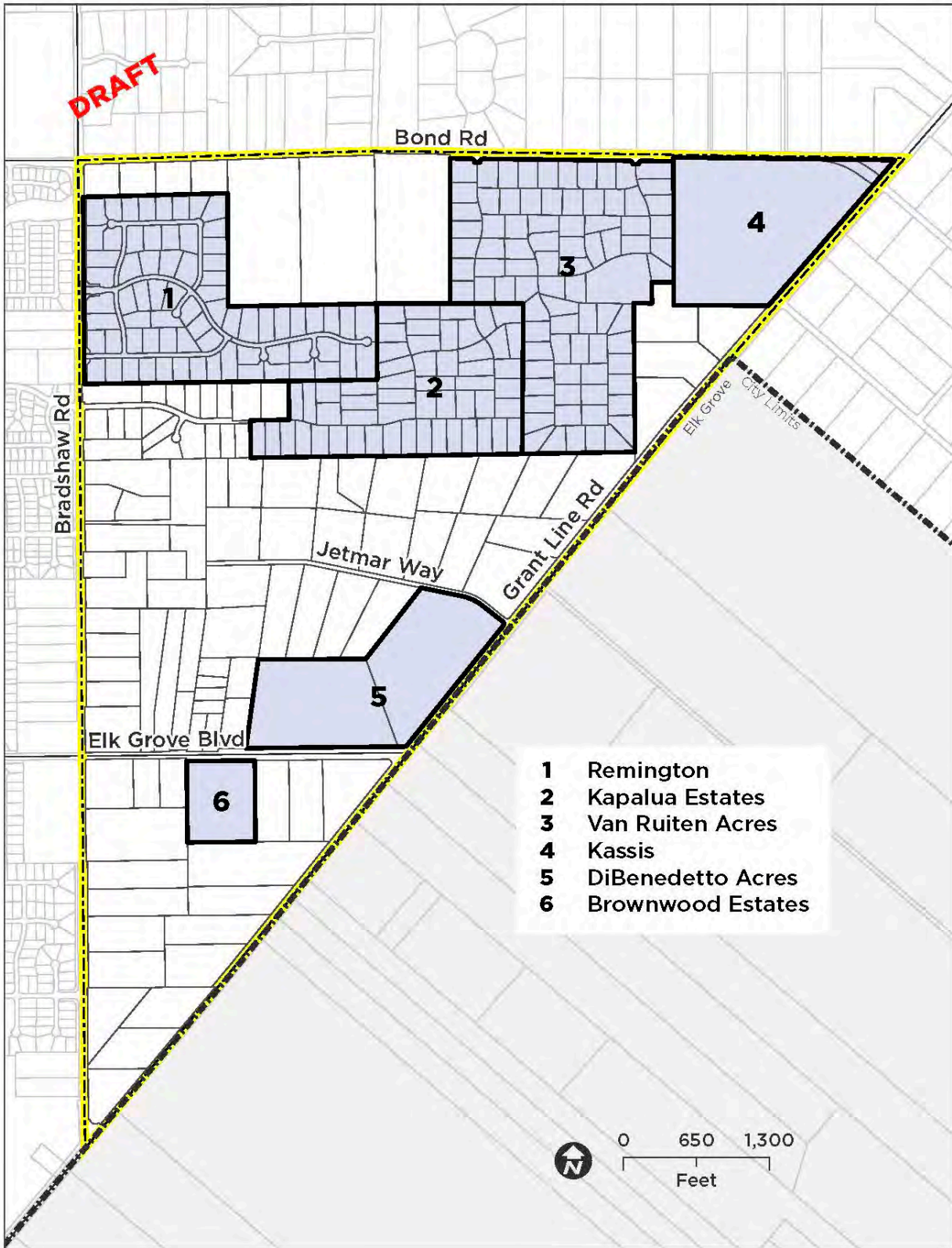


*Note: References to projects in the figure above reflect approved and proposed projects*

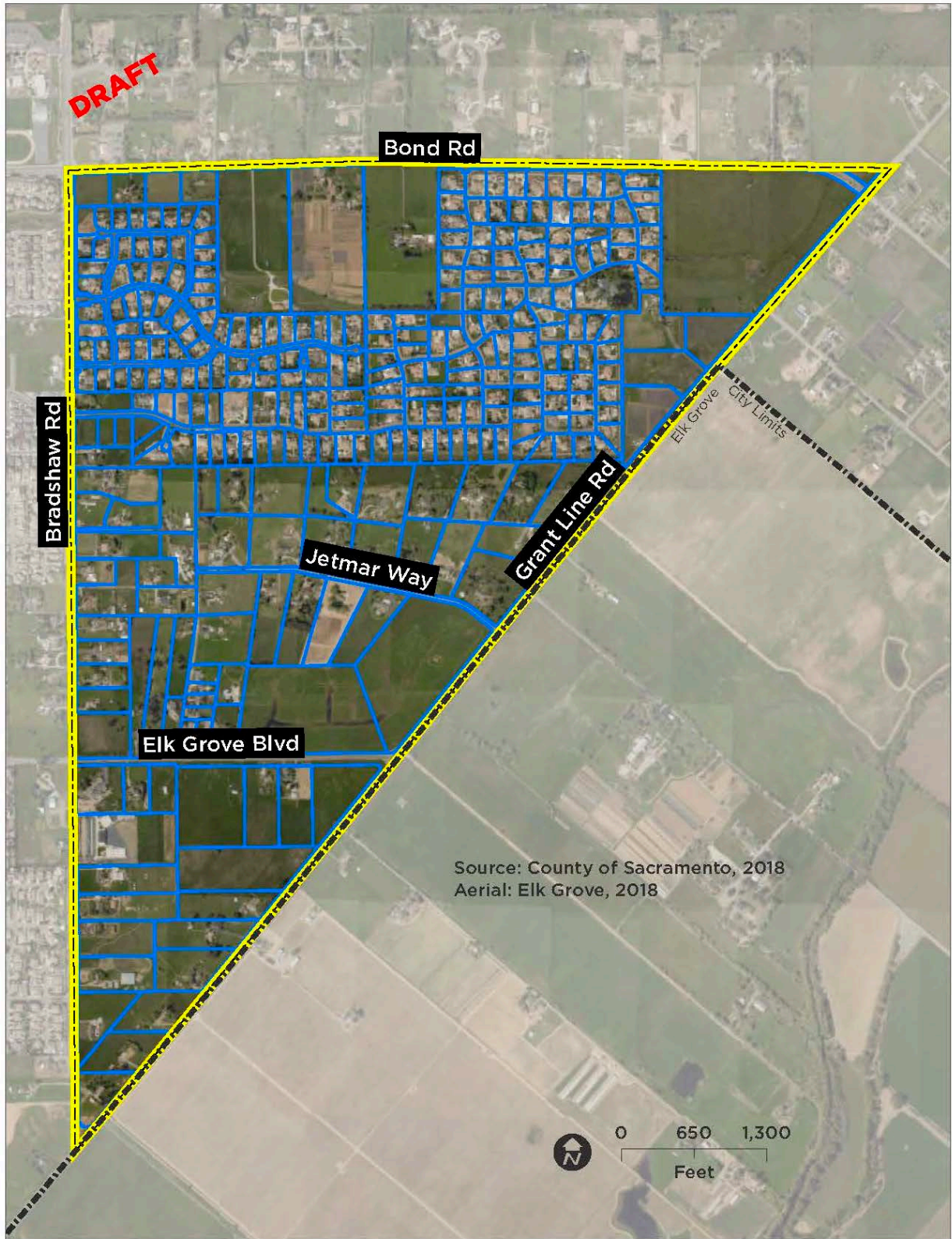


# Elk Grove Triangle Special Planning Area

*as of May 2003.*

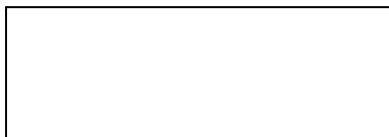
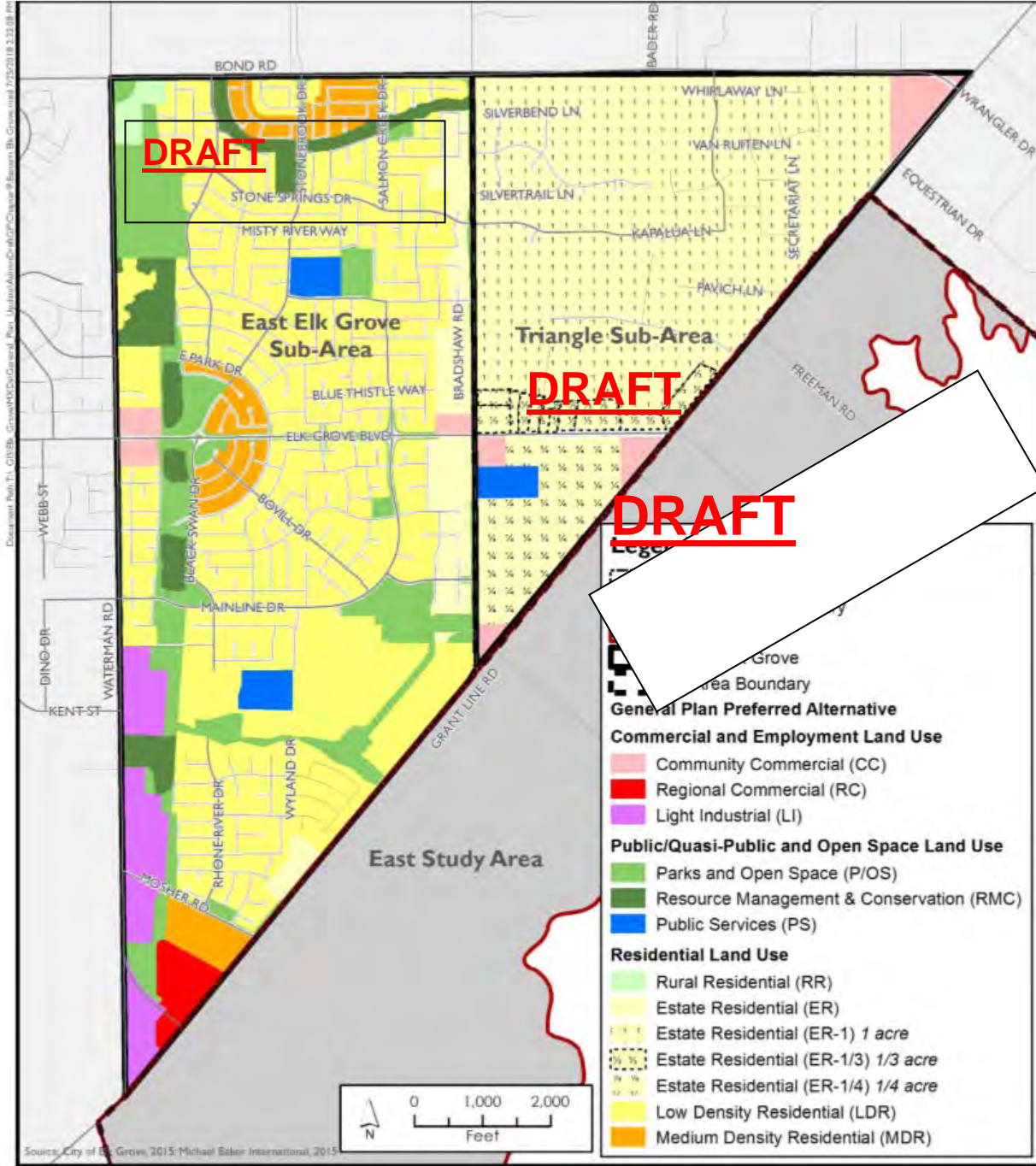


**Figure 3: Aerial Photograph**





**Figure 4: Eastern Elk Grove**



## **2. PURPOSE AND INTENT/ADMINISTRATION**

The Elk Grove Triangle Special Planning Area (Triangle SPA) is established to ~~supplement~~ supersede the standards and regulations provided in Title 23 of the Elk Grove Municipal Code (hereinafter referred to as the "Zoning Code")~~the City Zoning Code~~. 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 not addressed Title 23 shall control.

### **A. Enabling Legislation**

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

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

### **B. Relationship to the General Plan**

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

### **C. Relationship to Zoning Code**

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

### **D. Environmental Review**

~~An~~ Programmatic environmental ~~analysis~~ review has been prepared for the ~~Elk Grove~~ Triangle SPA as part of the City's General Plan. Future entitlements for development (~~i.e., such as~~ subdivision maps, ~~development plan review~~design review, grading permits, building permits, and ~~or~~ other discretionary permits) ~~will~~ shall be evaluated for consistency with this SPA. In the event that a subsequent discretionary approval

would result in environmental effects not analyzed in the original environmental analysis, additional environmental review documentation will be required consistent with the California Environmental Quality Act (CEQA).

**E. Subsequent Amendments**

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



### **3. PROJECT SETTING/EXISTING CONDITIONS**

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

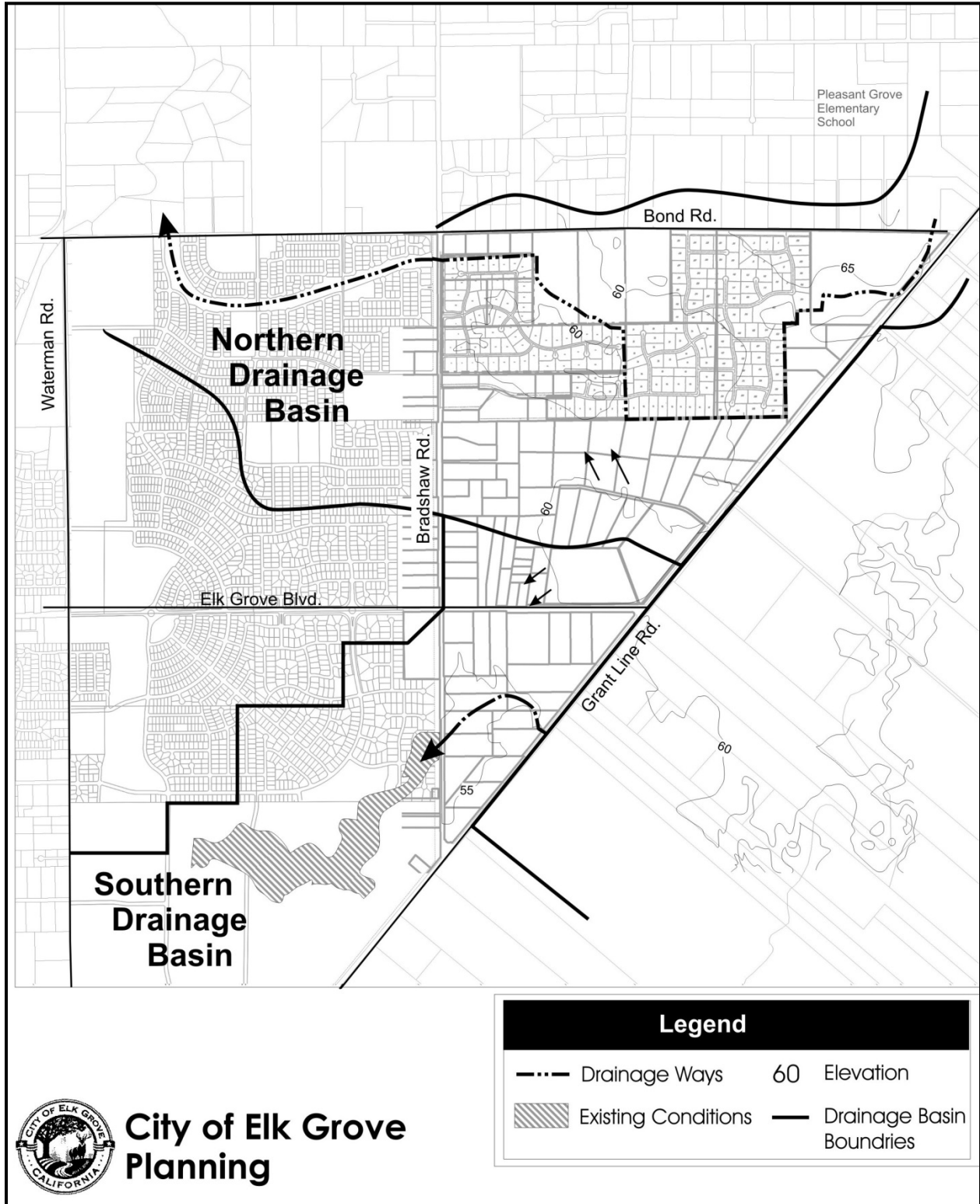
#### **A. Physical Setting**

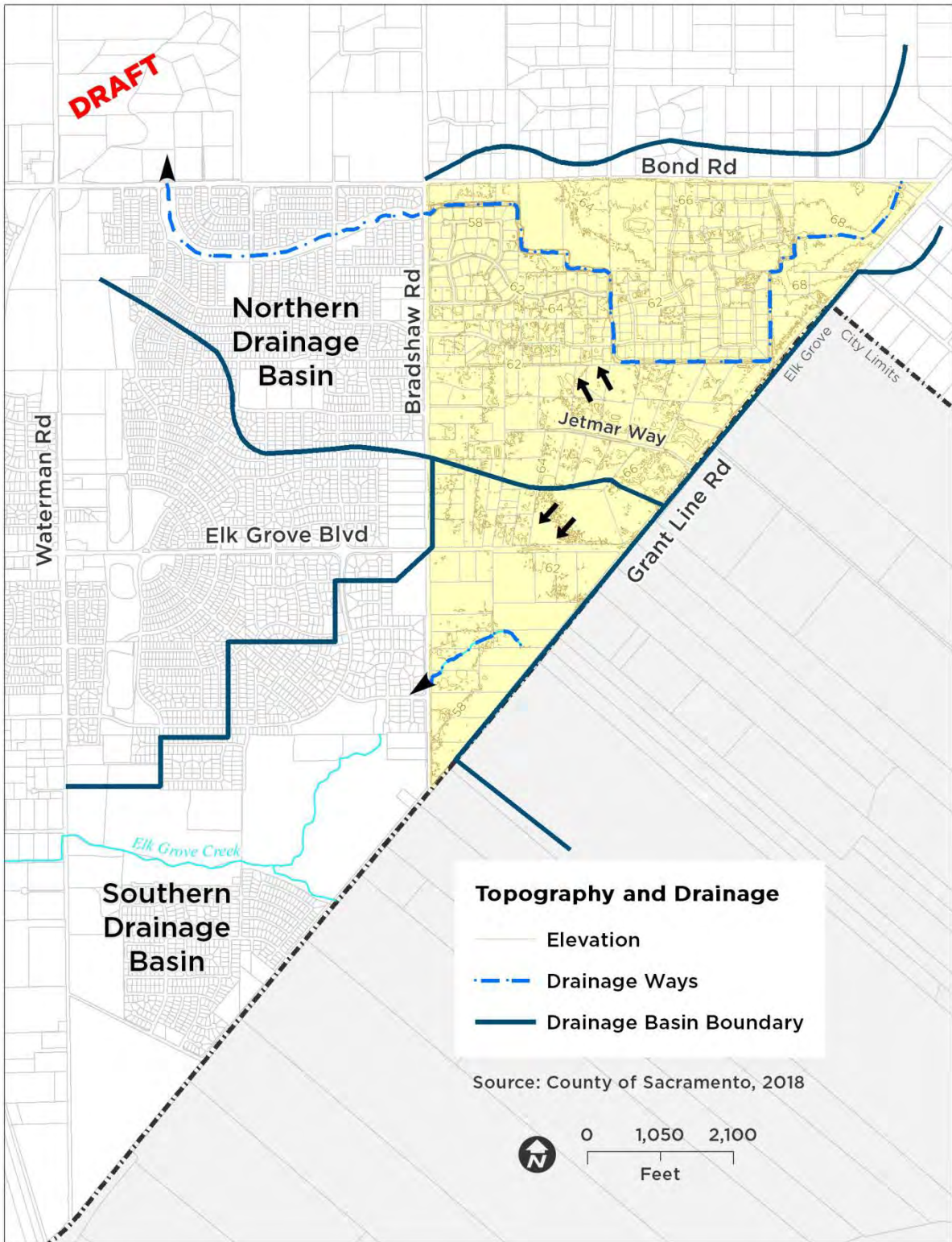
##### **Topography and Soils**

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 ~~study-Triangle a~~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 ~~35~~, on the following page, shows the historic topography and drainage patterns in the Triangle area.

| **Figure 35: 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. ~~Recent~~ 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 ~~well~~ within five miles of ~~active~~ historic nesting sites, as indicated by the California Department of Fish and ~~Game~~ Wildlife California Natural Diversity Database (California Natural Diversity Data Base, July 2001), and provides marginal foraging habitat for Swainson's hawk. Other bird species historically observed within the Triangle area 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 (CRF) to identify areas that receive projection 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 ~~called the Interim Wetlands Mitigation/Compensation Policy~~, which ~~requires compensation or preservation resulting in no net loss of wetlands~~ seeks to ensure that no net loss of wetlands occurs, which may be accomplished by avoidance, re-vegetation and restoration onsite or creation of riparian habitat corridors.



### Surface Drainage

Because the terrain is relatively flat and slopes are minimal, existing roadways and site grading in the area have impeded the natural direction of flow resulting in shallow flooding throughout a majority of the ~~study-Triangle a~~Area. Surface drainage is directed toward ditches along roadsides and on the boundaries of fields throughout the ~~Triangle Area~~study-area. Deer Creek is approximately  $\frac{3}{4}$  of one mile southeast of the site, which flows generally in a southwesterly direction. Deer Creek parallels the Cosumnes River, which is approximately one to two miles southeast of the boundaries of the study area. The south branch of Laguna Creek crosses Bradshaw Road and drains into the East Elk Grove ~~Specific Plan~~area, which is west of the ~~Triangle Area~~study-area. A portion of this drainage is being improved as part of the Silver Gate subdivision ~~currently under construction~~. (Figure ~~34~~, earlier in this section, shows existing surface drainage patterns.)

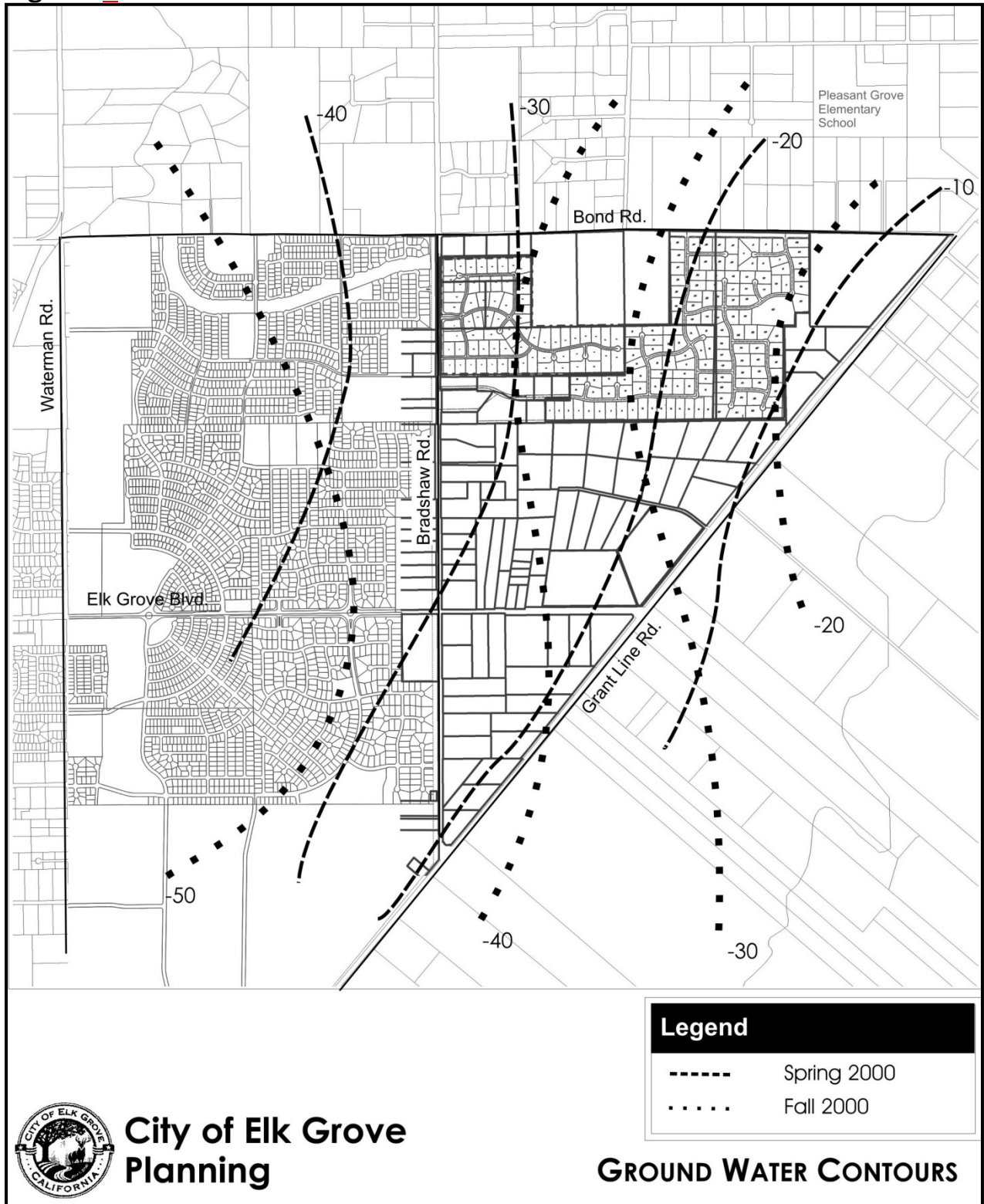
### Groundwater

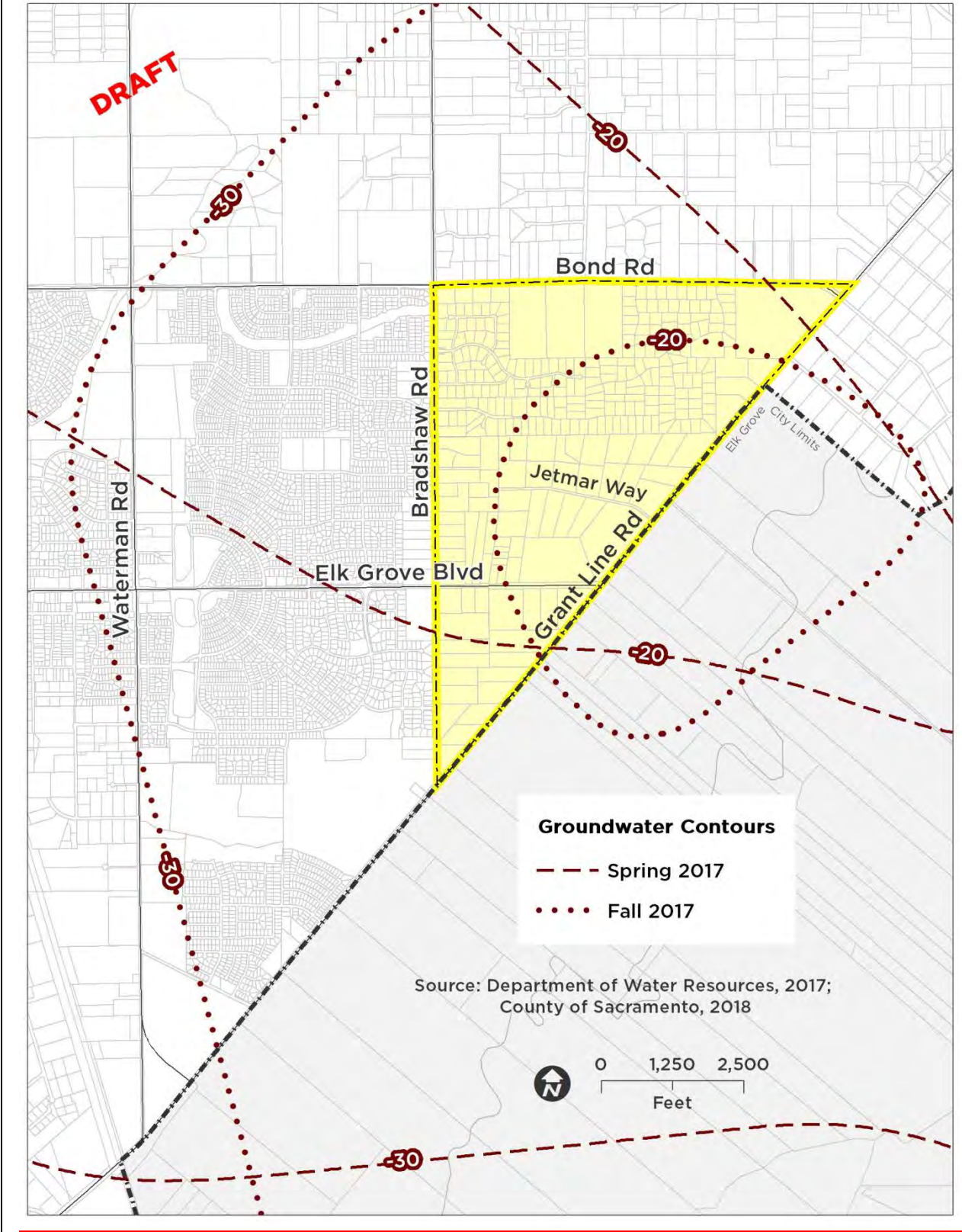
The Triangle ~~a~~Area is located within the Sacramento Hydrologic Basin as defined by the California Department of Water Resources (DWR) and is within Zone 40 of the Sacramento County Water Agency (SCWA). Within Zone 40, groundwater is contained in a shallow aquifer, which extends to approximately 200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

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

Recharge occurs from three sources: rain and irrigation filtering down through the upper soil strata into the aquifer, percolation of water from surface streams and rivers, and the inflow of subsurface water into the aquifer from other regions. All of these factors cause groundwater depths within the Triangle area to fluctuate. The Sacramento County Department of Water Resources ~~regularly~~ monitors the depth of groundwater throughout the county and bases its findings by averaging the measurements taken at numerous well sites. In fall 20~~02~~17, the depth of groundwater in the Triangle area generally ranged between ~~80-20~~ and ~~90-30~~ feet below ground level while the spring ~~2003-2017~~ depth ~~ranged between 70 and 80~~ was approximately 20 feet. Groundwater contours are shown in Figure 6.4

Figure 46: Groundwater Contours





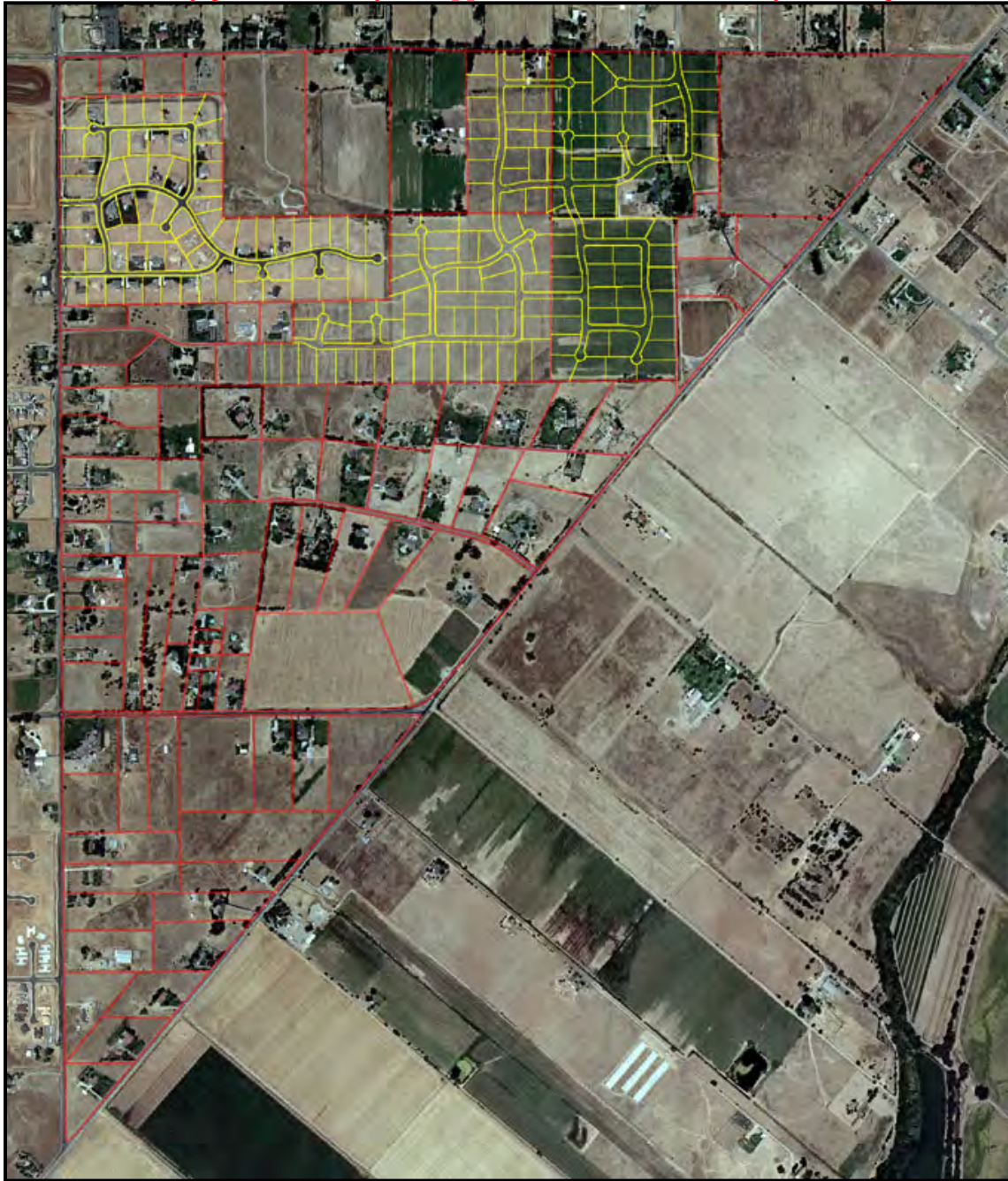


**Aerial Photograph**

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

**Figure 5: Aerial Photograph**

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



## B. Public Services and Facilities

### Storm Drains

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

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

### Water Supply and Distribution

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

## Elk Grove Triangle Special Planning Area

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

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

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

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

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

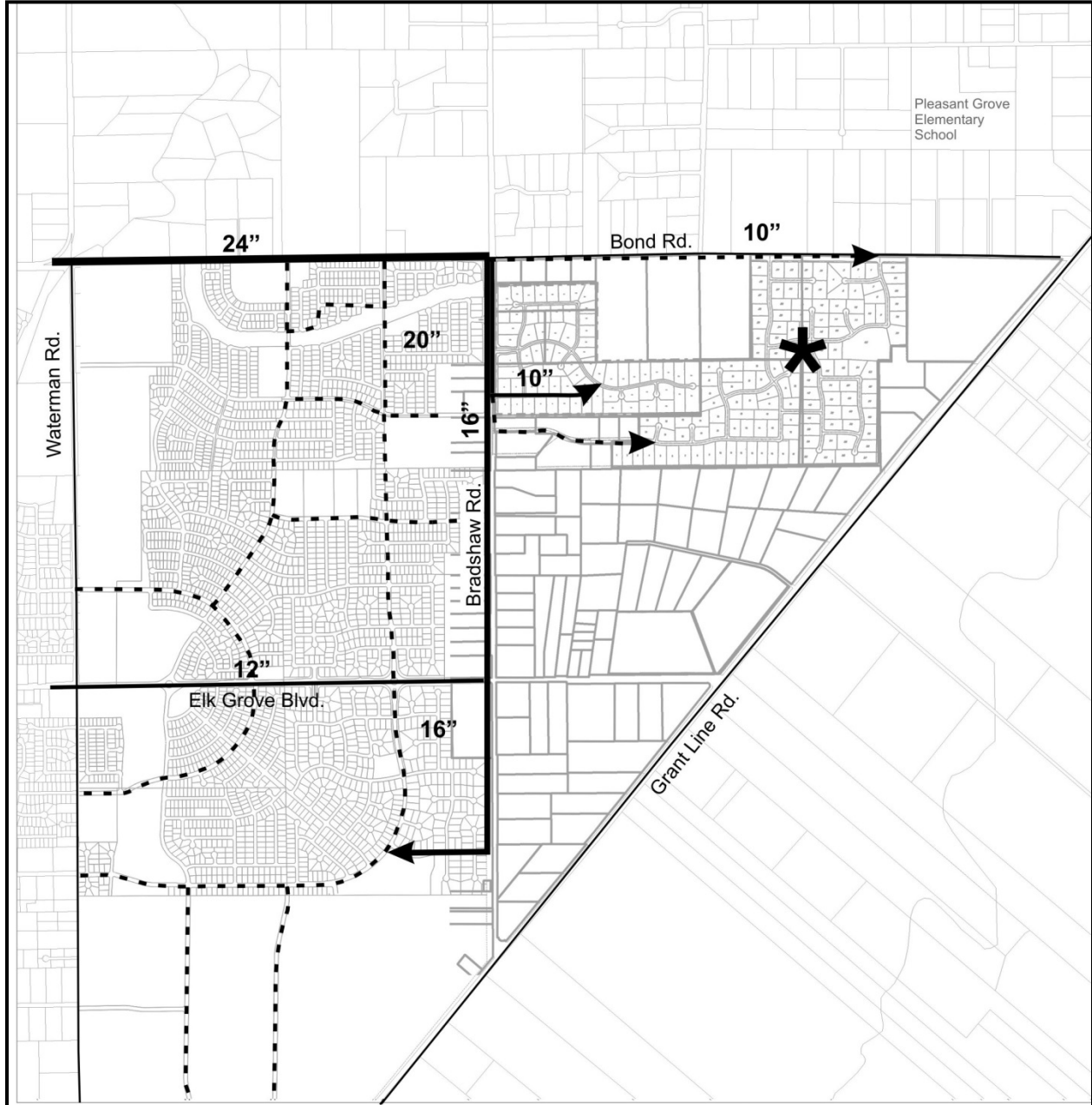
two acre site near the intersection of Kapalua Lane and Van Ruiten Lane was dedicated to SCWA for this future facility.

Figure 76, on the following page, shows the existing and planned water distribution system for the Triangle area.

**Figure 67: Water System**



# Elk Grove Triangle Special Planning Area



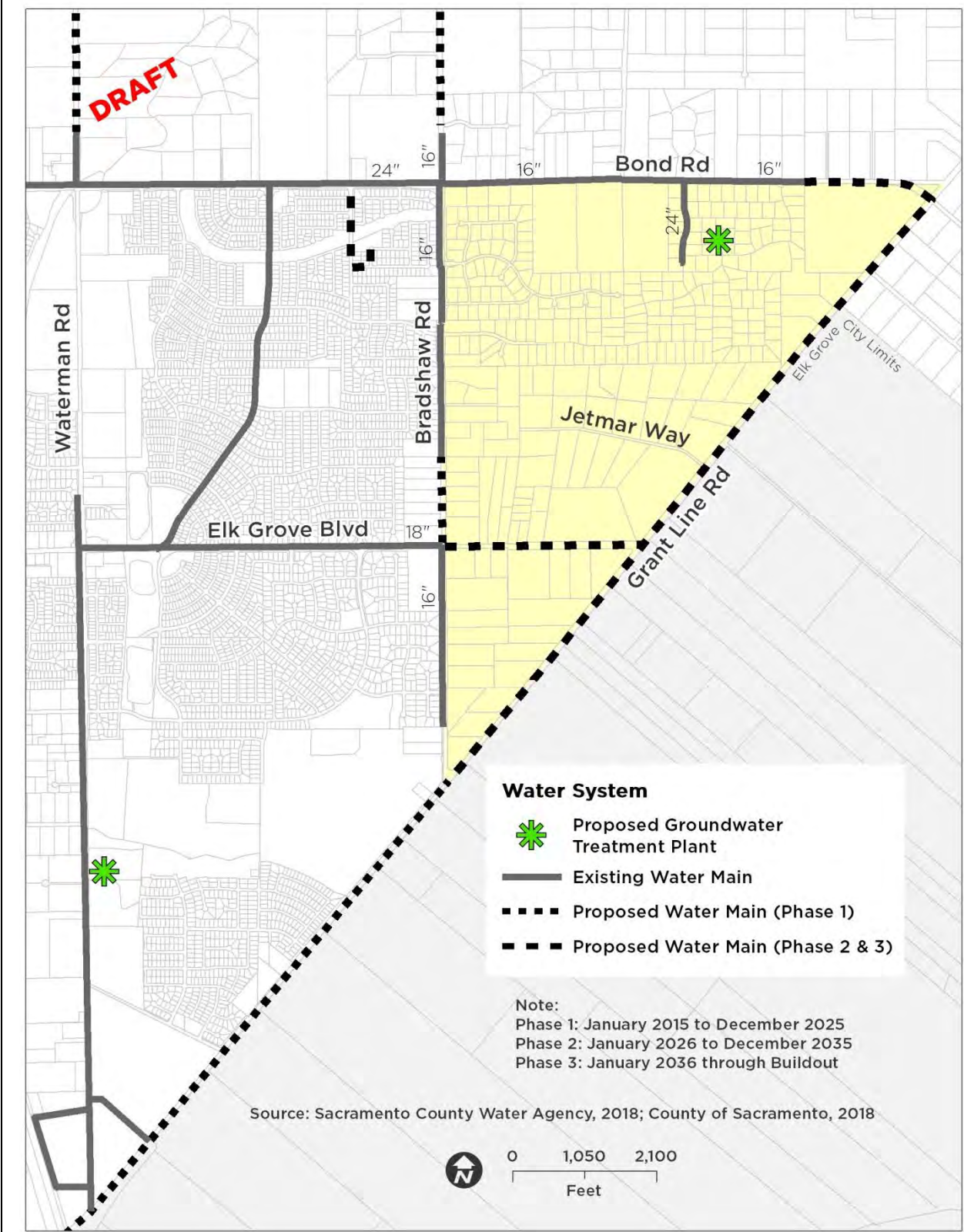
**City of Elk Grove  
Planning**

### Legend

- Existing
- - - Proposed
- \* Future Facility

### WATER LINES

**Elk Grove Triangle Special Planning Area**





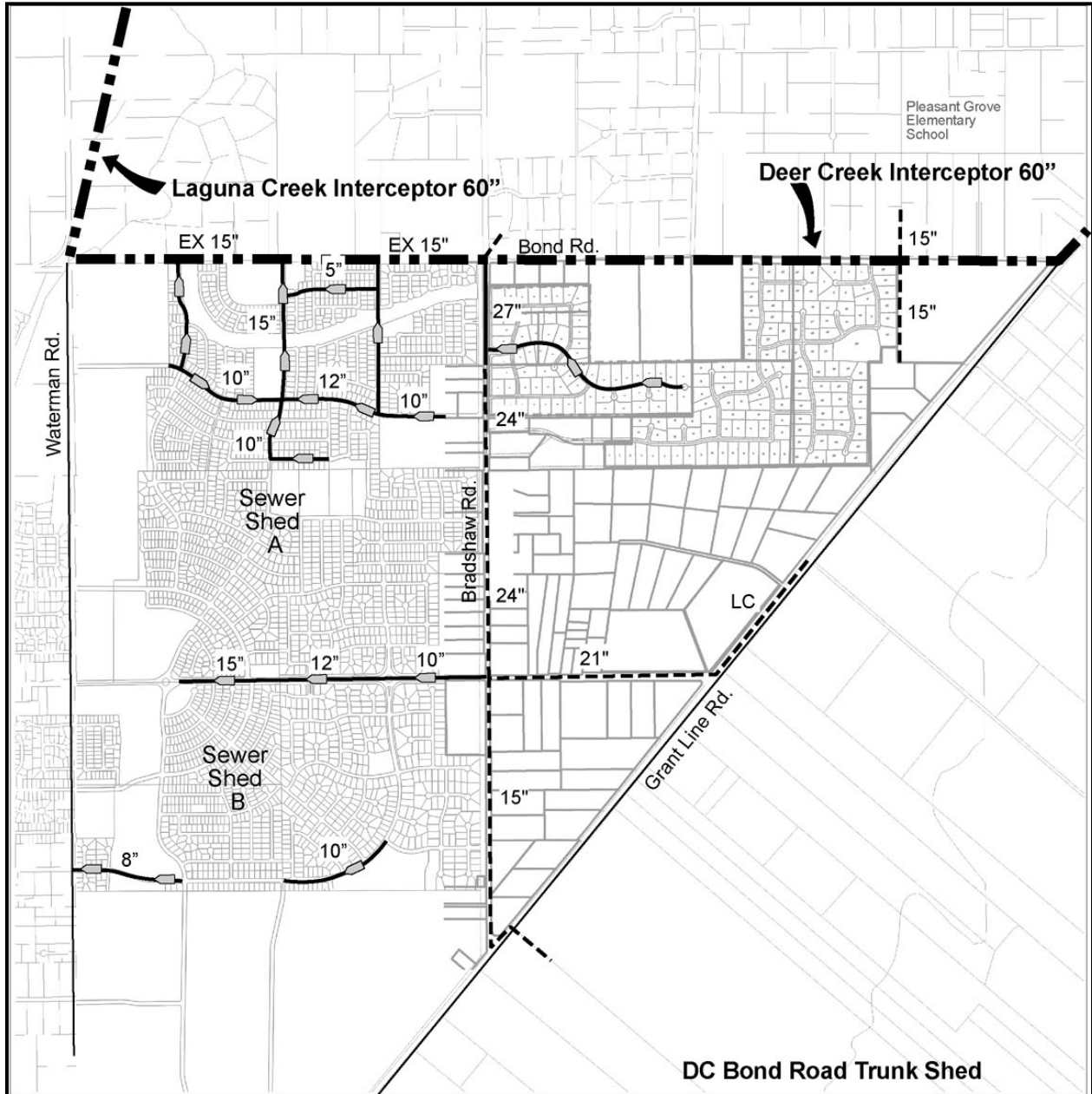
### Sanitary Sewer

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

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

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

**Figure 78: Sewer System**



Source: CSD-1

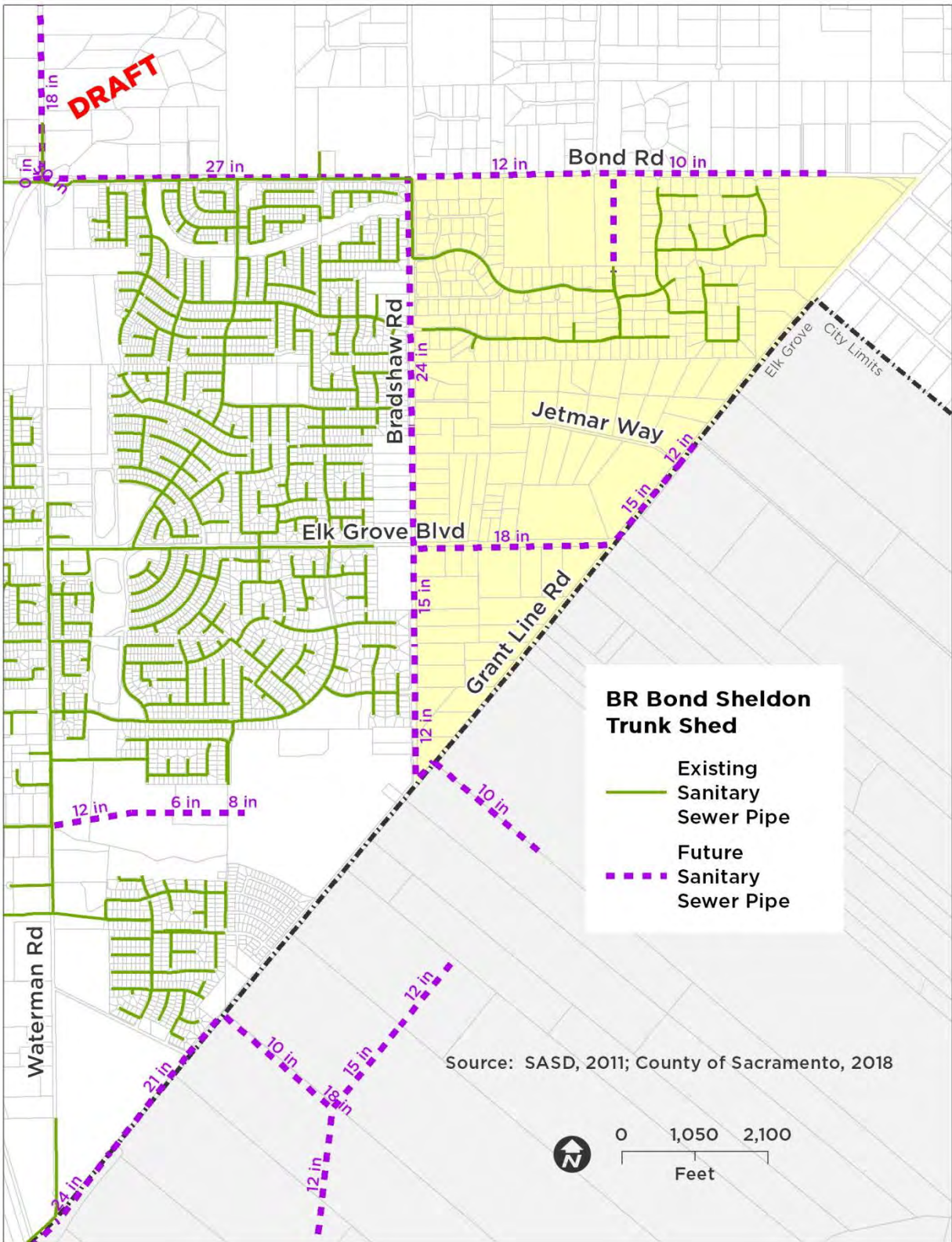


**City of Elk Grove  
Planning**

**LEGEND**

- Existing Sanitary Sewer Pipe
- Future Sanitary Sewer Pipe
- Deer Creek Interceptor Line

**Figure 4  
Sewers**





### Electrical

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

### ~~Telephone~~Telecommunications

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

~~Various other providers service the area with television and internet services (which may also include telephone/voice-over-internet protocol or VOIP services), including Comcast.~~

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

### Natural Gas

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

### ~~Cable~~Television

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

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

### **Parks, Trails and Open Space**

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

State law requires each new residential development to dedicate land for park facilities or pay an in-lieu fee to cover the cost of acquiring park land elsewhere at a minimum ratio of five acres per 1,000 persons. Because there are many property owners within the Triangle area, 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 8, 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 ~~located north of Bond Road. Elementary school students attend Pleasant Grove, located at 10160 Pleasant Grove School Road; Middle school students attend T.R. Smedberg, located at 8239 Kingsbridge Drive; and High School students attend Sheldon High School at 8333 Kingsbridge Drive, adjoining the Smedberg school campus~~ subject to boundaries

that are updated from time to time based upon facility capacity and student demands as determined by EGUSD.

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, ~~a new elementary school~~ located in the East Elk Grove ~~Specific Plan~~ area, opened in 2003.

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

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

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

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

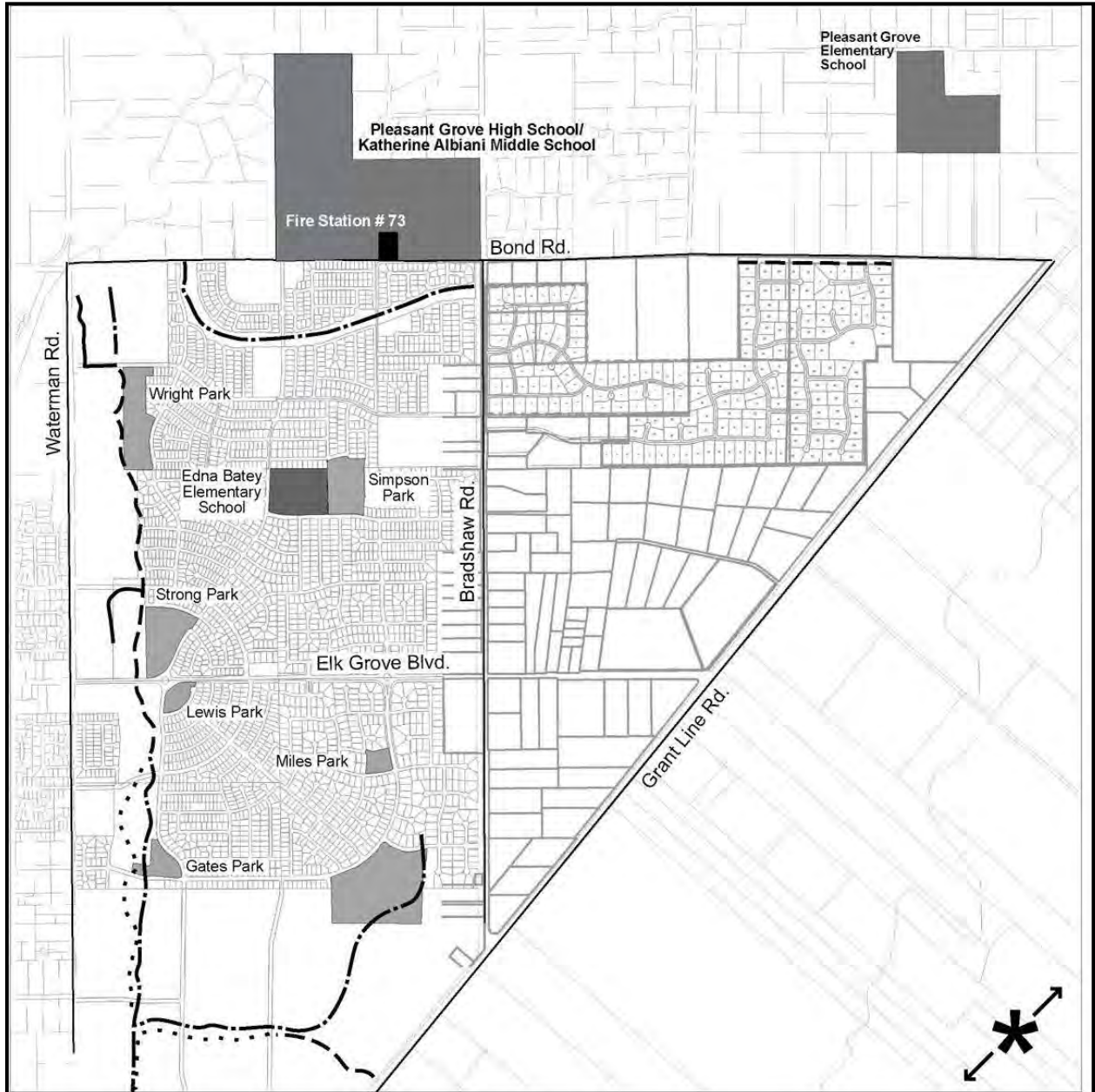
A charter elementary school is located in the Triangle Area. California Montessori Project is located on Bradshaw Road just south of Elk Grove Boulevard and is chartered under the authority of the Elk Grove Unified School District.

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

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



# Elk Grove Triangle Special Planning Area

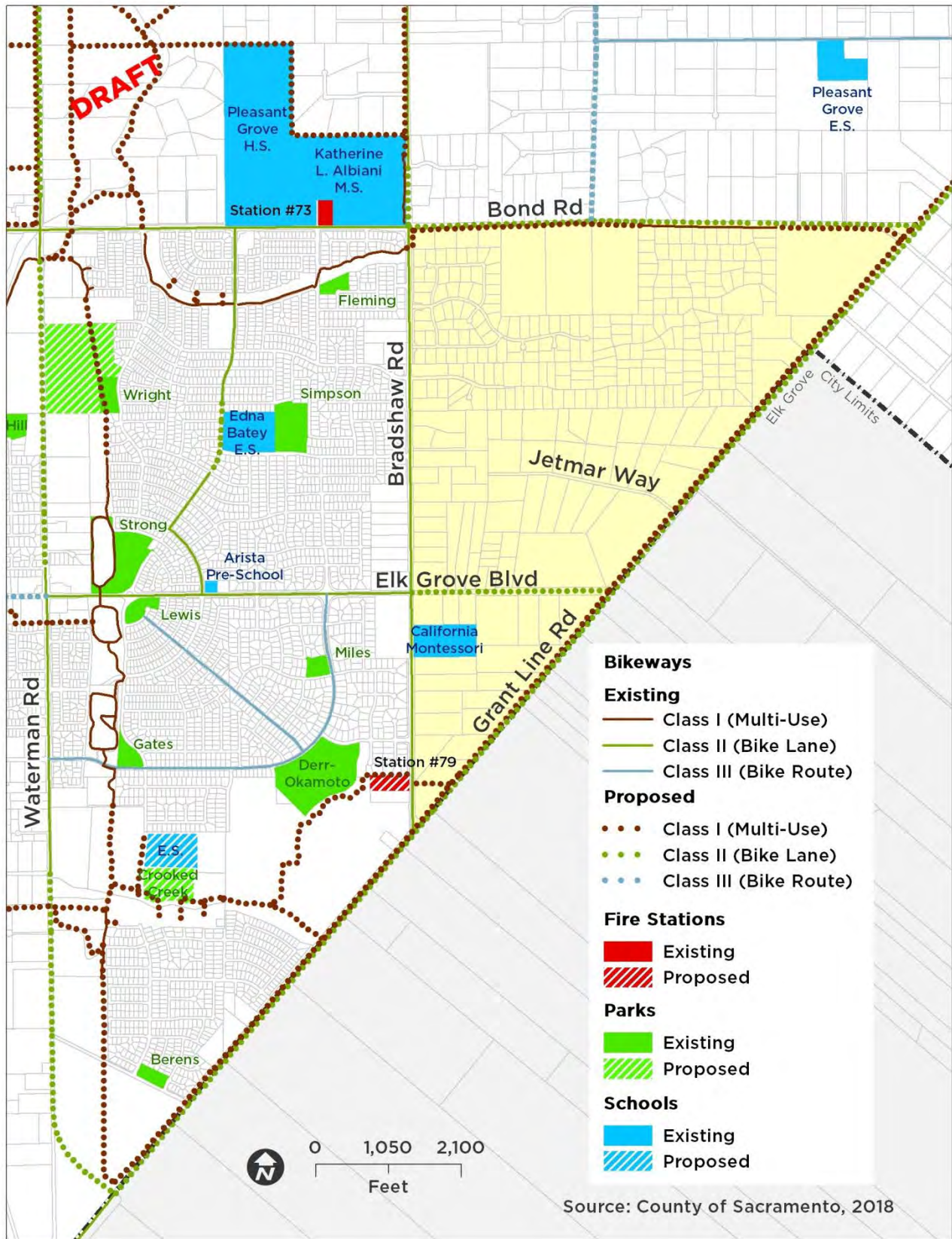


Legend		
	Bike & Pedestrian	Schools
	Equestrian Trails	Parks
	Combined, Bike, Pedestrian & Horse	Fire Station
		Future Trail on Cosumnes River



**City of Elk Grove  
Planning**

# Elk Grove Triangle Special Planning Area





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

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

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

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

### **Police**

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

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

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

**Fire**

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

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

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

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

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

**Solid Waste**

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

## C. Existing and Planned Circulation

### Roads and Circulation

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

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

#### Bradshaw Road

~~Bradshaw Road is currently a two-lane, north-south roadway that defines the western boundary of the Triangle study area. The segment of Bradshaw Road near the project site generally consists of paved travel lanes with open drainage ditches on either side, except adjacent to the Silver Gate project frontage.~~ Future improvements will widen the roadway to four lanes, adding a median and curb and gutter. Here improvements include widened travel lanes, curbs and gutters. Adjacent to the roadway is will be a six-foot wide meandering sidewalk within a 25 foot landscape corridor with a six-foot high sound wall located at the back of the easement landscape corridor. See Figure 10.

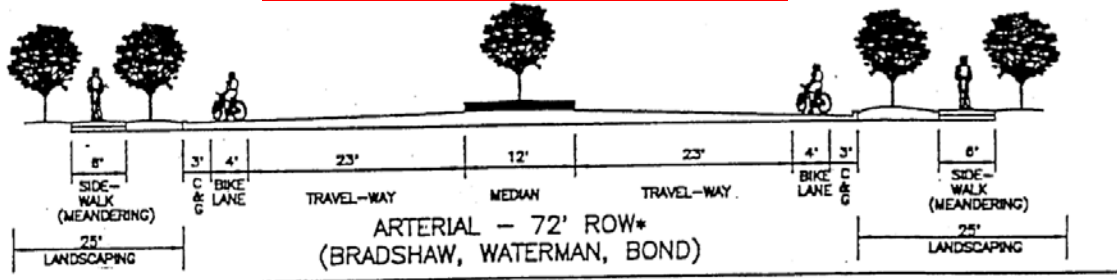
~~Daily traffic volumes along Bradshaw Road from Bond Road to Elk Grove Boulevard are estimated at 4,700 vehicle trips per day. This segment currently operates at LOS A and has a capacity of 18,000 vehicles.~~

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

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



**Figure 10: Bradshaw Road Section**



Source: East Elk Grove Specific Plan

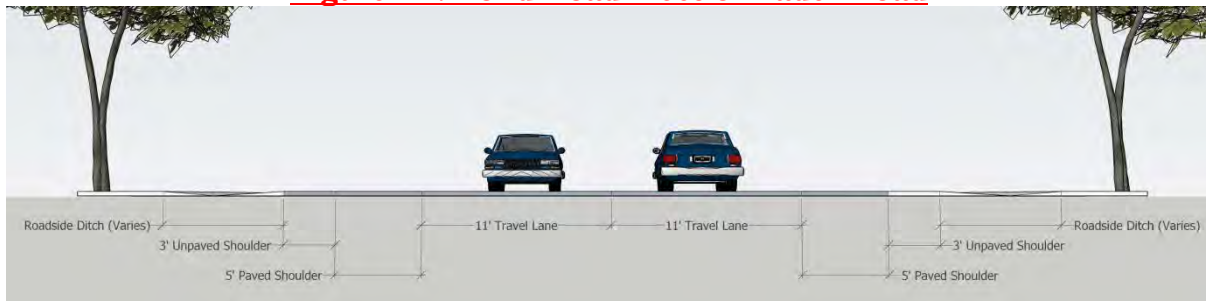
Bradshaw Road will require realignment to provide for safer operations at the intersection of Bradshaw Road and Grant Line Road. Dedication of right of way for the new alignment may be required as a condition of approval of any development project at this location.

Bond Road

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

~~The City of Elk Grove General Plan Circulation Element designates Buildout of Bond Road as a 4 lane Arterial roadway calls for an expanded 2-lane facility. West of Bader Road, Bond Road shall be designed consistent with the Rural Roads Improvement Standards along the existing centerline (Figure 11). Where widening is necessary, additional right-of-way shall be provided along the south side.~~

**Figure 11: Bond Road West of Bader Road**



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

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

To complete these improvements, additional right-of-way shall be provided 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 12. 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 12: Bond Road East of Bader Road**



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

### Grant Line Road

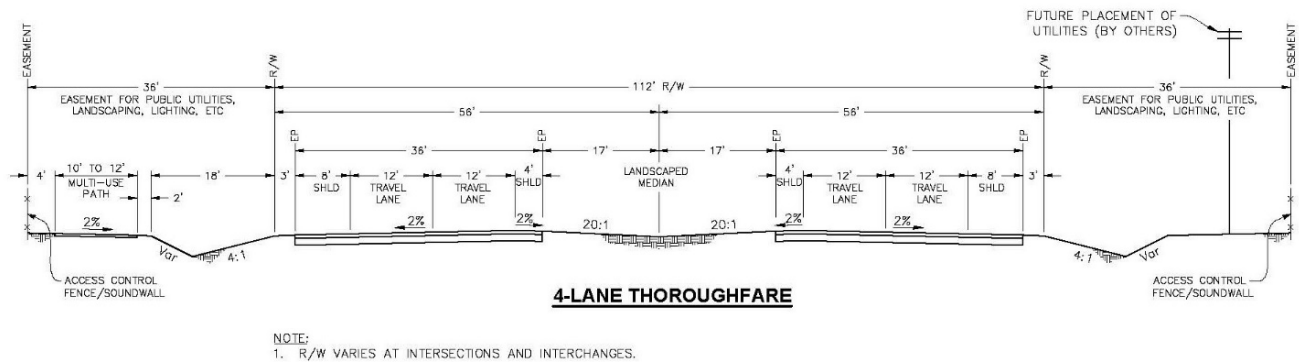
Grant Line Road is currently a two-lane roadway, which aligns in a southwest/northeast direction and defines the eastern boundary of the Triangle area. No curbs, gutters or sidewalks have been installed along the segment adjacent to the Triangle area. ~~This road currently carries 12,600 vehicles per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

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

- Widening will occur from the existing centerline. Ultimate conditions consist of the following and as shown in Figure 12:

- 12-foot inside travel lane
- 12-foot outside travel lane
- 8-foot paved shoulder
- A 34-foot landscaped median
- A minimum 36-foot landscape corridor that includes a 10- to 12-foot Class 1 path separated from the back-of-curb by a minimum 18-foot of landscape buffer/drainage area.
- Access control and sound wall/berm shall occur a minimum of 4-feet behind the Class 1 path.
- To the extent feasible, any utilities shall be constructed in the landscape corridor and not within the travel lanes.
- Access at Pavich Lane will likely remain open, but will be restricted to right in/right out movements. No left turns onto or from Grant Line Road will be allowed.
- Access to Jetmar Way will be eliminated and traffic ultimately redirected to Elk Grove Boulevard through the DiBenedetto Acres property. Access at Jetmar Way may be restricted to emergency vehicle access only in consultation with the CCSD Fire Department.
- 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.

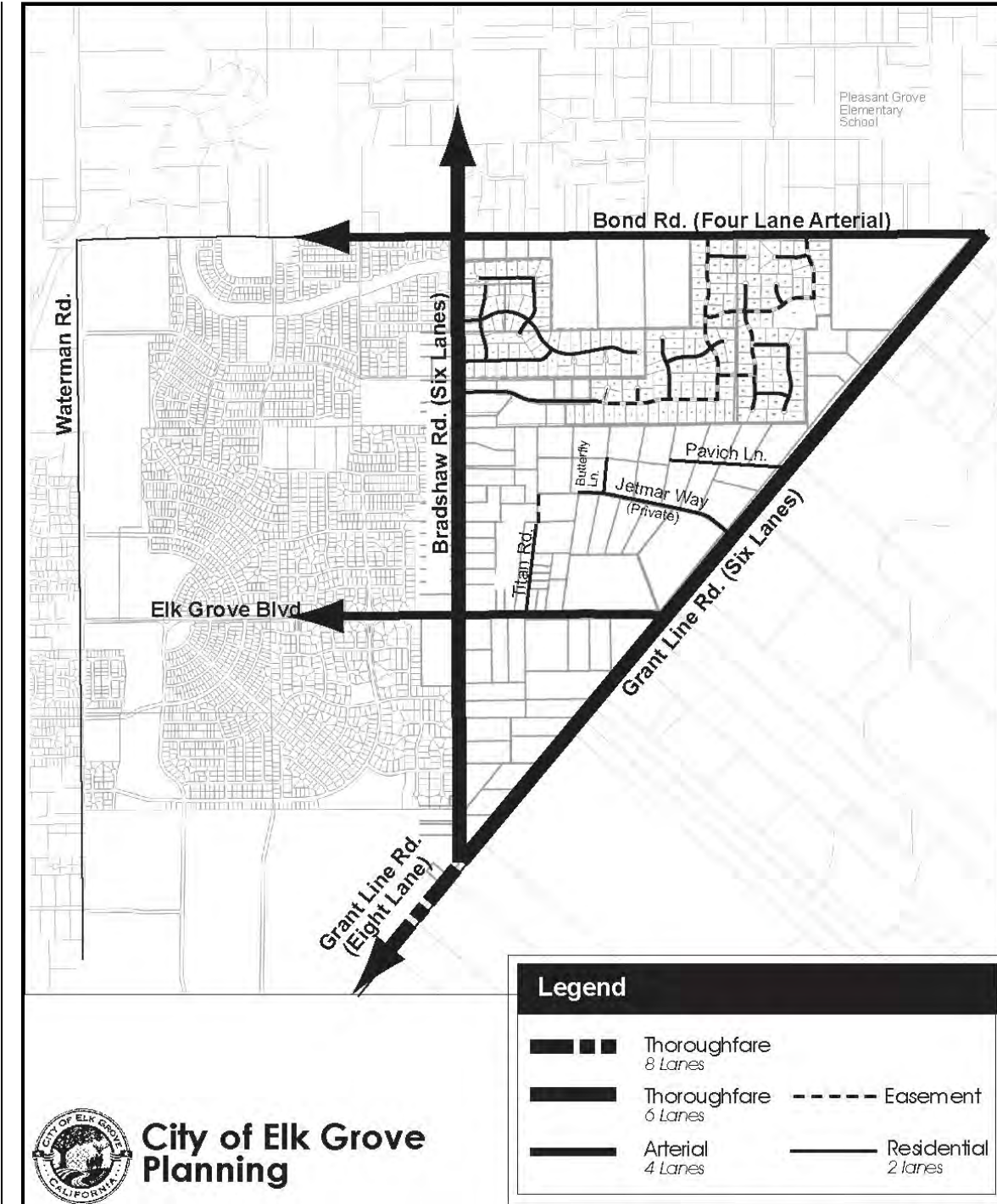
**Figure 13: Grant Line Road Ultimate Street Section**



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

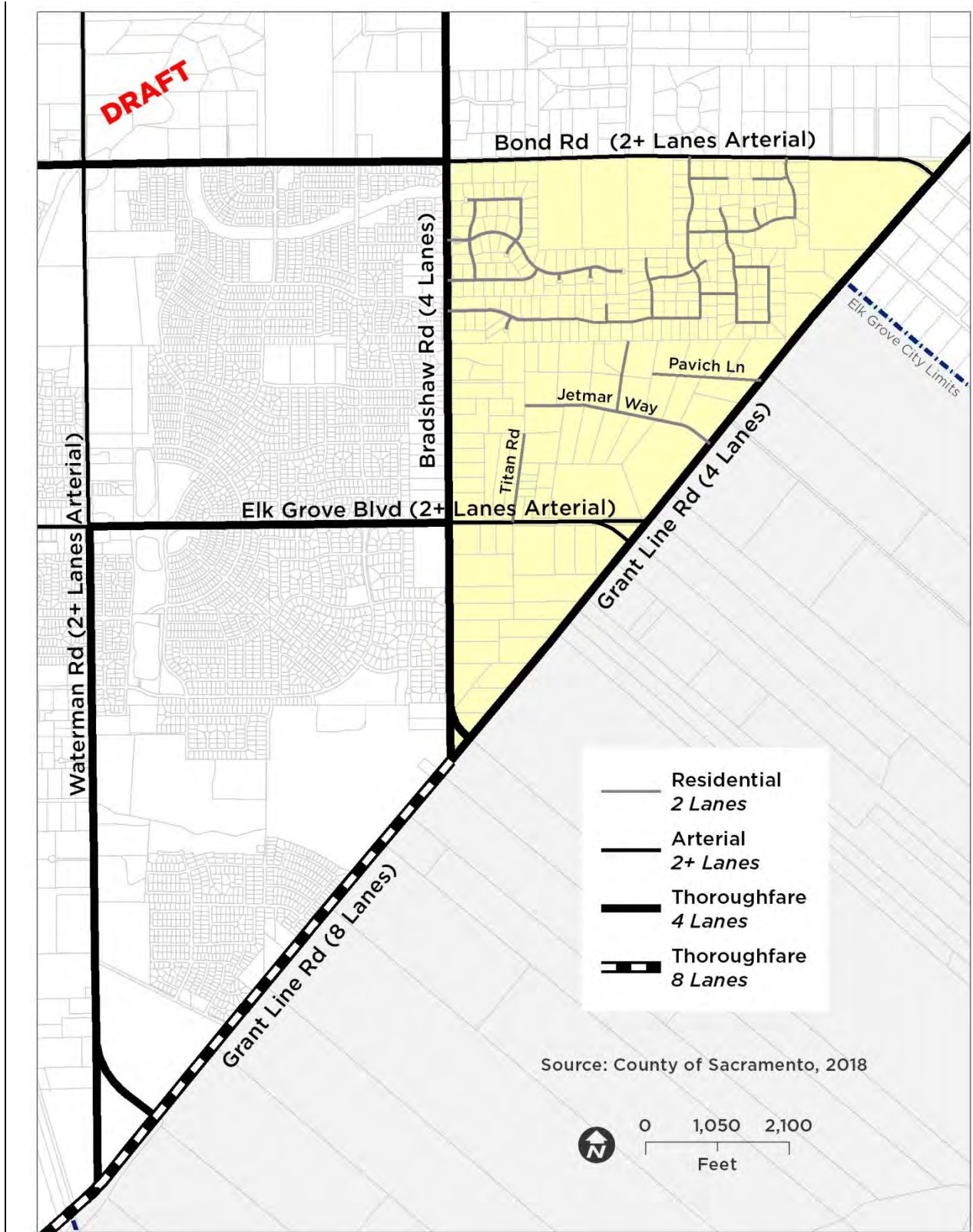
**Figure 914: Planned Vicinity Roadway System**

**Elk Grove Triangle Special Planning Area**





# Elk Grove Triangle Special Planning Area





### 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. ~~Morning and afternoon peak-hour traffic volumes between Bradshaw Road and Grant Line Road indicate that this road segment is currently operating at LOS A. The intersection of Elk Grove Boulevard and Bradshaw Road is a 4-way stop, which operates at LOS A during morning and afternoon peak hours.~~

The ~~City of Elk Grove General Plan Circulation Element General Plan~~ designates Elk Grove Boulevard east of Bradshaw Road as an expanded fourtwo-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. ~~The Elk Grove Roadway Fee Program includes improvements to Elk Grove Boulevard from Elk Grove Florin Road to Grant Line Road.~~

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

### Local Streets

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

Other existing roadways within the Triangle area are private roads. Newer roads have been built to City standards; this requirement shall apply to all new streets.

### **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 ~~2010 Sacramento City/County Bikeway Master Plan~~City's Bicycle, Pedestrian, and Trails Master Plan. ~~Center travel lanes, median and intersection improvements for these roadways are financed by the Elk Grove Roadway Fee Program. Outside travel lanes, including bike lanes and frontage improvements, are funded by the adjoining property owner/developer. Off street bikeways/trail corridors required by the City of Elk Grove and/or Elk Grove CSD are also funded by the adjoining property owner/developer. As an example, the installation of a Class II (on street) bikeway~~

~~along the project frontage on Bond Road was required as a condition of approval of the Van Ruiten Ranch development project.~~

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

### **Regional Public Transit**

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

### **Public Facilities Funding**

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

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

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

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

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

~~1. The Elk Grove/West Vineyard Fee Program, which currently includes funding for park and fire facilities, fire facilities, library facilities, and transit facilities. Note the library and transit fee components will be succeeded by the updated citywide Capital Facilities Fee Program expected to become effective by May 2004. The park and fire fee components will be succeeded by the Eastern Elk Grove Park and Fire Facility Fee Program that is expected to become effective by May 2004. Therefore, the Elk Grove/West Vineyard Fee Program will no longer exist when the new program becomes effective.~~

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

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

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

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

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

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

#### **D. Existing and Planned Adjacent Land Uses**

## Elk Grove Triangle Special Planning Area

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 ~~AG 80, with a minimum lot area requirement of 80 acres,<sup>1</sup> with agricultural zoning under Sacramento County.~~ The City's General Plan provides for future development of this area under the City's jurisdiction (after approval of a Sphere of Influence Amendment and annexation by the Sacramento Local Agency Formation Commission) with neighborhood-serving commercial uses and a variety of residential uses at densities that transition from Low Density Residential along Grant Line Road to Estate and Rural Residential near Deer Creek.

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

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

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

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

### **TABLE B**

<sup>1</sup> ~~This area is outside the current corporate boundaries of Elk Grove, and is within the jurisdiction of Sacramento County, whose General Plan designates the area for agricultural uses. The City's General Plan designates this area for future study to determine if urban uses are appropriate.~~

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

Zoning Category	Total Acres	Number of Parcels	Average Parcel Size
AG-80	39.8	2	19.9 acres
AR-10	65.0	2	32.5 acres
AR-5	328.4	59	5.6 acres
AR-2	61.1	27	2.2 acres
AR-1	216.2	208	1.0 acres
<b>Total Study Area</b>	<b>710.5</b>	<b>298</b>	<b>2.38 acres</b>

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

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

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

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

~~Kapalua Estates. This project is 54.7 acres in size and is located approximately 0.3 miles south of Bond Road on the east side of Bradshaw Road. In 1997, the~~



~~property owner, Rod Blonien, requested a Community Plan Amendment and corresponding Rezone on a six-acre portion of an original 60.7-acre lot. The six-acre portion was rezoned from AR-5 to AR-2 in conjunction with a Lot Line Adjustment, creating three two-acre parcels and leaving the remaining 54.7 acres zoned AR-5.~~

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

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

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

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

**TABLE C  
VACANT PARCELS IN THE TRIANGLE AREA**

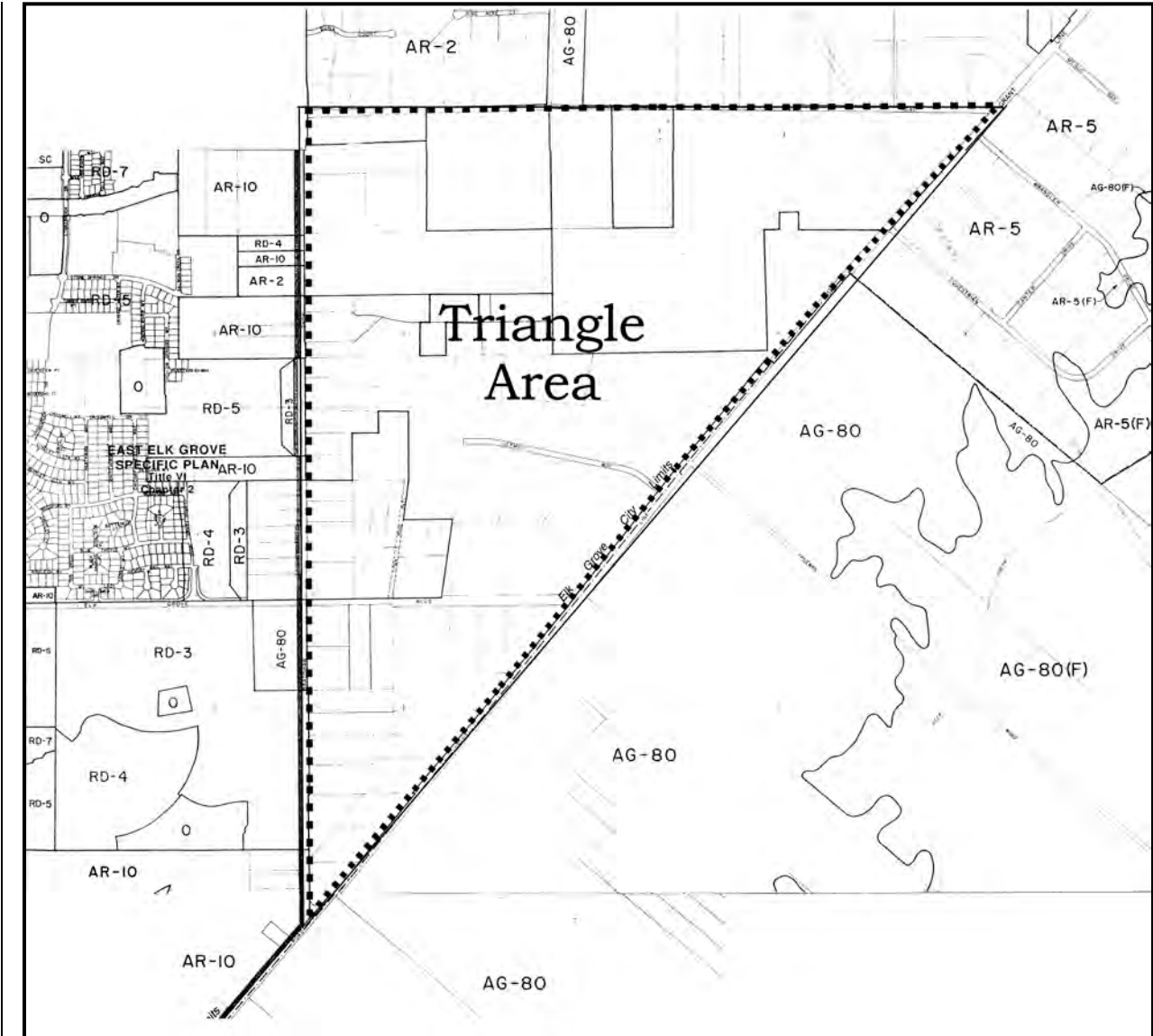
<b>Zoning Category</b>	<b>Total Acres</b>	<b>Number of Parcels</b>	<b>Total Additional Dwelling Units</b>
<b>AG-80</b>	19.9	1	1
<b>AR-10</b>	65.0	2	6
<b>AR-5</b>	91.9	11	18
<b>AR-2</b>	16.1	6	7
<b>AR-1</b>	(+)	(+)	(+)
<b>Total Study Area</b>	<b>192.9</b>	<b>20</b>	<b>32</b>

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

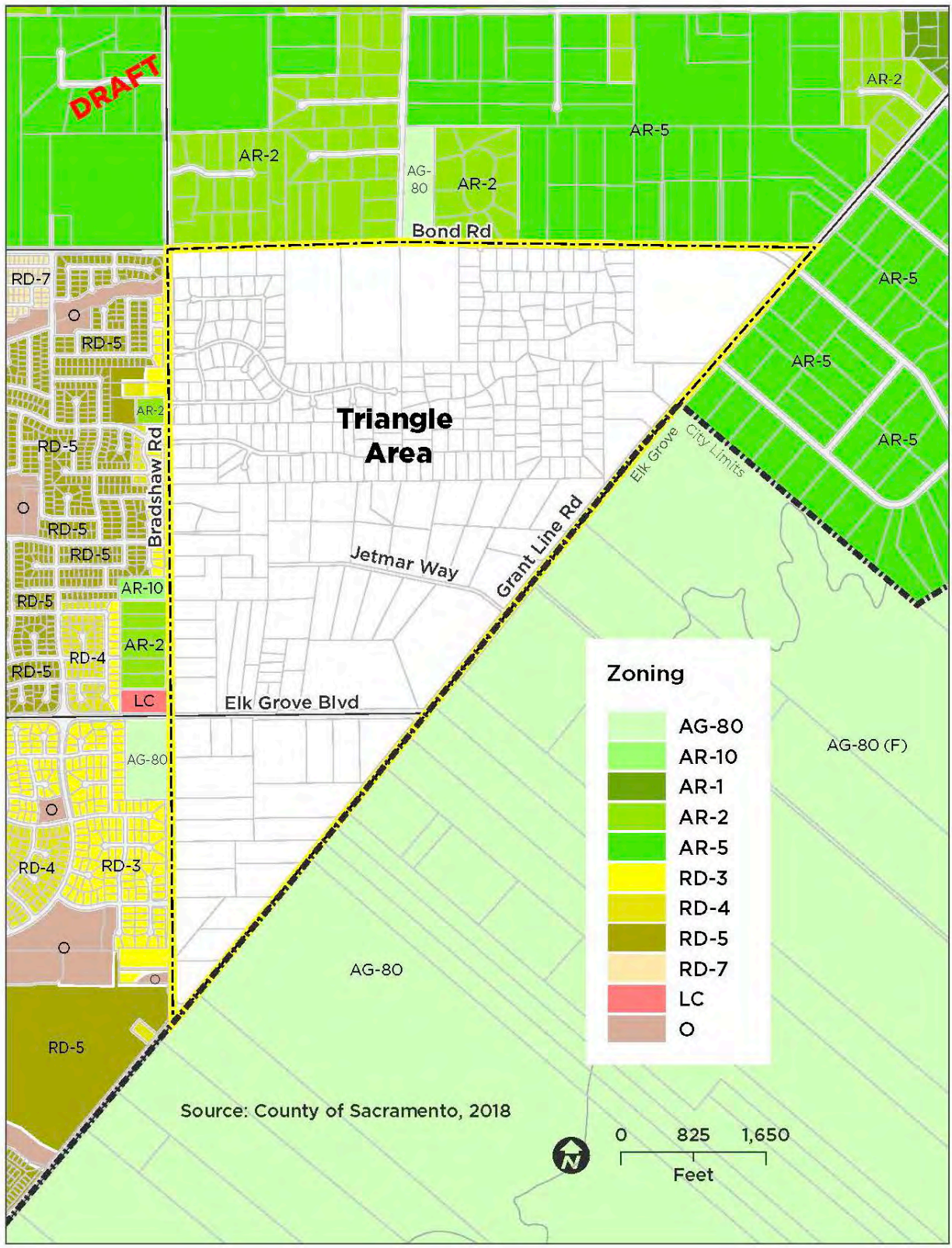
~~Vacant parcels (not currently occupied by habitable structures) constitute approximately 21% of the total study area. Table D details the total number of parcels and acreage within each zoning category.~~

**Figure 150: Vicinity Zoning**

**Elk Grove Triangle Special Planning Area**



**Elk Grove Triangle Special Planning Area**





**Elk Grove Triangle Special Planning Area**

**Table-D  
DEVELOPED AND VACANT LAND COMPARISON**

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

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

**E. Manmade and Natural Hazards**

Flooding

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

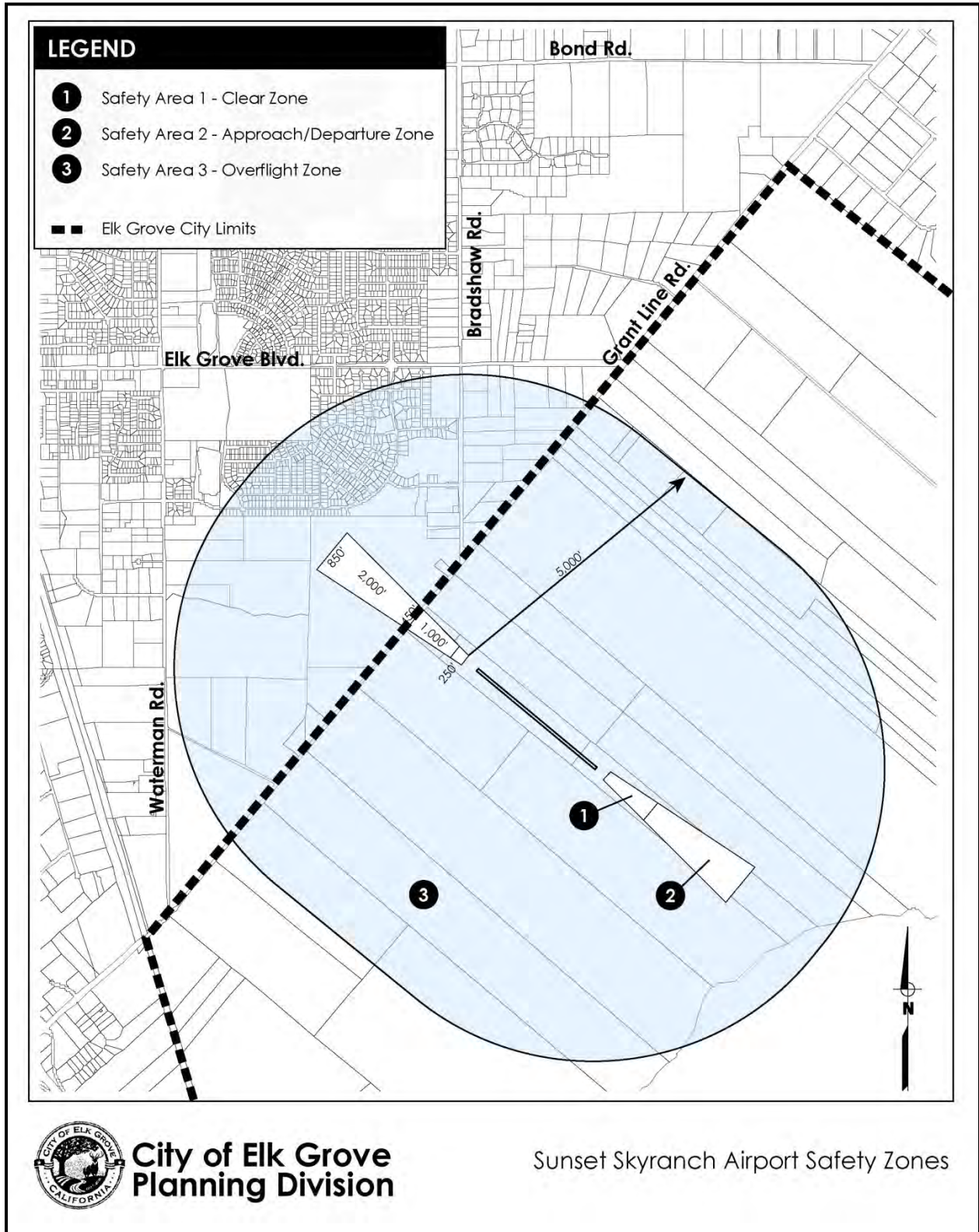
Sunset Skyranch Airport

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

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

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

Figure 11: Airport Influence Zones



|

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



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

- 1. Retain the rural character of the Triangle Area
- 2. Establish land use and development standards appropriate to the area
- 3. Encourage the orderly development of the Triangle area
- 4. Ensure the provision of adequate public services

following opportunities and constraints:

This SPA document also responds to the

Opportunities	Constraints
<ul style="list-style-type: none"> <li>5. Existing low density area</li> <li>6. Established rural character</li> <li>7. Large trees border streets</li> <li>8. East side borders agricultural area</li> <li>9. Soils are primarily silty loams, not considered Prime agricultural lands</li> <li>10. Minimal topographic features</li> <li>11. Water table relatively high, Water quality generally good</li> <li>12. Traffic levels low, roadway LOS high</li> <li>13. Ambient noise levels low, Nighttime light and glare minimal</li> </ul>	<ul style="list-style-type: none"> <li>1. Roads limited to public streets and driveways</li> <li>2. Minimal urban services exist</li> <li>3. Sanitary sewer near capacity</li> <li>4. Public water service limited</li> <li>5. Emergency access marginal</li> <li>6. Surface drainage poor; localized flooding fairly wide spread</li> <li>7. Capital improvement funding limited</li> </ul>

8. Street Access. Internal access within the Triangle area is currently limited to Jetmar Way, a ~~substandard County roadway with limited improvements~~, and Titan Road, Pavich Lane, and Butterfly Lane, which exist as private drives. EGMC Title 22 ~~of the Elk Grove Municipal Code~~ states that cul-de-sac streets are generally intended to serve a maximum of 20 dwelling units and have a maximum length of 600 feet. Jetmar Way far exceeds the 600 foot maximum length of cul-de-sac streets and serves sixteen existing residences.

9. Infrastructure. Utilities installations ~~are in progress~~ have occurred west of the Triangle area; however, the ~~only~~ extensions of water, sewer, storm drains and



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

## 5. Proposed Land Uses 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 ~~on one-acre lots~~, with limited commercial, recreational and institutional uses in support of the agricultural and residential uses. Further, the Land Use Plan is intended as a transition from the more urban portions of the City to the west, the Sheldon community to the north, and potential future development to the south across Grant Line Road.

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

### A. Residential Land Uses



Residential land uses in the Triangle area are proposed to consist primarily of single family homes on lots ~~of one-acre in size~~ ranging from 1/4 acre and 1/3 acre up to and exceeding one acre. It is anticipated that some portions of the Triangle area will retain larger lots.

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

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 rural character, and ~~to~~ should 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 ~~Use Map~~ Plan of this SPA.

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

| Figure ~~1211~~1211, on the following page, shows the land use plan for the Triangle area.

**Figure ~~1216~~: Land ~~Use~~-Plan**

**Elk Grove Triangle Special Planning Area**



- Notes:**
- 1) Potential Dwelling Units (D.U.) :  
701 D.U.  
30.7 Ac. Commercial Potential
  - 2) Land Use Diagram Only  
Plan does not include:
    - Water
    - Drainage
    - Sewer
    - Park
    - Gas
    - School
    - Electric
    - Trails
    - Roads

**Legend**

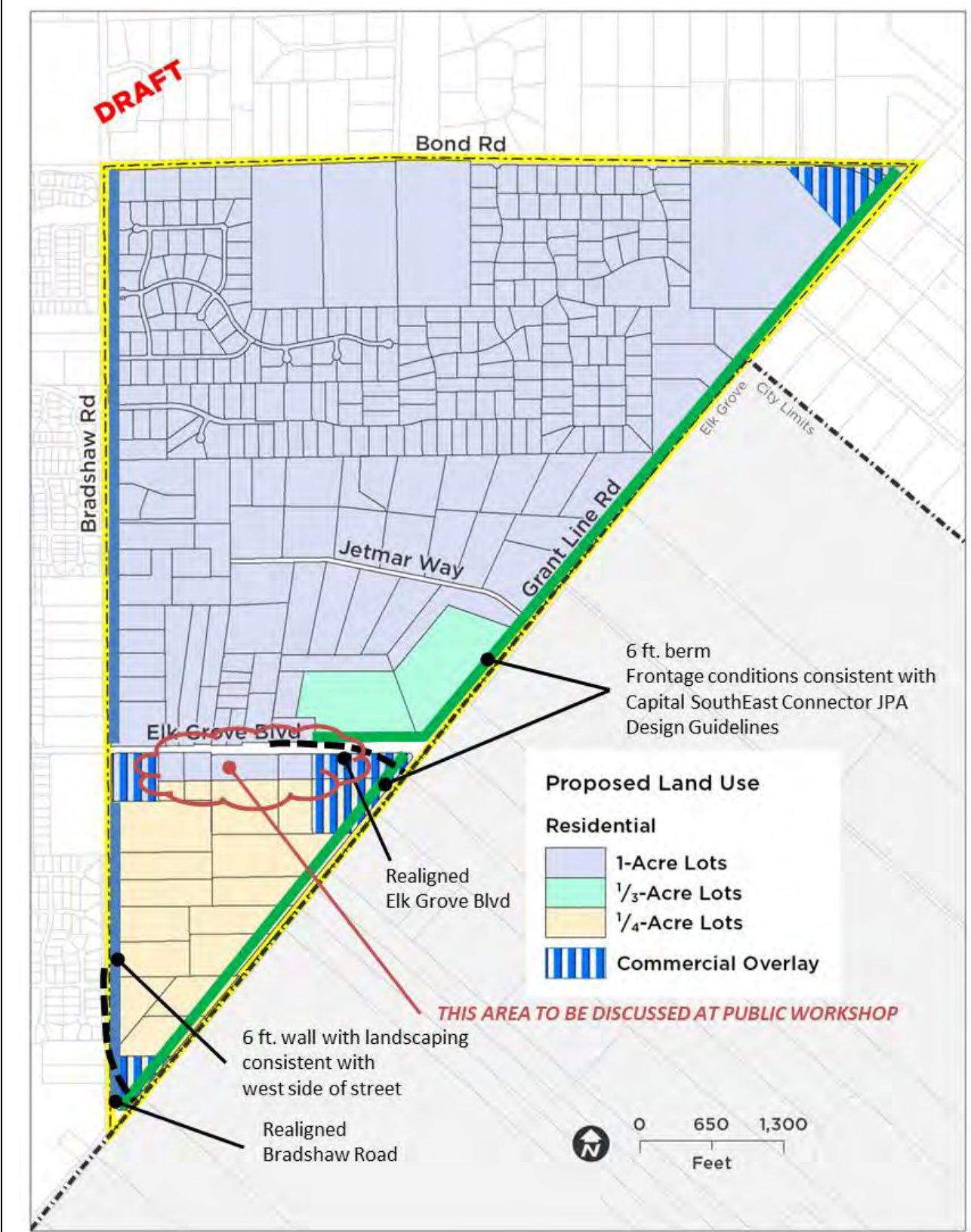
25' - 35' Corridor	Residential
35' + Corridor	Commercial Overlay



**City of Elk Grove  
Planning**



# Elk Grove Triangle Special Planning Area



## **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 ~~(or to purchase excess infrastructure capacity from other projects).~~

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 provide 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 ofr new tract subdivision home design; no public hearing is required and the designated approving authority is the Development Services Director.

Applicants for development projects in the Triangle area shall notify and engage with the community at the time of, or prior to, submitting an application for entitlement. Community engagement includes, but is not limited to, mailed notices, community meetings, and public workshops that encourage citizens to provide meaningful input. Applicants shall provide a written summary of this engagement as part of their application to the City, as these efforts will be reported to the approving authority as appropriate. The City may, at its discretion, schedule and hold additional community engagement meeting(s) at the applicant's expense.

## 8. Allowed Uses and Development Standards



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

regulations.

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

This section contains standards and regulations for the following topics:

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

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

### A. **Residential Uses**

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

Land Plan, there are three sub-areas within the Residential zone, based upon lot size/density – the 1-acre area, the 1/3-acre area, and the 1/4-acre area.

**1. Permitted, Conditionally Permitted, and Prohibited Land Uses**

**A. Residential Land Uses ~~and Structures~~**

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

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

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

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

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

~~Prohibited Uses and Structures~~



**Elk Grove Triangle Special Planning Area**

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

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

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

**Elk Grove Triangle Special Planning Area**

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

**2. Lot Sizes/Subdivision Standards**

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

**TABLE C  
RESIDENTIAL LOT SIZE STANDARDS**

<u>Lot Standard</u>	<u>1-acre</u>	<u>1/3-acre</u>	<u>¼-acre</u>
<u>Lot Area, Gross</u>	<u>1 acre</u>	<u>1/3-acre</u>	<u>¼-acre</u>
<u>Lot Depth (min.)</u>	<u>95 feet</u>	<u>95 feet</u>	<u>95 feet</u>
<u>Lot Width (min.)</u>	<u>75 feet</u>	<u>75 feet</u>	<u>65 feet</u>
<u>Street Frontage (min.)</u>	<u>75 feet</u>	<u>75 feet</u>	<u>65 feet</u>

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

**TABLE D**  
**PERIMETER BUFFER STANDARDS**

<b><u>Standard</u></b>	<b><u>1-acre Area</u></b>	<b><u>1/3-acre Area</u></b>	<b><u>¼-acre Area</u></b>
<b><u>Perimeter Buffer</u></b>	<b><u>75 feet</u></b>	<b><u>As determined through subdivision design review</u></b>	

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

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

~~Lot Width: 75 feet minimum.~~

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

**3. Setbacks**

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

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

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

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

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

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

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

**TABLE E**  
**SETBACK STANDARDS**

Setback (minimum)	<u>1-acre Area</u>			<u>1/3-acre and 1/4-acre Areas</u>	
	<u>Special Subdivisions (Silver Gate, Kapalua, and Van Ruiten Acres)</u>		<u>All Other Residential Land-Uses Areas</u>	<u>Primary</u>	<u>Accessory</u>
	<u>Primary</u>	<u>Accessory</u>	<u>Both Primary and Accessory</u>		
Front	20 feet	20 feet	20 feet	<u>20 feet</u>	<u>See EGMC 23.46 (Accessory Structures)</u>
Rear	25 feet	5 feet	25 feet	<u>20 feet</u>	
Side, Interior Lot	5 feet	5 feet	• Structures up to <del>15-16</del> feet in height shall be set back at least 10 feet from side property lines.	<u>7.5 feet</u>	
Street Side, Corner Lot	12.5 feet	12.5 feet	• Structures more than <del>15-16</del> feet in height shall be set back at least 20 feet from side property lines	<u>15 feet</u>	

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

**4. Building heights**

~~Principal Structures and Residential Second Units:~~

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

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

**TABLE F**  
**BUILDING HEIGHTS**

<u>Building Height</u>	<u>1-acre Area</u>		<u>1/3-acre Area</u>	<u>1/4-acre Area</u>	
	<u>Lots &lt; 2 gross acres</u>	<u>Lots ≥ 2 gross acres</u>		<u>Generally</u>	<u>Lots Abutting Key</u>

**Elk Grove Triangle Special Planning Area**

					<b>Roads<sup>1</sup></b>
<u>Primary Structure and Detached Accessory Units</u>	<u>25 feet or 1 story</u>	<u>30 feet or 2 stories</u>	<u>25 feet or 1 story</u>	<u>30 feet or 2 stories</u>	<u>25 feet or 1 story</u>
<u>Accessory Structures</u>	<u>16 feet by right; may exceed this standard up to the height of the primary structure upon approval of a Minor Design Review</u>				

Notes:

1. "Lots Abutting Key Roads" means those lots directly abutting Elk Grove Boulevard and Grant Line Road.

**5. Site coverage**

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

**TABLE G  
SITE COVERAGE LIMITS**

<b>Standard</b>	<b>1-acre Area</b>	<b>1/3-acre Area</b>	<b>¼-acre Area</b>
<u>Site Coverage</u>	<u>20%</u>	<u>45%</u>	<u>50%</u>

**6. Parking**

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

**7. Provision of ~~open space~~parkland**

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

**8. Grading**

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



**9. Signs**

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

- ~~1. Signs identifying property for sale or lease, consistent with the Elk Grove Zoning Code. Such signs may be posted only on the property being offered for sale or lease. Signs shall be limited to one (1) per road frontage, and may not exceed 32 square feet each.~~

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

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

**10. Non-conforming uses, structures, and signs**

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

**11. Accessory Structures**

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

**B. Commercial Uses**

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

**1. Review and Approval for Commercial Development**

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

- ~~1. Approval of a Conditional Use Permit for any proposed commercial center in the Commercial Overlay district;~~
- ~~2. Development Plan Review~~Design Review for the development of commercial structures, pursuant to EGMC Section 23.16.080 (Design Review); and
- ~~3. Conditional Use Permits~~ for any commercial use specifically listed in the following section 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 ~~center development~~ shall consider the suitability of the proposed development for its site and surroundings, and whether the proposed development can be supported by market demand in combination with other existing and approved commercial developments in the Triangle and vicinity.

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

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

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

- ~~1. Building materials~~
- ~~2. Colors~~
- ~~3. Hours of operation~~
- ~~4. Lighting~~
- ~~5. Uses and types of businesses~~
- ~~6. Site layout, including buildings, parking, landscaping, loading and trash areas, street access, pedestrian access, utility locations, etc.~~

~~7. Outdoor storage~~

**2. Permitted, Conditionally Permitted, and Prohibited Land Uses**

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

<u>Land Use</u>	<u>Permit Requirements</u>	<u>Specific Use Regulations</u>
<b><u>Retail, Service, and Office Uses</u></b>		

**Elk Grove Triangle Special Planning Area**

<u>Land Use</u>	<u>Permit Requirements</u>	<u>Specific Use Regulations</u>
<u>Agricultural Tourism</u>	<u>P</u>	
<u>Alcoholic Beverage Sales</u>	<u>CUP</u>	
<u>Building Materials Stores and Yards</u>	<u>P<sup>1</sup></u>	
<u>Business Support Services</u>	<u>P</u>	
<u>Convenience Stores</u>	<u>P<sup>1</sup></u>	<u>EGMC Chapter 23.86</u>
<u>Drive-In and Drive-Through Sales and Service</u>	<u>N</u>	
<u>Garden Center/Plant Nursery</u>	<u>P<sup>1</sup></u>	
<u>Grocery Store</u>	<u>P<sup>1</sup></u>	<u>EGMC Chapter 23.86</u>
<u>Liquor Stores</u>	<u>N</u>	
<u>Neighborhood Market</u>	<u>P<sup>1</sup></u>	<u>EGMC Chapter 23.86</u>
<u>Offices, Business and Professional</u>	<u>P</u>	
<u>Personal Services</u>	<u>P</u>	
<u>Restaurants</u>	<u>CUP<sup>2, 3</sup></u>	<u>EGMC Chapter 23.86</u>
<u>Retail, General, Medium Format</u>	<u>N</u>	<u>EGMC Chapter 23.74, 23.86</u>
<u>Retail, General, Small Format</u>	<u>P<sup>1</sup></u>	<u>EGMC Chapter 23.74, 23.86</u>
<b><u>Automobile and Vehicle Uses</u></b>		
<u>Auto and Vehicle Rental</u>	<u>N</u>	
<u>Auto and Vehicle Sales</u>	<u>N</u>	
<u>Auto Parts Sales</u>	<u>N</u>	
<u>Car Washing and Detailing</u>	<u>CUP</u>	
<u>Fueling Station</u>	<u>CUP</u>	<u>EGMC Chapter 23.72</u>
<u>Vehicle Services – Major</u>	<u>N</u>	
<u>Vehicle Services – Minor</u>	<u>N</u>	

Notes:

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

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

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

~~a. Food~~

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

~~10. Restaurants, such as:~~

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

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

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

~~Conditionally Permitted Uses:~~

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

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

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

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

~~16. Retail establishments selling alcoholic beverages~~

~~17. Outdoor storage of goods~~

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

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

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

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

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



**3. Setbacks**

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

**4. Building heights**

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

**5. Site Coverage**

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

**6. Parking**

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

- ~~1. Commercial uses shall meet, but not exceed, the parking requirements of the Elk Grove Zoning Code with regard to the number of parking spaces.~~
2. Compact parking spaces shall not be permitted.
3. Consideration shall be given to providing parking for vehicles towing horse trailers.

**7. Provision of open space**

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

**8. Grading**

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

**9. Signs**

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

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



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

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

- ~~1.~~ Except as necessary to comply with state law regarding the posting of gasoline prices, no changeable copy shall be permitted on any sign.
- ~~2.~~ No animated or flashing displays, LED or similar displays, or moving parts of any kind shall be permitted on any sign.
- ~~3.~~ No building-mounted sign may be mounted on a pitched roof.
- ~~4.~~ No building-mounted sign may extend above the roofline of the building.
- ~~5.~~ No internally illuminated or backlit signs shall be permitted. Signs may be externally illuminated only.
- ~~6.~~ Signs may not be illuminated after the hours of operation of the business.

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

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)~~Elk Grove Zoning Code~~.

**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:

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

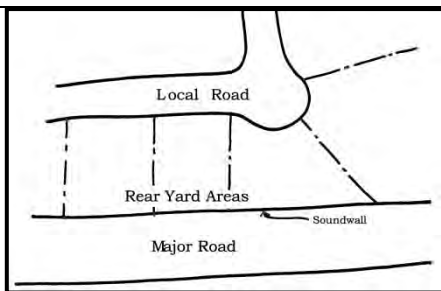
The following regulations shall apply to agricultural uses:

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

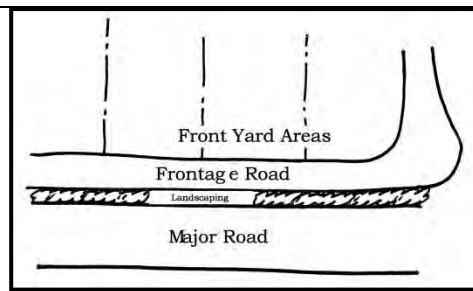
**D. Site Planning**

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

1. Subdivisions shall be subject to all applicable provisions of the City of Elk Grove’s “Single Family Residential Design Guidelines,” including guidelines related to the design of subdivisions and residential units and planning for subdivision maps, and architecture for master home plans.
2. In order to accommodate any further development within the area, existing roads and driveways shall be interconnected. The street system shall be designed to take advantage of existing property lines, driveway locations and road patterns to maximize access and diffuse traffic within the neighborhood, improving vehicle circulation through the area.
3. The street pattern shall be designed to establish a local hierarchy of roads that incorporates residential collector streets providing direct and indirect connections within the neighborhood and integrating with surrounding street networks and neighborhoods.
4. Residential streets may be designed with linear/grid pattern, curvilinear, and/or short cul-de-sac streets.
5. Local residential roads shall be constructed to Class ‘C’ standards, which provide a forty foot wide cross section, no curbs or sidewalks. Drainage swales on either side of such streets shall be designed to convey surface drainage through the area and into major improved channels. Street lighting shall be limited to intersections, or as otherwise determined by the City, for safety purposes and shall be of a scale and character fitting with the rural character.
6. Lot patterns shall be designed to optimize solar orientation, maximize privacy and minimize exposure to street noise for residential structures and outdoor living areas.
7. Except as otherwise illustrated on the Land Plan or elsewhere in this SPA, subdivisions ~~shall~~ should be designed so that lots at the outer edges of the subdivision are oriented so that their front yards are oriented toward adjacent properties. The creation of subdivisions which orient rear yards toward streets and/or adjacent properties shall be discouraged. The illustrations below show examples of undesirable (left) and desirable (right) lot layouts. *As discussed earlier in this SPA, variation in front yard setbacks is encouraged.*



Lot layout to be avoided—lots back onto



Example of a desired lot layout—front yards face outward, and installation of a



major roadway, requiring installation of a sound <del>_</del> wall.	sound <del>_</del> wall is avoided.
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**E. Architectural Regulations and Guidelines**

**Walls, ~~and~~ Fences, ~~and~~ Berms**

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

- 1. Solid walls and fences shall be permitted ~~only~~ where necessary to meet the requirements of the ~~Uniform~~ Building Code (such as to enclose swimming pools) or for safety purposes.
- 2. Fences may not be constructed of solid metal or similar materials.
- Open fencing is specifically encouraged.
- 3. Berms should only be used along major arterials (for example, Grant Line Road) and at intersections.

**Commercial Buildings**

Building Materials and Construction

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

Lighting

- 9. Lighting for walks and parking areas should be small in scale and used to illuminate signs, displays and pedestrian paths. High intensity lighting in parking lots and along roadsides should be discouraged.
- 10. Maximum height for all freestanding lighting fixtures shall be ten (10) feet.
- 11. Historical or ornamental lighting shall be encouraged.

12. Lighting should be cast down on paths; care should be taken to avoid a daylight effect. Commercial lighting shall be designed so that light does not spill onto adjacent properties or roadways.

### Landscaping

All commercial uses shall provide the following minimum landscaped areas:

13. Adjacent to any roadway, a minimum landscaped area of 25 feet in width shall be provided, unless a wider landscaped area is required ~~per~~pursuant to the Land Use ~~Map~~Plan of this SPA. Parking, loading, ~~and~~ vehicular circulation may not be provided in this landscaped area, except for driveways to and from the public right-of-way. Driveways may cross this landscaped area.
1. Adjacent to any residential uses, a minimum landscaped area of at least 25 feet in width shall be provided. This buffer ~~may~~shall include trees, shrubs, berms, open fencing, ~~etc., or other similar features, as approved through the Design Review process,~~ to reduce glare and other impacts to the residential use. Parking, loading, ~~and~~ vehicular circulation may not be provided in this buffer area.

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

### **Miscellaneous Provisions**

1. All new electrical and telecommunications services shall be installed underground, except for 69 kV lines or greater.

## **I9. 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 ~~some~~ 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:

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

6. Roadways shall provide access and capacity sufficient to serve all properties adjacent to or crossed by the roadway. (Capacity shall assume development of all parcels at a density of one unit per gross acre.)
7. Consistent with policies in the Elk Grove General Plan, the following shall apply:
  1. Financial assurances sufficient to provide for the construction of all new roadways and/or roadway widenings shall be provided ~~prior to the approval of any tentative~~ in conjunction with any subdivision map or commercial development in the Triangle area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies equal to 110% of the total cost of roadway improvements; the City shall have sole discretion to determine the adequacy of the financial assurance
  - o Roadways needed to serve new development shall be either constructed or reconstructed – secured (at the discretion of the City) to the City's satisfaction prior to the recordation of any subdivision map or ~~or~~ the issuance of building permits for any commercial building.
  2. Bicycle and trail facilities shall be constructed as part of future development and arterial roadway improvements, consistent with the City's Bicycle, Pedestrian, and Trails Master Plan.

### B. Storm Drainage

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

8. New storm drainage systems shall meet all of the City's standard requirements, and shall provide for protection from 100-year flooding and requirements to reduce urban runoff pollution.
9. Local storm drainage construction is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type. Developers may desire to utilize land secured financing, in a form consistent with City policies, in order to finance the construction of these facilities.
10. All storm drainage systems shall be designed to the City's satisfaction. New storm drainage systems shall provide sufficient capacity to accommodate flows from the subject property and other tributary properties within the same shed area, and shall ensure that a logical, efficient storm drainage system is constructed.
11. Storm drainage systems shall provide capacity sufficient to serve all properties adjacent to or crossed by the drainage system. (Capacity shall

assume development of all parcels at a density ~~of one unit per gross acre~~consistent with this SPA.)

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

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

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

### **C. Sewage disposal**

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

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

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

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

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

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

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



shall have sole discretion to determine the adequacy of the financial assurance

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

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

**D. Water supply**

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

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

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

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

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

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

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

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

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

## **E. Parks and Recreation**

Public parks in the Triangle area will be provided by the ~~Elk Grove~~ Cosumnes Community Services District (CCSD). At the time of this SPA's preparation, no formal plan to construct a public park in the Triangle area 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.

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.

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

## **F. School Facilities**

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

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

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