

ORDINANCE NO. 13-2013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING ELK GROVE MUNICIPAL CODE TITLE 23 RELATIVE TO ESTABLISHMENT OF A BUSINESS CENTER SIGN OVERLAY DISTRICT

WHEREAS, the City Council directed the Planning Commission to consider and make recommendations on changes in the City's signage regulations for freeway oriented signs that opened up identification opportunities for developments not immediately adjacent to a freeway; and

WHEREAS, on September 20, 2012, November 15, 2012, January 3, 2013, and March 7, 2013 the Planning Commission held duly noticed public hearings to review and consider changes to Title 23 of the Municipal Code relative to business center signs and adopted Planning Commission Resolution No. 2013-7 making a recommendation to the City Council; and

WHEREAS, on March 27, 2013, the City Council held a duly noticed public hearing to review and consider the recommendation of the Planning Commission and directed revisions to the draft changes; and

WHEREAS, on August 28, 2013, the City Council held a duly noticed public hearing to review and consider the draft Ordinance.

NOW, THEREFORE, the City Council of the City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority

The purpose of this ordinance is to amend Title 23 of the Elk Grove Municipal Code

Section 2: Findings.

California Environmental Quality Act (CEQA)

Finding: The project is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant Section 15061(b)(3) of the State CEQA Guidelines.

Evidence: The proposed project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3). This exemption applies to activities covered under by the "general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity in not subject to CEQA."

The proposed project consists of an amendment to Title 23 of the City's Municipal Code to modify the regulations for freestanding signs. The project would allow for district-wide signage. The regulations limit the number of signs that may be constructed within

the defined area. Additionally a discretionary development permit is required prior to construction of any business center district sign. Therefore, the regulations, in and of themselves, do not permit any specific sign and, as such, will not have a direct impact on the environment. The project is exempt from CEQA, and no further environmental review is required.

Amendment to Title 23

Finding: The proposed zoning amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed zoning amendment would increase opportunities for identification of businesses within Elk Grove by establishing a signage program for uses within designated business center district. In doing so, the City is promoting patronage of commercial enterprise. This action will help to encourage commercial business development within the City. As such, it is supported by General Plan goals and policies that call for “a positive environment for business retention and expansion” [Focused Goal 2-3] and “promot[ing] a thriving local retail, personal and business sector” [Goal ED-12].

Additionally, this action is consistent with General Plan policy LU-36, which states “Signs should be used primarily to facilitate business identification, rather than the advertisement of goods and services. Sign size limits and locations should be designated consistent with this policy.” This amendment would provide opportunities for the identification of businesses in the City. Further, the Ordinance provides limits on the number of signs and their size in order to limit potential blight on the community.

Section 3: Action – Section 23.42.080.

Elk Grove Municipal Code Section 23.42.080 is hereby added.

23.42.080 Business center district sign overlay zone (BCS)

- A. Purpose. The business center district sign overlay zone (BCS) is established to increase the visibility and economic vitality of specified areas of the City while at the same time ensuring public safety. In doing so, it provides a mechanism for the identification of establishments, uses, activities, or features within a business center area as defined in this section.
- B. Criteria for the Designation of a Business Center District. The business center district sign overlay zone (BCS) shall be applied to properties within commercial, office, or industrial zoning districts generally within one (1) mile of an interchange between a State highway and a City street. The City Council may exercise its discretion to select the boundaries of each overlay with respect to this criteria and the overall intent of ensuring public safety and promoting economic development, including the application to property that is not zoned commercial, office, or industrial.

- C. Applicability of the Business Center Sign Overlay Zone. The (BCS) appearing after a zone abbreviation on the comprehensive zoning map indicates that the property so classified is subject to the provisions of this section in addition to those of the underlying zone. As shown on the comprehensive zoning map, there are six (6) business center districts:
1. Sheldon Road around State Route 99
 2. Laguna Boulevard / Bond Road around State Route 99
 3. Elk Grove Boulevard around State Route 99
 4. Kammerer Road / Grant Line Road around State Route 99
 5. Laguna Boulevard around Interstate 5
 6. Elk Grove Boulevard around Interstate 5
- D. Effect of Overlay Zone. The business center district sign overlay zone (BCS) shall only apply to the allowed signage for establishments, uses, activities, or features within each business center district. It shall not modify the allowed use regulations, permit requirements, or other development standards for uses and structures otherwise imposed by this title.
- E. Relationship to Billboard Policy. Notwithstanding any other provisions of this title, the business center district sign overlay zone (BCS) allows for the identification of establishments located on properties that are within the business center district on common sign structures. This allowance shall not be considered a violation of the City's billboard policy as provided in EGMC Chapter 23.47 (billboard policy).
- F. Message Substitution. Subject to the property owner's consent, a noncommercial message of any type may be substituted in whole or in part for the message displayed on any sign for which the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. In addition, any on-site commercial message may be substituted, in whole or in part, for any other on-site commercial message; provided, that the sign structure or mounting device is legal without consideration of message content. This provision does not create a right to increase the total amount of signage on a parcel, lot, or land use; does not affect the requirement that a sign structure or mounting device be properly permitted; does not allow a change in the physical structure of a sign or its mounting device; and does not allow the substitution of an off-site commercial message in place of an on-site commercial message or a noncommercial message.
- G. Other Government Approvals. Nothing provided for in this section shall waive or diminish any other local, State or Federal permitting requirements.
- H. Business Center Signs. In addition to the signage allowed under EGMC Chapter 23.62 (signs on private property), up to two (2) business center signs may be constructed, upon approval of a Major Design Review by the designated approval

authority, within each business center district sign overlay zone (BCS) district, consistent with the development standards described herein.

I. Development Standards for Freestanding Signs in a Business Center District. Business center signs shall comply with the following minimum design requirements.

1. Location. Business center signs shall be permitted on any legal lot that directly abuts the State highway. The term “directly abuts” shall include lots that are separated from the State highway by a frontage road but shall not include lots that are separated by another lot or other local roads.

The City shall require the two (2) allowed business center signs to be sited so that one (1) is oriented towards north-bound traffic and the other towards south-bound traffic. This requirement may be waived by the designated approval authority if the Applicant shows there are limitations at each location, such as the location of the City limits, underlying zoning, visibility, and proximity of uses. Nothing in this section shall limit a west-side establishment from being identified on a sign on the east-side of the highway, or vice versa.

The City encourages the co-location of business center signs with otherwise allowed freestanding signs. The designated approving authority may consider the possibility of co-location as a non-exclusive factor in deciding whether to approve or disapprove a Major Design Review application for a business center sign.

2. Height. The allowed height of each business center sign shall be determined through Major Design Review. The minimum sign height allowed shall be twenty feet (20' 00"). Sign height shall be measured from the uppermost part of the sign used in determining the area of the sign to the lowest elevation at the base of the sign.

3. Sign Area.

- a. Maximum Cumulative Area. Each business center sign shall have a maximum area of four hundred fifty (450 ft²) square feet. Sign area shall be measured as provided in EGMC Chapter 23.62 (Signs on Private Property).
- b. Panels. The sign area shall be divided into sub-areas, or panels. Each panel shall identify no more than one establishment within the applicable business center district sign overlay zone (BCS). Each panel shall have an area no greater than fifty (50 ft²) square feet.
- c. Branding and Architectural Elements. The calculation of sign area shall exclude any branding elements or architectural features that are incidental to the identification of establishments, uses, activities, or features within each business center district.

4. Distribution of Sign Area, Distribution Plan. As part of an application for Major Design Review for a business center sign, the application shall include a plan for the distribution of sign area, which describes how the panels will be distributed to the various establishments, uses, activities, or features within the applicable business center district sign overlay zone (BCS). Examples include, but are not limited to, distribution on a per-acre basis or distribution on a per-development basis. The intent is to provide opportunities for multiple (e.g., three (3) or more)

properties within the applicable business center district sign overlay zone (BCS) district to identify one (1) or more establishments on at the business center sign(s).

5. **Integration with On-Site Development.** The business center sign shall be integrated into the development of the underlying property, meaning its siting and relationship to on-site buildings, parking areas, and landscaping. For instance, the sign could be located within a landscape area between the parking lot and highway.
6. **Materials and Design.** The design of and materials used for the business center signs shall, to the extent applicable, be complementary to the materials and design of the buildings surrounding the sign. For example, if the façade of the buildings is made of brick or brick veneer, a complementary freestanding sign would also include brick.

Consistent with EGMC Section 23.62.100(D), pole signs are prohibited and substructures shall be covered with architectural cladding. Further, signs shall not be designed as single pole (i.e., monopole) structures and shall instead provide either multiple vertical supports or have a base the full width of the structure.

7. **Legibility.** Applicants are encouraged to use significant contrast between background and text or graphics to improve legibility.
 8. **Setback from Right-of-Way.** All freestanding signs in the business center district sign overlay zone (BCS) shall comply with the setback requirements for freestanding signs as specified in EGMC Chapter 23.62.
- J. **General Development, Maintenance, and Removal.** All signs governed by this section shall comply with the provisions of EGMC Section 23.62.120 (general development, maintenance, and removal) to the extent applicable and not otherwise addressed in this section.
- K. **Spacing Between Freeway Fronting Signs.** All City-approved freeway fronting freestanding signs within the business center district sign overlay zone (BCS), regardless of their status as a Business Center Sign, shall have a minimum one hundred (100' 00") foot separation from any other freestanding sign.

Section 4: Action – Amend Section 23.47.020 *Billboard policy*

Elk Grove Municipal Code Section 23.47.020 titled "Billboard policy" is hereby amended as follows.

23.47.020 Billboard policy.

Except as provided in EGMC Section 23.42.080 (business center district sign overlay zone), new billboards, as defined herein, are prohibited. Except as provided in EGMC Section 23.42.080, the City completely prohibits the construction, erection or use of any billboards other than those which legally exist in the City, or for which a valid permit has been issued and has not expired, or which has been approved by the City Council, as of the date on which this provision is first adopted. No permit shall be issued for any billboard which violates this policy, and the City will take immediate enforcement or

abatement action against any billboard constructed or maintained in violation of this policy. In adopting this provision, the City Council affirmatively declares that it would have adopted this billboard policy even if it were the only provision in this division. The City Council intends for this billboard policy to be severable and separately enforceable even if other provision(s) of this division may be declared, by a court of competent jurisdiction, to be unconstitutional, invalid or unenforceable. This provision does not prohibit agreements to relocate presently existing, legal billboards, so long as such agreements are not contrary to state or federal law.

Section 5: Action – EGMC Section 23.62.050(F)

Elk Grove Municipal Code Section 23.62.050(F) is hereby amended as follows:

F. **Billboard Policy.** Except as provided in EGMC Section 23.42.080 (business center district sign overlay zone), new billboards, as defined herein, are prohibited. Except as provided in EGMC Section 23.42.080, the City completely prohibits the construction, erection or use of any billboards, other than those which legally exist in the City, or which has been approved by the City Council, or for which a valid permit has been issued and has not expired, as of the date on which this provision is first adopted. No permit shall be issued for any billboard which violates this policy, and the City will take immediate enforcement or abatement action against any billboard constructed or maintained in violation of this policy. In adopting this provision, the City Council affirmatively declares that it would have adopted this billboard policy even if it were the only provision in this division. The City Council intends for this billboard policy to be severable and separately enforceable even if other provision(s) of this division may be declared, by a court of competent jurisdiction, to be unconstitutional, invalid or unenforceable. This provision does not prohibit agreements to relocate presently existing, legal billboards, so long as such agreements are not contrary to state or federal law.

Section 6: Action – Section 23.62.110(D)

Elk Grove Municipal Code Section 23.62.110(D) is hereby amended as follows:

D. Freestanding Signs (Monument and Pylon).

1. **Location.** A freestanding sign may be located only along a site frontage adjoining a public street and not within the clear-vision triangle. It shall be set back a minimum of ten (10' 0") feet from the right-of-way. See EGMC Section 23.62.120, General development, maintenance, and removal.
2. **Maximum Area and Height.** The sign shall comply with the height and area requirements established in Table 23.62-2.
3. **Design.** The mass/scale of a freestanding sign shall be consistent with the overall design of the building. The design and placement of the sign shall not interfere with the required clear-vision triangle.

4. Landscape Requirements. Landscaping shall be provided at the base of the supporting structure equal to twice (2) the area of one (1) face of the sign. For example, twenty (20 ft²) square feet of sign area requires forty (40 ft²) square feet of landscaped area. The City may reduce or waive this requirement if the sign is placed within the required landscape corridor as required under EGMC Section 23.54.050(E), Landscape Corridors.

5. Construction. Freestanding signs may be constructed with poles as a substructure; provided, that the poles are covered with architectural cladding or coverings so they appear as a solid structure.

6. Materials and design for freestanding signs shall be complementary to the materials and design of the buildings for the related development. For example, if the facade of the building is made of brick or brick veneer, a complementary freestanding sign would also include brick.

Section 7: Action – Section 23.100.020

Section 23.100.020 of the Municipal Code is hereby amended as follows:

“Business center district sign” means a sign identifying commercial establishments, uses, activities, or features within a business center as described in section 23.42.080, (business center district sign overlay zone).

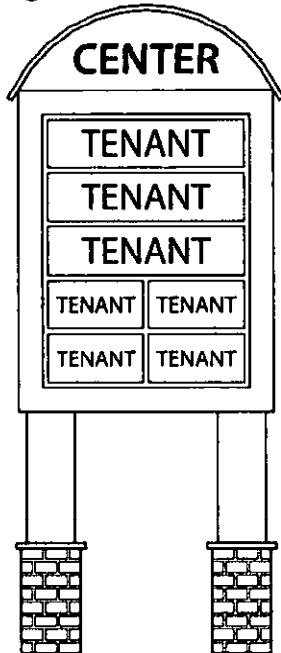
“Monument sign” means a freestanding sign constructed upon a solid-appearing base or pedestal.

Figure 23.100-2A
Monument Sign



“Pylon sign” means a freestanding sign that is supported by one or more structural elements that are architecturally similar to the design of the sign.

Figure 23.100-4F
Pylon Sign



Section 8: Action – Zoning Map

The Zoning Map of the City of Elk Grove is hereby amended to add the Business Center Sign Overlay District as provided in Exhibit A, applying to the parcels described in Exhibit B.

Section 9: Interpretation/Application

To the fullest extent permitted by law, it is the intent of the City Council that this Ordinance apply city-wide, except that this Ordinance shall not apply to the area described in the Development Agreement between the City of Elk Grove and M&H Realty Partners, Elk Grove Town Center, L.P., et. al. for the Lent Ranch Marketplace Project.

Section 10: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 11: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 12: Savings Clause

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and affect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 13: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).


ORDINANCE NO. 13-2013
INTRODUCED: August 28, 2013
ADOPTED: September 25, 2013
EFFECTIVE: October 25, 2013



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

Date signed: September 30, 2013

EXHIBIT A

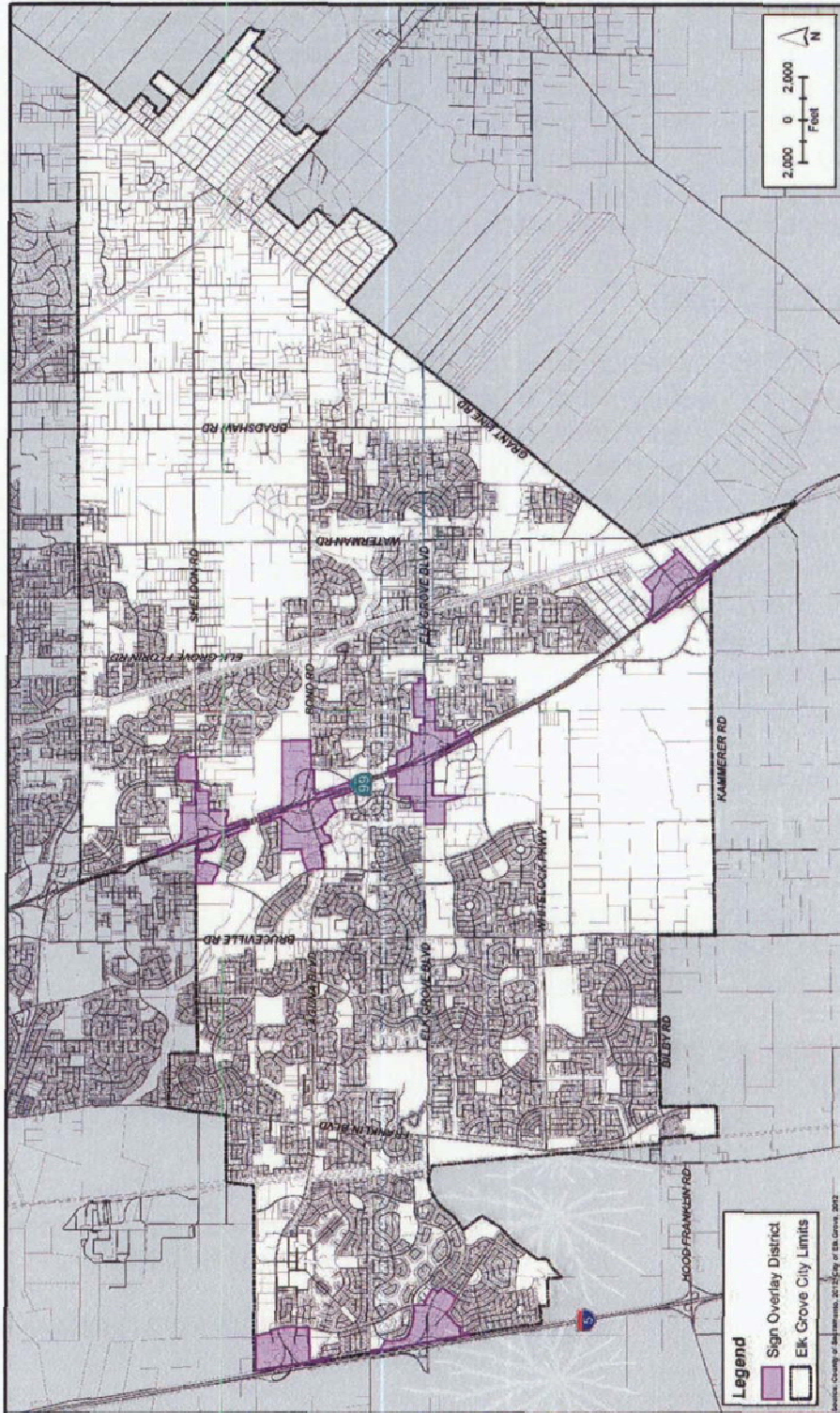


EXHIBIT B

APN	STREET_NBR	STREET_NAM	CITY
11501500420000		POWER INN RD	ELK GROVE
11501500640000	8353	SHELDON RD	ELK GROVE
11501500670000	8365	SHELDON RD	ELK GROVE
11501500730000		SHELDON RD	ELK GROVE
11501610130000	8691	E STOCKTON BLVD	ELK GROVE
11501610160000	8711	E STOCKTON BLVD	ELK GROVE
11501610180000	8685	E STOCKTON BLVD	ELK GROVE
11501610190000	8701	E STOCKTON BLVD	ELK GROVE
11501610210000	8717	E STOCKTON BLVD	ELK GROVE
11501620110000	8729	E STOCKTON BLVD	ELK GROVE
11501620190000		E STOCKTON BL	ELK GROVE
11501620210000		E STOCKTON BL	ELK GROVE
11501620240000		E STOCKTON BL	ELK GROVE
11501620270000	8799	E STOCKTON BLVD	ELK GROVE
11501620300000	8289	SHELDON RD	ELK GROVE
11501620310000		E STOCKTON BL	ELK GROVE
11501620340000	8627	BOW ST	ELK GROVE
11518500790000		SHELDON RD	ELK GROVE
11519100140000	8689	HAWLEY WAY	ELK GROVE
11519100150000	8685	HAWLEY WAY	ELK GROVE
11519100160000	8681	HAWLEY WAY	ELK GROVE
11519100680000		SHELDON PLACE DR	ELK GROVE
11600210460000		W STOCKTON BL	ELK GROVE
11600220020000	9189	E STOCKTON BLVD	ELK GROVE
11600220090000		E STOCKTON BLVD	ELK GROVE
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11600300530000		STOCKTON BLVD	ELK GROVE
11600300690000	8372	SHELDON RD	ELK GROVE
11600300750000	8939	E STOCKTON BLVD	ELK GROVE
11600300760000		E STOCKTON BL	ELK GROVE
11600300780000	8398	SHELDON RD	ELK GROVE
11600300810000	8386	SHELDON RD	ELK GROVE
11600300830000	8422	SHELDON RD	ELK GROVE
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11600300860000	8919	E STOCKTON BL	ELK GROVE
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11600300920000		E STOCKTON BL	ELK GROVE
11600300970000	8340	SHELDON RD	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
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11600410030000	8501	BOND RD	ELK GROVE
11600410130000	8525	BOND RD	ELK GROVE
11600410140000	8521	BOND RD	ELK GROVE
11600410190000	8531	BOND RD	ELK GROVE
11600410210000	8507	BOND RD	ELK GROVE
11600410220000	8509	BOND RD	ELK GROVE
11600410230000	8569	BOND RD	ELK GROVE
11600410240000	8569	BOND RD	ELK GROVE
11600500100000		DUNISCH RD	ELK GROVE
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11600500270000	9130	W STOCKTON BLVD	ELK GROVE
11600500300000	9130	W STOCKTON BLVD	ELK GROVE
11600500310000	9130	W STOCKTON BLVD	ELK GROVE
11600500340000	8228	DUNISCH RD	ELK GROVE
11600700050000	9290	W STOCKTON BLVD	ELK GROVE
11600700140000	8423	ELK GROVE BLVD	ELK GROVE
11600800320000	9480	W STOCKTON BLVD	ELK GROVE
11600900010000	8418	BOND RD	ELK GROVE
11600900020000	8430	BOND RD	ELK GROVE
11600900070000	9286	E STOCKTON BLVD	ELK GROVE
11600900140000	9355	E STOCKTON BLVD	ELK GROVE
11600900160000	8458	BOND RD	ELK GROVE
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11600900280000		E STOCKTON BLVD	ELK GROVE
11600900290000	9260	E STOCKTON BLVD	ELK GROVE
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11600900450000		BOND RD	ELK GROVE
11600900460000		BOND RD	ELK GROVE
11600900470000	8474	BOND RD	ELK GROVE
11600900480000		BOND RD	ELK GROVE
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11600900500000	8498	BOND RD	ELK GROVE
11603100170000		W STOCKTON BLVD	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
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11603100190000	9280	W STOCKTON BLVD	ELK GROVE
11603100260000	9241	LAGUNA SPRINGS DR	ELK GROVE
11603200400000	8225	LAGUNA BLVD	ELK GROVE
11603200410000	8235	LAGUNA BLVD	ELK GROVE
11603200420000	8239	LAGUNA BLVD	ELK GROVE
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11603200450000	8259	LAGUNA BLVD	ELK GROVE
11603200460000	8265	LAGUNA BLVD	ELK GROVE
11603200500000		BIG HORN BLVD	ELK GROVE
11603200530000	8217	LAGUNA BLVD	ELK GROVE
11603200540000	8215	LAGUNA BLVD	ELK GROVE
11603200550000	8211	LAGUNA BLVD	ELK GROVE
11603300410000	8282	LAGUNA BLVD	ELK GROVE
11603300420000	8296	LAGUNA BLVD	ELK GROVE
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11603300540000	8246	LAGUNA BLVD	ELK GROVE
11603300550000	8238	LAGUNA BLVD	ELK GROVE
11604200190000		E STOCKTON BLVD	ELK GROVE
11608400460000	8363	LAGUNA SPRINGS DR	ELK GROVE
11608400470000	8351	ELK GROVE BLVD	ELK GROVE
11608400480000	8375	ELK GROVE BLVD	ELK GROVE
11608400490000	9561	LAGUNA SPRINGS DR	ELK GROVE
11608400500000	9563	LAGUNA SPRINGS DR	ELK GROVE
11608400510000	9565	LAGUNA SPRINGS DR	ELK GROVE
11608400520000	9571	LAGUNA SPRINGS DR	ELK GROVE
11608400530000	9575	LAGUNA SPRINGS DR	ELK GROVE
11608400540000	9585	LAGUNA SPRINGS DR	ELK GROVE
11608400550000	9591	LAGUNA SPRINGS DR	ELK GROVE
11608600080000	9324	W STOCKTON BLVD	ELK GROVE
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11608600510000	9327	OFFICE PARK CIR	ELK GROVE
11608600520000	9300	W STOCKTON BLVD	ELK GROVE
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11609200020000	9163	E STOCKTON BLVD	ELK GROVE
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11609200050000	9161	E STOCKTON BLVD	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
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11609200070000	9121	E STOCKTON BLVD	ELK GROVE
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11611800060000	9154	E STOCKTON BLVD	ELK GROVE
11611800070000	9146	E STOCKTON BLVD	ELK GROVE
11611800080000	9134	E STOCKTON BLVD	ELK GROVE
11611800110000	9160	E STOCKTON BLVD	ELK GROVE
11611800120000	9164	E STOCKTON BLVD	ELK GROVE
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11613200460000	9021	WILLOWBERRY WAY	ELK GROVE
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11613200520000	9045	WILLOWBERRY WAY	ELK GROVE
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11613200540000	9053	WILLOWBERRY WAY	ELK GROVE
11613200690000		DUNISCH RD	ELK GROVE
11613200700000		W STOCKTON BLVD	ELK GROVE
11613300280000	9017	WILLOWBERRY WAY	ELK GROVE
11613300290000	9013	WILLOWBERRY WAY	ELK GROVE
11613300300000	9009	WILLOWBERRY WAY	ELK GROVE
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11613300390000		WOODED BROOK DR	ELK GROVE
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11613700020000	9131	W STOCKTON BLVD	ELK GROVE
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11613700050000	9141	W STOCKTON BLVD	ELK GROVE
11613700070000	9155	W STOCKTON BLVD	ELK GROVE
11613700080000	9175	W STOCKTON BLVD	ELK GROVE
11613700090000	9195	W STOCKTON BLVD	ELK GROVE
11613700100000	8295	LAGUNA BLVD	ELK GROVE
11613700110000	9170	W STOCKTON BLVD	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
11613700140000	9158	W STOCKTON BLVD	ELK GROVE
11613700150000	9150	W STOCKTON BLVD	ELK GROVE
11613700160000		LAGUNA BLVD	ELK GROVE
11613700170000	9150	W STOCKTON BLVD	ELK GROVE
11613700180000		W STOCKTON BLVD	ELK GROVE
11613700190000	9145	W STOCKTON BLVD	ELK GROVE
11613700200000	9160	W STOCKTON BLVD	ELK GROVE
11613700210000	9154	W STOCKTON BLVD	ELK GROVE
11613700230000	9135	W STOCKTON BLVD	ELK GROVE
11614400390000	8259	LAUFFER WAY	ELK GROVE
11614400400000	8263	LAUFFER WAY	ELK GROVE
11614400410000	8267	LAUFFER WAY	ELK GROVE
11614400420000	8271	LAUFFER WAY	ELK GROVE
11614400430000	8275	LAUFFER WAY	ELK GROVE
11614400490000		GRISHAM WAY	ELK GROVE
11614400500000		LAUFFER WAY	ELK GROVE
11614400520000		LAUFFER WAY	ELK GROVE
11614400530000	8243	LAUFFER WAY	ELK GROVE
11614400540000	8247	LAUFFER WAY	ELK GROVE
11614400550000	8251	LAUFFER WAY	ELK GROVE
11614400560000	8255	LAUFFER WAY	ELK GROVE
11614900120000		LAGUNA SPRINGS DR	ELK GROVE
11614900180000		LAGUNA SPGS DR	ELK GROVE
11615100010000	9237	LAGUNA SPRINGS WAY	ELK GROVE
11615100020000	9245	LAGUNA SPRINGS DR	ELK GROVE
11615100030000		LAGUNA SPRINGS DR	ELK GROVE
11615100040000		LAGUNA SPRINGS DR	ELK GROVE
11615100050000		LAGUNA SPRINGS DR	ELK GROVE
11615100060000		LAGUNA SPRINGS DR	ELK GROVE
11615100070000	9261	LAGUNA SPRINGS WAY	ELK GROVE
11615100080000	9257	LAGUNA SPRINGS DR	ELK GROVE
11615500010000	8170	SHELDON RD	ELK GROVE
11615500020000	8180	SHELDON RD	ELK GROVE
11615500030000	8150	SHELDON RD	ELK GROVE
11615500040000	8100	SHELDON RD	ELK GROVE
11615500050000	8106	SHELDON RD	ELK GROVE
11615500060000	8126	SHELDON RD	ELK GROVE
11615500070000	8112	SHELDON RD	ELK GROVE
11615500080000	8142	SHELDON RD	ELK GROVE
11615500090000		SHELDON RD	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
11615500100000	8160	SHELDON RD	ELK GROVE
11901200350000		ELLIOTT RANCH RD	ELK GROVE
11901200860000		LAGUNA BLVD	ELK GROVE
11901200890000		LAGUNA BLVD	ELK GROVE
11902300640000		RIVER RD	ELK GROVE
11902300780000		LAGUNA BLVD	ELK GROVE
11902300790000	2220	KAUSEN DR	ELK GROVE
11902300800000	2220	KAUSEN DR	ELK GROVE
11902300810000	2323	LAGUNA BLVD	ELK GROVE
11902300940000	2340	MARITIME DR	ELK GROVE
11911100740000	9100	HARBOUR POINT DR	ELK GROVE
11911100750000	9120	HARBOUR POINT DR	ELK GROVE
11911100760000	9130	HARBOUR POINT DR	ELK GROVE
11911100770000	9146	HARBOUR POINT DR	ELK GROVE
11918600140000	2008	BASTONA DR	ELK GROVE
11918600150000	2004	BASTONA DR	ELK GROVE
11918600160000	2000	BASTONA DR	ELK GROVE
11918600170000	1932	BASTONA DR	ELK GROVE
11918600180000	1928	BASTONA DR	ELK GROVE
11918600190000	1924	BASTONA DR	ELK GROVE
11918600200000	1920	BASTONA DR	ELK GROVE
11918600210000	1916	BASTONA DR	ELK GROVE
11918600410000		BASTONA DR	ELK GROVE
11918600420000		BASTONA DR	ELK GROVE
11919200110000	2460	MARITIME DR	ELK GROVE
11919200170000		MARITIME DR	ELK GROVE
11919200180000		HARBOUR POINT DR	ELK GROVE
11919200190000	9580	HARBOUR POINT DR	ELK GROVE
11919200200000	9590	HARBOUR POINT DR	ELK GROVE
11919200260000	2400	MARITIME DR	ELK GROVE
11919200270000		MARITIME DR	ELK GROVE
11919200310000	2378	MARITIME DR	ELK GROVE
11919200320000	2376	MARITIME DR	ELK GROVE
11919200330000	2390	MARITIME DR	ELK GROVE
11919200340000	2388	MARITIME DR	ELK GROVE
11919200350000	2386	MARITIME DR	ELK GROVE
11919200360000	2384	MARITIME DR	ELK GROVE
11919200380000	2525	ELK GROVE BLVD	ELK GROVE
11919200390000		MARITIME DR	ELK GROVE
11919200400000	2350	MARITIME DR	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
11919200410000	2354	MARITIME DR	ELK GROVE
11919200420000	2358	MARITIME DR	ELK GROVE
11919200430000	2362	MARITIME DR	ELK GROVE
11919200440000	2368	MARITIME DR	ELK GROVE
11919200450000	2366	MARITIME DR	ELK GROVE
11919200460000	2370	MARITIME DR	ELK GROVE
11919200470000	2372	MARITIME DR	ELK GROVE
11919200480000	2374	MARITIME DR	ELK GROVE
11919200490000	2382	MARITIME DR	ELK GROVE
11919200500000		MARITIME DR	ELK GROVE
11919200510000	2471	ELK GROVE BLVD	ELK GROVE
11919200520000	2475	ELK GROVE BLVD	ELK GROVE
11919300010000	2229	KAUSEN DR	ELK GROVE
11919300020000	2215	KAUSEN DR	ELK GROVE
11919300120000	2212	KAUSEN DR	ELK GROVE
11919300140000	2208	KAUSEN DR	ELK GROVE
11919300170000		KAUSEN DR	ELK GROVE
11919300180000		KAUSEN DR	ELK GROVE
11919300210000		KAUSEN DR	ELK GROVE
11919300220000		KAUSEN DR	ELK GROVE
11919300230000	2216	KAUSEN DR	ELK GROVE
11919300240000	2218	KAUSEN DR	ELK GROVE
11919300250000		KAUSEN DR	ELK GROVE
11919300260000	2204	KAUSEN DR	ELK GROVE
11919700010000		HARBOUR POINT DR	ELK GROVE
11919700020000	9175	KLAGGE CT	ELK GROVE
11919700110000		KLAGGE CT	ELK GROVE
11919700120000	2201	LONGPORT CT	ELK GROVE
11919700180000		LONGPORT CT	ELK GROVE
11919700190000	2300	LONGPORT CT	ELK GROVE
11919700200000	9170	KLAGGE CT	ELK GROVE
11919700210000	9180	KLAGGE CT	ELK GROVE
11919700220000	2236	LONGPORT CT	ELK GROVE
11919700230000	2230	LONGPORT CT	ELK GROVE
11919700250000	2234	LONGPORT CT	ELK GROVE
11919700260000	2228	LONGPORT CT	ELK GROVE
11919700270000		LONGPORT CT	ELK GROVE
11919700280000	9186	HARBOUR POINT DR	ELK GROVE
11919700290000	9180	HARBOUR POINT DR	ELK GROVE
11919900050000	2285	LONGPORT CT	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
11919900060000	2305	LONGPORT CT	ELK GROVE
11919900070000	2301	LONGPORT CT	ELK GROVE
11920900040000	2733	ELK GROVE BLVD	ELK GROVE
11920900050000	2745	ELK GROVE BLVD	ELK GROVE
12500100010000	9499	E STOCKTON BLVD	ELK GROVE
12500100020000	9501	E STOCKTON BLVD	ELK GROVE
12500100030000		E STOCKTON BLVD	ELK GROVE
12500100050000	8475	ELK GROVE BLVD	ELK GROVE
12500100260000	8465	ELK GROVE BLVD	ELK GROVE
12500100300000		ELK GROVE BLVD	ELK GROVE
12500100310000		ELK GROVE BLVD	ELK GROVE
12500100320000		W STOCKTON BLVD	ELK GROVE
12500100370000	8451	ELK GROVE BLVD	ELK GROVE
12500100380000	8469	ELK GROVE BLVD	ELK GROVE
12500100390000	8459	ELK GROVE BLVD	ELK GROVE
12500100400000	8455	ELK GROVE BLVD	ELK GROVE
12500300100000	8610	ELK GROVE BLVD	ELK GROVE
12500300140000		ELK GROVE BLVD	ELK GROVE
12500300290000	9660	E STOCKTON BLVD	ELK GROVE
12500300300000		ELK GROVE BLVD	ELK GROVE
12500300310000	9603	E STOCKTON BL	ELK GROVE
12500300320000	9605	E STOCKTON BL	ELK GROVE
12500300330000	9679	E STOCKTON BL	ELK GROVE
12500300340000		E. STOCKTON BL	ELK GROVE
12500500030000	9761	STOCKTON BLVD	ELK GROVE
12503900060000	8637	ELK GROVE BLVD	ELK GROVE
12503900070000	8643	ELK GROVE BLVD	ELK GROVE
12503900080000	8591	ELK GROVE BLVD	ELK GROVE
12503900090000	8585	ELK GROVE BLVD	ELK GROVE
12503900100000	8587	ELK GROVE BLVD	ELK GROVE
12503900110000	8539	ELK GROVE BLVD	ELK GROVE
12503900130000	8549	ELK GROVE BLVD	ELK GROVE
12503900140000	8573	ELK GROVE BLVD	ELK GROVE
12503900150000	8579	ELK GROVE BLVD	ELK GROVE
12503900160000	8607	ELK GROVE BLVD	ELK GROVE
12503900180000	9584	E STOCKTON BLVD	ELK GROVE
12503900190000	8523	ELK GROVE BLVD	ELK GROVE
12504600490000	8679	ELK RIDGE WAY	ELK GROVE
12504600500000	8585	ELK RIDGE WAY	ELK GROVE
12504600510000	8640	ELK GROVE BLVD	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
12504600520000	8690	ELK GROVE BLVD	ELK GROVE
12504600470000	8580	ELK RIDGE WY	ELK GROVE
12500400290000	8694	ELK GROVE BLVD	ELK GROVE
12500400300000	8696	ELK GROVE BLVD	ELK GROVE
12503900040000	8679	ELK GROVE BLVD	ELK GROVE
12500400280000	8698	ELK GROVE BLVD	ELK GROVE
12500700320000	8699	ELK GROVE BLVD	ELK GROVE
12500700330000	8707	ELK GROVE BLVD	ELK GROVE
12500400330000	8710	ELK GROVE BLVD	ELK GROVE
12500700340000	8703	ELK GROVE BLVD	ELK GROVE
12500700280000	8725	ELK GROVE BLVD	ELK GROVE
12500400230000	9632	EMERALD OAK DR	ELK GROVE
12500400210000	8722	ELK GROVE BLVD	ELK GROVE
12500400220000	8750	ELK GROVE BLVD	ELK GROVE
12500700060000		ELK GROVE BLVD	ELK GROVE
12500700080000	8771	ELK GROVE BLVD	ELK GROVE
12500700240000	8755	ELK GROVE BLVD	ELK GROVE
12500700090000	8777	ELK GROVE BLVD	ELK GROVE
12500700400000	8787	ELK GROVE BLVD	ELK GROVE
12500700120000	8799	ELK GROVE BLVD	ELK GROVE
12500700130000	8795	WILLIAMSON DR	ELK GROVE
12500830240000	8805	ELK GROVE BLVD	ELK GROVE
13200100740000		HOOD FRANKLIN RD	ELK GROVE
13200100760000		HOOD FRANKLIN	ELK GROVE
13204100190000	9611	AUTO CENTER DR	ELK GROVE
13204100240000	8410	ELK GROVE BLVD	ELK GROVE
13204100250000	8420	ELK GROVE BLVD	ELK GROVE
13204100360000	8550	LAGUNA GROVE DR	ELK GROVE
13204100380000	9640	W STOCKTON BLVD	ELK GROVE
13204100390000	9637	W STOCKTON BL	ELK GROVE
13204100400000	8500	ELK GROVE BLVD	ELK GROVE
13204100410000	8450	ELK GROVE BLVD	ELK GROVE
13204100420000	8460	ELK GROVE BLVD	ELK GROVE
13204100430000	8456	ELK GROVE BLVD	ELK GROVE
13204100440000	8470	ELK GROVE BLVD	ELK GROVE
13204600590000		HOOD FRANKLIN RD	ELK GROVE
13204600600000			ELK GROVE
13204600660000			ELK GROVE
13204600730000		ELK GROVE BL	ELK GROVE
13204600760000	9700	W TARON DR	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
1320460100000	9616	W TARON DR	ELK GROVE
1320460102000	2501	RIPARIAN CT	ELK GROVE
1320460103000	2513	RIPARIAN CT	ELK GROVE
1320460104000	2609	RIPARIAN DR	ELK GROVE
1320460105000	2615	RIPARIAN DR	ELK GROVE
1320460106000	2521	RIPARIAN DR	ELK GROVE
1320460107000	2804	ELK GROVE BL	ELK GROVE
1320460108000	2810	ELK GROVE BL	ELK GROVE
1320460109000	2814	ELK GROVE BL	ELK GROVE
1320460110000	9615	W TARON DR	ELK GROVE
1320480060000	9828	RUDDY DUCK WAY	ELK GROVE
1320480061000	9824	RUDDY DUCK WAY	ELK GROVE
1320480062000	9820	RUDDY DUCK WAY	ELK GROVE
1320480063000	9816	RUDDY DUCK WAY	ELK GROVE
1320480064000	9812	RUDDY DUCK WAY	ELK GROVE
1320480111000	9808	RUDDY DUCK WAY	ELK GROVE
1320480112000	9804	RUDDY DUCK WAY	ELK GROVE
1321100003000	9776	W STOCKTON BLVD	ELK GROVE
1321100052000	9700	W STOCKTON BL	ELK GROVE
1321100054000	8581	LAGUNA GROVE DR	ELK GROVE
1322150001000		ELK GROVE BL	ELK GROVE
1322150002000		ELK GROVE BL	ELK GROVE
1322150003000		CIVIC CENTER DR	ELK GROVE
1322150004000		CIVIC CENTER DR	ELK GROVE
1322150005000		LAGUNA SPRINGS DR	ELK GROVE
1322150006000		LAGUNA SPRINGS DR	ELK GROVE
1322150007000		LAGUNA SPRINGS DR	ELK GROVE
1322150008000		LAGUNA SPRINGS DR	ELK GROVE
1322150009000		LAGUNA SPRINGS DR	ELK GROVE
1322150010000		LAGUNA SPRINGS DR	ELK GROVE
1322150011000		LAGUNA SPRINGS DR	ELK GROVE
1322150013000		LAGUNA SPRINGS DR	ELK GROVE
1322150020000	9715	LAGUNA SPRINGS DR	ELK GROVE
1322150021000		LAGUNA SPRINGS DR	ELK GROVE
1322160001000	9650	W TARON DR	ELK GROVE
1322160002000		RIPARIAN CT	ELK GROVE
1340220040000	10475	W STOCKTON BLVD	ELK GROVE
1340220043000		W STOCKTON BLVD	ELK GROVE
1340510009000		SURVEY RD	ELK GROVE
1340510010000	9195	SURVEY RD	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
13405100110000		SURVEY RD	ELK GROVE
13405100210000		SURVEY RD	ELK GROVE
13405100230000	10535	E STOCKTON BLVD	ELK GROVE
13405100260000	9168	SURVEY RD	ELK GROVE
13405100270000	9176	SURVEY RD	ELK GROVE
13405100280000	9182	SURVEY RD	ELK GROVE
13405100290000		SURVEY RD	ELK GROVE
13405100300000		SURVEY RD	ELK GROVE
13405100310000		SURVEY RD	ELK GROVE
13405100320000	10461	GRANT LINE RD	ELK GROVE
13405100330000	10461	GRANT LINE RD	ELK GROVE
13405100340000	10481	GRANT LINE RD	ELK GROVE
13405100350000	10471	GRANT LINE RD	ELK GROVE
13405100360000	9183	SURVEY RD	ELK GROVE
13405100370000		STOCKTON BL	ELK GROVE
13405100380000		STOCKTON BL	ELK GROVE
13405200050000	9261	SURVEY RD	ELK GROVE
13405200060000	9269	SURVEY RD	ELK GROVE
13405200130000	9256	SURVEY RD	ELK GROVE
13405200140000	9248	SURVEY RD	ELK GROVE
13405200170000		SURVEY RD	ELK GROVE
13405200200000		SURVEY RD	ELK GROVE
13405200210000		GRANT LINE RD	ELK GROVE
13405200220000		SURVEY RD	ELK GROVE
13405200240000		SURVEY RD	ELK GROVE
13405200250000	9262	SURVEY RD	ELK GROVE
13405200260000	9255	SURVEY RD	ELK GROVE
13405200270000	9240	SURVEY RD	ELK GROVE
13405200280000	9221	SURVEY RD	ELK GROVE
13405200300000		GRANT LINE RD	ELK GROVE
13405200310000		GRANT LINE RD	ELK GROVE
13405200330000	10421	GRANT LINE RD	ELK GROVE
13406000110000		E STOCKTON BLVD	ELK GROVE
13406000120000		E STOCKTON BLVD	ELK GROVE
13406000130000	10428	E STOCKTON BLVD	ELK GROVE
13406000140000		E STOCKTON BLVD	ELK GROVE
13406000160000	10473	E STOCKTON BLVD	ELK GROVE
13406000290000	10490	E STOCKTON BLVD	ELK GROVE
13406000310000	10466	GRANT LINE RD	ELK GROVE
13406000320000		GRANT LINE RD	ELK GROVE

APN	STREET_NBR	STREET_NAM	CITY
13406000340000	10465	E STOCKTON BLVD	ELK GROVE
13406000400000		CMD CT	ELK GROVE
13406000430000	10491	E STOCKTON BLVD	ELK GROVE
13406000490000		STOCKTON BL	ELK GROVE
13406000520000		E STOCKTON BL	ELK GROVE
13406000550000		CMD CT	ELK GROVE
13406000570000		EAST STOCKTON BL	ELK GROVE
13406000580000	10481	E STOCKTON BLVD	ELK GROVE
13406200410000		E STOCKTON BL	ELK GROVE
13406200420000	10391	E STOCKTON BLVD	ELK GROVE
13406500030000		E STOCKTON BLVD	ELK GROVE
13406500040000	10520	E STOCKTON BLVD	ELK GROVE
13406500060000		E STOCKTON BLVD	ELK GROVE
13406500070000	10500	E STOCKTON BLVD	ELK GROVE
13410100010000	10465	PROMENADE PKWY	ELK GROVE
13410100110000	10551	W STOCKTON BLVD	ELK GROVE
13410500010000		E STOCKTON BL	ELK GROVE
13410500020000	10551	E STOCKTON BL	ELK GROVE
13410500030000		E STOCKTON BL	ELK GROVE
13410500040000		E STOCKTON BL	ELK GROVE
13410800030000		SURVEY RD	ELK GROVE
13410800040000	10547	E STOCKTON BL	ELK GROVE
13410800050000	10549	E STOCKTON BLVD	ELK GROVE
11919700240000			

##

**CERTIFICATION
ELK GROVE CITY COUNCIL ORDINANCE NO. 13-2013**

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

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law, was duly introduced on August 28, 2013 and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 25, 2013 by the following vote:

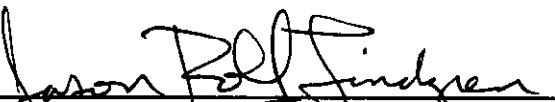
AYES : **COUNCILMEMBERS:** *Davis, Cooper, Hume, Trigg*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *Detrick*

ABSENT: **COUNCILMEMBERS:** *None*

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


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