



# CITY OF ELK GROVE CITY COUNCIL STAFF REPORT

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

**MEETING DATE:** January 23, 2019

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

**DEPARTMENT HEAD:** Jason Behrmann, City Manager

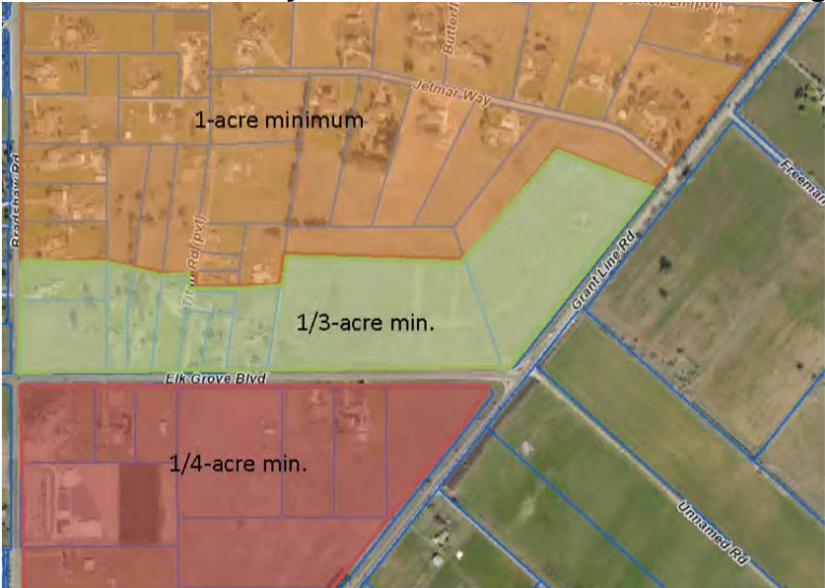
**RECOMMENDED ACTION:**

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

**BACKGROUND INFORMATION:**

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

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



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

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

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

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

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

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

### **PLANNING COMMISSION SUMMARY:**

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

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

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

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

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

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

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

**ANALYSIS/DISCUSSION:**

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

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

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

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

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

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



**Figure 1: Existing Conditions**



**Figure 2: 1-Acre Front-On Lots**



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



**Figure 3: 1/3-acre Lots with Berm**



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

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

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

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

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

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

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

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

**ALTERNATIVE ACTIONS:**

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

**FISCAL IMPACT:**

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

**ATTACHMENTS:**

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



## Planning Commission Staff Report

December 6, 2018

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

### Staff Recommendation

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

### Project Description

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

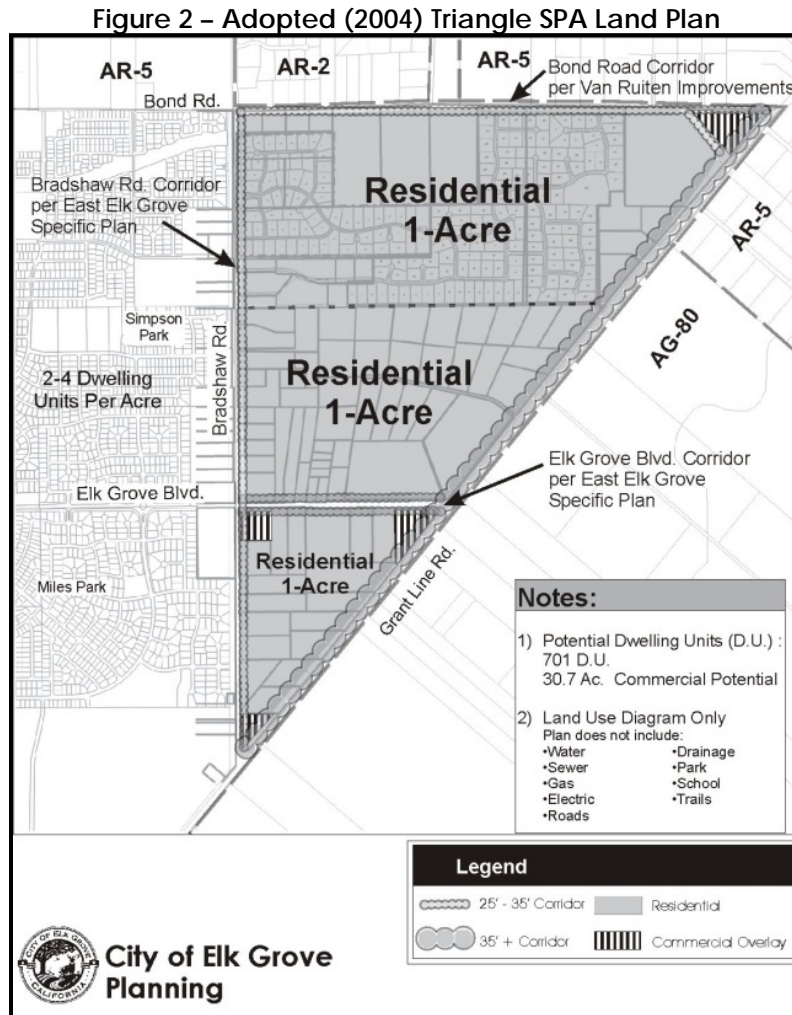
### Project Setting/Background

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

Figure 1– Location of the Triangle SPA

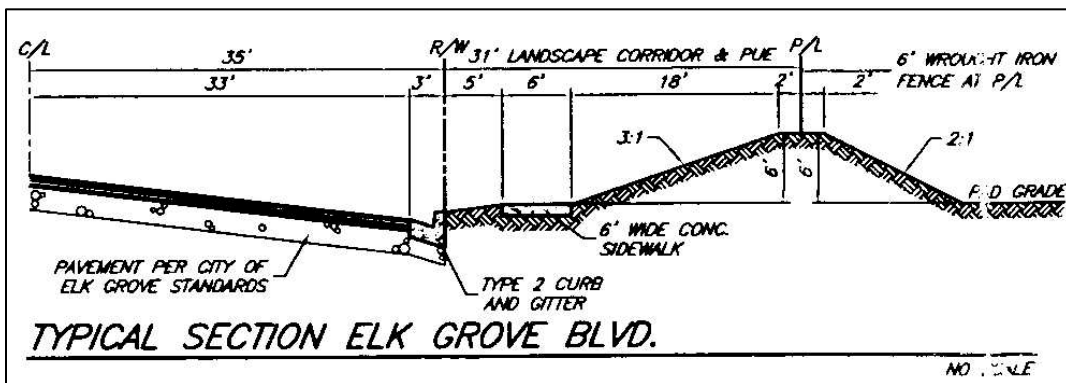
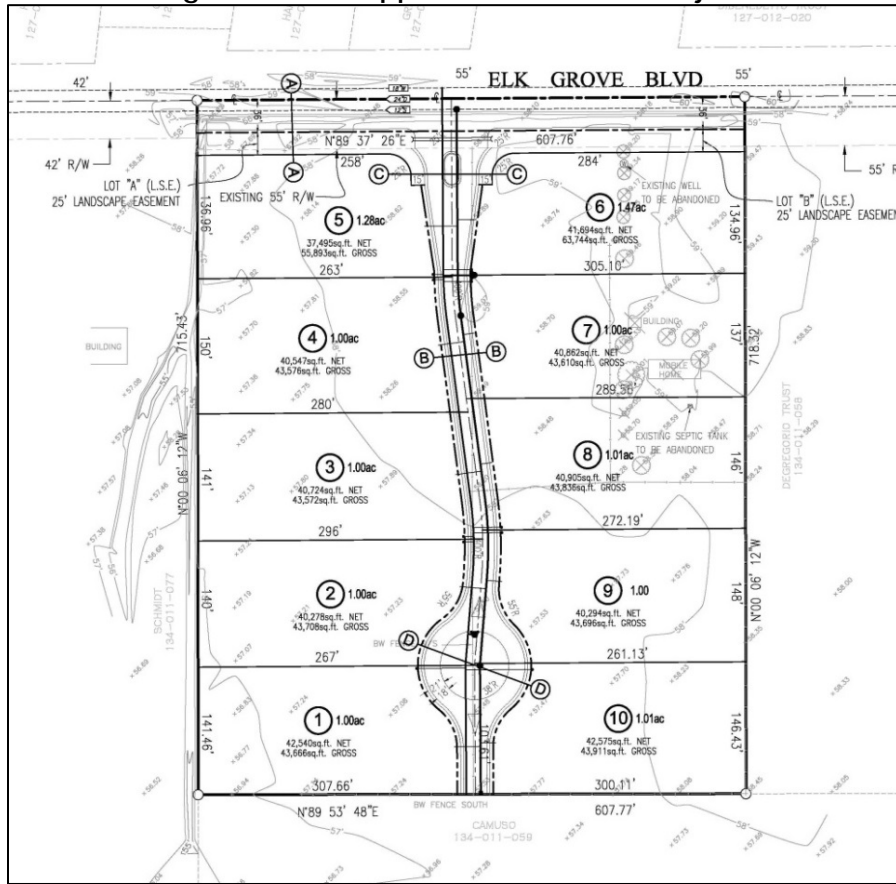


During the 2003 General Plan process, the Triangle area was discussed numerous times. Issues focused on the future of the area as either part of the more rural Sheldon area—where lots of at least two acres are retained and sewer service is prohibited to retain large lot sizes—or as a more “suburban”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



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

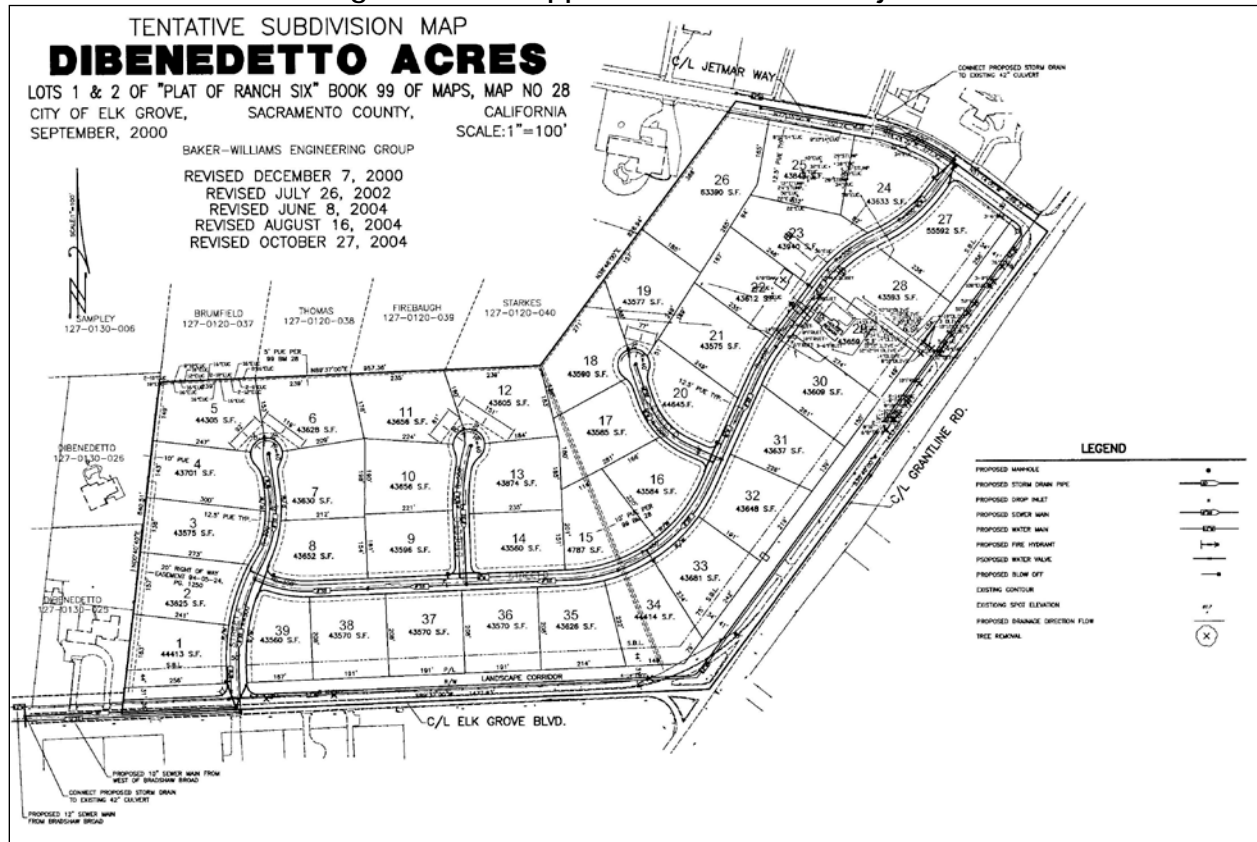
Figure 3 – 2006 Approved Brownwood Project



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



Figure 4 – 2007 Approved Di Benedetto Project

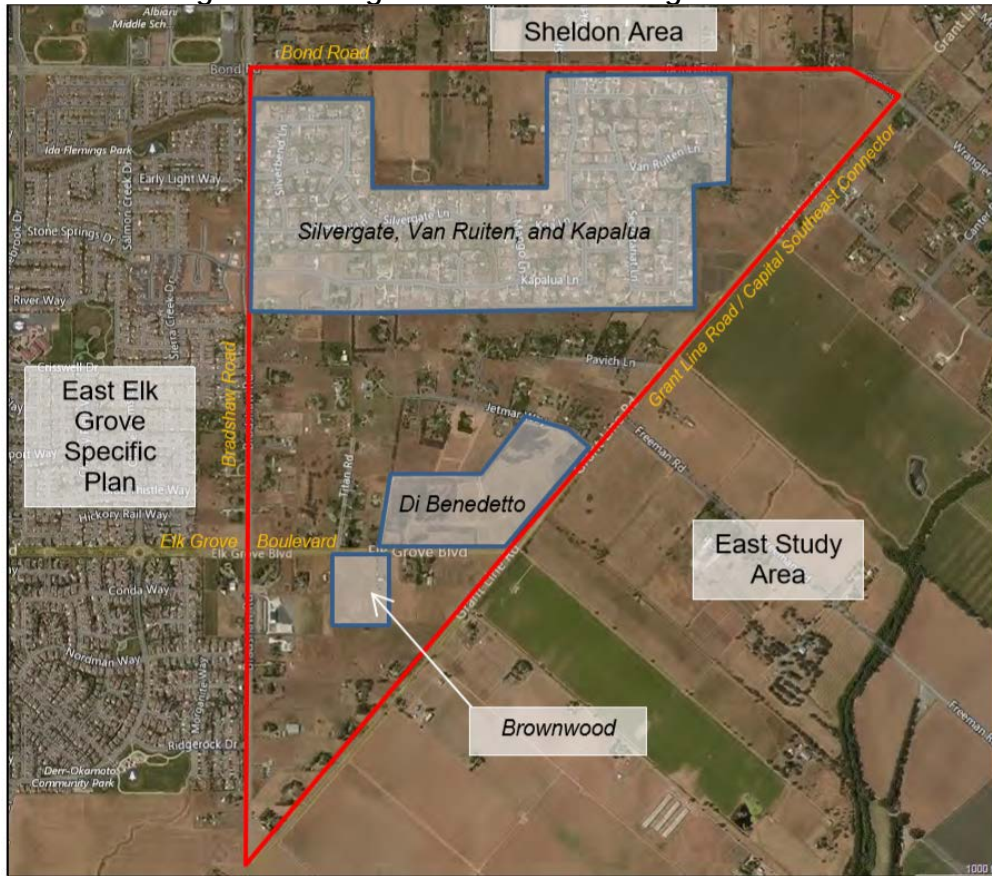


Consistent with the Triangle SPA and City standards, these projects were conditioned to provide frontage improvements along both Elk Grove Boulevard and Grant Line Road (as applicable) and extend public water and sewer service from the nearest point of connection approximately 1,500 feet to the west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

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



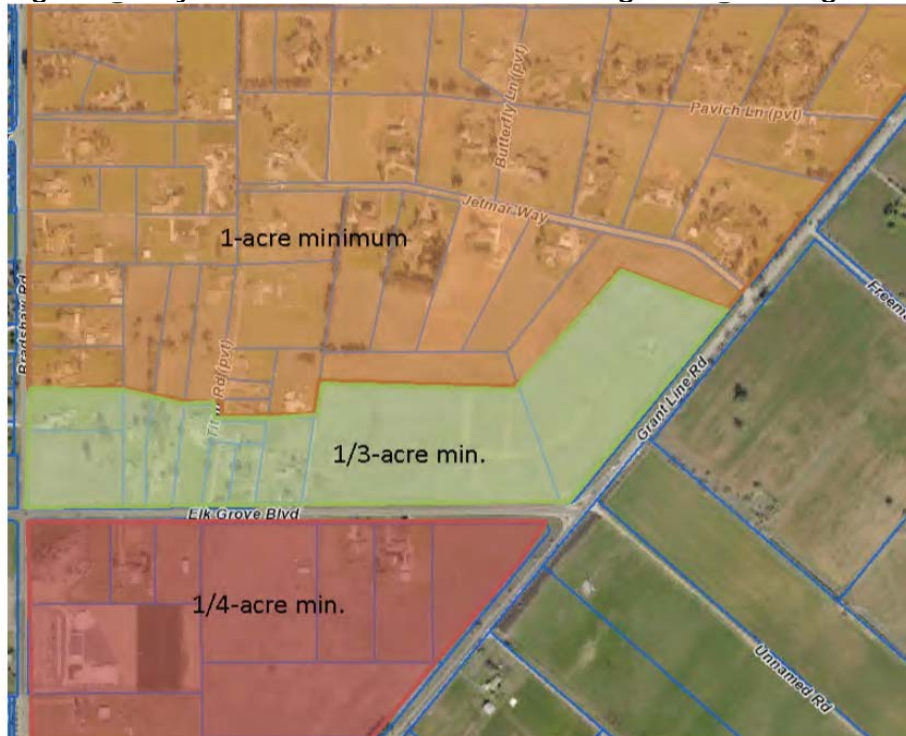
Figure 5 – Triangle SPA and Surrounding Conditions



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

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

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



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

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

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

### **Analysis**

#### **Process and Initial Outreach**

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

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

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

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

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

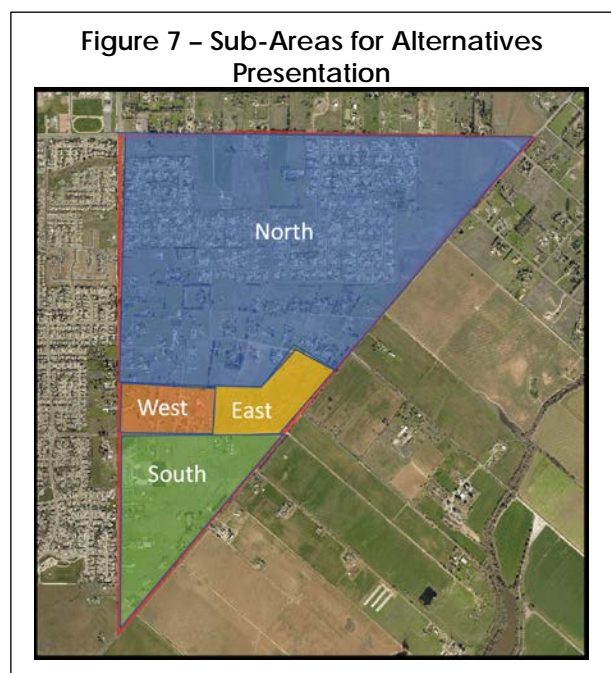
- Desire to see a range of land plan alternatives for discussion;
- Berms should only be along Grant Line Road;
- Consider larger lots along Elk Grove Boulevard with front-on orientation (no berm/wall);
- Include front-on lots along Jetmar Way;
- Back of Di Benedetto property should be lots, not a street.

### Alternative Land Plan Options

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

#### North Sub-Area

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



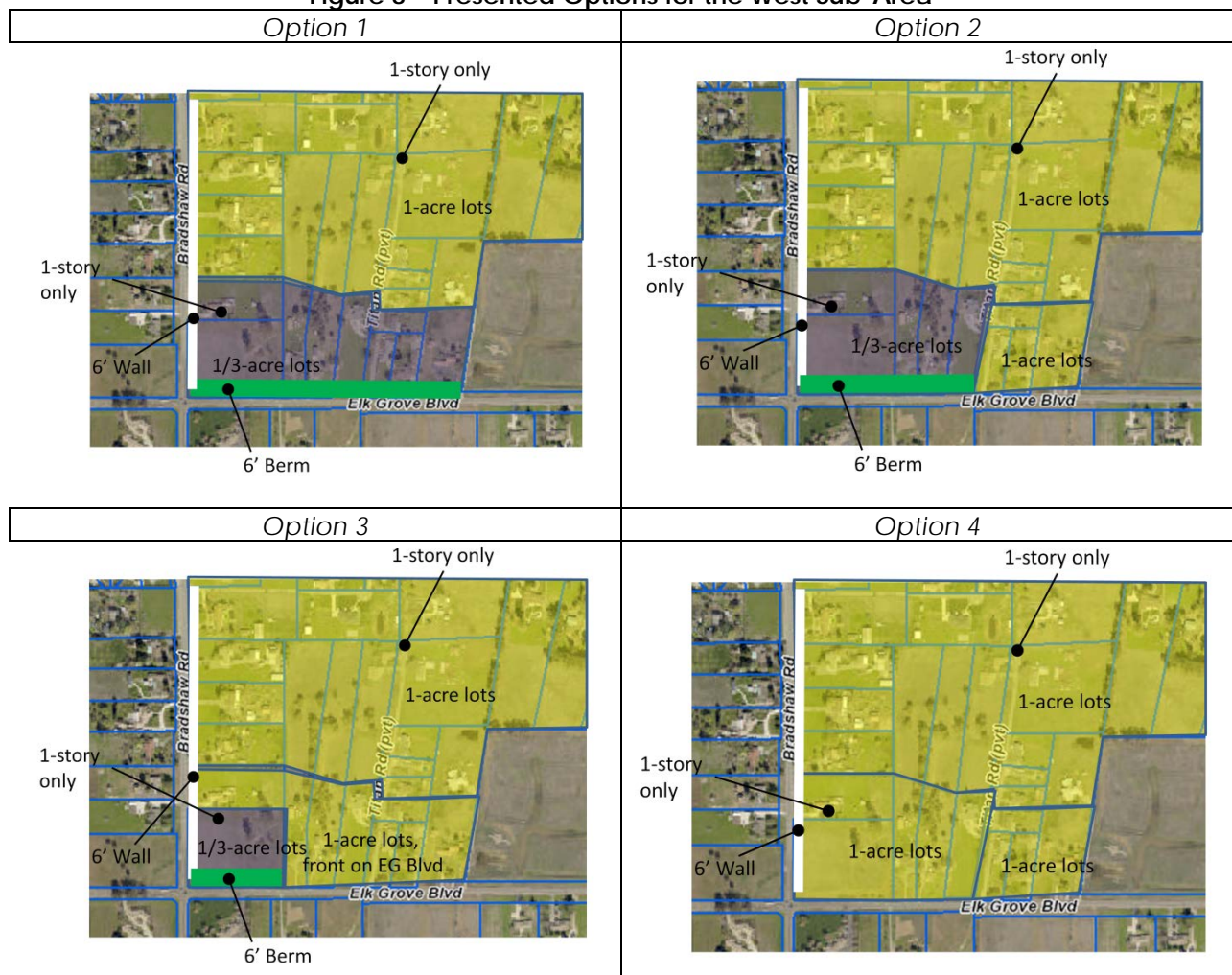


development standards for this area, retaining the minimum one-acre lot size for new development. This is consistent with the prior Council direction. No concerns were raised during the workshop.

West Sub-Area

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

**Figure 8 – Presented Options for the West Sub-Area**

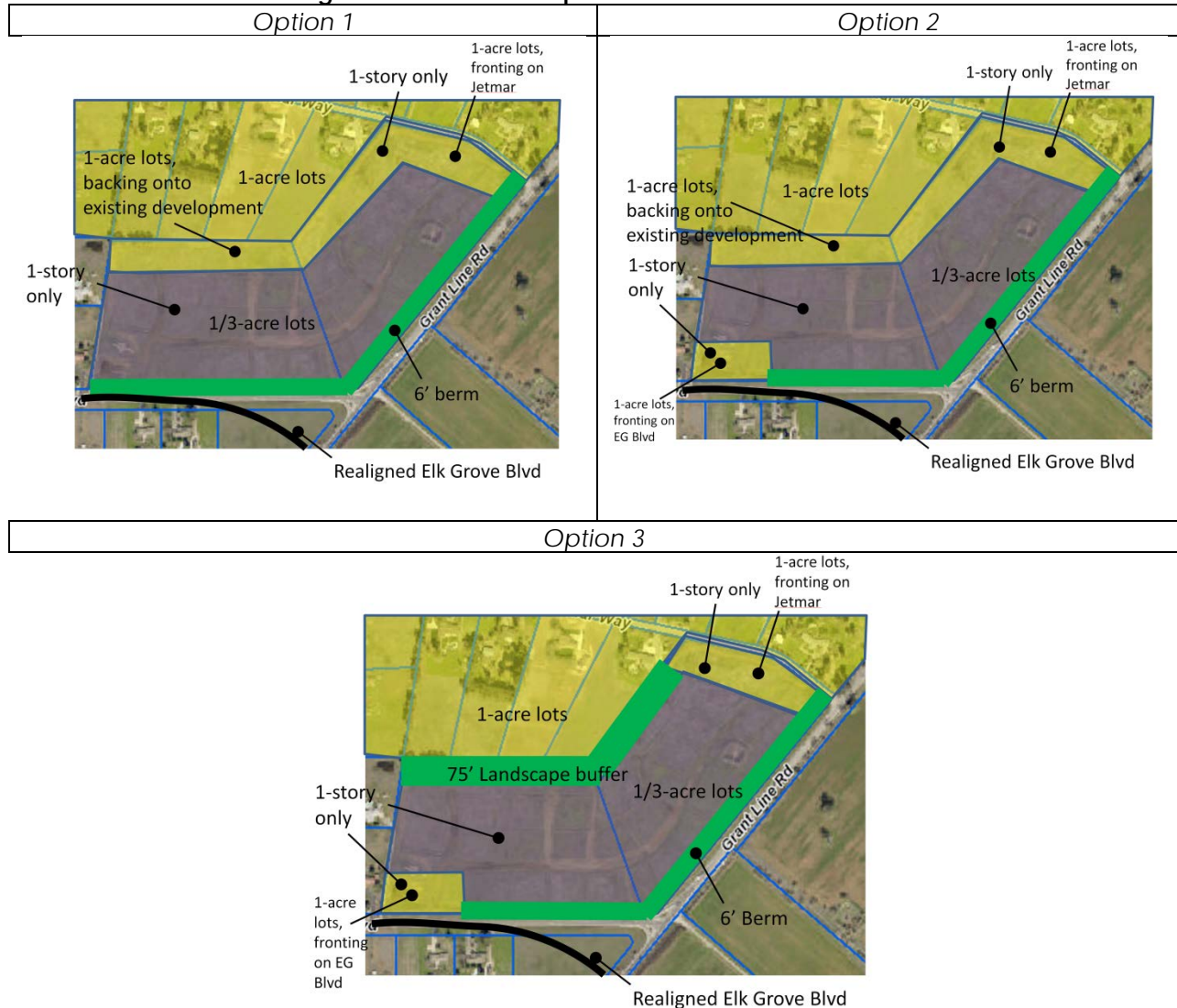


East Sub-Area

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

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

**Figure 9 – Presented Options for the East Sub-Area**



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

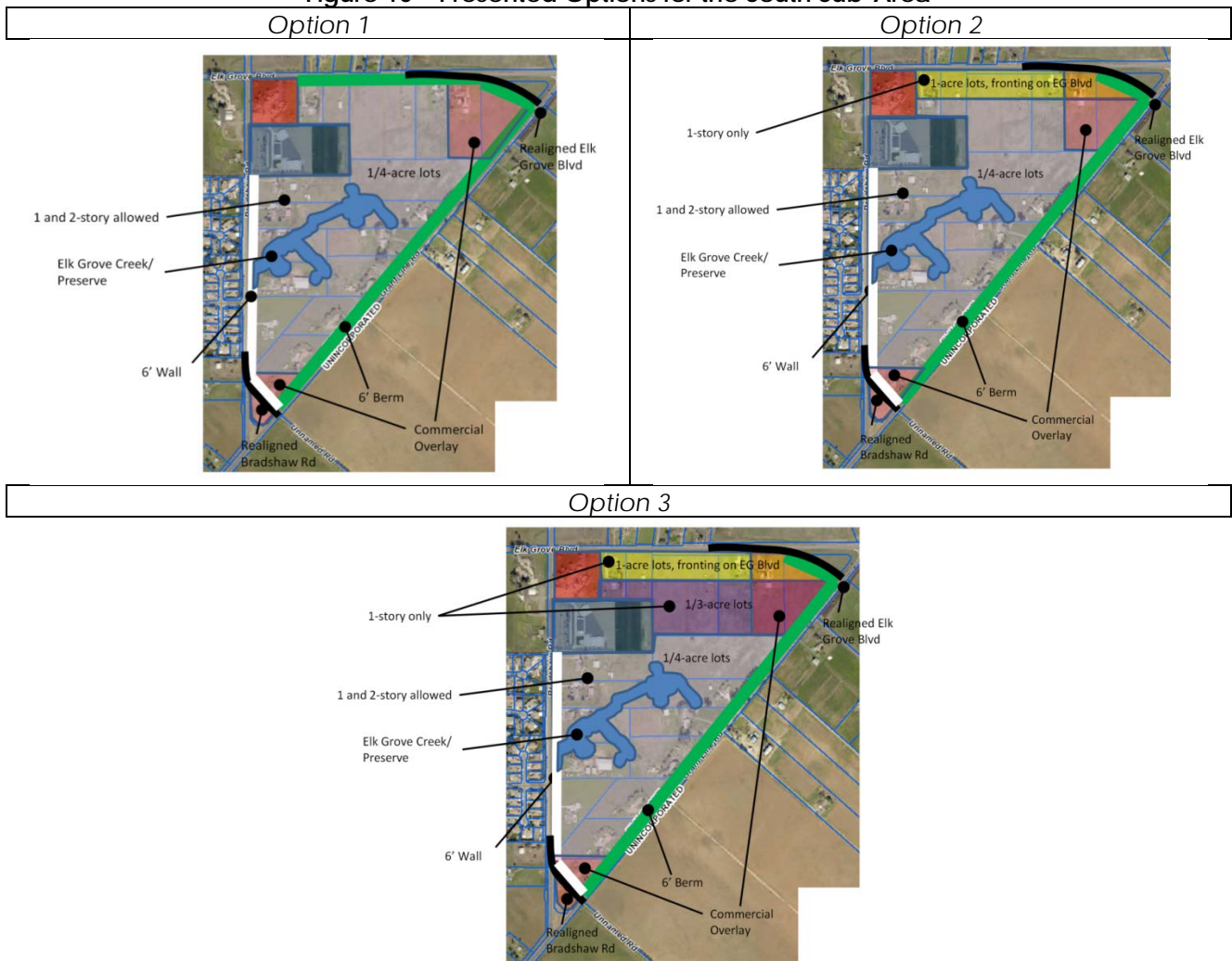
Staff also received comment during the meeting about the potential conflict along the western property line adjoining two existing homes. The commenter noted that in the prior approvals for the site, there were five, one-acre homes that backed onto the shared property line and that the Council direction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

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

South Sub-Area

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

**Figure 10 – Presented Options for the South Sub-Area**



Feedback at the February meeting focused on three key elements:

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

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

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

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

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

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



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



*Simulated Conditions*





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

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

#### Land Plan

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

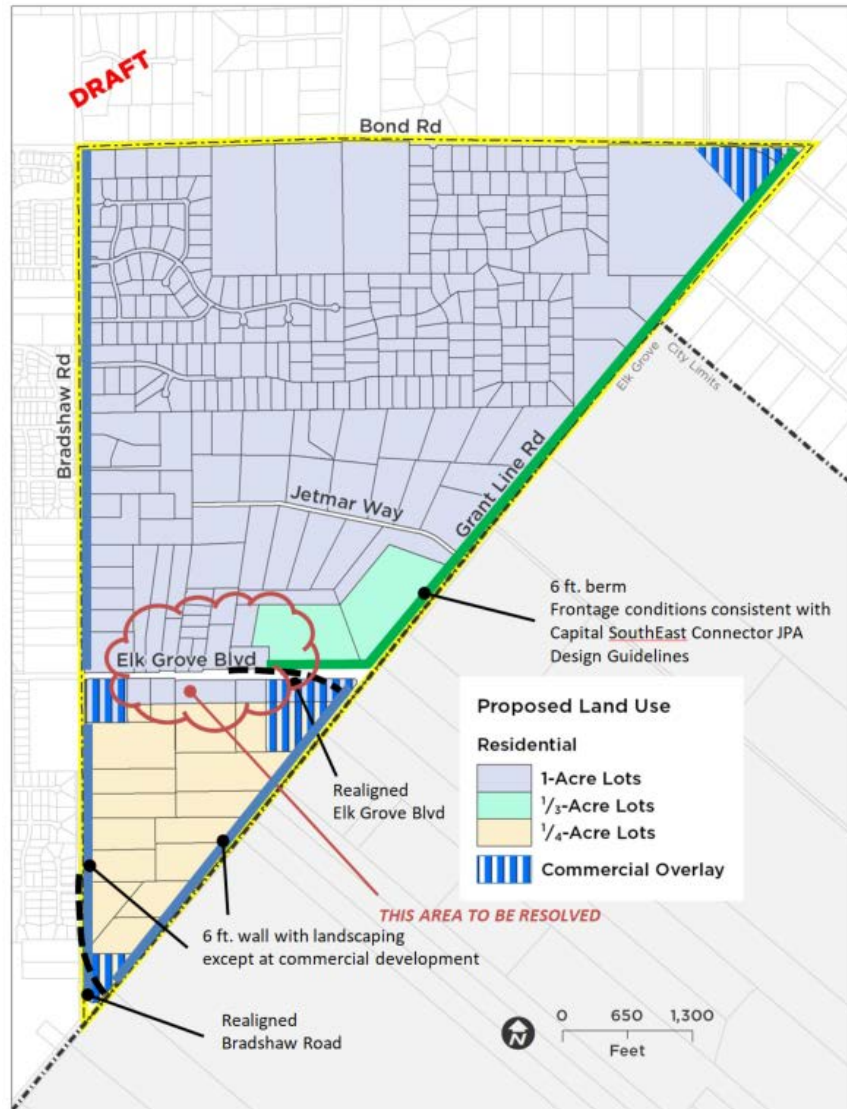
- The West Sub-Area is shown as all one-acre lots, consistent with Option 4 from the February workshop.
- The East Sub-Area is shown with a collection of 1/3-acre and one-acre lots, based upon Option 2 from the February workshop, with the addition that one-acre lots are provided along the westerly property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

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

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

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

Figure 12 – Draft Triangle SPA Land Plan Update



Draft Triangle SPA Revisions

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

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

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

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

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

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

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

**Planning Commission Direction**

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

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

### **Environmental Analysis**

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA.

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

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

### **Attachments**

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

# Elk Grove Triangle Special Planning Area



Prepared by

**City of Elk Grove**

**December 2018**

**Public Draft Revisions**

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

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**[to be updated when amendments finalized]**

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## 1. INTRODUCTION



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

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

~~provided in Figure 3.~~

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

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

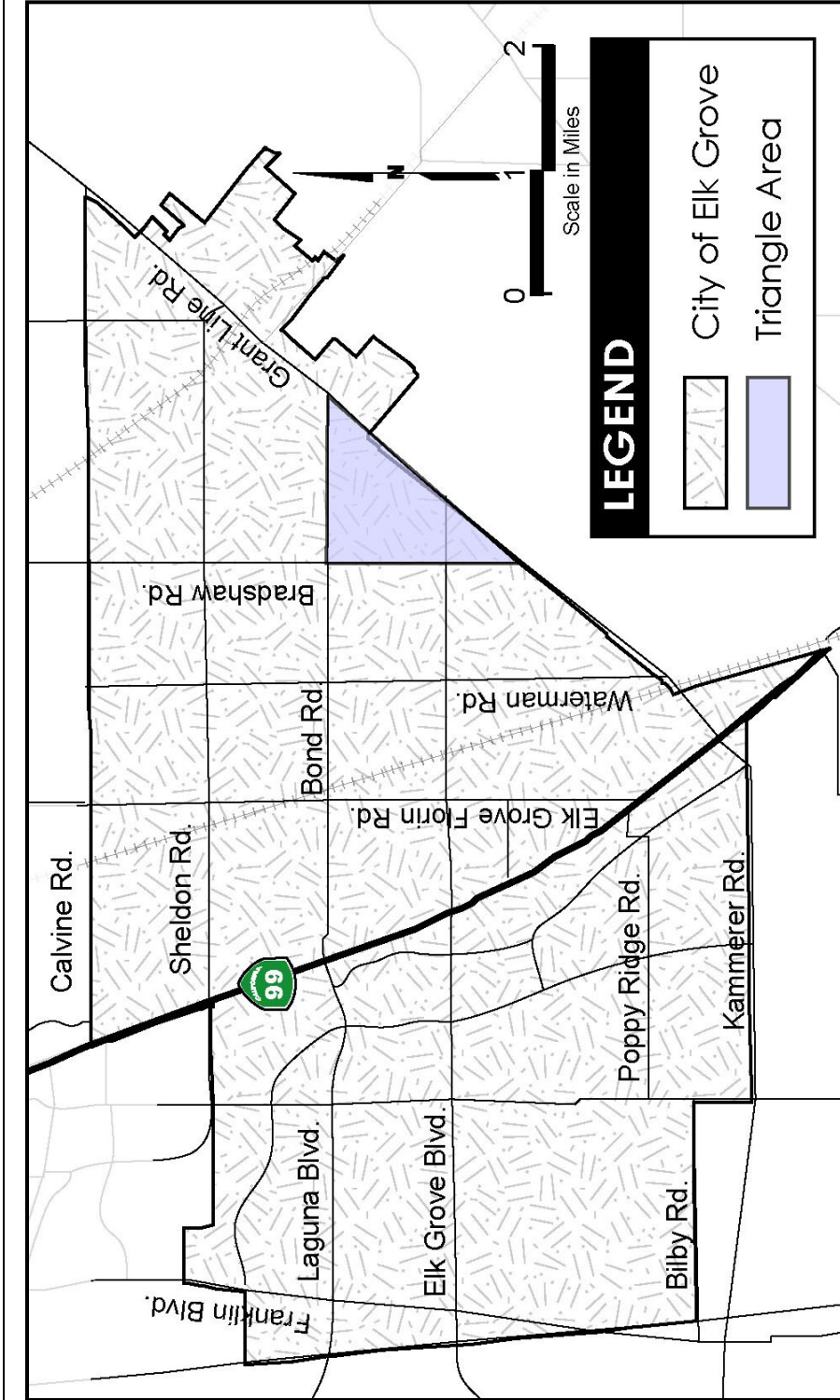
This SPA document implements ~~this portion of the General Plan~~the policies of the General Plan, including the Eastern Elk Grove Community Plan, by establishing development standards and procedures in keeping with the development capacity and policies of the General Plan.

### **History of the Triangle SPA**

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

**Figure 1: Vicinity Map**

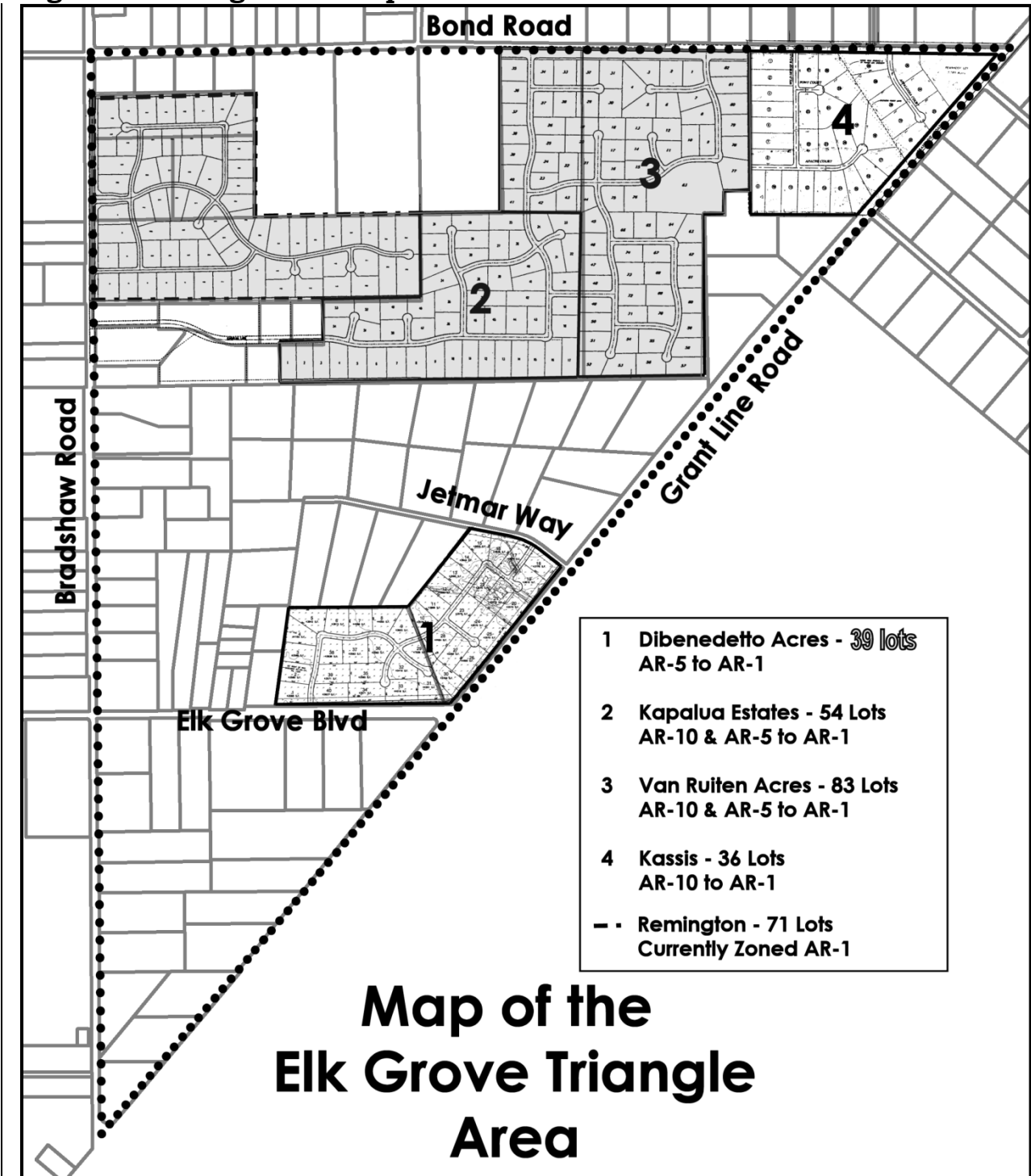
**Elk Grove Triangle Special Planning Area**



**Elk Grove Triangle Special Planning Area**



Figure 2: Triangle Area Map

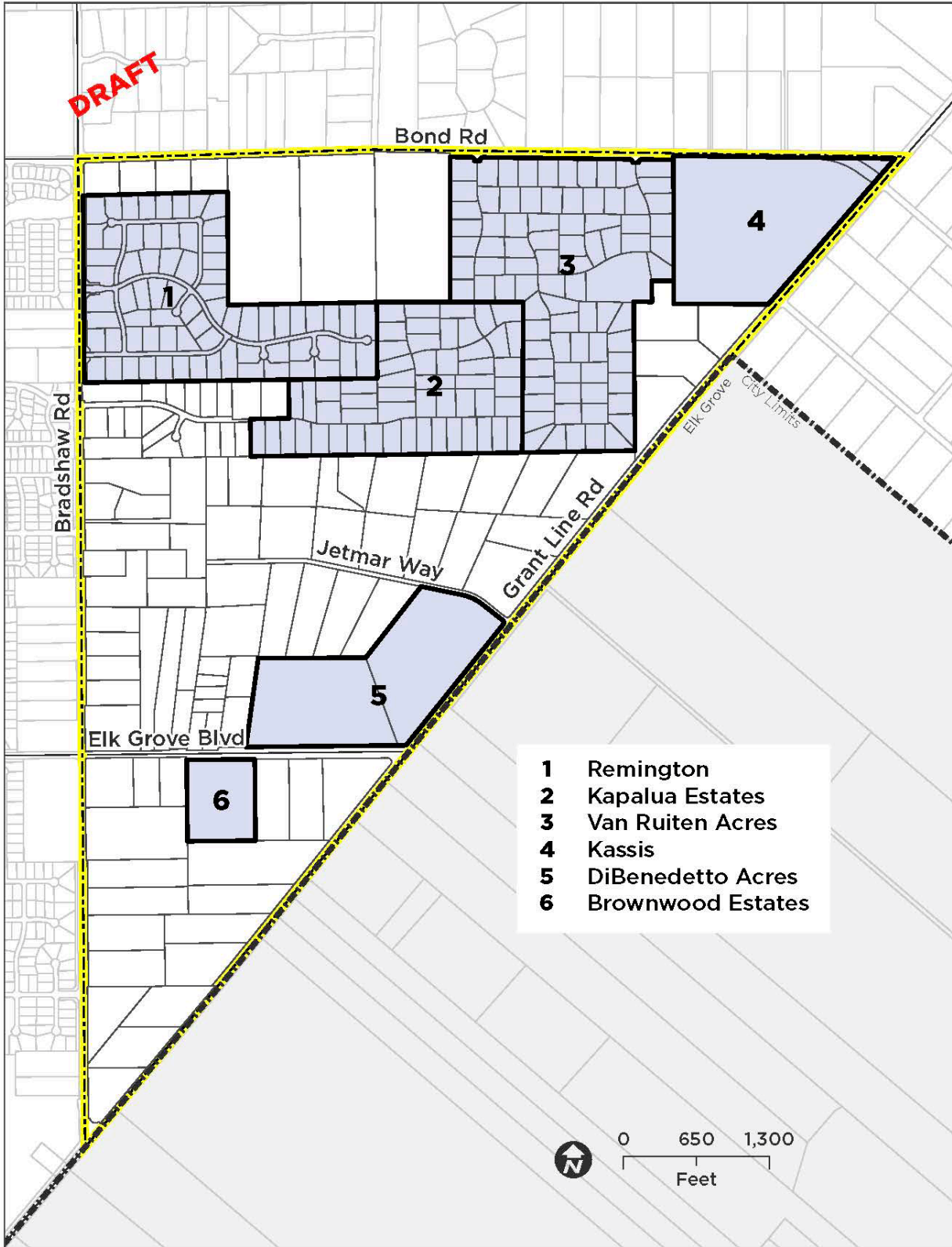


*Note: References to projects in the figure above reflect approved and proposed projects*

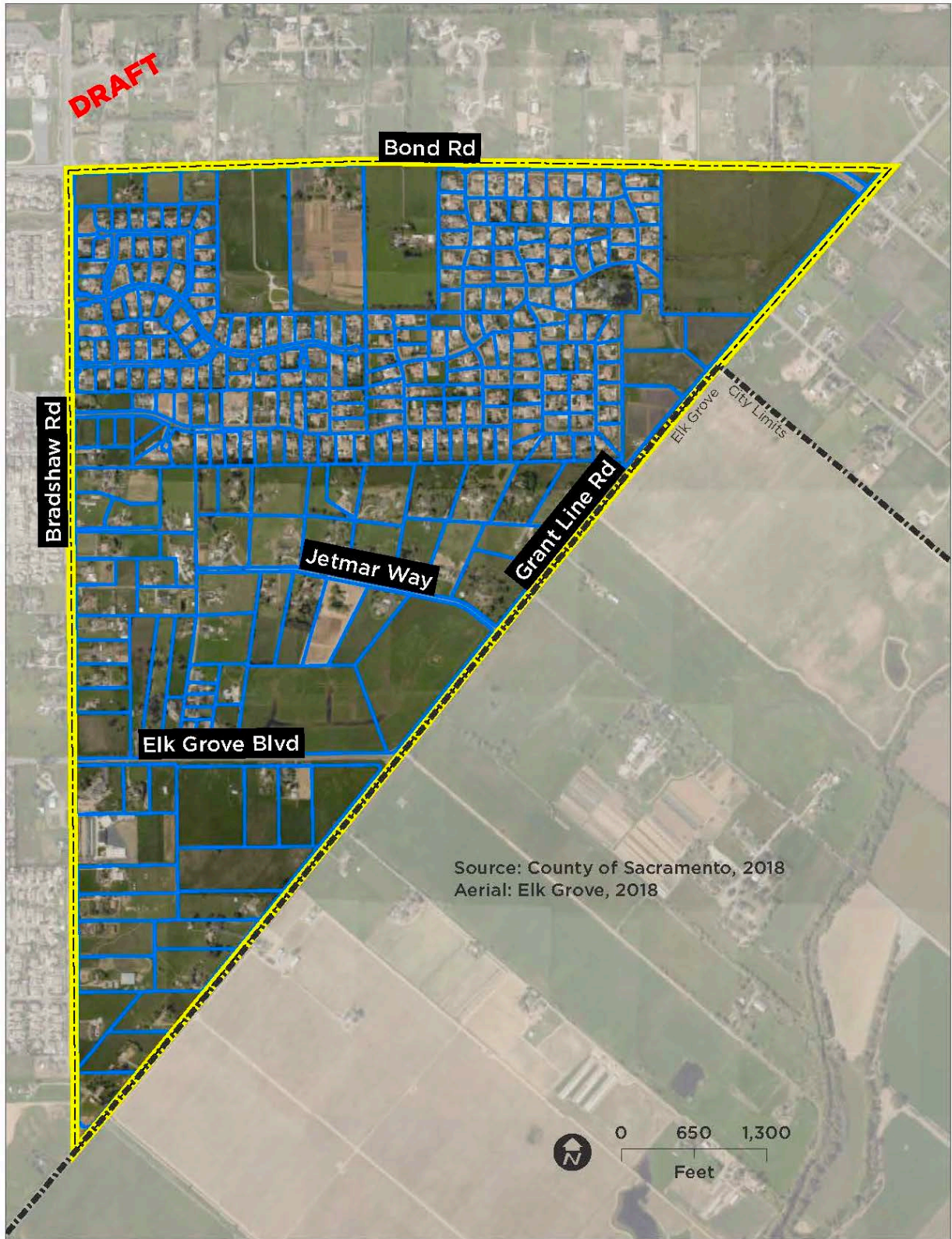


# Elk Grove Triangle Special Planning Area

*as of May 2003.*

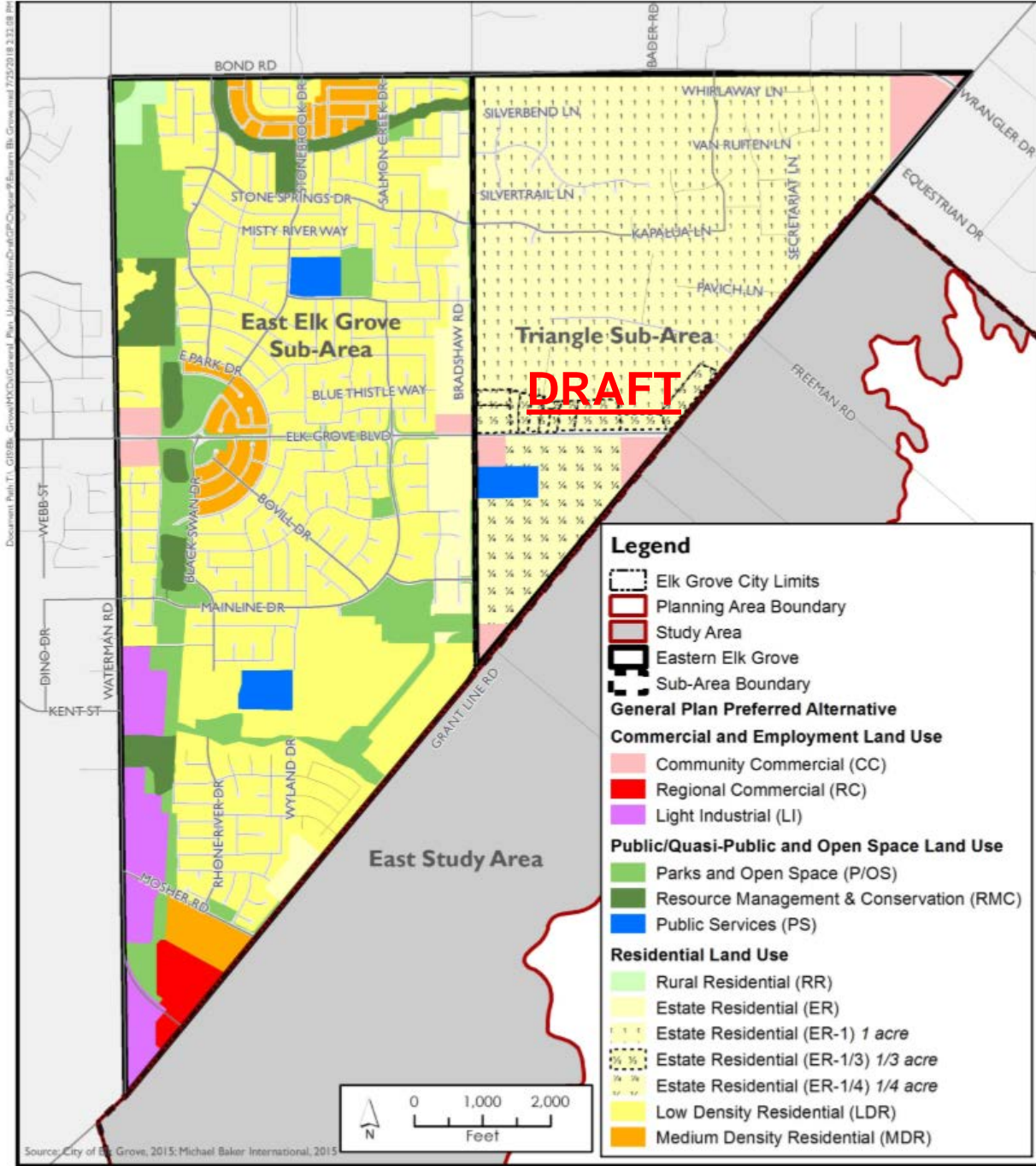


**Figure 3: Aerial Photograph**





**Figure 4: Eastern Elk Grove**



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

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

### **A. Enabling Legislation**

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

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

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

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

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

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

### **D. Environmental Review**

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

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

**E. Subsequent Amendments**

Amendments to this SPA occurring after DATE [insert effective date of ordinance making these revisions] shall require a 4/5<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~~Triangle Area.

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

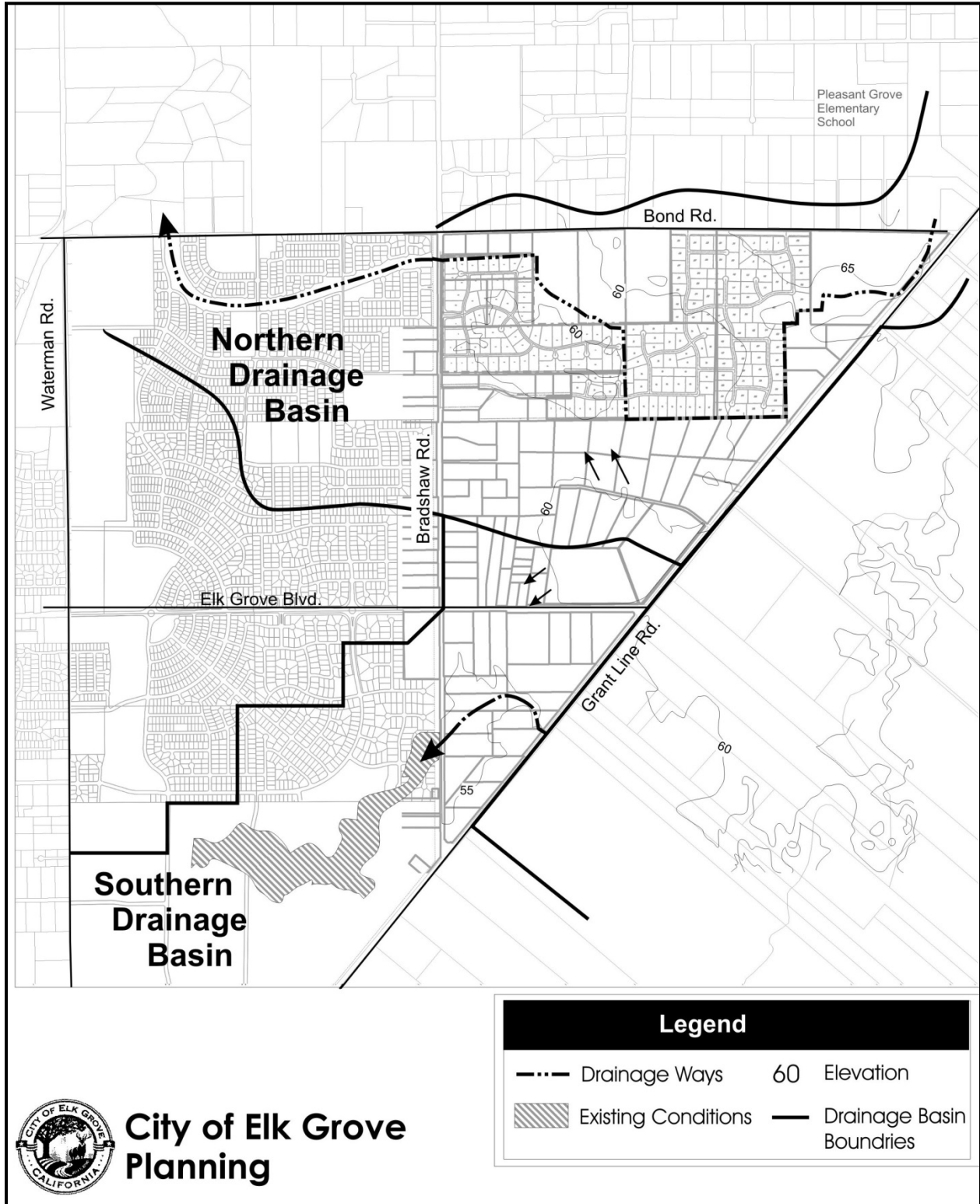
##### **Topography and Soils**

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

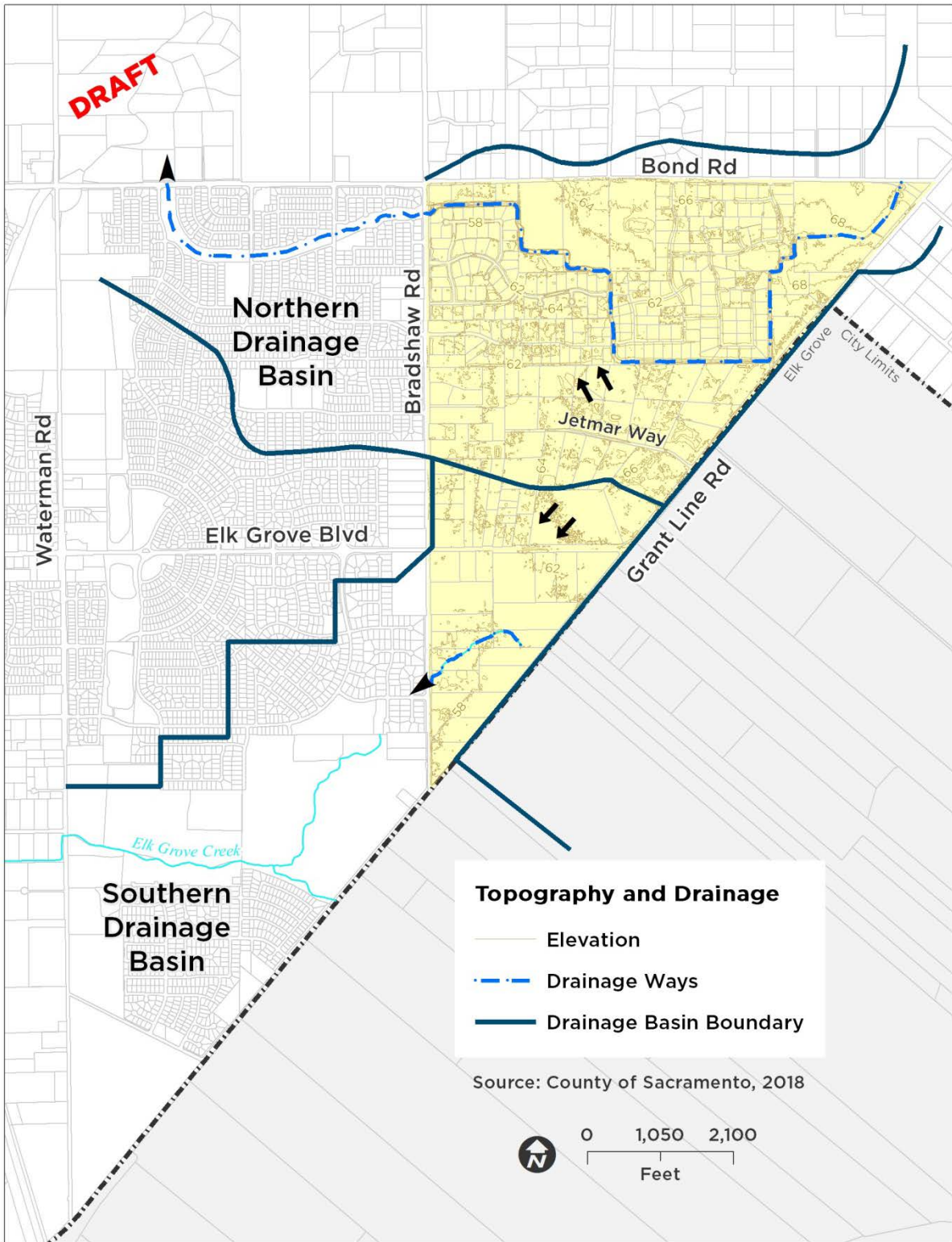
Figure ~~35~~, on the following page, shows the historic topography and drainage patterns in the ~~Triangle area~~Triangle Area.

| **Figure 35: Historic Topography and Drainage**





Legend	
	Drainage Ways
	Existing Conditions
60	Elevation
	Drainage Basin Boundaries



### Vegetation/Biological Resources

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

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

### Waters of the U.S.

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

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

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

### Surface Drainage

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

### Groundwater

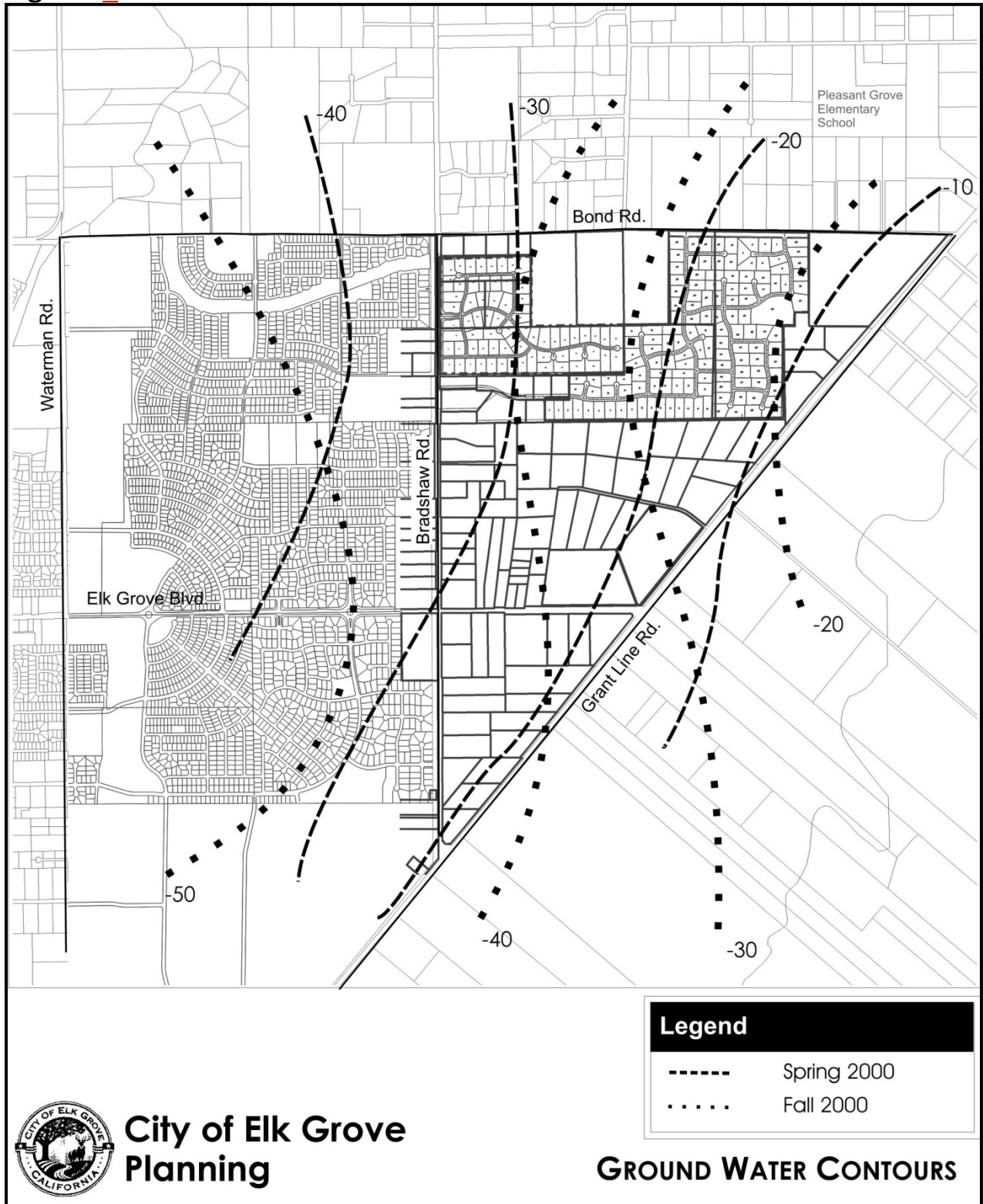
The Triangle ~~a~~Area is located within the Sacramento Hydrologic Basin as defined by the California Department of Water Resources (DWR) and is within Zone 40 of the Sacramento County Water Agency (SCWA). Within Zone 40, groundwater is contained in a shallow aquifer, which extends to approximately 200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

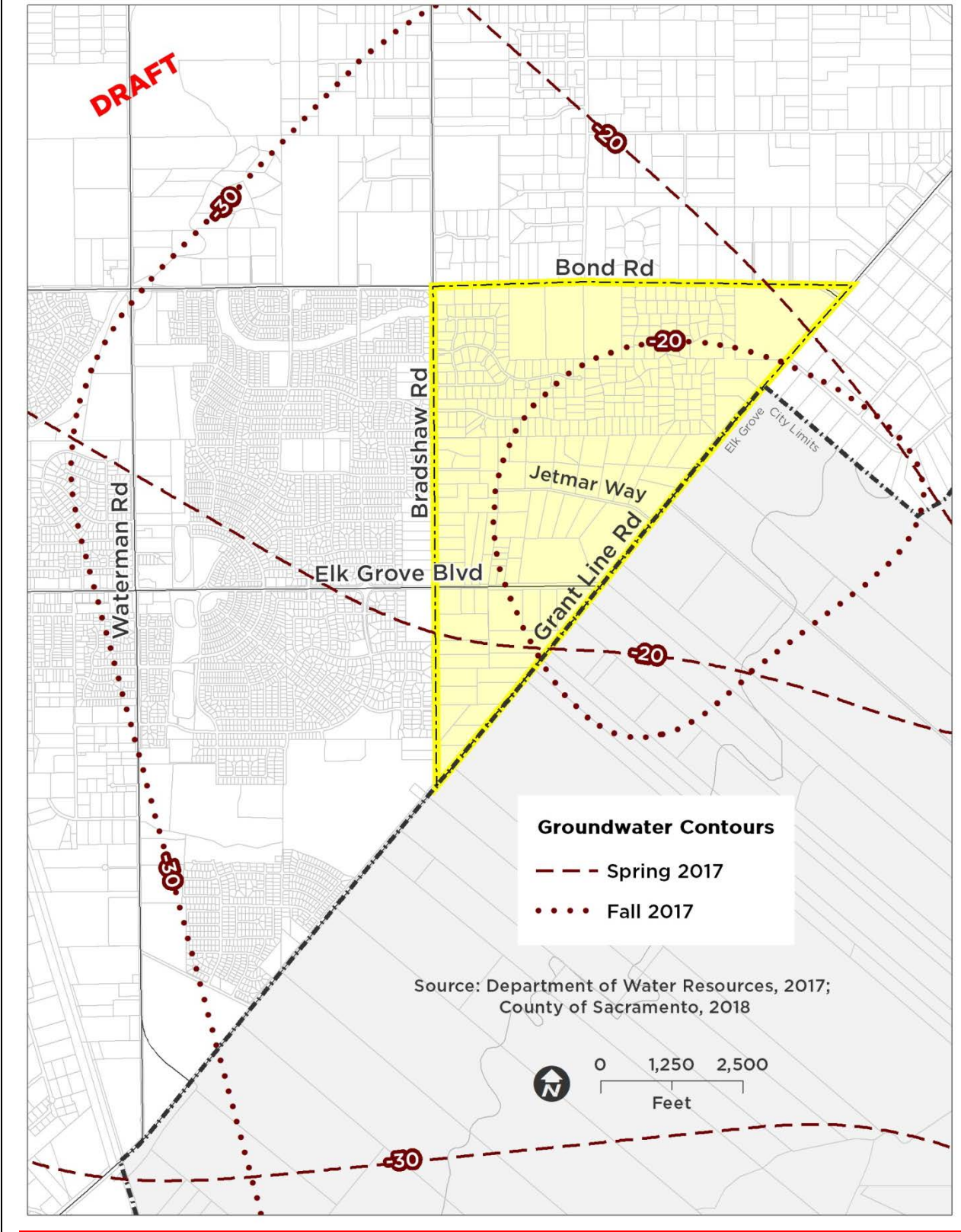
Recharge occurs from three sources: rain and irrigation filtering down through the upper soil strata into the aquifer, percolation of water from surface streams and rivers, and the inflow of subsurface water into the aquifer from other regions. All of these factors cause groundwater depths within the ~~Triangle-area~~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~~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





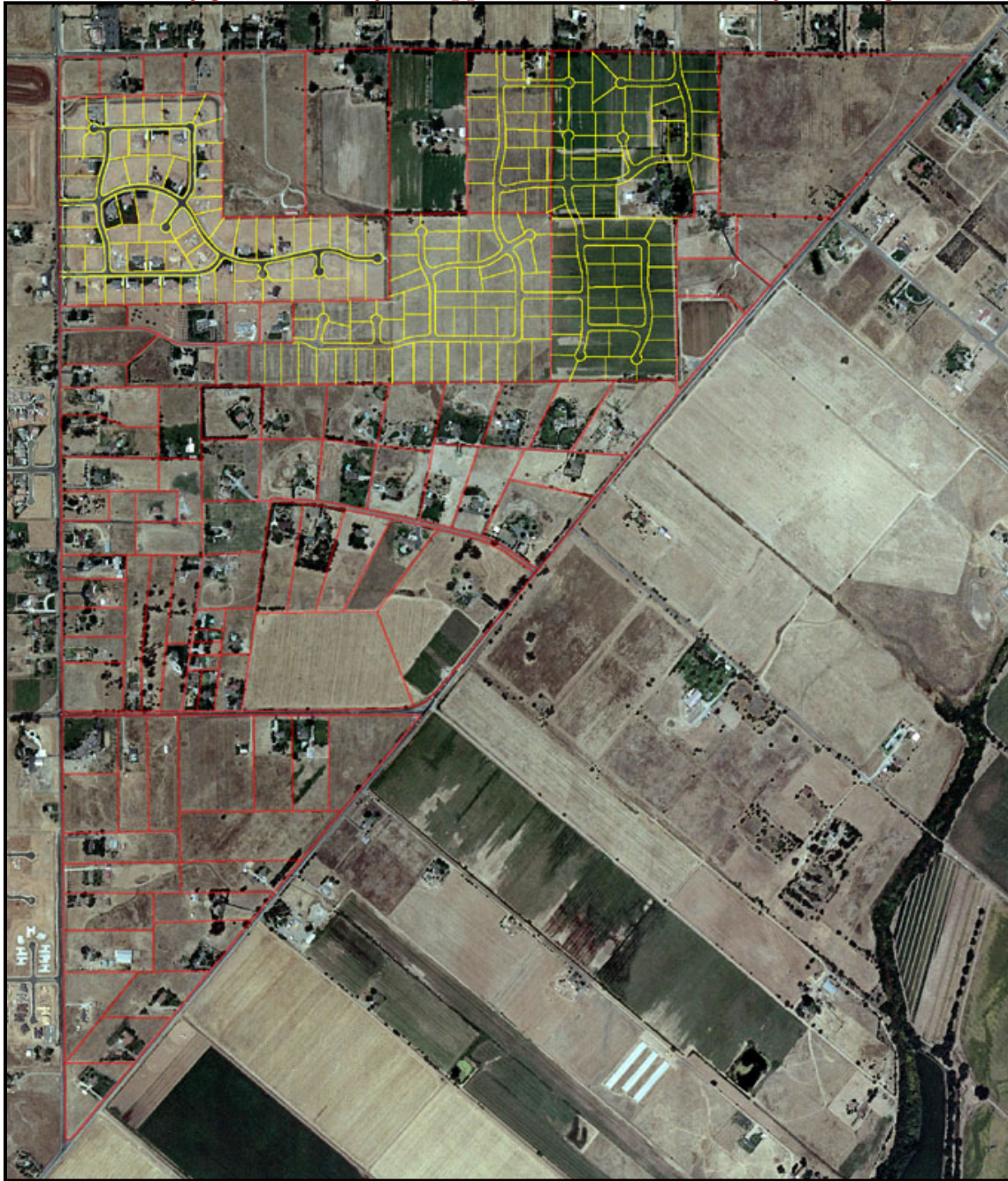


**Aerial Photograph**

~~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

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.

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

As part of the approval of the Kapalua and Van Ruiten projects, ~~the~~ Department of Water Resources requested two acres to be set aside to accommodate a well site with water treatment and storage facilities. Adjacent neighbors requested that if such a facility is 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~~

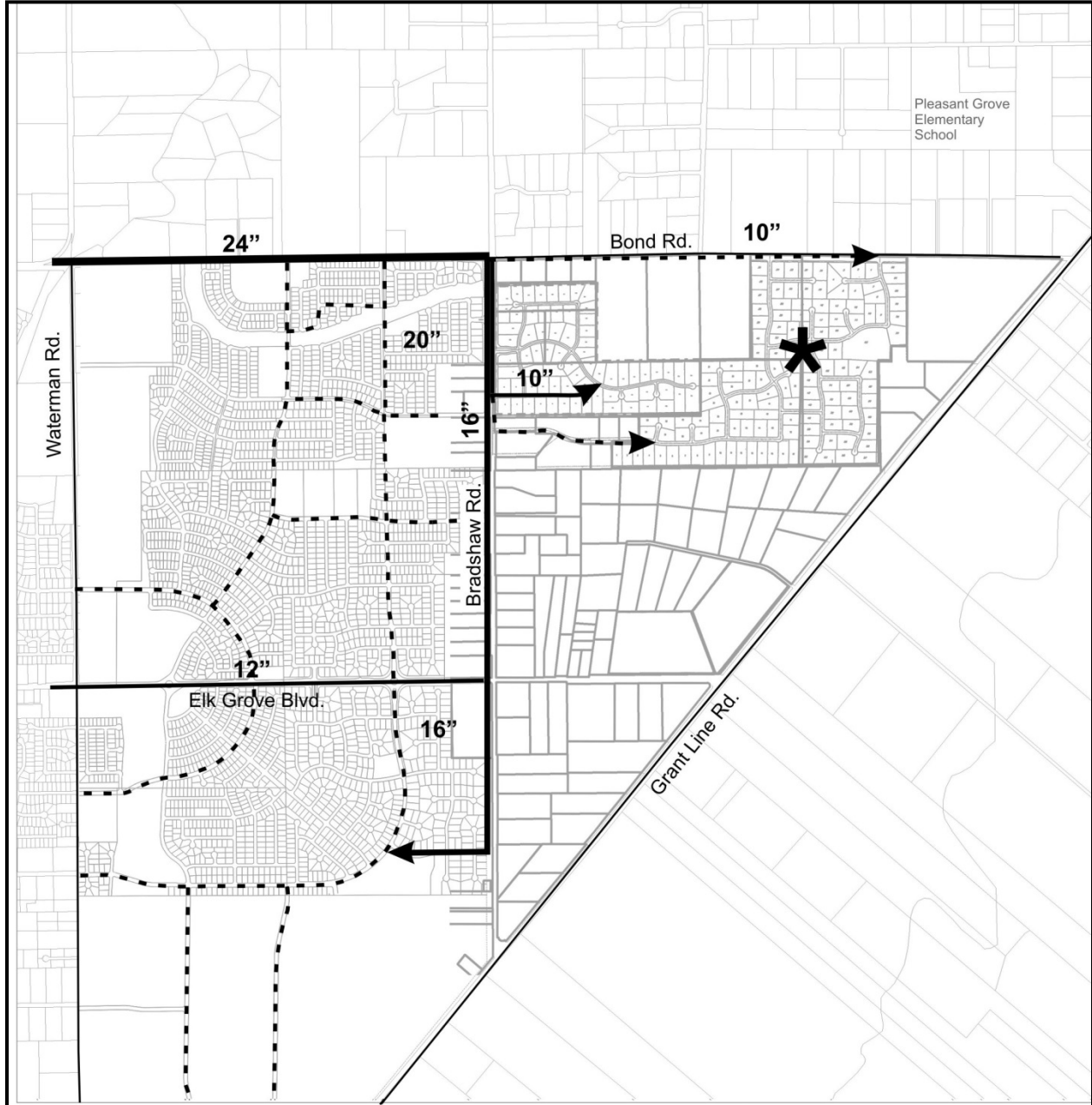


two acre site near the intersection of Kapalua Lane and Van Ruiten Lane was dedicated to SCWA for this future facility.

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

**Figure 67: Water System**

**Elk Grove Triangle Special Planning Area**

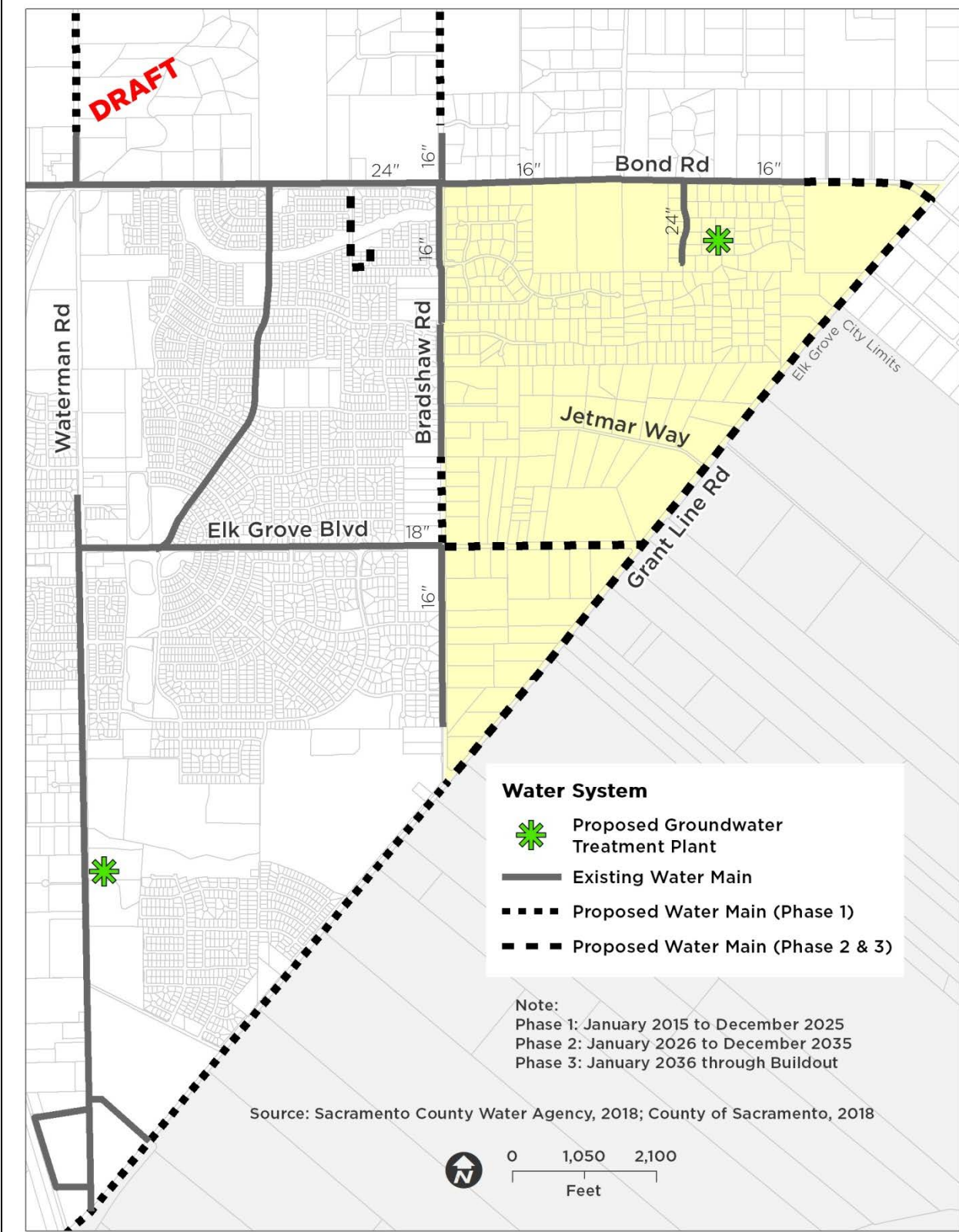


**City of Elk Grove  
Planning**

**Legend**

- Existing
- - - Proposed
- \* Future Facility

**WATER LINES**



### Sanitary Sewer

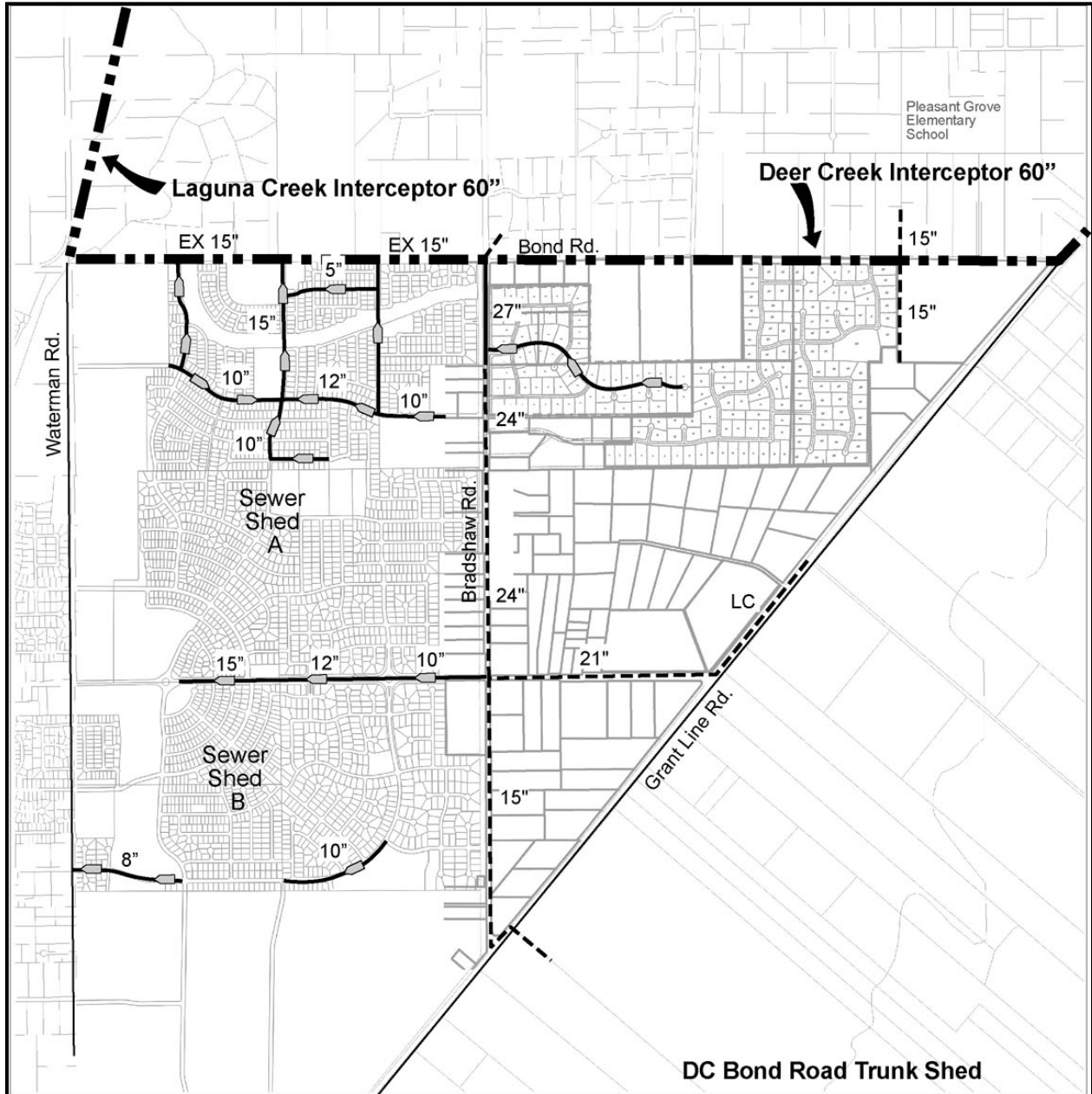
The Triangle ~~a~~Area is to be provided public sewer by the ~~County Sanitation District 1 (CSD 1)~~Sacramento Area Sewer District (SASD) (for collection) and by the Sacramento Regional County Sanitation District (SRCSD) (for treatment). The Triangle ~~a~~Area is within the Spheres of Influence of both sanitation agencies, although the majority of the area is outside of their service boundaries. Currently, the only portion of the ~~Triangle area~~Triangle Area within the 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**



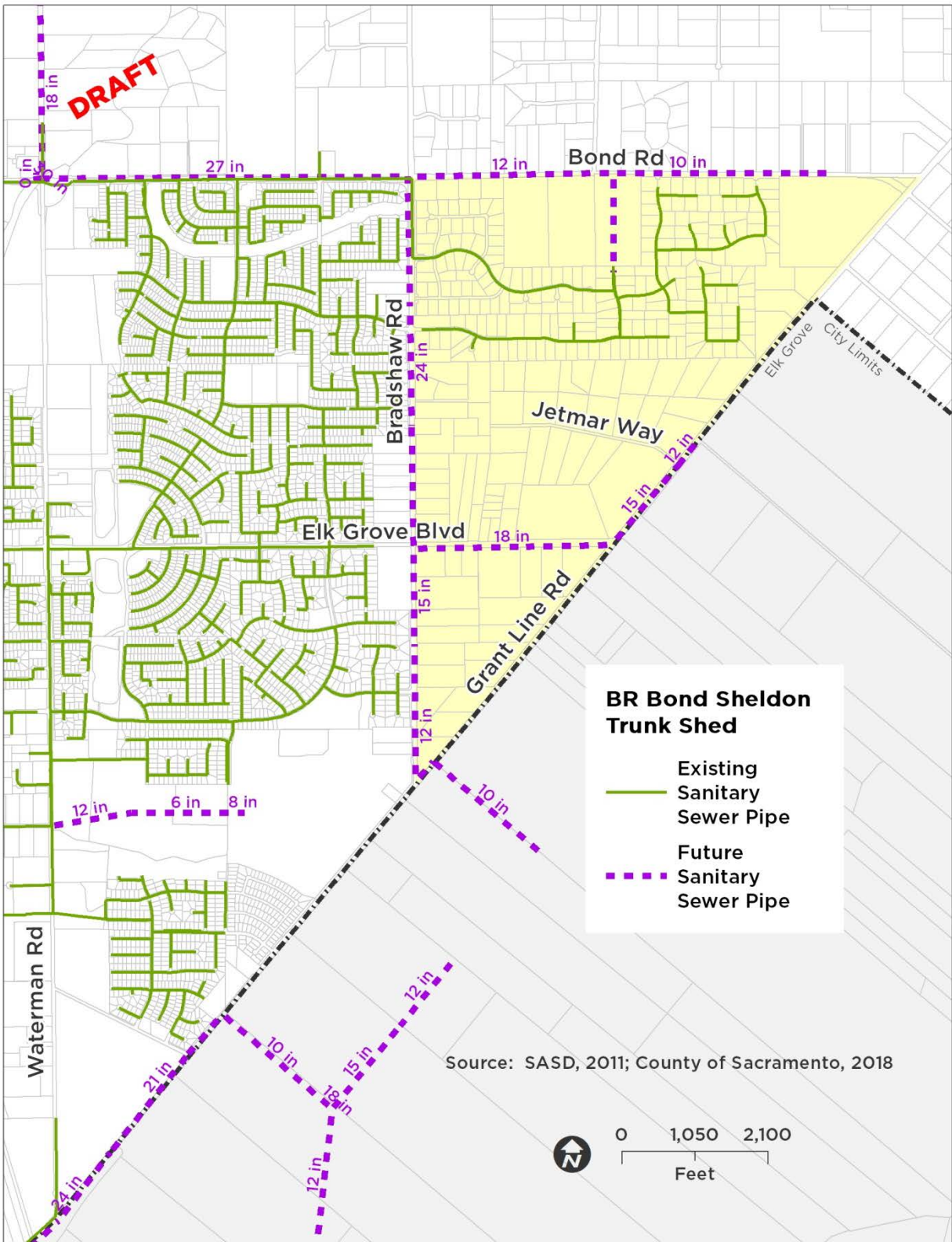
Source: CSD-1



**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~~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 CSDCCSD have established policies for development of joint use public facilities where feasible park facilities as new development occurs (the Park Design Principles). Joint use involves the shared use, to the greatest extent possible, of land, capital facilities and costs, operation/maintenance costs, staff, and programming responsibilities among respective jurisdictions.~~

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

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

Figure 8, on the following page, shows existing and planned parks and trails in the vicinity of the ~~Triangle area~~ 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 in the area; the exact school assignment may be revised by EGUSD from time-to-time based upon enrollment levels.~~



School facilities are planned according to The EGUSD Facilities Master Plan. The Master Plan currently shows no schools proposed within the ~~Triangle area~~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.

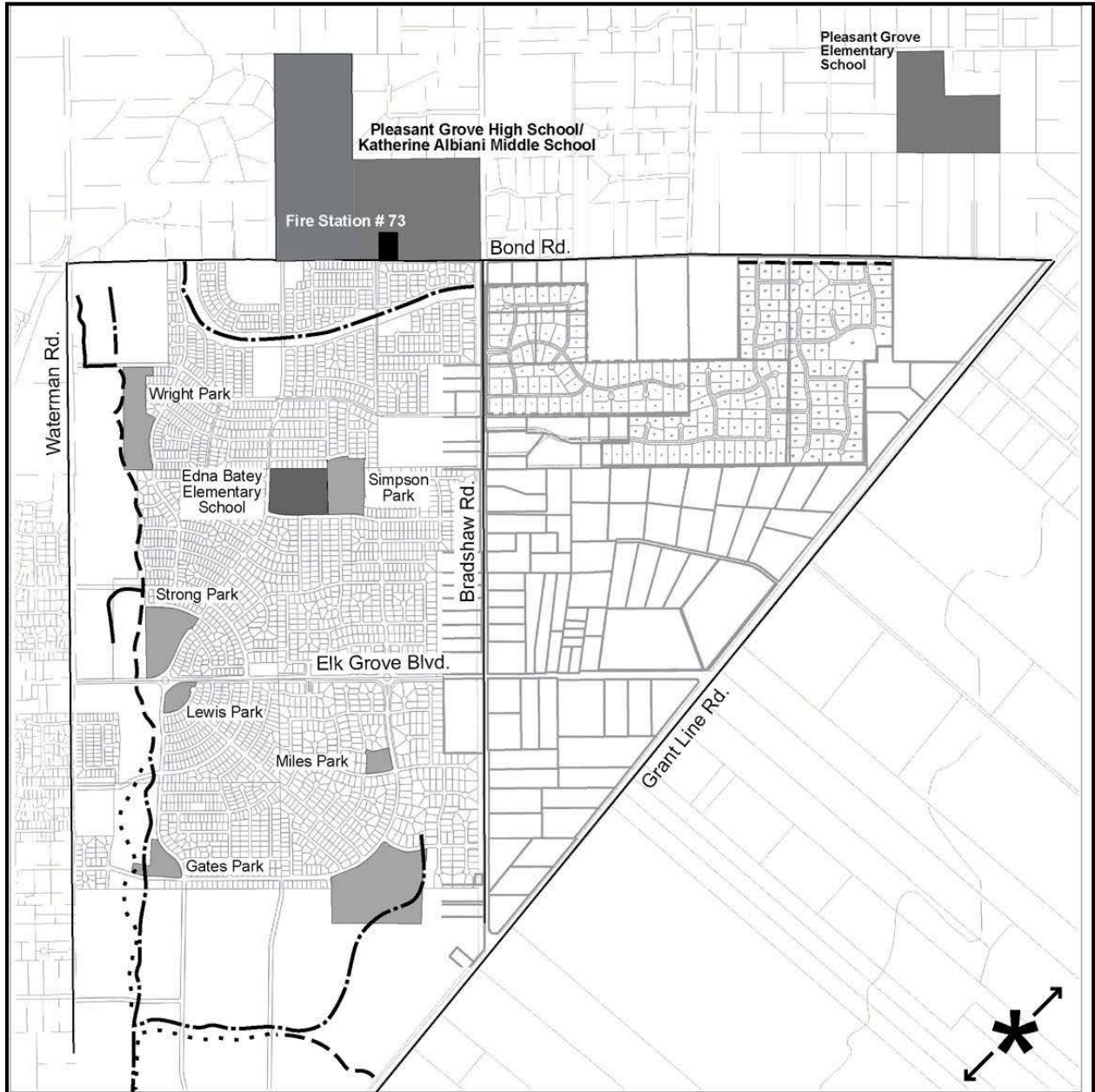
EGUSD also collects a special Mello-Roos tax, with the taxes applied at various stages during project review and development. Undeveloped or underdeveloped portions of the Triangle Area are, generally, charged the lowest rate, which is applied to agricultural land containing residential structures established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

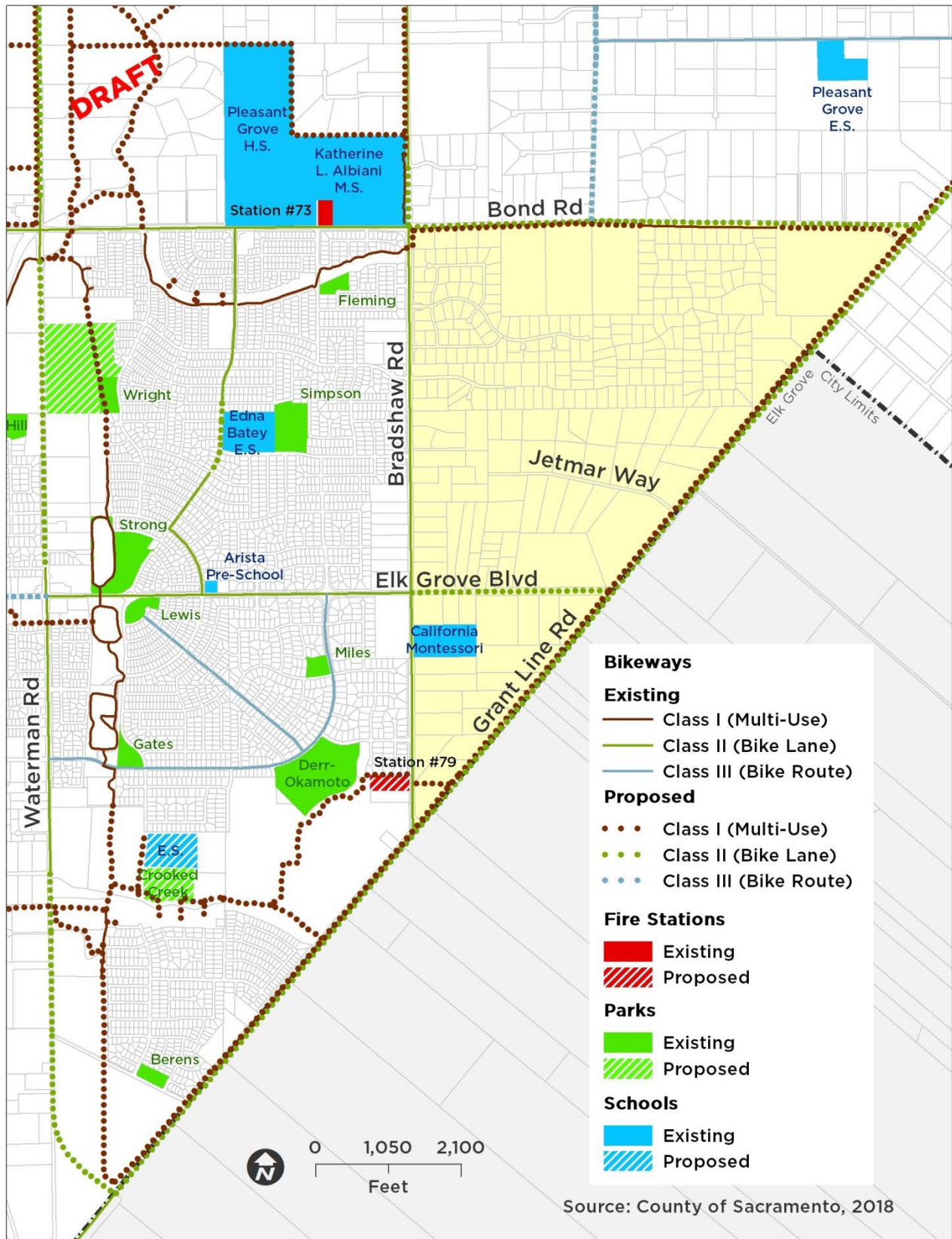


Legend					
	Bike & Pedestrian		Schools		Future Trail on Cosumnes River
	Equestrian Trails		Parks		
	Combined, Bike, Pedestrian & Horse		Fire Station		



**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~~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 . These stations are shown in~~ **Table A** below.

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

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

<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</u> <del>Sheldon Road</del> <u>(east of Elk Grove Florin Road</u> <del>Power Inn Road)</del>	<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 Countyis provided by the City through a franchise agreement with a private hauler.

**C. Existing and Planned Circulation**

**Roads and Circulation**

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

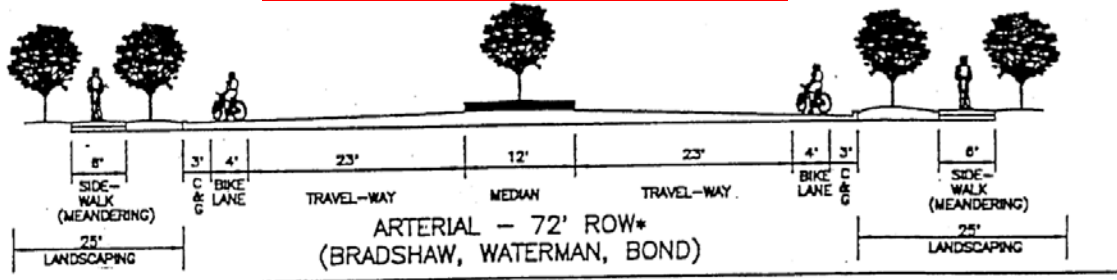
~~Bradshaw Road is currently a two-lane, north-south roadway that defines the western boundary of the Triangle study area. The segment of Bradshaw Road near the project site generally consists of paved travel lanes with open drainage ditches on either side, except adjacent to the Silver Gate project 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

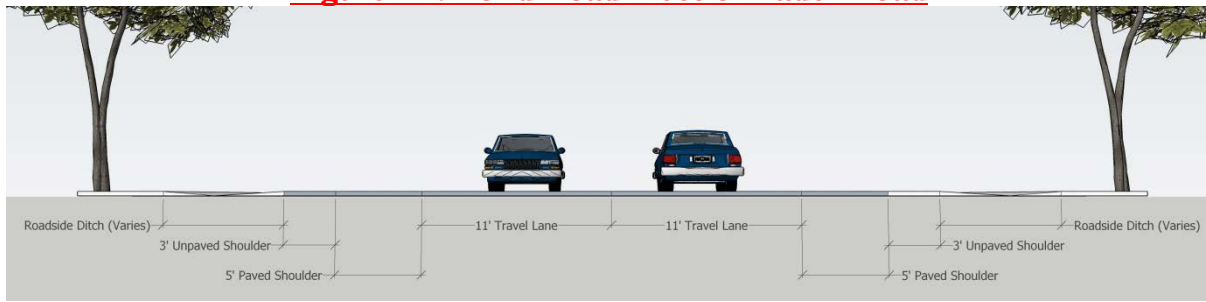
Bradshaw Road will require realignment to provide for safer operations at the intersection of Bradshaw Road and Grant Line Road. Dedication of right of way for the new alignment may be required as a condition of approval of any development project at this location.

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**

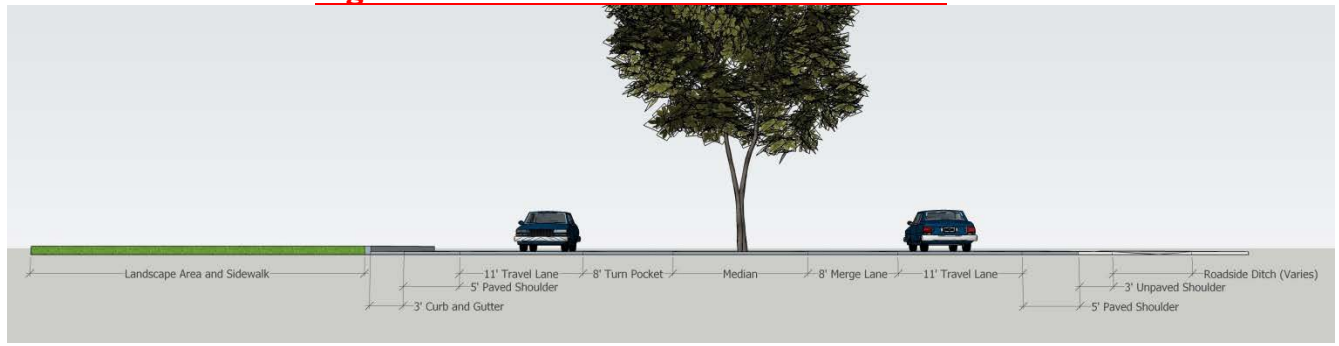


~~East of Bader Road, Bond Road will take advantage of improvements made with prior developments and include a median. The Elk Grove Roadway Fee Program includes the two center lanes (one eastbound and one westbound), center median and certain intersection improvements to Bond Road between Elk Grove 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 through acquisitions or dedications, as appropriate, along the south half section consistent with the Van Ruiten subdivision. The existing north half section shall be reconfigured into a single west-bound lane with a wide paved shoulder that facilitates trailer movements into and out of existing driveways. The east-bound lane shall be constructed south of the existing trees, which shall become the ultimate median. See Figure 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

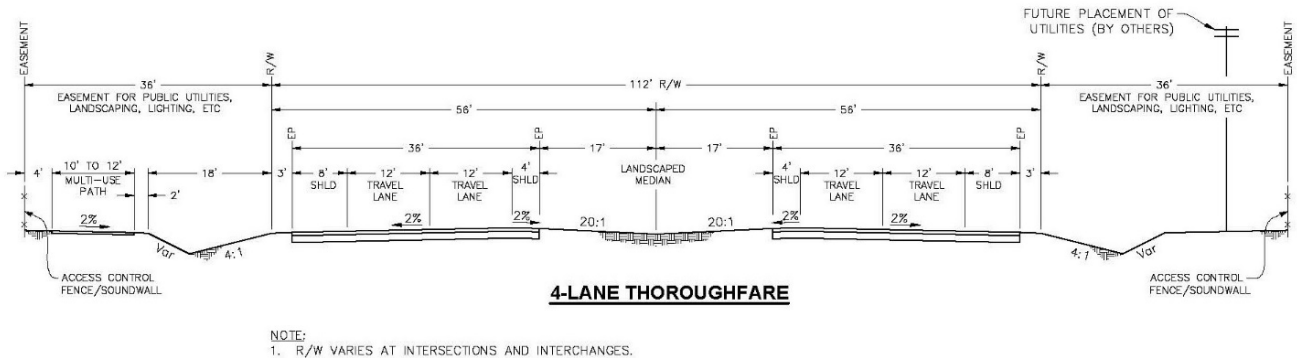
~~Grant Line Road is currently a two-lane roadway, which aligns in a southwest/northeast direction and defines the eastern boundary of the Triangle area. No curbs, gutters or sidewalks have been installed along the segment adjacent to the Triangle area. This road currently carries 12,600 vehicles per 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.

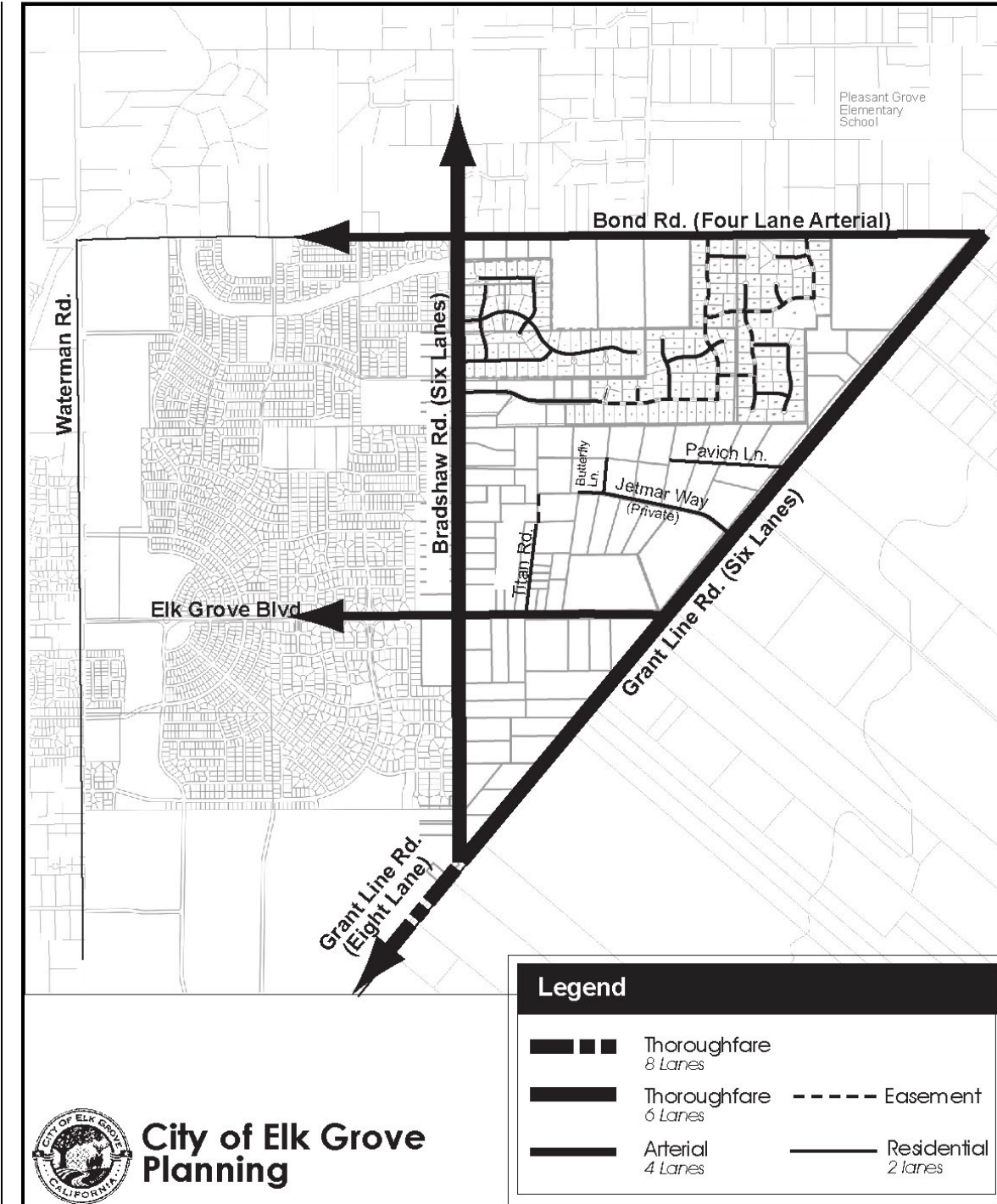
**Figure 13: Grant Line Road Ultimate Street Section**



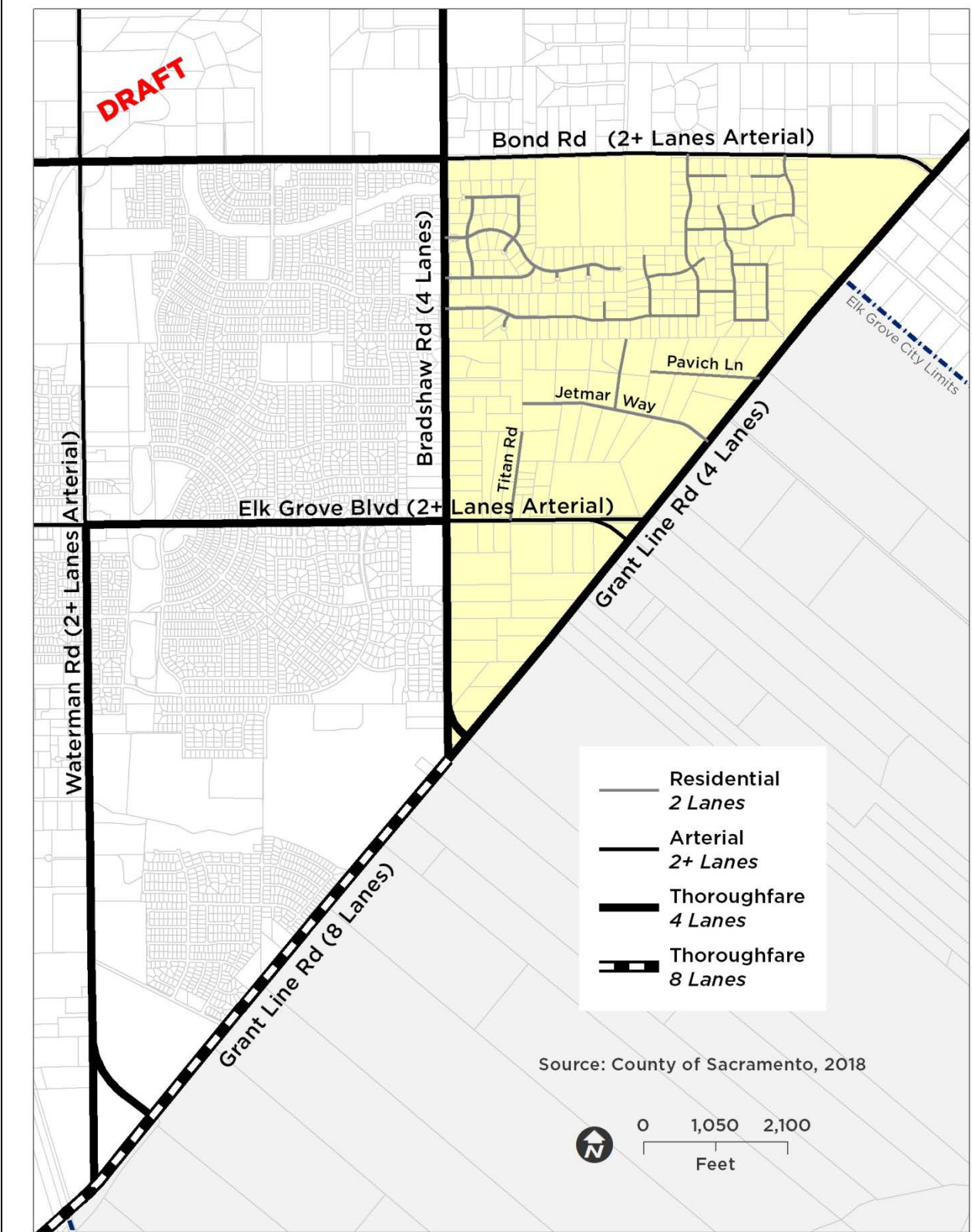
Source: Capital Southeast Connector JPA, Design Guidelines, draft Version 5

**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~~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

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

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

**Bikeways**

Bond Road, Bradshaw Road, Grant Line Road and Elk Grove Boulevard, which surround or align through the ~~Triangle area~~Triangle Area, are all designated as bikeways in the ~~2010 Sacramento City/County Bikeway Master Plan~~City's Bicycle, Pedestrian, and Trails Master Plan. ~~Center travel lanes, median and intersection improvements for these roadways are financed by the Elk Grove Roadway Fee~~



~~Program. Outside travel lanes, including bike lanes and frontage improvements, are funded by the adjoining property owner/developer. Off-street bikeways/trail corridors required by the City of Elk Grove and/or Elk Grove CSD are also funded by the adjoining property owner/developer. As an example, the installation of a Class II (on-street) bikeway along the project frontage on Bond Road was required as a condition of approval of the Van Ruiten Ranch development project.~~

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

### **Regional Public Transit**

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

### **Public Facilities Funding**

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

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

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

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

In addition to the ~~citywide~~Citywide development impact fee programs, ~~there are currently two plan area development impact fee programs that apply to new projects~~

~~development is also subject to the in the Triangle SPA. The City's efforts to consolidate plan area fee programs into citywide fee programs will affect these two fee programs in the near term as outlined below:~~

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

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

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

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

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

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

There may be other agencies providing services to the Triangle SPA that are funded through special taxes and/or assessments, such as the County's Zone 13 Drainage

assessment to fund water supply and flood control planning projects, and the Elk Grove CSD's assessment to fund park, median, and landscape corridor maintenance.

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

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

<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.~~

~~to the Elk Grove Community Plan and a corresponding Rezone to change the zoning designation from AR-10 to AR-1. The request also included a Tentative Subdivision Map to create 35 one-acre lots and one 3.3-acre remainder lot. The applicant withdrew this request in August 2002.~~

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

Zoning Category	Total Acres	Number of Parcels	<del>Average Parcel Size</del>
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
Total Study Area	<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**



**Elk Grove Triangle Special Planning Area**

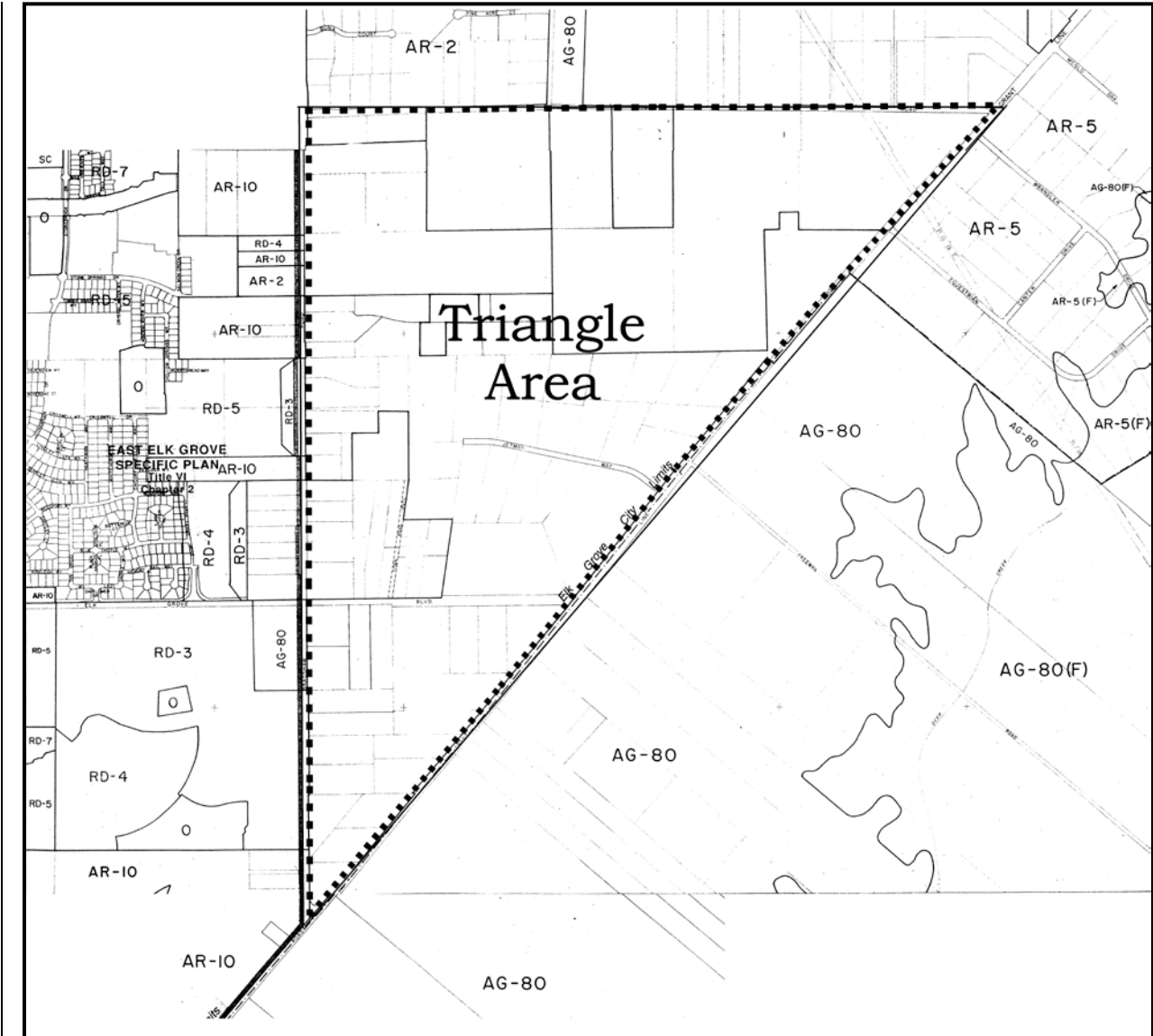
<b>Zoning Category</b>	<b>Total Acres</b>	<b>Number of Parcels</b>	<b>Total Additional Dwelling Units</b>
<b>AG-80</b>	19.9	1	1
<b>AR-10</b>	65.0	2	6
<b>AR-5</b>	91.9	11	18
<b>AR-2</b>	16.1	6	7
<b>AR-1</b>	(+)	(+)	(+)
<b>Total Study Area</b>	<b>192.9</b>	<b>20</b>	<b>32</b>

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

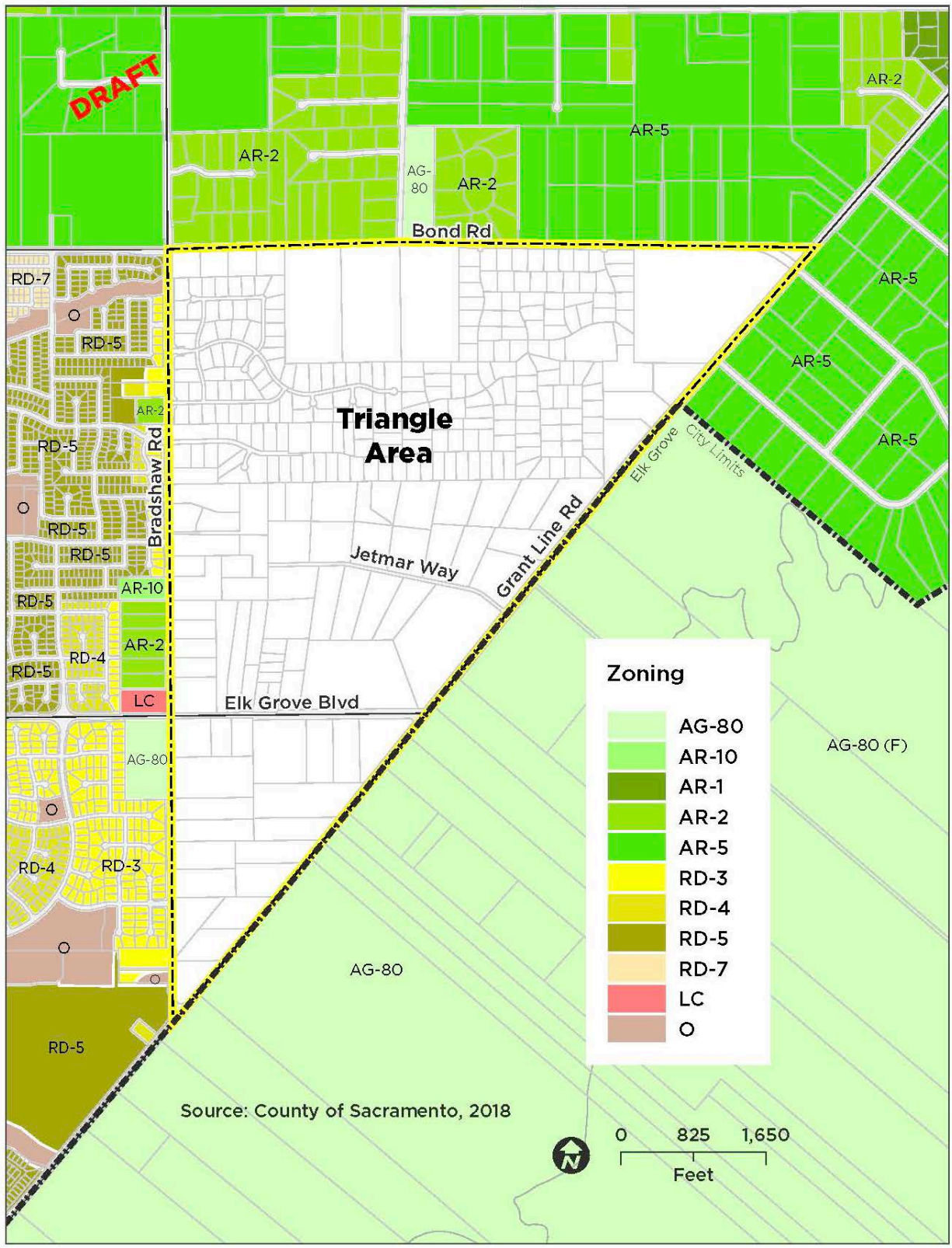
Vacant parcels (not currently occupied by habitable structures) constitute approximately 21% of the total study area. Table D details the total number of parcels and acreage within each zoning category.

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

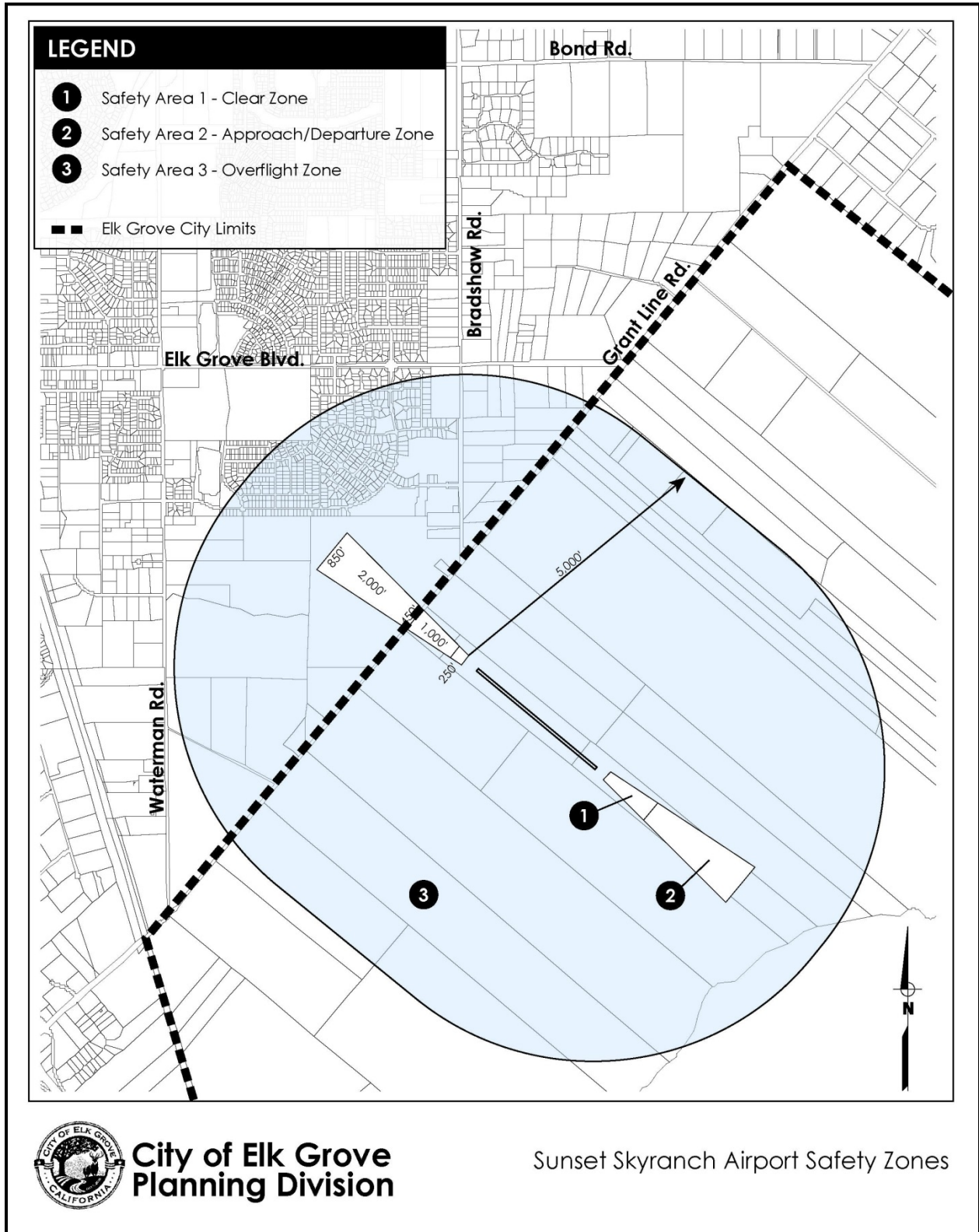
### Sunset Skyranch Airport

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

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

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

**Figure 11: Airport Influence Zones**



|

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



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

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

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

~~3.~~ Encourage the orderly development of

the ~~Triangle area~~Triangle Area

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

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

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

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

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

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



**5. Proposed Land Uses**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 areaTriangle 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~~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~~Triangle Area.

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

**B. Commercial Land Uses**



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

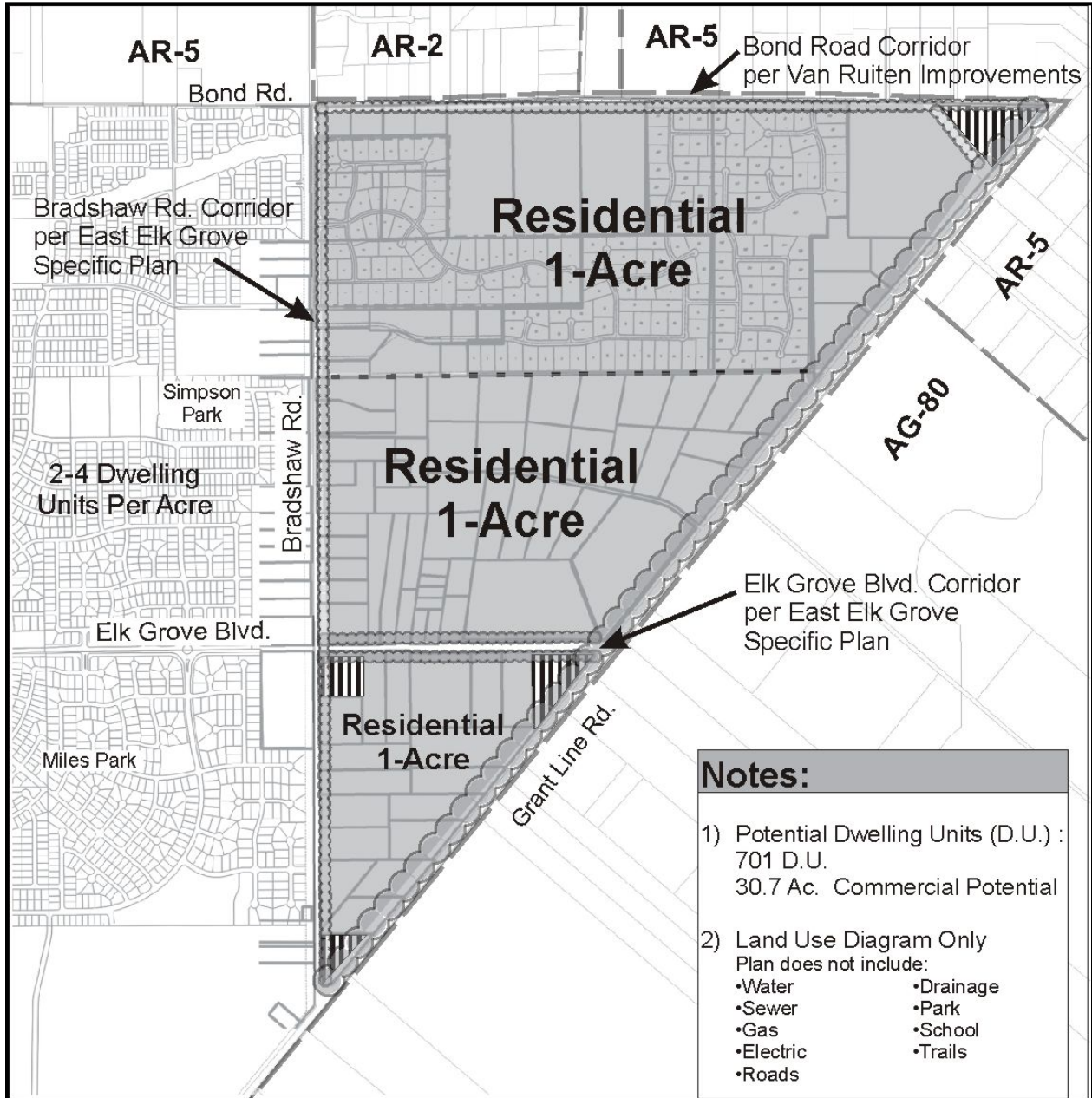
Commercial uses are allowed to be located

| only in the “Commercial Overlay” areas shown on the Land ~~Use Map~~Plan of this SPA.

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





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

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



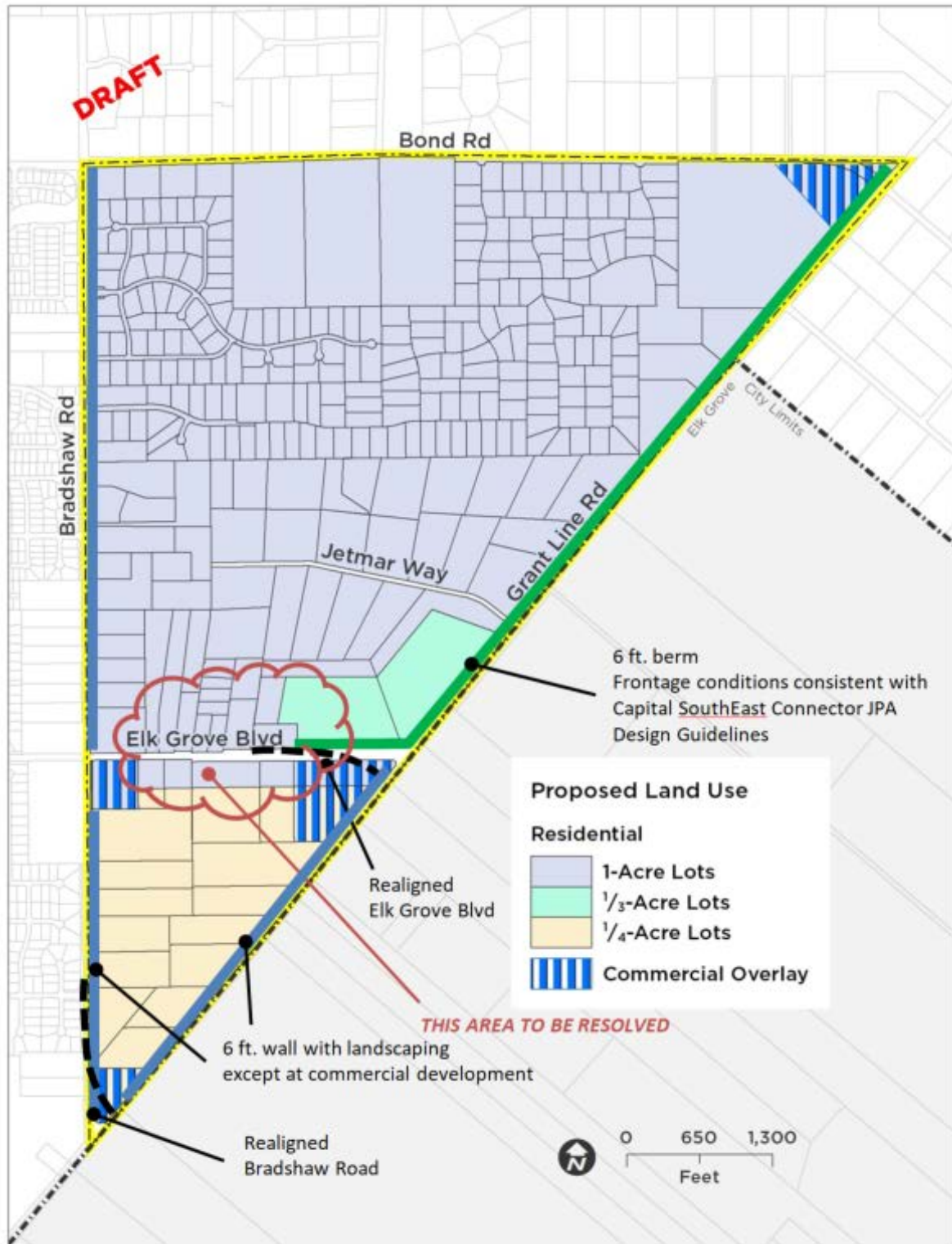
- Notes:**
- 1) Potential Dwelling Units (D.U.) :  
701 D.U.  
30.7 Ac. Commercial Potential
  - 2) Land Use Diagram Only  
Plan does not include:
    - Water
    - Sewer
    - Gas
    - Electric
    - Roads
    - Drainage
    - Park
    - School
    - Trails

**Legend**

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



# Elk Grove Triangle Special Planning Area





## **6. Phasing and Timing**

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

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

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

## **7. Development Process and Approvals**

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

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

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

### **A. Public Review and Input**

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

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

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

**8. Allowed Uses and Development Standards**



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

regulations.

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

This section contains standards and regulations for the following topics:

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

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

**A. Residential Uses**

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

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

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

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

<u>Land Use</u>	<u>Permit Requirements (within all Residential Areas)</u>	<u>Specific Use Regulations</u>
<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>	



<u>Land Use</u>	<u>Permit Requirements (within all Residential Areas)</u>	<u>Specific Use Regulations</u>
<u>Kennels, Commercial</u>	<u>CUP</u>	
<u>Kennels, Hobby</u>	<u>P</u>	
<u>Veterinary Facility</u>	<u>CUP</u>	
<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 ¼-acre Areas</u>	
	<u>Special Subdivisions (Silver Gate, Kapalua, and Van Ruiten Acres)</u>		<u>All Other Residential Land-UsesAreas</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 F.~~

**TABLE F  
BUILDING HEIGHTS**

<b>Building Height</b>	<b>1-acre Area</b>		<b>1/3-acre Area</b>	<b>¼-acre Area</b>	
	<b>Lots &lt; 2 gross acres</b>	<b>Lots ≥ 2 gross acres</b>		<b>Generally</b>	<b>Lots Abutting Key Roads<sup>1</sup></b>
<b>Primary Structure and Detached Accessory Units</b>	<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>
<b>Accessory Structures</b>	<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>
<b>Site Coverage</b>	<u>20%</u>	<u>45%</u>	<u>50%<sup>1</sup></u>

Notes:

1. May be increased to 60% for lots with one-story homes.

**6. Parking**

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

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

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

**8. Grading**

Any site modification shall comply with the City's ~~Land Grading and Erosion Control Ordinance~~grading regulations contained in EGMC 16.44 (Land Grading and Erosion Control). Prior to Issuance of Grading Permit, or as deemed

necessary by ~~Public Works~~the City, the Developer shall install on-site and off-site drainage facilities in accordance with ~~the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards~~ and shall pay any applicable drainage fees (for example, Zone 11A drainage fees), including the payment of any fee required by the Sacramento County Water Agency.

**9. Signs**

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

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

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

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

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

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

**11. Accessory Structures**

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



**B. Commercial Uses**

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

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

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

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

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

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

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

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

~~1. Building materials~~

~~2. Colors~~

~~3. Hours of operation~~

~~4. Lighting~~

~~5. Uses and types of businesses~~

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

~~7. Outdoor storage~~

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

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

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

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

<u>Land Use</u>	<u>Permit Requirements</u>	<u>Specific Use Regulations</u>
<b><u>Retail, Service, and Office Uses</u></b>		
<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 Code~~ EGMC, the ~~greater~~ more extensive requirement shall apply.

**8. Grading**

Any site modification shall comply with the City's grading regulations contained in EGMC Chapter 16.44 (Land Grading and Erosion Control) ~~Land Grading and Erosion Control Ordinance~~. Prior to Issuance of Grading Permit or as deemed necessary by ~~Public Works~~ the City, the Developer shall install on-site and off-site drainage facilities in accordance with ~~the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement 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~~ Triangle Area*



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

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

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

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

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

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

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



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

Agricultural uses generally consist of:

1. ~~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 consistent with the provisions of the AR-2 zone.
4. ~~The~~ sale of agricultural goods produced onsite

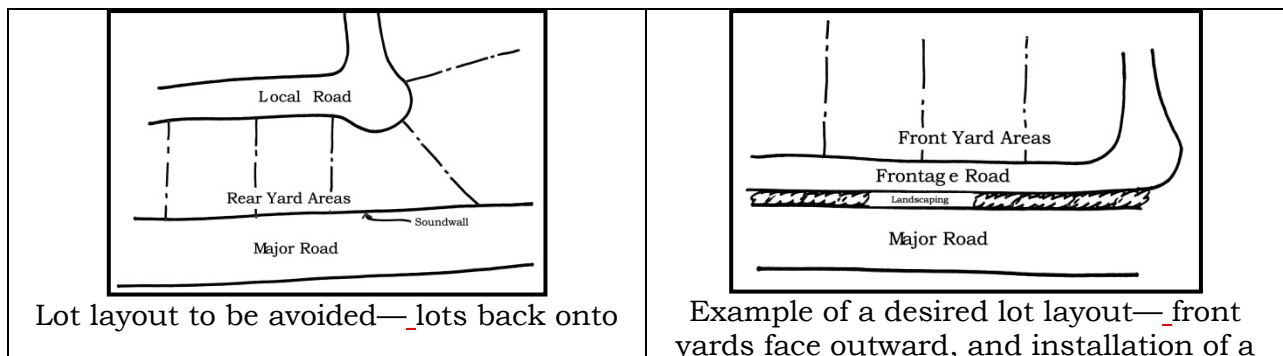
The following regulations shall apply to agricultural uses:

1. ~~The~~ keeping of animals shall be governed by the ~~Elk Grove Zoning Code~~EGMC 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~~Triangle Area pursuant to Table B, Allowed Uses and Required Entitlements in Residential Areas.

**D. Site Planning**

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

1. Subdivisions shall be subject to all applicable provisions of the City of Elk Grove’s ~~“Single Family Residential Citywide~~ Design Guidelines,” including guidelines related to ~~the design of subdivisions and residential units~~ land planning for subdivision maps, and architecture for master home plans.
2. In order to accommodate any further development within the area, existing roads and driveways shall be interconnected. The street system shall be designed to take advantage of existing property lines, driveway locations and road patterns to maximize access and diffuse traffic within the neighborhood, improving vehicle circulation through the area.
3. The street pattern shall be designed to establish a local hierarchy of roads that incorporates residential collector streets providing direct and indirect connections within the neighborhood and integrating with surrounding street networks and neighborhoods.
4. Residential streets may be designed with linear/grid pattern, curvilinear, and/or short cul-de-sac streets.
5. Local residential roads shall 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.*



major roadway, requiring installation of a sound <sub>u</sub> wall.	sound <sub>u</sub> 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~~ Triangle Area. The following regulations and guidelines shall apply to all residential and commercial development:

- ~~1.~~ 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.~~ 2. Fences may not be constructed of solid metal or similar materials.
- ~~•~~ • Open fencing is specifically encouraged.
- ~~3.~~ 3. Berms should only be used along major arterials (for example, Grant Line Road) and at intersections.

**Commercial Buildings**

Building Materials and Construction

- ~~4.~~ 4. Simple hip and gable roofs are encouraged. Flat roofs are strongly discouraged.
- ~~5.~~ 5. The exterior color of buildings should generally resemble the existing natural environment in hue and value.
- ~~6.~~ 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.~~ 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.~~ 8. Building styles, materials, and craftsmanship that contribute to the Triangle's rural character are encouraged.

Lighting

- ~~9.~~ 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.~~ 10. Maximum height for all freestanding lighting fixtures shall be ten (10) feet.
- ~~11.~~ 11. Historical or ornamental lighting shall be encouraged.



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

### Landscaping

All commercial uses shall provide the following minimum landscaped areas:

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

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

### **Miscellaneous Provisions**

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~~Triangle Area.

### **A. Circulation**



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

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

achieve their ultimate widths.

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

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

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

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

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

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

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

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

## B. Storm Drainage

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

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

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

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

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

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

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

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

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

### C. Sewage disposal

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

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

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

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

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

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

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

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

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

#### D. Water supply

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

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

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

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

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

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

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

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



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

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

### **E. Parks and Recreation**

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

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

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

### **F. School Facilities**

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

<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.~~

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



*Incorporated July 1, 2000*

8401 Laguna Palms Way  
Elk Grove, California 95758

**CITY OF ELK GROVE**

Telephone: (916) 683-7111  
Fax: (916) 627-4400  
www.elkgrovecity.org

## **City of Elk Grove – City Council NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, January 23, 2019**, at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

### **TRIANGLE SPECIAL PLANNING AREA UPDATE (CITY INITIATED)**

The proposed action is an amendment to the Elk Grove Triangle Special Planning Area (Triangle SPA) for consistency with the upcoming General Plan Update. The amendment would, among other things, modify the allowed density of future residential development between Elk Grove Boulevard and Jetmar Way to allow both 1-acre and 1/3-acre development, and allow 1/4-acre development south of Elk Grove Boulevard. The Triangle SPA would also be updated to reflect current service information for drainage and transportation infrastructure and reflect the current planning for Grant Line Road. The allowed uses listing would be updated to use the definition of uses provided in the Zoning Code (EGMC Section 23.26.030, Allowed Land Uses) and the development standards would also be updated to reflect the proposed density modifications by adding standards for minimum lot size, perimeter buffer standards, setback standards, building height limits, and maximum site coverage for the new 1/3-acre and 1/4-acre lot types. The proposal would not modify the commercial overlay as provided in the Triangle SPA.

The Planning Commission reviewed this matter at their regular meeting on December 6, 2018 and directed it to the City Council for further review and direction. Specifically, the Commission identified concerns with the draft land plan and the implementation of prior Council direction, based upon public input, and requested clarification or new direction of the City Council.

**LOCATION:** Elk Grove Triangle, between Bond Road, Bradshaw Road, and Grant Line Road  
**ZONING:** Triangle Special Planning Area  
**ENVIRONMENTAL:** The proposed amendments are being considered as part of the General Plan Update Environmental Impact Report (EIR) (SCH No. 2017062058).

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

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written

correspondence delivered to the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

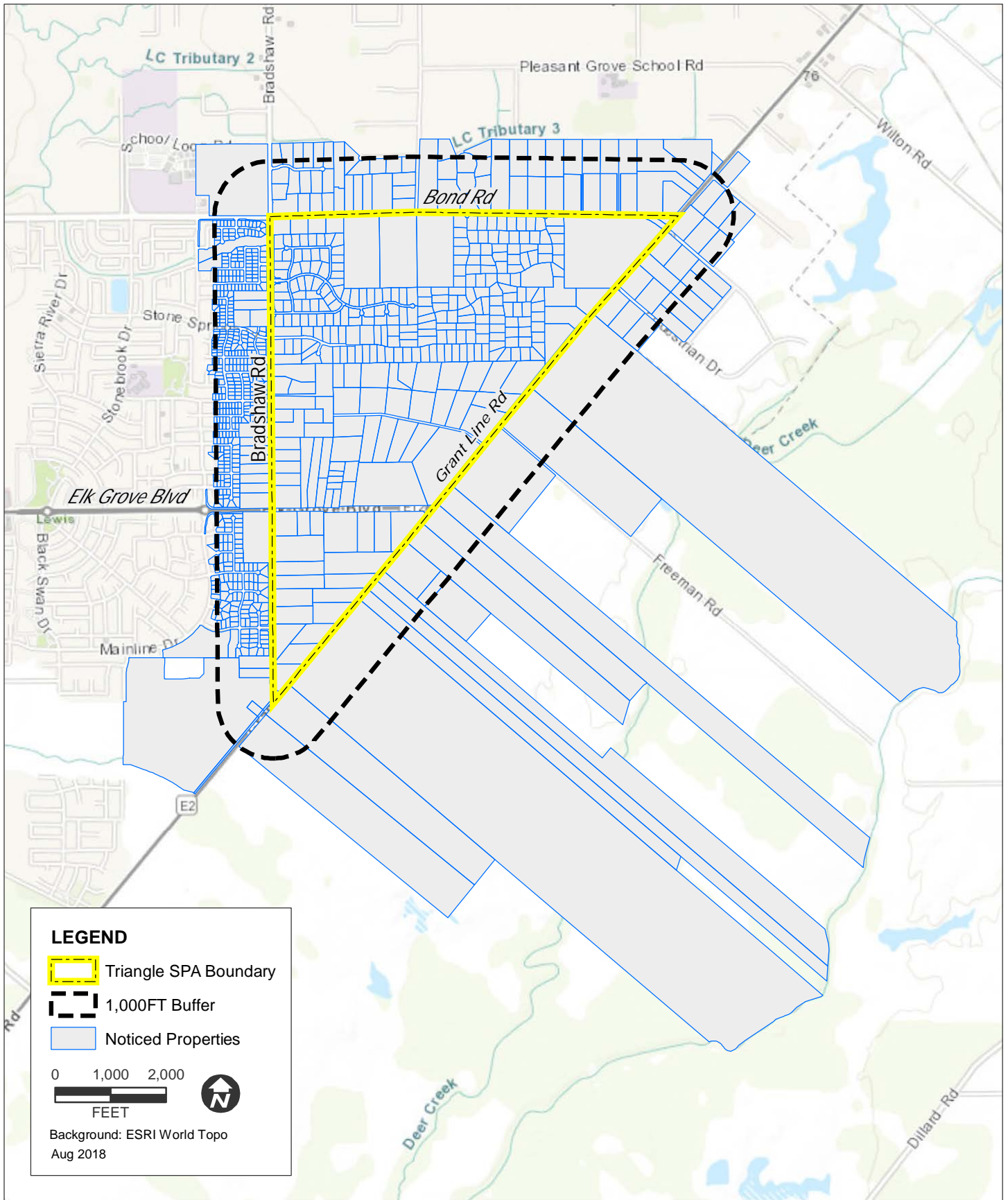
**This meeting notice is provided pursuant to Section 23.14.040 of Title 23 of the Elk Grove Municipal Code.**

Dated/Published: January 11, 2019




JASON LINDGREN  
CITY CLERK, CITY OF ELK GROVE


**ADA COMPLIANCE STATEMENT**


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



**LEGEND**

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

0 1,000 2,000  
  
 FEET

 N

Background: ESRI World Topo  
 Aug 2018



Triangle SPA Noticing



APN	ADDRESS	CITY	STATE	ZIPCODE
0	9355 Bradshaw Rd	Elk Grove	CA	95624-9426
12707500300000	8940 Elder Creek Rd	Sacramento	CA	95829-1031
12708900090000	9440 Grant Line Rd	Elk Grove	CA	95624-9410
12701100480000	9439 Grasmear Way	Elk Grove	CA	95624-4714
12708600530000	9746 Morganite Way	Elk Grove	CA	95624-4458
12706800120000	9679 Early Light Way	Elk Grove	CA	95624-4806
12707700700000	4711 Powder Ct	Elk Grove	CA	95758-4000
12706400150000	9424 Sierra Creek Dr	Elk Grove	CA	95624-6085
12708100040000	3150 Saginaw St	West Sacramento	CA	95691-5849
13408100240000	9645 Ronaldo Falls Way	Elk Grove	CA	95624-4148
13408500460000	9217 Silverbend Ln	Elk Grove	CA	95624-3983
12708100220000	2424 Brandini Dr	Dublin	CA	94568-7980
13401100560000	9783 Ametrine Ct	Elk Grove	CA	95624-4463
13401300200000	922 Gold Nugget Cir	Lincoln	CA	95648-8336
12701200640000	1201 Durillo Ct	Fremont	CA	94539-3791
12703200020000	9251 Bright Stars Ct	Elk Grove	CA	95624-4809
12709200100000	8073 Abo Zayed Ln	Sacramento	CA	95828-6762
12701100460000	9451 Rush Creek Ct	Elk Grove	CA	95624-6077
13408500070000	9757 Silvergate Ln	Elk Grove	CA	95624-3990
13408500290000	9896 Silvergate Ln	Elk Grove	CA	95624-3992
12708300040000	9640 Nordman Ct	Elk Grove	CA	95624-4455
12710700840000	9361 Sierra Spring Way	Elk Grove	CA	95624-3981
13408200070000	9636 Glacier Creek Way	Elk Grove	CA	95624-6079
12708500270000	9321 Sierra Spring Way	Elk Grove	CA	95624-3981
12708500360000	9720 Buna Ct	Elk Grove	CA	95624-9460
12701500280000	9644 Nordman Ct	Elk Grove	CA	95624-4455
12701200390000	9758 Buna Ct	Elk Grove	CA	95624-9460
12707500070000	9486 Bradshaw Rd	Elk Grove	CA	95624-9426
12708200240000	9348 Secretariat Ln	Elk Grove	CA	95624-5030
12710700400000	9500 Hollow Springs Way	Elk Grove	CA	95624-3952
13404600360000	9640 Pasture Rose Way	Elk Grove	CA	95624-6071
12710700800000	9372 Violet Springs Ct	Elk Grove	CA	95624-4143
12701500270000	9950 Koa Ln	Elk Grove	CA	95624-5009
12706800240000	9935 Waimea Ln	Elk Grove	CA	95624-5006
12706800410000	9621 Graphite Way	Elk Grove	CA	95624-4451
12706400240000	PO Box 163653	Sacramento	CA	95816-9653
12706800350000	9625 Glacier Creek Way	Elk Grove	CA	95624-6079
12708500340000	9842 Kapalua Ln	Elk Grove	CA	95624-5003
12707500080000	9682 Amber Fields Ct	Elk Grove	CA	95624-4801
12710700700000	9806 Grant Line Rd	Elk Grove	CA	95624-1410
12701200420000	9376 Sierra Creek Dr	Elk Grove	CA	95624-4139
13408500190000	9727 Buna Ct	Elk Grove	CA	95624-9460
12706800730000	9696 Glacier Creek Way	Elk Grove	CA	95624-6081
13401100660000	9636 Broad Stripes Way	Elk Grove	CA	95624-4811

12707700820000	10009 Whirlaway Ln	Elk Grove	CA	95624-5034
12701200610000	9769 Silvertrail Ln	Elk Grove	CA	95624-3987
13401300190000	9081 Elk Grove Blvd	Elk Grove	CA	95624-2047
13408100190000	9669 Grant Line Rd	Elk Grove	CA	95624-1408
12701200440000	9812 Kapalua Ln	Elk Grove	CA	95624-5003
12701300130000	2600 Chabot Dr	San Bruno	CA	94066-1707
12707500030000	9752 Lazulite Ct	Elk Grove	CA	95624-4460
12703500090000	9657 Pasture Rose Way	Elk Grove	CA	95624-6071
12708800180000	9258 Native Dancer Ln	Elk Grove	CA	95624-5032
13408500060000	9608 Blue Thistle Way	Elk Grove	CA	95624-6073
13408500330000	9649 River Thread Way	Elk Grove	CA	95624-6083
12708500130000	9624 Broad Stripes Way	Elk Grove	CA	95624-4811
12710700770000	9980 Van Ruiten Ln	Elk Grove	CA	95624-5038
12701200380000	9432 Sage Creek Ct	Elk Grove	CA	95624-6078
12701300230000	9676 Pasture Rose Way	Elk Grove	CA	95624-6072
12708200210000	9779 Helenite Ct	Elk Grove	CA	95624-4464
12708700100000	9222 Fruited Plain Way	Elk Grove	CA	95624-4807
12707700810000	9269 Fruited Plain Way	Elk Grove	CA	95624-4808
12701200760000	9775 Kapalua Ln	Elk Grove	CA	95624-1424
12707700320000	9721 Bradshaw Rd	Elk Grove	CA	95624-9406
12703200010000	9237 Fruited Plain Way	Elk Grove	CA	95624-4807
12708600700000	9715 Silvertrail Ln	Elk Grove	CA	95624-3986
12709400040000	9691 Bradshaw Rd	Elk Grove	CA	95624-9406
12710700560000	9629 Pasture Rose Way	Elk Grove	CA	95624-6071
12708800030000	9660 Glacier Creek Way	Elk Grove	CA	95624-6080
12709400080000	9787 Silvergate Ln	Elk Grove	CA	95624-3991
12703200060000	9221 Purple Skies Ct	Elk Grove	CA	95624-4804
12706400210000	9672 Glacier Creek Way	Elk Grove	CA	95624-6080
12707700670000	9668 Ronaldo Falls Way	Elk Grove	CA	95624-4140
12708100210000	2251 Kenry Way	South San Francisco	CA	94080-5509
13408100210000	10374 Stathos Dr	Elk Grove	CA	95757-1609
13408500520000	9233 Fruited Plain Way	Elk Grove	CA	95624-4807
12701300060000	9637 Glacier Creek Way	Elk Grove	CA	95624-6079
12708200130000	9411 Secretariat Ln	Elk Grove	CA	95624-5031
12710700780000	9356 Sierra Spring Way	Elk Grove	CA	95624-3981
13401101620000	9650 Kunzite Ct	Elk Grove	CA	95624-4457
13401101600000	9690 Amber Fields Ct	Elk Grove	CA	95624-4801
12710700640000	8774 Bottlebrush Ct	Elk Grove	CA	95624-3841
12706800560000	8517 Hawley Way	Elk Grove	CA	95624-4536
12706800110000	9364 Secretariat Ln	Elk Grove	CA	95624-5030
12707500210000	9245 Silverbend Ln	Elk Grove	CA	95624-3984
12708600460000	9851 Folsom Blvd	Sacramento	CA	95827-1328
12709200070000	PO Box 1088	Elk Grove	CA	95759-1088
12706800210000	9373 Sierra Creek Dr	Elk Grove	CA	95624-4139
12706800250000	9335 Silverstone Ln	Elk Grove	CA	95624-3988
12708300130000	9390 Big Horn Blvd Ste 145	Elk Grove	CA	95758-7980
12706400250000	9135 Shire Oaks Ln	Elk Grove	CA	95624-6090

12710700580000	9356 Canter Dr	Elk Grove	CA	95624-9461
12708100180000	PO Box 963	Elk Grove	CA	95759-0963
12708500310000	9636 Pasture Rose Way	Elk Grove	CA	95624-6071
12708600660000	8814 Live Oak Rd	Wilton	CA	95693-9666
12710700830000	9377 Sierra Creek Dr	Elk Grove	CA	95624-4139
13408100330000	9216 Silverbend Ln	Elk Grove	CA	95624-3983
12701400240000	9376 Glantz Ln	Elk Grove	CA	95624-5004
12701200340000	9144 Grant Line Rd	Elk Grove	CA	95624-9418
12708300200000	9632 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12709000060000	9739 Buna Ct	Elk Grove	CA	95624-9460
12709300070000	9624 Pewter Ct	Elk Grove	CA	95624-4465
13401300110000	9688 Pasture Rose Ct	Elk Grove	CA	95624-6070
12709000090000	9463 Havenview Way	Elk Grove	CA	95624-6032
12701100390000	9757 Lazulite Ct	Elk Grove	CA	95624-4460
12708500110000	9412 Sierra Creek Dr	Elk Grove	CA	95624-6085
12708700090000	9944 Koa Ln	Elk Grove	CA	95624-5009
12708700190000	1428 Bayridge Ln	El Dorado Hills	CA	95762-7214
12706800700000	9360 Glantz Ln	Elk Grove	CA	95624-5004
12708200090000	9501 Hollow Springs Way	Elk Grove	CA	95624-3952
12708300060000	9381 Sierra Creek Dr	Elk Grove	CA	95624-4139
13401200250000	9778 Ametrine Ct	Elk Grove	CA	95624-4463
13408500480000	9644 Glacier Creek Way	Elk Grove	CA	95624-6080
12708300030000	9404 Secretariat Ln	Elk Grove	CA	95624-5031
12708600400000	9661 Amber Waves Way	Elk Grove	CA	95624-4803
12708900140000	9467 Rush Creek Ct	Elk Grove	CA	95624-6077
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12708600370000	9790 Ametrine Ct	Elk Grove	CA	95624-4463
12708600610000	9678 Early Light Way	Elk Grove	CA	95624-4806
12710100080000	9353 Silverbend Ln	Elk Grove	CA	95624-3985
13408200100000	9661 Rubellite Ct	Elk Grove	CA	95624-4456
13404600290000	9231 Dairy St	Elk Grove	CA	95624-3584
13408100140000	9687 Amber Fields Ct	Elk Grove	CA	95624-4801
13408500160000	9229 Silverbend Ln	Elk Grove	CA	95624-3983
12710700440000	3623 Lakeland Way	Elk Grove	CA	95758-4645
13408100100000	9332 Secretariat Ln	Elk Grove	CA	95624-5030
13408500110000	10177 Bond Rd	Elk Grove	CA	95624-1436
13408500430000	9661 River Thread Ct	Elk Grove	CA	95624-6084
12708600450000	9228 Majesties Ct	Elk Grove	CA	95624-4802
12708700050000	9232 Fruited Plain Way	Elk Grove	CA	95624-4807
12710700470000	9628 Broad Stripes Way	Elk Grove	CA	95624-4811
12706800690000	9989 Kapalua Ln	Elk Grove	CA	95624-5036
12701300220000	9629 Glacier Creek Way	Elk Grove	CA	95624-6079
12701500230000	5330 Gibbons Dr Ste 700	Carmichael	CA	95608-1673
12707700690000	9702 Silvertrail Ln	Elk Grove	CA	95624-3986
12709000150000	9624 Nordman Way	Elk Grove	CA	95624-4454
12708600380000	9612 Nordman Way	Elk Grove	CA	95624-4453
12709100020000	9665 River Thread Ct	Elk Grove	CA	95624-6084

13401200020000	9921 Kapalua Ln	Elk Grove	CA	95624-5005
13401100750000	9660 Rubellite Ct	Elk Grove	CA	95624-4456
12707700680000	9744 Silvergate Ln	Elk Grove	CA	95624-3990
12706800670000	9737 Bradshaw Rd	Elk Grove	CA	95624-9406
12708700170000	9118 Brienne Way	Elk Grove	CA	95758-9560
12710700760000	PO Box 1210	Alamo	CA	94507-7210
13408200060000	9647 Pasture Rose Way	Elk Grove	CA	95624-6071
13408200120000	9900 Kapalua Ln	Elk Grove	CA	95624-5005
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12708200140000	9485 Bradshaw Rd	Elk Grove	CA	95624-9426
12708700080000	9481 Bradshaw Rd	Elk Grove	CA	95624-9426
12708800190000	9264 Sheba Cir	Elk Grove	CA	95624-4149
12708900040000	9651 Kunzite Ct	Elk Grove	CA	95624-4457
13408100160000	9814 Kapalua Ln	Elk Grove	CA	95624-5003
12701500290000	9916 Mango Ln	Elk Grove	CA	95624-5008
12708500280000	34216 Torrey Pine Ct	Union City	CA	94587-8031
13404600020000	9800 Pine Acre Ct	Elk Grove	CA	95624-9686
12701200130000	9672 River Thread Ct	Elk Grove	CA	95624-6084
12701200890000	9687 Glacier Creek Way	Elk Grove	CA	95624-6081
12701300120000	9643 Kunzite Ct	Elk Grove	CA	95624-4457
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13408700050000	9692 Pasture Rose Ct	Elk Grove	CA	95624-6070
12707500260000	9628 Fetlock Way	Elk Grove	CA	95624-6075
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12708700110000	9951 Koa Ln	Elk Grove	CA	95624-5009
13408500500000	10010 Seattle Slew Ln	Elk Grove	CA	95624-5037
12708100140000	5922 Moraga Ave	San Jose	CA	95123-3834
12708700120000	9673 Ronaldo Falls Way	Elk Grove	CA	95624-4140
13404600250000	5607 Via Avion	Granite Bay	CA	95746-5860
12710700520000	9111 Shire Oaks Ln	Elk Grove	CA	95624-6090
12701200790000	9757 Tundra Swan Cir	Elk Grove	CA	95757-8100
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12701100430000	9626 Shale Ct	Elk Grove	CA	95624-4452
12701500300000	9633 Graphite Way	Elk Grove	CA	95624-4451
12708100050000	9377 Feather Falls Way	Elk Grove	CA	95624-4150
12703500080000	9748 Buna Ct	Elk Grove	CA	95624-9460
12701100440000	9819 Jetmar Way	Elk Grove	CA	95624-9478
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13404600300000	9680 River Thread Ct	Elk Grove	CA	95624-6084
13408100200000	9404 Riversbend Ct	Elk Grove	CA	95624-3953
12710700100000	9546 Bradshaw Rd	Elk Grove	CA	95624-1438
12709000070000	9775 Buna Ct	Elk Grove	CA	95624-9460

12706400270000	9624 Hickory Rail Way	Elk Grove	CA	95624-6068
12708600640000	9629 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12710700430000	9601 Graphite Ct	Elk Grove	CA	95624-4450
12708600230000	9220 Purple Skies Ct	Elk Grove	CA	95624-4804
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12707500240000	9983 Kapalua Ln	Elk Grove	CA	95624-5036
12709100170000	9766 Elk Grove Blvd	Elk Grove	CA	95624-9427
12710700530000	9814 Pine Acre Ct	Elk Grove	CA	95624-9686
12709300130000	9761 Buna Ct	Elk Grove	CA	95624-9460
12710700550000	9647 Kunzite Ct	Elk Grove	CA	95624-4457
12701100490000	1112 I St Ste 100	Sacramento	CA	95814-2836
12710700180000	9641 Broad Stripes Way	Elk Grove	CA	95624-4811
12710700540000	9717 Bond Rd	Elk Grove	CA	95624-9419
13408500410000	9644 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12707700250000	9642 Kunzite Ct	Elk Grove	CA	95624-4457
12709700080000	10010 Whirlaway Ln	Elk Grove	CA	95624-5041
12708300170000	9657 Ronaldo Falls Way	Elk Grove	CA	95624-4140
12701200400000	9389 Sierra Creek Dr	Elk Grove	CA	95624-4139
12708600210000	1885 W Cypress Rd	Oakley	CA	94561-1825
13404600340000	9620 Early Light Way	Elk Grove	CA	95624-4805
12707500350000	9680 Ronaldo Falls Way	Elk Grove	CA	95624-4140
13401200220000	9575 Titan Rd	Elk Grove	CA	95624-9428
12709300080000	9660 Ronaldo Falls Way	Elk Grove	CA	95624-4140
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12707500190000	9645 Amber Waves Way	Elk Grove	CA	95624-4803
12708100190000	9381 Violet Springs Ct	Elk Grove	CA	95624-4143
12708600110000	9825 Silvergate Ln	Elk Grove	CA	95624-3992
13408100340000	9703 Silvertrail Ln	Elk Grove	CA	95624-3986
12707700310000	9380 Sierra Creek Dr	Elk Grove	CA	95624-4139
12710100160000	9661 Ridgerock Dr	Elk Grove	CA	95624-4462
12707700010000	9633 Pasture Rose Way	Elk Grove	CA	95624-6071
12708600620000	9346 Silverstone Ln	Elk Grove	CA	95624-3988
12707500040000	10000 Whirlaway Ln	Elk Grove	CA	95624-5041
13408100180000	9227 Fruited Plain Way	Elk Grove	CA	95624-4807
13408500250000	9611 Hickory Rail Way	Elk Grove	CA	95624-6068
12700700410000	716 Royal Glen Dr	San Jose	CA	95133-1446
13401100580000	9444 Secretariat Ln	Elk Grove	CA	95624-5031
12708300100000	9369 Violet Springs Ct	Elk Grove	CA	95624-4143
12706300370000	9920 Waimea Ln	Elk Grove	CA	95624-5006
12708600060000	9359 Silverbend Ln	Elk Grove	CA	95624-3985
13404500080000	9430 Butterfly Ln	Elk Grove	CA	95624-9459
12708900070000	9837 Kapalua Ln	Elk Grove	CA	95624-5003
12709700020000	9720 Silvergate Ln	Elk Grove	CA	95624-3990



12707500160000	9595 Gentle Mare Pl	Elk Grove	CA	95624-6069
12707700710000	PO Box 2723	Elk Grove	CA	95759-2723
12707700280000	9803 Bond Rd	Elk Grove	CA	95624-9419
13404600280000	1401 N Broadway Ste 210	Walnut Creek	CA	94596-4655
12708300090000	9726 Silvertrail Ln	Elk Grove	CA	95624-3987
12710700810000	9751 Buna Ct	Elk Grove	CA	95624-9460
12703200170000	9122 Shire Oaks Ln	Elk Grove	CA	95624-6090
13401100800000	9776 Grant Line Rd	Elk Grove	CA	95624-1409
12708600090000	9537 Dusty Trails Pl	Elk Grove	CA	95624-6076
12709100150000	9704 Glacier Creek Way	Elk Grove	CA	95624-6081
13408700140000	9325 Sierra Spring Way	Elk Grove	CA	95624-3981
12706800270000	9194 Bader Rd	Elk Grove	CA	95624-9602
12707700750000	9458 Rush Creek Ct	Elk Grove	CA	95624-6077
12708900080000	9683 Early Light Way	Elk Grove	CA	95624-4806
12709100030000	9567 Titan Rd	Elk Grove	CA	95624-9428
12708900130000	9901 Kapalua Ln	Elk Grove	CA	95624-5005
12701500740000	9629 Nordman Way	Elk Grove	CA	95624-4454
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12708800040000	9260 Bright Stars Ct	Elk Grove	CA	95624-4809
12708800140000	9628 Crisswell Dr	Elk Grove	CA	95624-6087
12710100040000	9521 Dusty Trails Pl	Elk Grove	CA	95624-6076
12709000050000	9675 Amber Fields Ct	Elk Grove	CA	95624-4801
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12710700680000	9553 Titan Rd	Elk Grove	CA	95624-9428
12706400340000	9400 Sierra Creek Dr	Elk Grove	CA	95624-4139
13408100060000	9604 Graphite Ct	Elk Grove	CA	95624-4450
13408500470000	10980 Chambeau Way	Elk Grove	CA	95624-9368
12708600630000	9253 Fruited Plain Way	Elk Grove	CA	95624-4808
12707700340000	9625 Graphite Way	Elk Grove	CA	95624-4451
12710100120000	9750 Morganite Way	Elk Grove	CA	95624-4458
12710700150000	9632 Conda Way	Elk Grove	CA	95624-4448
12701300190000	9837 Silvergate Ln	Elk Grove	CA	95624-3992
13408500490000	5016 Pacific Crest Dr	Seaside	CA	93955-6524
13401300100000	9632 Nordman Ct	Elk Grove	CA	95624-4455
13408500390000	9341 Sierra Spring Way	Elk Grove	CA	95624-3981
12708600190000	9636 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12709100080000	9673 River Thread Ct	Elk Grove	CA	95624-6084
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12708600430000	9392 Sierra Creek Dr	Elk Grove	CA	95624-4139
12701200680000	PO Box 1266	Elk Grove	CA	95759-1266
12706400160000	10090 Van Ruiten Ln	Elk Grove	CA	95624-5011
12708000250000	9850 Jetmar Way	Elk Grove	CA	95624-9408
13408200020000	9159 Bradshaw Rd	Elk Grove	CA	95624-9420
12707500430000	PO Box 464	Elk Grove	CA	95759-0464
12708200260000	9762 Silvertrail Ln	Elk Grove	CA	95624-3987
12708500090000	9672 Early Light Way	Elk Grove	CA	95624-4806
13408100090000	9376 Violet Springs Ct	Elk Grove	CA	95624-4143

12707700740000	9649 Amber Waves Way	Elk Grove	CA	95624-4803
13408200130000	9632 Early Light Way	Elk Grove	CA	95624-4805
13408500370000	9224 Purple Skies Ct	Elk Grove	CA	95624-4804
13401300170000	9643 Early Light Way	Elk Grove	CA	95624-4805
12706800100000	9901 Jetmar Way	Elk Grove	CA	95624-9478
12708600390000	9616 Broad Stripes Way	Elk Grove	CA	95624-4811
12708600540000	9783 Bond Rd	Elk Grove	CA	95624-9419
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12708600580000	9801 Silvergate Ln	Elk Grove	CA	95624-3992
12707500220000	9644 Conda Way	Elk Grove	CA	95624-4448
13408500400000	9620 Nordman Way	Elk Grove	CA	95624-4454
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12710700490000	9633 Pewter Ct	Elk Grove	CA	95624-4465
12706400200000	9259 Bright Stars Ct	Elk Grove	CA	95624-4809
12706800170000	9622 Shale Ct	Elk Grove	CA	95624-4452
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12709300050000	9652 Pasture Rose Way	Elk Grove	CA	95624-6071
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12701300170000	8478 Wilmarth Way	Elk Grove	CA	95624-4116
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12708300180000	9508 Hollow Springs Way	Elk Grove	CA	95624-3952
12708600360000	9452 Secretariat Ln	Elk Grove	CA	95624-5031
12707500290000	9361 Feather Falls Way	Elk Grove	CA	95624-4150
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12701200470000	9613 Graphite Ct	Elk Grove	CA	95624-4450
12701300150000	10214 Wrangler Dr	Elk Grove	CA	95624-9464
12708200220000	1817 Maryal Dr Ste 100	Sacramento	CA	95864-1510
12707500100000	9281 Secretariat Ln	Elk Grove	CA	95624-5028
13408200140000	9771 Helenite Ct	Elk Grove	CA	95624-4464
12710100010000	9470 Rush Creek Ct	Elk Grove	CA	95624-6077
12710700510000	9774 Silvertrail Ln	Elk Grove	CA	95624-3987
12710700880000	9620 Fetlock Way	Elk Grove	CA	95624-6075
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12706400290000	9393 Sierra Creek Dr	Elk Grove	CA	95624-4139
12707500200000	9701 Glacier Creek Way	Elk Grove	CA	95624-6081
12708900010000	9510 Elk Grove Florin Rd	Elk Grove	CA	95624-1801
12707700620000	5118 Teichert Ave	Sacramento	CA	95819-1547
12708100070000	9904 Kapalua Ln	Elk Grove	CA	95624-5005
12708800100000	301 Chaplin Cir	Lompoc	CA	93436-3496
12703200140000	9624 Glacier Creek Way	Elk Grove	CA	95624-6079
12701300260000	7808 Polo Crosse Ave	Sacramento	CA	95829-6564
12708200230000	8036 Polo Crosse Ave	Sacramento	CA	95829-6563
12706400180000	PO Box 279726	Sacramento	CA	95827-0726
13401100570000	10167 Bond Rd	Elk Grove	CA	95624-1436
12706800710000	9335 Silverhollow Ln	Elk Grove	CA	95624-3989

12708300080000	9400 Riversbend Ct	Elk Grove	CA	95624-3953
13408500380000	9337 Secretariat Ln	Elk Grove	CA	95624-5030
12708300110000	9352 Sierra Spring Way	Elk Grove	CA	95624-3981
12708500350000	9856 Pine Acre Ct	Elk Grove	CA	95624-9686
12700700490000	9377 Glantz Ln	Elk Grove	CA	95624-5004
12708600570000	1520 River Park Dr	Sacramento	CA	95815-4602
12709000040000	9860 Kapalua Ln	Elk Grove	CA	95624-5003
12707700630000	10011 Seattle Slew Ln	Elk Grove	CA	95624-5040
12708200070000	9791 Helenite Ct	Elk Grove	CA	95624-4464
13408100290000	10018 Seattle Slew Ln	Elk Grove	CA	95624-5037
13404500060000	175 Private Drive 255	Chesapeake	OH	45619-8166
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13408100220000	9632 Broad Stripes Way	Elk Grove	CA	95624-4811
12708200060000	9620 Pasture Rose Way	Elk Grove	CA	95624-6071
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12708200150000	9638 Kunzite Ct	Elk Grove	CA	95624-4457
12710200010000	9625 Nordman Way	Elk Grove	CA	95624-4454
12710700740000	9672 Pasture Rose Way	Elk Grove	CA	95624-6072
12708500100000	9993 Pavich Ln	Elk Grove	CA	95624-9485
12707500180000	9919 Mango Ln	Elk Grove	CA	95624-5008
12708300190000	9269 Sheba Cir	Elk Grove	CA	95624-4149
12708500140000	9240 Fruited Plain Way	Elk Grove	CA	95624-4807
12709000130000	9751 Silvertrail Ln	Elk Grove	CA	95624-3987
12707700350000	9432 Sierra Creek Dr	Elk Grove	CA	95624-6085
12709100040000	9420 Sage Creek Ct	Elk Grove	CA	95624-6078
13404500090000	9941 Kapalua Ln	Elk Grove	CA	95624-5035
12706400510000	162 Rae Ave	San Francisco	CA	94112-4136
13408500230000	9321 Silverbend Ln	Elk Grove	CA	95624-3985
12708500180000	10111 Bond Rd	Elk Grove	CA	95624-1436
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12707500130000	9632 Fetlock Way	Elk Grove	CA	95624-6075
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12708600300000	9605 Chrome Ct	Elk Grove	CA	95624-4449
12708800090000	9609 Chrome Ct	Elk Grove	CA	95624-4449
12701201000000	PO Box 1884	Elk Grove	CA	95759-1884
12707700790000	8959 Caselman Rd	Sacramento	CA	95829-1140
12708500320000	9779 Ametrine Ct	Elk Grove	CA	95624-4463

12707500060000	9385 Violet Springs Ct	Elk Grove	CA	95624-4143
12706300130000	9123 Shire Oaks Ln	Elk Grove	CA	95624-6090
12703200150000	9995 Kapalua Ln	Elk Grove	CA	95624-5036
12708000230000	9428 Sierra Creek Dr	Elk Grove	CA	95624-6085
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12708500240000	9353 Sierra Spring Way	Elk Grove	CA	95624-3981
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12707700300000	9347 Silverstone Ln	Elk Grove	CA	95624-3988
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12701200620000	9639 Kunzite Ct	Elk Grove	CA	95624-4457
12707700780000	9433 Sage Creek Ct	Elk Grove	CA	95624-6078
12708500230000	9641 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12707500140000	9556 Meadow Cliff Ct	Elk Grove	CA	95758-4485
13404600350000	9329 Secretariat Ln	Elk Grove	CA	95624-5029
12708600170000	9671 Amber Fields Ct	Elk Grove	CA	95624-4801
12709300030000	9696 Elk Grove Blvd	Elk Grove	CA	95624-5071
12709700070000	9281 Fruited Plain Way	Elk Grove	CA	95624-4808
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12701200880000	9753 Lazulite Ct	Elk Grove	CA	95624-4460
13401100600000	9636 Early Light Way	Elk Grove	CA	95624-4805
13408500310000	9836 Oak Ranch Pl	Elk Grove	CA	95624-9687
13408700070000	743 Caribou Ct	Sunnyvale	CA	94087-4229
12708900050000	9668 Early Light Way	Elk Grove	CA	95624-4805
12708600550000	9743 Morganite Way	Elk Grove	CA	95624-4459
12706800590000	9600 Graphite Ct	Elk Grove	CA	95624-4450
12708500250000	9668 Rubellite Ct	Elk Grove	CA	95624-4456
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12706800260000	9637 Pasture Rose Way	Elk Grove	CA	95624-6071
12708800130000	9751 Bond Rd	Elk Grove	CA	95624-9419
12709400100000	9332 Silverbend Ln	Elk Grove	CA	95624-3985
12709700100000	5431 Strawberry Way	Stockton	CA	95212-3067
12710100140000	9884 Silvergate Ln	Elk Grove	CA	95624-3992
13404600270000	9920 Kapalua Ln	Elk Grove	CA	95624-5005
12701300030000	9732 Buna Ct	Elk Grove	CA	95624-9460
12710100070000	9535 Bradshaw Rd	Elk Grove	CA	95624-1438
12710500020000	180 N Stetson Ave Ste 3650	Chicago	IL	60601-6709
12708900200000	9337 Feather Falls Ct	Elk Grove	CA	95624-3980
13408100050000	4245 Arroyo Ave	Davis	CA	95618-7111
12703200030000	2342 W 11th St	Brooklyn	NY	11223-5731
12707500370000	9688 Glacier Creek Way	Elk Grove	CA	95624-6081

12706400530000	PO Box 293481	Sacramento	CA	95829-3481
13408500130000	9533 Dusty Trails Pl	Elk Grove	CA	95624-6076
12709300060000	9641 Glacier Creek Way	Elk Grove	CA	95624-6080
12709400030000	9693 Pasture Rose Ct	Elk Grove	CA	95624-6070
12708200170000	9633 Glacier Creek Way	Elk Grove	CA	95624-6079
12708500290000	9379 Silverbend Ln	Elk Grove	CA	95624-3985
13408500450000	5200 Douglas Blvd	Granite Bay	CA	95746-6205
13408500200000	9372 Secretariat Ln	Elk Grove	CA	95624-5030
12710200020000	1717 Main St Ste 2000	Dallas	TX	75201-4657
12706800750000	9624 Early Light Way	Elk Grove	CA	95624-4805
12707500390000	9774 Silvergate Ln	Elk Grove	CA	95624-3991
12708500380000	10049 Bond Rd	Elk Grove	CA	95624-1435
12709000010000	9652 Ronaldo Falls Way	Elk Grove	CA	95624-4148
13408500140000	9926 Waimea Ln	Elk Grove	CA	95624-5006
12706400140000	9399 Silverbend Ln	Elk Grove	CA	95624-3985
13408100250000	9845 Jetmar Way	Elk Grove	CA	95624-9478
12706400540000	9771 Ametrine Ct	Elk Grove	CA	95624-4463
12700700100000	9937 Mango Ln	Elk Grove	CA	95624-5008
12701200480000	9940 Mango Ln	Elk Grove	CA	95624-5008
13401100520000	10187 Bond Rd	Elk Grove	CA	95624-1436
12708800020000	9636 Conda Way	Elk Grove	CA	95624-4448
12709100050000	9266 Seabiscuit Ln	Elk Grove	CA	95624-5033
12706800390000	9774 Ametrine Ct	Elk Grove	CA	95624-4463
13404600010000	9333 Sierra Spring Way	Elk Grove	CA	95624-3981
12709000020000	8437 Balderston Rd	Georgetown	CA	95634-9706
13408700170000	9637 Nordman Ct	Elk Grove	CA	95624-4455
12703500070000	9990 Pavich Ln	Elk Grove	CA	95624-9485
12708600710000	9644 Fetlock Way	Elk Grove	CA	95624-6088
12710700390000	9992 Whirlaway Ln	Elk Grove	CA	95624-5041
12708600600000	9221 Majesties Ct	Elk Grove	CA	95624-4802
12710700750000	9657 River Thread Ct	Elk Grove	CA	95624-6084
13408700090000	210 Cabot Ct	Lincoln	CA	95648-8373
12710100060000	9300 Secretariat Ln	Elk Grove	CA	95624-5028
12710700450000	9636 Nordman Ct	Elk Grove	CA	95624-4455
12710700020000	9927 Waimea Ln	Elk Grove	CA	95624-5006
12710700620000	10027 Seattle Slew Ln	Elk Grove	CA	95624-5040
12706400170000	9616 Pasture Rose Way	Elk Grove	CA	95624-6071
13408200090000	10270 E Taron Dr Apt 323	Elk Grove	CA	95757-8249
12709000120000	9334 Silverhollow Ln	Elk Grove	CA	95624-3989
12709200140000	9388 Sierra Creek Dr	Elk Grove	CA	95624-4139
12710700480000	9405 Sierra Creek Dr	Elk Grove	CA	95624-6085
12708600290000	9738 Silvertrail Ln	Elk Grove	CA	95624-3987
12708600440000	9786 Kapalua Ln	Elk Grove	CA	95624-1424
12709200130000	9632 Shale Ct	Elk Grove	CA	95624-4452
12707500420000	9632 Pewter Ct	Elk Grove	CA	95624-4465
12708100080000	10001 Whirlaway Ln	Elk Grove	CA	95624-5034
12708100160000	9616 Early Light Way	Elk Grove	CA	95624-4805

12708600650000	4000 Industrial Blvd	Aliquippa	PA	15001-4875
13401100680000	9708 Glacier Creek Way	Elk Grove	CA	95624-6081
13408200150000	9681 Pasture Rose Way	Elk Grove	CA	95624-6072
12706300380000	9758 Morganite Way	Elk Grove	CA	95624-4458
12707500020000	9694 Amber Fields Ct	Elk Grove	CA	95624-4801
12708000290000	9255 Grant Line Rd	Elk Grove	CA	95624-9410
12709400010000	9384 Sierra Creek Dr	Elk Grove	CA	95624-4139
12709700140000	9625 Pewter Ct	Elk Grove	CA	95624-4465
12710100130000	9333 Silverbend Ln	Elk Grove	CA	95624-3985
12710700080000	9957 Pavich Ln	Elk Grove	CA	95624-9485
12707500310000	9256 Fruited Plain Way	Elk Grove	CA	95624-4808
12708000240000	10201 Bond Rd	Elk Grove	CA	95624-1437
12708300070000	9775 Helenite Ct	Elk Grove	CA	95624-4464
13408100310000	9228 Purple Skies Ct	Elk Grove	CA	95624-4804
13408500510000	9649 Ronaldo Falls Way	Elk Grove	CA	95624-4148
13408700120000	9436 Secretariat Ln	Elk Grove	CA	95624-5031
13408100150000	9384 Violet Springs Ct	Elk Grove	CA	95624-4143
13408500150000	9640 Conda Way	Elk Grove	CA	95624-4448
12706300190000	9660 Early Light Way	Elk Grove	CA	95624-4805
12708200200000	9316 Sierra Spring Way	Elk Grove	CA	95624-3981
12708300210000	9928 Kapalua Ln	Elk Grove	CA	95624-5005
12706800680000	9775 Ametrine Ct	Elk Grove	CA	95624-4463
12710700590000	9672 Rubellite Ct	Elk Grove	CA	95624-4456
13408200230000	9369 Glantz Ln	Elk Grove	CA	95624-5004
12703200120000	9776 Buna Ct	Elk Grove	CA	95624-9460
12708600520000	9356 Secretariat Ln	Elk Grove	CA	95624-5030
12709100110000	9569 Titan Rd	Elk Grove	CA	95624-9428
12706800370000	9317 Sierra Spring Way	Elk Grove	CA	95624-3981
12707500050000	9908 Jetmar Way	Elk Grove	CA	95624-9408
12703200100000	9813 Silvergate Ln	Elk Grove	CA	95624-3992
13408500180000	9861 Silvergate Ln	Elk Grove	CA	95624-3992
13404600240000	9309 Secretariat Ln	Elk Grove	CA	95624-5028
12706800160000	5490 Bear Creek Rd	Lodi	CA	95240-7213
12707700380000	9534 Bradshaw Rd	Elk Grove	CA	95624-1438
13401100530000	9975 Pavich Ln	Elk Grove	CA	95624-9485
12707500410000	9807 Bond Rd	Elk Grove	CA	95624-9419
12708500190000	9799 Bond Rd	Elk Grove	CA	95624-9419
12708600310000	9637 Ridgerock Dr	Elk Grove	CA	95624-4461
12701200410000	9687 Early Light Way	Elk Grove	CA	95624-4806
12706300100000	9256 Bright Stars Ct	Elk Grove	CA	95624-4809
12706300120000	9644 Graphite Way	Elk Grove	CA	95624-4451
12706800280000	9372 Canter Dr	Elk Grove	CA	95624-9461
13401101640000	9616 Nordman Way	Elk Grove	CA	95624-4453
12708600350000	9613 Pasture Rose Way	Elk Grove	CA	95624-6071
12708600690000	9909 Jetmar Way	Elk Grove	CA	95624-1412
12708600730000	9365 Feather Falls Way	Elk Grove	CA	95624-4150
12710700690000	9624 Crisswell Dr	Elk Grove	CA	95624-6087



13401100510000	9641 Graphite Way	Elk Grove	CA	95624-4451
12708600590000	9257 Silverbend Ln	Elk Grove	CA	95624-3984
12709200080000	9641 Nordman Ct	Elk Grove	CA	95624-4455
12707500270000	9334 Silverstone Ln	Elk Grove	CA	95624-3988
12709300010000	9656 Pasture Rose Way	Elk Grove	CA	95624-6071
12710700670000	9786 Ametrine Ct	Elk Grove	CA	95624-4463
13408200240000	9191 Clay Station Rd	Wilton	CA	95693-9619
12709200050000	9660 Pasture Rose Way	Elk Grove	CA	95624-6071
12710700170000	10319 Menlo Oaks Ct	Elk Grove	CA	95624-1431
12710700200000	10057 Van Ruiten Ln	Elk Grove	CA	95624-5039
13401200260000	9273 Silverbend Ln	Elk Grove	CA	95624-3984
12701200990000	9520 Bradshaw Rd	Elk Grove	CA	95624-1438
12708300140000	9428 Sage Creek Ct	Elk Grove	CA	95624-6078
12701300160000	9641 Fetlock Way	Elk Grove	CA	95624-6088
12700700070000	10143 Bond Rd	Elk Grove	CA	95624-1436
12700700480000	9635 Early Light Way	Elk Grove	CA	95624-4805
12707500250000	10261 Wrangler Dr	Elk Grove	CA	95624-9464
12709700010000	9749 Morganite Way	Elk Grove	CA	95624-4459
13408100280000	9914 Jetmar Way	Elk Grove	CA	95624-9408
12707700040000	9227 Purple Skies Ct	Elk Grove	CA	95624-4804
13408500320000	9261 Fruited Plain Way	Elk Grove	CA	95624-4808
13408500420000	9648 Pasture Rose Way	Elk Grove	CA	95624-6071
12708600480000	9664 Ronaldo Falls Way	Elk Grove	CA	95624-4140
12710700120000	9357 Sierra Spring Way	Elk Grove	CA	95624-3981
12707700330000	9401 Sierra Creek Dr	Elk Grove	CA	95624-6085
12708500370000	9459 Secretariat Ln	Elk Grove	CA	95624-5031
12708600260000	9625 Pasture Rose Way	Elk Grove	CA	95624-6071
12700700120000	9568 Titan Rd	Elk Grove	CA	95624-9428
12709400120000	9739 Morganite Way	Elk Grove	CA	95624-4459
12709100160000	9654 Pilliteri Way	Elk Grove	CA	95757-4615
12709400050000	9347 Silverhollow Ln	Elk Grove	CA	95624-3989
12708000280000	9630 Gruwell Way	Elk Grove	CA	95624-2446
12708000260000	9529 Dusty Trails Pl	Elk Grove	CA	95624-6076
12708100230000	9756 Silvergate Ln	Elk Grove	CA	95624-3990
13408500340000	9264 Bright Stars Ct	Elk Grove	CA	95624-4809
13408700100000	9633 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12709200020000	9466 Rush Creek Ct	Elk Grove	CA	95624-6077
13408100230000	9646 Kunzite Ct	Elk Grove	CA	95624-4457
12708700010000	9365 Sierra Spring Way	Elk Grove	CA	95624-3981
12706800150000	9849 Silvergate Ln	Elk Grove	CA	95624-3992
12707700660000	9640 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12708100090000	9385 Sierra Creek Dr	Elk Grove	CA	95624-4139
13408200050000	9689 Pasture Rose Ct	Elk Grove	CA	95624-6070
12701500240000	9462 Rush Creek Ct	Elk Grove	CA	95624-6077
12701300020000	9308 Silverbend Ln	Elk Grove	CA	95624-3985
12708000200000	9485 Titan Rd	Elk Grove	CA	95624-9428
12708200110000	9644 Pasture Rose Way	Elk Grove	CA	95624-6071

12708600320000	9675 Early Light Way	Elk Grove	CA	95624-4806
12708900030000	9830 Kapalua Ln	Elk Grove	CA	95624-5003
12703500050000	9661 Ronaldo Falls Way	Elk Grove	CA	95624-4140
12706400300000	9316 Secretariat Ln	Elk Grove	CA	95624-5029
12701300090000	9648 Glacier Creek Way	Elk Grove	CA	95624-6080
12706800640000	PO Box 729	Elk Grove	CA	95759-0729
12708700040000	9625 Fetlock Way	Elk Grove	CA	95624-6075
12708500120000	1420 Rocky Ridge Dr Ste 320	Roseville	CA	95661-2835
12708700150000	1626 S Genesee Ave	Los Angeles	CA	90019-3812
12708900160000	5708 Lonsdale Dr	Sacramento	CA	95822-2428
12708200010000	9640 Broad Stripes Way	Elk Grove	CA	95624-4811
12709000080000	21431 Columbus Ave	Cupertino	CA	95014-4972
12709000100000	9428 Secretariat Ln	Elk Grove	CA	95624-5031
12708800160000	9700 Glacier Creek Way	Elk Grove	CA	95624-6081
12708900020000	9420 Sierra Creek Dr	Elk Grove	CA	95624-6085
12710500010000	9705 Glacier Creek Way	Elk Grove	CA	95624-6081
12709300110000	9591 Elk Grove Blvd	Elk Grove	CA	95624-9429
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12707700760000	9760 Grant Line Rd	Elk Grove	CA	95624-1409
12701200700000	9665 Rubellite Ct	Elk Grove	CA	95624-4456
12708600510000	9641 Pasture Rose Way	Elk Grove	CA	95624-6071
12707500090000	9656 Glacier Creek Way	Elk Grove	CA	95624-6080
13408500300000	9640 Early Light Way	Elk Grove	CA	95624-4805
12709000140000	9587 Gentle Mare Pl	Elk Grove	CA	95624-6069
12709100070000	9637 Broad Stripes Way	Elk Grove	CA	95624-4811
12710100020000	9297 Silverbend Ln	Elk Grove	CA	95624-3984
12710700570000	9624 Ronaldo Falls Way	Elk Grove	CA	95624-4146
13408200190000	1075 Rock Harbor Pt	Hercules	CA	94547-2620
12710700070000	9908 Kapalua Ln	Elk Grove	CA	95624-5005
12707700390000	9652 Glacier Creek Way	Elk Grove	CA	95624-6080
12708600720000	9754 Morganite Way	Elk Grove	CA	95624-4458
12709200010000	9678 Amber Fields Ct	Elk Grove	CA	95624-4801
12709700050000	10033 Van Ruiten Ln	Elk Grove	CA	95624-5039
12708200080000	9656 Ronaldo Falls Way	Elk Grove	CA	95624-4140
13408200030000	9639 Early Light Way	Elk Grove	CA	95624-4805
12703200130000	9727 Silvertrail Ln	Elk Grove	CA	95624-3987
12708600410000	9429 Sage Creek Ct	Elk Grove	CA	95624-6078
12709100180000	9916 Kapalua Ln	Elk Grove	CA	95624-5005
12706400120000	9369 Sierra Creek Dr	Elk Grove	CA	95624-4139
12706800090000	9873 Silvergate Ln	Elk Grove	CA	95624-3992
12708800110000	PO Box 278821	Sacramento	CA	95827-8821
12708900170000	9525 Dusty Trails Pl	Elk Grove	CA	95624-6076
12708600470000	10019 Seattle Slew Ln	Elk Grove	CA	95624-5040
12701300240000	9409 Sierra Creek Dr	Elk Grove	CA	95624-6085
13408200220000	10182 Equestrian Dr	Elk Grove	CA	95624-9726
13404500070000	9798 Silvergate Ln	Elk Grove	CA	95624-3991
12701200670000	10165 Equestrian Dr	Elk Grove	CA	95624-9480

12701300110000	9592 Mainline Dr	Elk Grove	CA	95624-4467
12708700020000	9620 Hickory Rail Way	Elk Grove	CA	95624-6068
12708700030000	9629 Graphite Way	Elk Grove	CA	95624-4451
12706800130000	9637 Shale Ct	Elk Grove	CA	95624-4452
12708100170000	9683 Amber Fields Ct	Elk Grove	CA	95624-4801
12701200180000	13 Seabrook St	Sacramento	CA	95828-4723
12701200710000	9934 Mango Ln	Elk Grove	CA	95624-5008
12701200940000	9627 Early Light Way	Elk Grove	CA	95624-4805
12708500260000	9631 Shale Ct	Elk Grove	CA	95624-4452
12708100030000	PO Box 72593	Oakland	CA	94612-8793
13401100690000	9225 Majesties Ct	Elk Grove	CA	95624-4802
13408100120000	6532 Alyssa Dr	San Jose	CA	95138-1308
12708100130000	9616 Hickory Rail Way	Elk Grove	CA	95624-6068
12706400330000	9571 Bradshaw Rd	Elk Grove	CA	95624-1438
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12708500300000	10133 Bond Rd	Elk Grove	CA	95624-1436
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12701300100000	9965 Kapalua Ln	Elk Grove	CA	95624-5036
12701100200000	9372 Sierra Creek Dr	Elk Grove	CA	95624-4139
12701200570000	9621 Crisswell Dr	Elk Grove	CA	95624-6087
12701300180000	9285 Fruited Plain Way	Elk Grove	CA	95624-4808
12706400550000	9509 Hollow Springs Way	Elk Grove	CA	95624-3952
12710700030000	800 Cobble Cove Ln	Sacramento	CA	95831-4309
12707700240000	9675 Grant Line Rd	Elk Grove	CA	95624-1408
12706800540000	9419 Secretariat Ln	Elk Grove	CA	95624-5031
13401100820000	9651 Pasture Rose Way	Elk Grove	CA	95624-6071
13408500080000	9385 Feather Falls Way	Elk Grove	CA	95624-4150
13408500270000	9232 Majesties Ct	Elk Grove	CA	95624-4802
12710700110000	9344 Silverbend Ln	Elk Grove	CA	95624-3985
12710700730000	9396 Secretariat Ln	Elk Grove	CA	95624-5030
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13401300160000	9363 Glantz Ln	Elk Grove	CA	95624-5004
12707500280000	9224 Majesties Ct	Elk Grove	CA	95624-4802
12707700290000	9368 Sierra Creek Dr	Elk Grove	CA	95624-4139
12708500200000	9298 Silvercove Ln	Elk Grove	CA	95624-3993
12708600330000	9220 Majesties Ct	Elk Grove	CA	95624-4802
12709100100000	9648 Crisswell Dr	Elk Grove	CA	95624-6087
12709200060000	9709 Glacier Creek Way	Elk Grove	CA	95624-6081
12708700160000	9623 Shale Ct	Elk Grove	CA	95624-4452
12706800360000	9583 Gentle Mare Pl	Elk Grove	CA	95624-6069
12706800580000	9668 Glacier Creek Way	Elk Grove	CA	95624-6080
12707500320000	9831 Kapalua Ln	Elk Grove	CA	95624-5003
13408700040000	9685 Pasture Rose Ct	Elk Grove	CA	95624-6070
12709400070000	9459 Rush Creek Ct	Elk Grove	CA	95624-6077
13408200160000	9637 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12706800200000	9787 Helenite Ct	Elk Grove	CA	95624-4464
12707700720000	9396 Sierra Creek Dr	Elk Grove	CA	95624-4139

12710700500000	10000 Van Ruiten Ln	Elk Grove	CA	95624-5011
12700700350000	3879 Corina Way	Palo Alto	CA	94303-4507
12706800380000	9369 Silverbend Ln	Elk Grove	CA	95624-3985
12706800740000	9676 Glacier Creek Way	Elk Grove	CA	95624-6080
13408100170000	9779 Bradshaw Rd	Elk Grove	CA	95624-9406
12710700050000	4185 Sedge St	Fremont	CA	94555-1153
12706400190000	9677 Ronaldo Falls Way	Elk Grove	CA	95624-4140
12706400320000	8608 Dupree Ct	Elk Grove	CA	95624-3948
12700700360000	9320 Sierra Spring Way	Elk Grove	CA	95624-3981
12709300090000	9714 Silvertrail Ln	Elk Grove	CA	95624-3986
12706400310000	9628 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12701100470000	9656 Early Light Way	Elk Grove	CA	95624-4805
13408500220000	9641 River Thread Way	Elk Grove	CA	95624-6083
12709400060000	9922 Mango Ln	Elk Grove	CA	95624-5008
13408200210000	320 N 10th St Ste 211	Sacramento	CA	95811-0346
12708600140000	9273 Fruited Plain Way	Elk Grove	CA	95624-4808
12709100140000	6233 Ravenna Way	Elk Grove	CA	95757-2814
12709300100000	9775 Silvergate Ln	Elk Grove	CA	95624-3991
12703200070000	10018 Van Ruiten Ln	Elk Grove	CA	95624-5011
12706800190000	9389 Silverbend Ln	Elk Grove	CA	95624-3985
12708800050000	10147 Equestrian Dr	Elk Grove	CA	95624-9480
13408500360000	9657 Amber Waves Way	Elk Grove	CA	95624-4803
12707500110000	9834 Pine Acre Ct	Elk Grove	CA	95624-9686
12706400260000	9541 Titan Rd	Elk Grove	CA	95624-9428
12701200550000	2333 Rogue River Dr	Sacramento	CA	95826-2118
12708200040000	9932 Kapalua Ln	Elk Grove	CA	95624-5005
12709200110000	9945 Koa Ln	Elk Grove	CA	95624-5009
12710700190000	10035 Seattle Slew Ln	Elk Grove	CA	95624-5040
13408700110000	9250 Native Dancer Ln	Elk Grove	CA	95624-5032
13408700130000	2982 Aetna Way	San Jose	CA	95121-2303
12703200090000	10065 Van Ruiten Ln	Elk Grove	CA	95624-5039
12709700150000	9721 Silvergate Ln	Elk Grove	CA	95624-3990
12710100170000	9836 Kapalua Ln	Elk Grove	CA	95624-5003
12710700660000	10093 Bond Rd	Elk Grove	CA	95624-1435
12710700850000	9520 Dusty Trails Pl	Elk Grove	CA	95624-6076
13408500440000	9463 Rush Creek Ct	Elk Grove	CA	95624-6077
12706300390000	8121 Industrial Pkwy Ste 9	Sacramento	CA	95824-2348
12710700460000	9648 Early Light Way	Elk Grove	CA	95624-4805
13408700060000	9628 Early Light Way	Elk Grove	CA	95624-4805
12709100090000	9671 Rubellite Ct	Elk Grove	CA	95624-4456
12708600280000	9748 Lazulite Ct	Elk Grove	CA	95624-4460
13401100490000	9675 Pasture Rose Way	Elk Grove	CA	95624-6072
12710700900000	9615 Hickory Rail Way	Elk Grove	CA	95624-6068
12708100060000	9345 Silverbend Ln	Elk Grove	CA	95624-3985
12701500250000	9613 Chrome Ct	Elk Grove	CA	95624-4449
12706300110000	10551 Silent Wings Way	Sacramento	CA	95830-9332
12706400230000	9645 River Thread Way	Elk Grove	CA	95624-6083

12701200360000	9620 Broad Stripes Way	Elk Grove	CA	95624-4811
13408500240000	9636 Shale Ct	Elk Grove	CA	95624-4452
13408100110000	9619 Hickory Rail Way	Elk Grove	CA	95624-6068
12708000300000	9615 Early Light Way	Elk Grove	CA	95624-4805
12707500230000	9435 Butterfly Ln	Elk Grove	CA	95624-9459
12708900190000	9711 Buna Ct	Elk Grove	CA	95624-9460
12707700600000	9645 Broad Stripes Way	Elk Grove	CA	95624-4811
12708100240000	9609 Graphite Ct	Elk Grove	CA	95624-4450
12701200170000	9756 Lazulite Ct	Elk Grove	CA	95624-4460
13408200170000	9255 Bright Stars Ct	Elk Grove	CA	95624-4809
13408100080000	9310 Bradshaw Rd	Elk Grove	CA	95624-9426
12708600100000	9633 Nordman Ct	Elk Grove	CA	95624-4455
12709200030000	9825 Jetmar Way	Elk Grove	CA	95624-9478
12706800620000	9653 River Thread Way	Elk Grove	CA	95624-6083
12706800070000	9632 Glacier Creek Way	Elk Grove	CA	95624-6079
12707700400000	9424 Sage Creek Ct	Elk Grove	CA	95624-6078
12708000190000	9685 Elk Grove Blvd	Elk Grove	CA	95624-5071
12708200030000	9596 Mainline Dr	Elk Grove	CA	95624-4467
13408500050000	9848 Kapalua Ln	Elk Grove	CA	95624-5003
13408500040000	9737 Kapalua Ln	Elk Grove	CA	95624-1424
12708200120000	9696 Pasture Rose Ct	Elk Grove	CA	95624-6070
12708500330000	9947 Kapalua Ln	Elk Grove	CA	95624-5007
12701200600000	1048 Gull Ave	Foster City	CA	94404-1445
12701200690000	9340 Secretariat Ln	Elk Grove	CA	95624-5030
12701200210000	9368 Kaanapali Ct	Elk Grove	CA	95624-5077
12701200770000	10074 Van Ruiten Ln	Elk Grove	CA	95624-5011
13401300040000	9380 Secretariat Ln	Elk Grove	CA	95624-5030
12708500170000	3000 Lava Ridge Ct Ste 130	Roseville	CA	95661-2802
12708500210000	9250 Seabiscuit Ln	Elk Grove	CA	95624-5033
13408500210000	10356 Menlo Oaks Ct	Elk Grove	CA	95624-9411
12708200190000	1628 Butano Dr	Milpitas	CA	95035-7005
12710700710000	702 Porter Ave Ste F	Stockton	CA	95207-4297
13408100320000	10342 Sagres Way	Elk Grove	CA	95757-3412
12710700060000	9451 Secretariat Ln	Elk Grove	CA	95624-5031
12710700720000	5101 Turnsberry Ct	Elk Grove	CA	95758-9523
13401300140000	9623 Early Light Way	Elk Grove	CA	95624-4805
12708600070000	9811 Kapalua Ln	Elk Grove	CA	95624-5003
12708600130000	9136 Shire Oaks Ln	Elk Grove	CA	95624-6090
12707500380000	2975 Winwood Way	San Jose	CA	95148-2642
12707700370000	9795 Bond Rd	Elk Grove	CA	95624-9419
12708500390000	9345 Feather Falls Ct	Elk Grove	CA	95624-3980
12703200080000	9506 Bradshaw Rd	Elk Grove	CA	95624-1438
12708100010000	9413 Sierra Creek Dr	Elk Grove	CA	95624-6085
12708300020000	9436 Sierra Creek Dr	Elk Grove	CA	95624-6085
12710700380000	9616 Fetlock Way	Elk Grove	CA	95624-6075
13408700080000	160 Cicero Cir	Elk Grove	CA	95758-7256
13404600320000	9782 Ametrine Ct	Elk Grove	CA	95624-4463

12706300090000	9685 Ronaldo Falls Way	Elk Grove	CA	95624-4140
12710700790000	PO Box 582197	Elk Grove	CA	95758-0037
13408100070000	9982 Kapalua Ln	Elk Grove	CA	95624-5036
13408100270000	9707 Bradshaw Rd	Elk Grove	CA	95624-9406
12708600180000	9421 Sage Creek Ct	Elk Grove	CA	95624-6078
12708900120000	9946 Mango Ln	Elk Grove	CA	95624-5008
12706800650000	9648 Nordman Ct	Elk Grove	CA	95624-4455
12710700130000	10237 Wrangler Dr	Elk Grove	CA	95624-9464
12701100380000	9504 Hollow Springs Way	Elk Grove	CA	95624-3952
12701200530000	9936 Kapalua Ln	Elk Grove	CA	95624-5005
13408200040000	9739 Silvertrail Ln	Elk Grove	CA	95624-3987
12710700610000	9645 Nordman Ct	Elk Grove	CA	95624-4455
12707700770000	9928 Mango Ln	Elk Grove	CA	95624-5008
12708600270000	9337 Sierra Spring Way	Elk Grove	CA	95624-3981
12706800660000	9750 Silvertrail Ln	Elk Grove	CA	95624-3987
12708600340000	9608 Mainline Dr	Elk Grove	CA	95624-4467
12709400090000	9672 Ronaldo Falls Way	Elk Grove	CA	95624-4140
12707700260000	9616 Ronaldo Falls Way	Elk Grove	CA	95624-4146
12708200160000	9988 Van Ruiten Ln	Elk Grove	CA	95624-5038
12706300140000	9859 Bond Rd	Elk Grove	CA	95624-9419
12700700150000	9369 Feather Falls Way	Elk Grove	CA	95624-4150
12708000170000	9947 Jetmar Way	Elk Grove	CA	95624-1412
12708500160000	9664 Rubellite Ct	Elk Grove	CA	95624-4456
12708800010000	9459 Mourverde Ct	Elk Grove	CA	95624-4611
12708900060000	9368 Violet Springs Ct	Elk Grove	CA	95624-4143
13401100540000	9676 Rubellite Ct	Elk Grove	CA	95624-4456
12708900100000	827 7th St Ste 301	Sacramento	CA	95814-2406
12706800180000	6201 S St # 304	Sacramento	CA	95817-1818
12706800330000	827 7th St Ste 301	Sacramento	CA	95814-2406
12706800720000	10157 Bond Rd	Elk Grove	CA	95624-1436
12706800340000	9279 Silverbend Ln	Elk Grove	CA	95624-3984
12710700600000	9268 Sheba Cir	Elk Grove	CA	95624-4149
12709700120000	10034 Seattle Slew Ln	Elk Grove	CA	95624-5037
12707700270000	9252 Fruited Plain Way	Elk Grove	CA	95624-4808
12710700630000	9248 Fruited Plain Way	Elk Grove	CA	95624-4807
12710100150000	9381 Feather Falls Way	Elk Grove	CA	95624-4150
12707500010000	9302 Grant Line Rd	Elk Grove	CA	95624-9410
12708000180000	PO Box 292415	Sacramento	CA	95829-2415
12701400070000	9483 Bradshaw Rd	Elk Grove	CA	95624-9426
12710700140000	9259 Seabiscuit Ln	Elk Grove	CA	95624-5033
12709300120000	9612 Graphite Ct	Elk Grove	CA	95624-4450
12709100060000	9647 Early Light Way	Elk Grove	CA	95624-4805
12709200090000	9753 Morganite Way	Elk Grove	CA	95624-4459
12710700820000	9616 Blue Thistle Way	Elk Grove	CA	95624-6073
12706300180000	9328 Elk Grove Blvd Ste 105	Elk Grove	CA	95624-5063
12708100200000	9560 Bradshaw Rd	Elk Grove	CA	95624-1438
12708300010000	9671 Early Light Way	Elk Grove	CA	95624-4806



12707700610000	9345 Sierra Spring Way	Elk Grove	CA	95624-3981
12708000220000	9308 Secretariat Ln	Elk Grove	CA	95624-5028
12700700160000	9388 Secretariat Ln	Elk Grove	CA	95624-5030
12700700470000	9223 Fruited Plain Way	Elk Grove	CA	95624-4807
12708100150000	9628 Nordman Way	Elk Grove	CA	95624-4454
13408200110000	9636 Crisswell Dr	Elk Grove	CA	95624-6087
13408200250000	9605 Graphite Ct	Elk Grove	CA	95624-4450
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12708800080000	1100 N St Ste 8A	Sacramento	CA	95814-5645
12709300040000	9740 Bond Rd	Elk Grove	CA	95624-9419
12709400110000	9912 Kapalua Ln	Elk Grove	CA	95624-5005
12708600120000	9421 Bradshaw Rd	Elk Grove	CA	95624-9426
12708700070000	9679 Amber Fields Ct	Elk Grove	CA	95624-4801
12709100010000	9637 Graphite Way	Elk Grove	CA	95624-4451
12700700400000	9612 Blue Thistle Way	Elk Grove	CA	95624-6073
12708800170000	9373 Violet Springs Ct	Elk Grove	CA	95624-4143
12710100050000	9631 Early Light Way	Elk Grove	CA	95624-4805
12709400130000	9661 Pasture Rose Way	Elk Grove	CA	95624-6071
13408200180000	10058 Van Ruiten Ln	Elk Grove	CA	95624-5011
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12707500340000	9652 Early Light Way	Elk Grove	CA	95624-4805
12708500150000	9649 Glacier Creek Way	Elk Grove	CA	95624-6080
12701100450000	9976 Kapalua Ln	Elk Grove	CA	95624-5036
12701200870000	9340 Canter Dr	Elk Grove	CA	95624-9461
12700700390000	9515 Bradshaw Rd	Elk Grove	CA	95624-1438
12701100370000	3145 Water Lily Ct	Roseville	CA	95747-9160
12708600220000	10066 Van Ruiten Ln	Elk Grove	CA	95624-5011
13401300010000	9770 Ametrine Ct	Elk Grove	CA	95624-4463
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12703500060000	9301 Secretariat Ln	Elk Grove	CA	95624-5028
12706800220000	9403 Secretariat Ln	Elk Grove	CA	95624-5031
12709700040000	9697 Glacier Creek Way	Elk Grove	CA	95624-6081
12710700650000	9645 Fetlock Way	Elk Grove	CA	95624-6088
12708600240000	9940 Kapalua Ln	Elk Grove	CA	95624-5035
12708700180000	9266 Native Dancer Ln	Elk Grove	CA	95624-5032
12708800120000	9935 Kapalua Ln	Elk Grove	CA	95624-5005
13403600100000	9843 Kapalua Ln	Elk Grove	CA	95624-5003
12709000110000	9760 Kapalua Ln	Elk Grove	CA	95624-1424
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12706400280000	9605 Nordman Way	Elk Grove	CA	95624-4453
12709100120000	9964 Kapalua Ln	Elk Grove	CA	95624-5036
12701100500000	9732 Silvergate Ln	Elk Grove	CA	95624-3990
12707700730000	9341 Feather Falls Ct	Elk Grove	CA	95624-3980
12701200840000	9631 Halli Way	Elk Grove	CA	95624-4441
12701300080000	9153 Shire Oaks Ln	Elk Grove	CA	95624-6090

13408500280000	9621 Fetlock Way	Elk Grove	CA	95624-6075
12708600150000	10036 Van Ruiten Ln	Elk Grove	CA	95624-5011
13401100670000	9609 Nordman Way	Elk Grove	CA	95624-4453
13408200080000	9608 Graphite Ct	Elk Grove	CA	95624-4450
12706800550000	1048 58th St	Sacramento	CA	95819-3936
12706800140000	9865 Cardigan Bay Ln	Reno	NV	89521-4369
12708200180000	9652 Crisswell Dr	Elk Grove	CA	95624-6087
12707700360000	1405 Marlborough Rd	Hillsborough	CA	94010-7142
12707700640000	PO Box 385	Rancho Cordova	CA	95741-0385
12710100110000	9822 Kapalua Ln	Elk Grove	CA	95624-5003
12710700420000	9320 Canter Dr	Elk Grove	CA	95624-9461
12707500120000	9800 Silvergate Ln	Elk Grove	CA	95624-3992
12708200050000	9576 Bradshaw Rd	Elk Grove	CA	95624-1438
13408100130000	2908 Rubino Cir	San Jose	CA	95125-6353
13408700160000	9897 Silvergate Ln	Elk Grove	CA	95624-3992
12708800150000	9329 Sierra Spring Way	Elk Grove	CA	95624-3981
12701200430000	9377 Violet Springs Ct	Elk Grove	CA	95624-4143
12708300050000	9744 Lazulite Ct	Elk Grove	CA	95624-4460
12701200900000	9761 Lazulite Ct	Elk Grove	CA	95624-4460
12707700030000	9668 Pasture Rose Way	Elk Grove	CA	95624-6072
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0	9277 Fruited Plain Way	Elk Grove	CA	95624-4808
12708700130000	9345 Secretariat Ln	Elk Grove	CA	95624-5030
12700300610000	9686 Early Light Way	Elk Grove	CA	95624-4806
13401101730000	9924 Kapalua Ln	Elk Grove	CA	95624-5005
13401101740000	9412 Secretariat Ln	Elk Grove	CA	95624-5031
13401100840000	9425 Sage Creek Ct	Elk Grove	CA	95624-6078
12700700390000	10075 Bond Rd	Elk Grove	CA	95624-1435
12701100490000	10137 Bond Rd	Elk Grove	CA	95624-1436
12700700140000	10144 Equestrian Dr	Elk Grove	CA	95624-9726
12707500140000	10164 Equestrian Dr	Elk Grove	CA	95624-9726
12708600210000	10201 Freeman Rd	Elk Grove	CA	95624-9409
13408700130000	10215 Wrangler Dr	Elk Grove	CA	95624-9464
13408200090000	10322 Menlo Oaks Ct	Elk Grove	CA	95624-9411
12708300130000	9110 Shire Oaks Ln	Elk Grove	CA	95624-6090
12709100140000	9129 Shire Oaks Ln	Elk Grove	CA	95624-6090
12708900010000	9140 Bradshaw Rd	Elk Grove	CA	95624-5055
12708000280000	9141 Shire Oaks Ln	Elk Grove	CA	95624-6090
12706800690000	9148 Shire Oaks Ln	Elk Grove	CA	95624-6090
13408100210000	9154 Shire Oaks Ln	Elk Grove	CA	95624-6090
12708200100000	9161 Bader Rd	Elk Grove	CA	95624-9602
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12701300260000	9229 Majesties Ct	Elk Grove	CA	95624-4802
12701200680000	9251 Seabiscuit Ln	Elk Grove	CA	95624-5033
12710700710000	9258 Seabiscuit Ln	Elk Grove	CA	95624-5033
12710700880000	9264 Sheba Cir	Elk Grove	CA	95624-4149
12708600390000	9265 Fruited Plain Way	Elk Grove	CA	95624-4808

12710700020000	9268 Sheba Cir	Elk Grove	CA	95624-4149
12708000180000	9320 Silverbend Ln	Elk Grove	CA	95624-3985
12709400140000	9324 Sierra Spring Way	Elk Grove	CA	95624-3981
12709000020000	9325 Feather Falls Ct	Elk Grove	CA	95624-3980
12708100140000	9328 Sierra Spring Way	Elk Grove	CA	95624-3981
12706400520000	9329 Feather Falls Ct	Elk Grove	CA	95624-3980
12706400530000	9333 Feather Falls Ct	Elk Grove	CA	95624-3980
12701400250000	9340 Bradshaw Rd	Elk Grove	CA	95624-9426
12701100370000	9344 Sierra Spring Way	Elk Grove	CA	95624-3981
12706400290000	9348 Sierra Spring Way	Elk Grove	CA	95624-3981
12706400200000	9349 Sierra Spring Way	Elk Grove	CA	95624-3981
12706400280000	9352 Sierra Spring Way	Elk Grove	CA	95624-3981
12710700380000	9353 Feather Falls Way	Elk Grove	CA	95624-4150
12709100090000	9356 Secretariat Ln	Elk Grove	CA	95624-5030
12706400260000	9360 Sierra Spring Way	Elk Grove	CA	95624-3981
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12710100030000	9373 Feather Falls Way	Elk Grove	CA	95624-4150
12708700120000	9380 Bradshaw Rd	Elk Grove	CA	95624-9426
12709100160000	9380 Kaanapali Ct	Elk Grove	CA	95624-5077
12708700150000	9380 Violet Springs Ct	Elk Grove	CA	95624-4143
12708600190000	9390 Bradshaw Rd	Elk Grove	CA	95624-9426
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12710700730000	9396 Secretariat Ln	Elk Grove	CA	95624-5030
12701200550000	9415 Bradshaw Rd	Elk Grove	CA	95624-9426
12710500020000	9419 Bradshaw Rd	Elk Grove	CA	95624-9426
12706400180000	9420 Secretariat Ln	Elk Grove	CA	95624-5031
12707700740000	9450 Rush Creek Ct	Elk Grove	CA	95624-6077
12701200640000	9454 Rush Creek Ct	Elk Grove	CA	95624-6077
12709200110000	9467 Secretariat Ln	Elk Grove	CA	95624-5031
12701200130000	9469 Bradshaw Rd	Elk Grove	CA	95624-9426
13403600100000	9481 Grant Line Rd	Elk Grove	CA	95624-9410
12701200840000	9489 Bradshaw Rd	Elk Grove	CA	95624-9426
12710700400000	9500 Hollow Springs Way	Elk Grove	CA	95624-3952
12706300380000	9504 Hollow Springs Way	Elk Grove	CA	95624-3952
12710700640000	9521 Titan Rd	Elk Grove	CA	95624-9428
12701500250000	9526 Bradshaw Rd	Elk Grove	CA	95624-1438
12701300170000	9555 Bradshaw Rd	Elk Grove	CA	95624-1438
13401300010000	9585 Grant Line Rd	Elk Grove	CA	95624-1408
13408100130000	9600 Mainline Dr	Elk Grove	CA	95624-4467
12701300030000	9601 Elk Grove Blvd	Elk Grove	CA	95624-4021
13408200230000	9604 Mainline Dr	Elk Grove	CA	95624-4467
13408200240000	9609 Bradshaw Rd	Elk Grove	CA	95624-9490
12706800100000	9612 Hickory Rail Way	Elk Grove	CA	95624-6068
12708600650000	9617 Pasture Rose Way	Elk Grove	CA	95624-6071
12706400530000	9620 Crisswell Dr	Elk Grove	CA	95624-6087
12707700600000	9620 Glacier Creek Way	Elk Grove	CA	95624-6079
12707700400000	9621 Glacier Creek Way	Elk Grove	CA	95624-6079

12708100210000	9621 Pasture Rose Way	Elk Grove	CA	95624-6071
12707700030000	9625 Crisswell Dr	Elk Grove	CA	95624-6087
13408500490000	9627 Shale Ct	Elk Grove	CA	95624-4452
12707700620000	9628 Glacier Creek Way	Elk Grove	CA	95624-6079
12708200190000	9629 Crisswell Dr	Elk Grove	CA	95624-6087
12708000190000	9629 Fetlock Way	Elk Grove	CA	95624-6075
12701200600000	9632 Crisswell Dr	Elk Grove	CA	95624-6087
12708100030000	9633 Crisswell Dr	Elk Grove	CA	95624-6087
12708100220000	9633 Fetlock Way	Elk Grove	CA	95624-6075
13408200100000	9633 Ridgerock Dr	Elk Grove	CA	95624-4461
12700700120000	9635 Titan Rd	Elk Grove	CA	95624-9428
12708600140000	9644 Broad Stripes Way	Elk Grove	CA	95624-4811
12707700360000	9644 Crisswell Dr	Elk Grove	CA	95624-6087
12710700120000	9648 Ronaldo Falls Way	Elk Grove	CA	95624-4148
12701500230000	9649 Bradshaw Rd # A	Elk Grove	CA	95624-9406
12708500280000	9653 Amber Waves Way	Elk Grove	CA	95624-4803
12710700790000	9653 Glacier Creek Way	Elk Grove	CA	95624-6080
13408200190000	9657 Ridgerock Dr	Elk Grove	CA	95624-4462
13408100190000	9663 Grant Line Rd	Elk Grove	CA	95624-1408
13408700080000	9664 Early Light Way	Elk Grove	CA	95624-4805
12708800010000	9668 River Thread Ct	Elk Grove	CA	95624-6084
12706800220000	9669 Pasture Rose Way	Elk Grove	CA	95624-6072
12707500220000	9669 River Thread Ct	Elk Grove	CA	95624-6084
12709200070000	9669 Rubellite Ct	Elk Grove	CA	95624-4456
13404500060000	9681 Ronaldo Falls Way	Elk Grove	CA	95624-4140
12707500380000	9686 Amber Fields Ct	Elk Grove	CA	95624-4801
12710200020000	9698 Amber Fields Ct	Elk Grove	CA	95624-4801
12708800100000	9699 Amber Fields Ct	Elk Grove	CA	95624-4801
12708700170000	9700 Kapalua Ln	Elk Grove	CA	95624-1424
12701100480000	9710 Kapalua Ln	Elk Grove	CA	95624-1424
12706800140000	9736 Kapalua Ln	Elk Grove	CA	95624-1424
13404600280000	9745 Silvergate Ln	Elk Grove	CA	95624-3990
13404600250000	9749 Lazulite Ct	Elk Grove	CA	95624-4460
12701300170000	9751 Kapalua Ln	Elk Grove	CA	95624-1424
12708200220000	9756 Elk Grove Blvd	Elk Grove	CA	95624-9427
12706800550000	9760 Elk Grove Blvd	Elk Grove	CA	95624-9427
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12701200660000	9830 Grant Line Rd	Elk Grove	CA	95624-1410
12701200180000	9850 Bradshaw Rd	Elk Grove	CA	95624-9406
12710700440000	9866 Kapalua Ln	Elk Grove	CA	95624-5003
12710700720000	9870 Bond Rd	Elk Grove	CA	95624-1434
12709200100000	9913 Mango Ln	Elk Grove	CA	95624-5008
12710700080000	9919 Jetmar Way	Elk Grove	CA	95624-1412

12707700790000	9924 Bond Rd	Elk Grove	CA	95624-1435
12706800330000	9955 Kapalua Ln	Elk Grove	CA	95624-5007
12706300180000	9959 Jetmar Way	Elk Grove	CA	95624-1412
12708900100000	9959 Kapalua Ln	Elk Grove	CA	95624-5007
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12701200980000	9985 Whirlaway Ln	Elk Grove	CA	95624-5034
13401300190000	9993 Whirlaway Ln	Elk Grove	CA	95624-5034