

Elk Grove Triangle Special Planning Area



Prepared by

City of Elk Grove

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Effective August 2019

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1. INTRODUCTION



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

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

The City's General Plan includes the Eastern Elk Grove Community Plan, which covers land in the eastern area of the City. This Community Plan includes two sub-areas, one of which is the Triangle Area covered by this Special Planning Area (SPA). The Community Plan includes specific development capacity for each of these sub-areas (Figure 4). This SPA document implements the policies of the General Plan, including the Eastern Elk Grove Community Plan, by establishing development standards and procedures in keeping with the development capacity and policies of the General Plan.

History of the Triangle SPA

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

Figure 1: Vicinity Map



Figure 2: Triangle Area Map

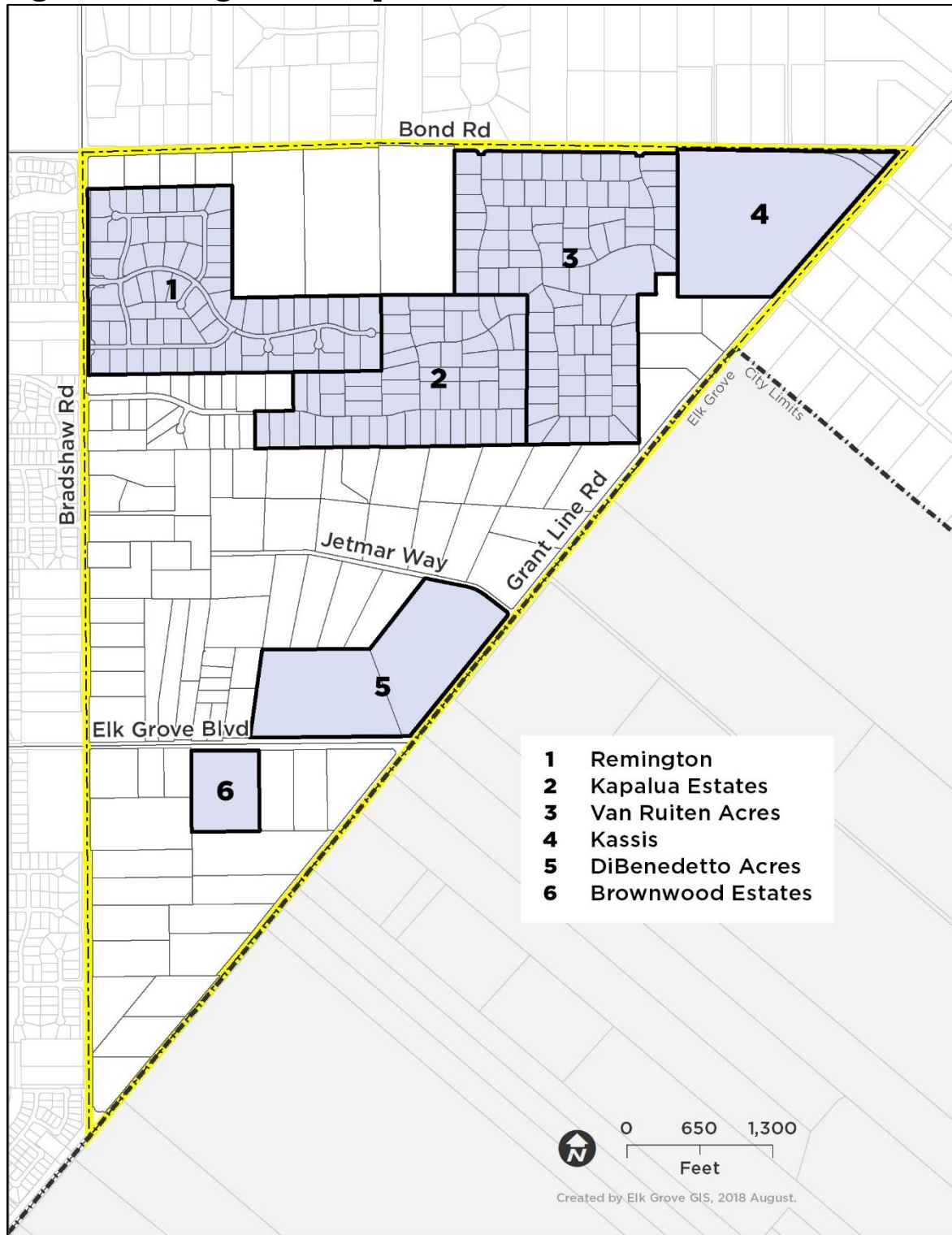
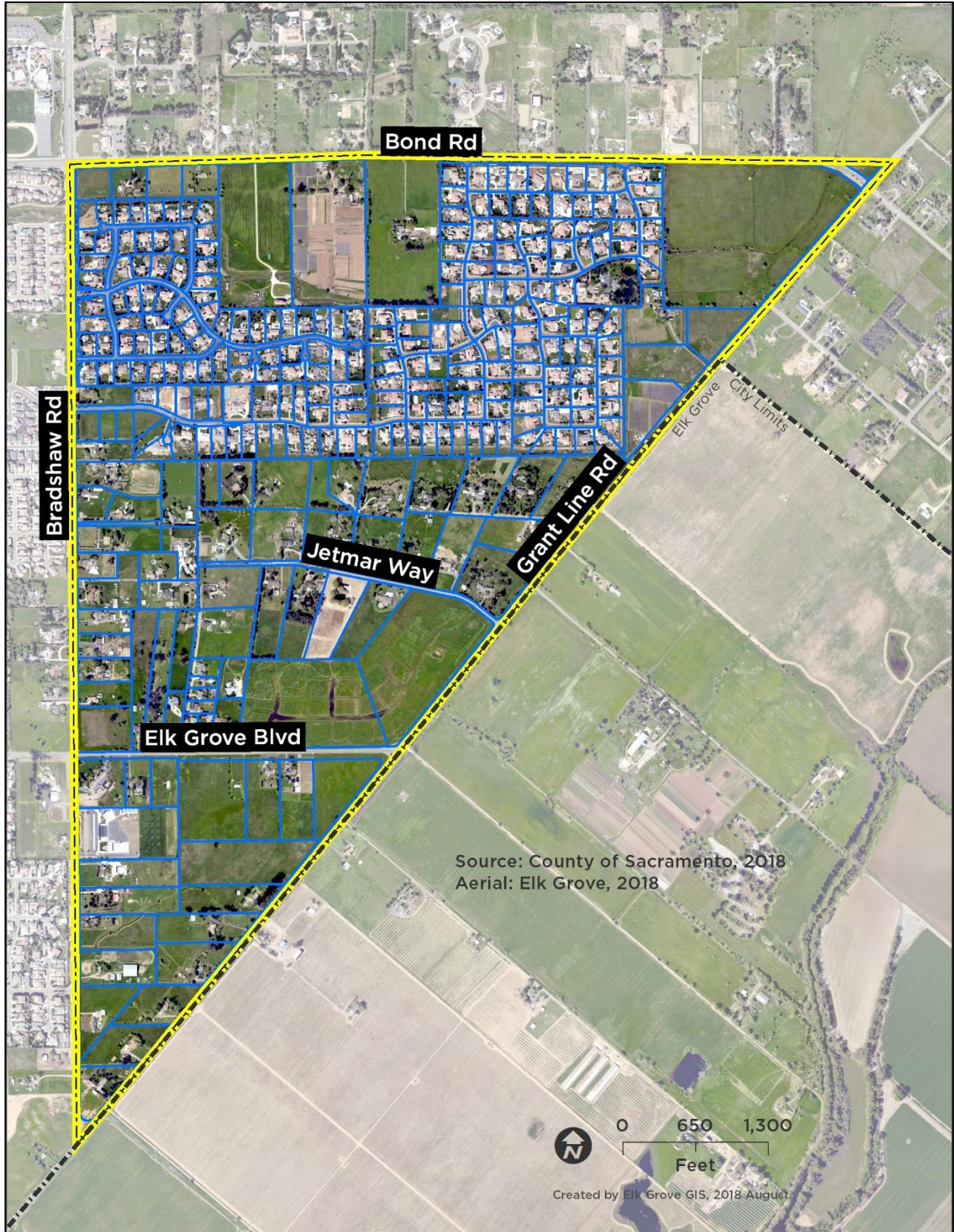
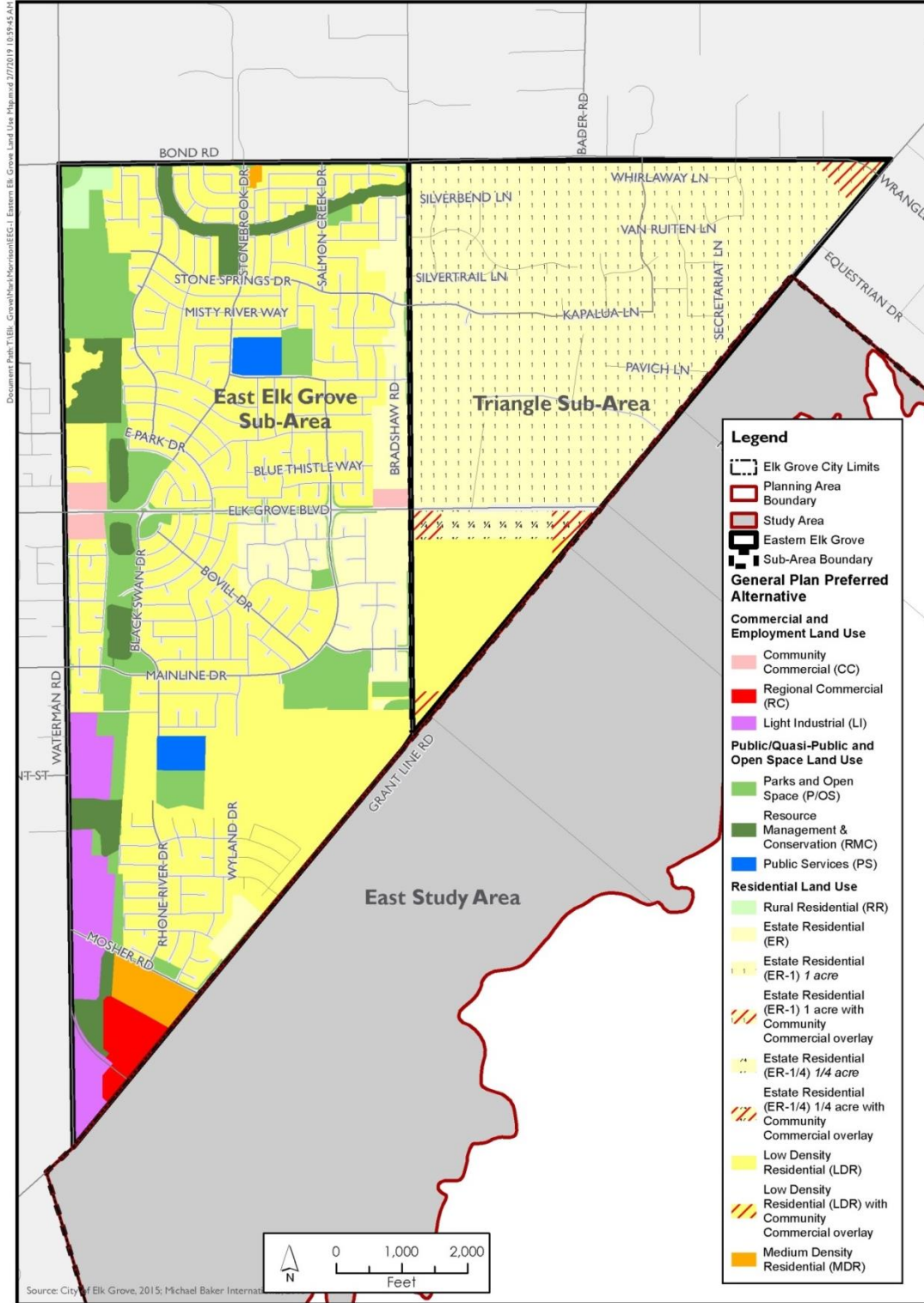


Figure 3: Aerial Photograph



Reflects Amendments Through August 2019

Figure 4: Eastern Elk Grove



2. PURPOSE AND INTENT/ADMINISTRATION

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

A. Enabling Legislation

The authority to prepare, adopt, and implement the SPA is granted by Section 23.16.100 (Special Planning Area) of the Zoning Code.

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

B. Relationship to the General Plan

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

C. Relationship to Zoning

The Triangle SPA, as approved, is a portion of the City Zoning Code. In some instances, as noted in this document, the SPA relies on regulations contained in the City’s Zoning Code. Where the regulations herein conflict with corresponding regulations in the Citywide Zoning Code, these regulations apply. Where this SPA is silent about special use regulations (e.g., wireless communication facilities), and side development standards (e.g., accessory structures) addressed in the Citywide Zoning Code, the Citywide regulations and standards apply.

D. Environmental Review

Programmatic environmental review has been prepared for the Triangle SPA as part of the City’s General Plan. Future entitlements for development in the Triangle Area (such as subdivision maps, design review, grading permits, building permits, and other discretionary permits) shall be evaluated for consistency with this SPA. In the event that a subsequent discretionary approval would result in environmental effects not analyzed in the original environmental analysis, additional environmental review documentation will be required consistent with the California Environmental Quality Act (CEQA).

E. Subsequent Amendments

Amendments to this SPA occurring after August 2019 shall require a 4/5th affirmative vote of the City Council.

3. SETTING/EXISTING CONDITIONS AND PLANNED IMPROVEMENTS

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

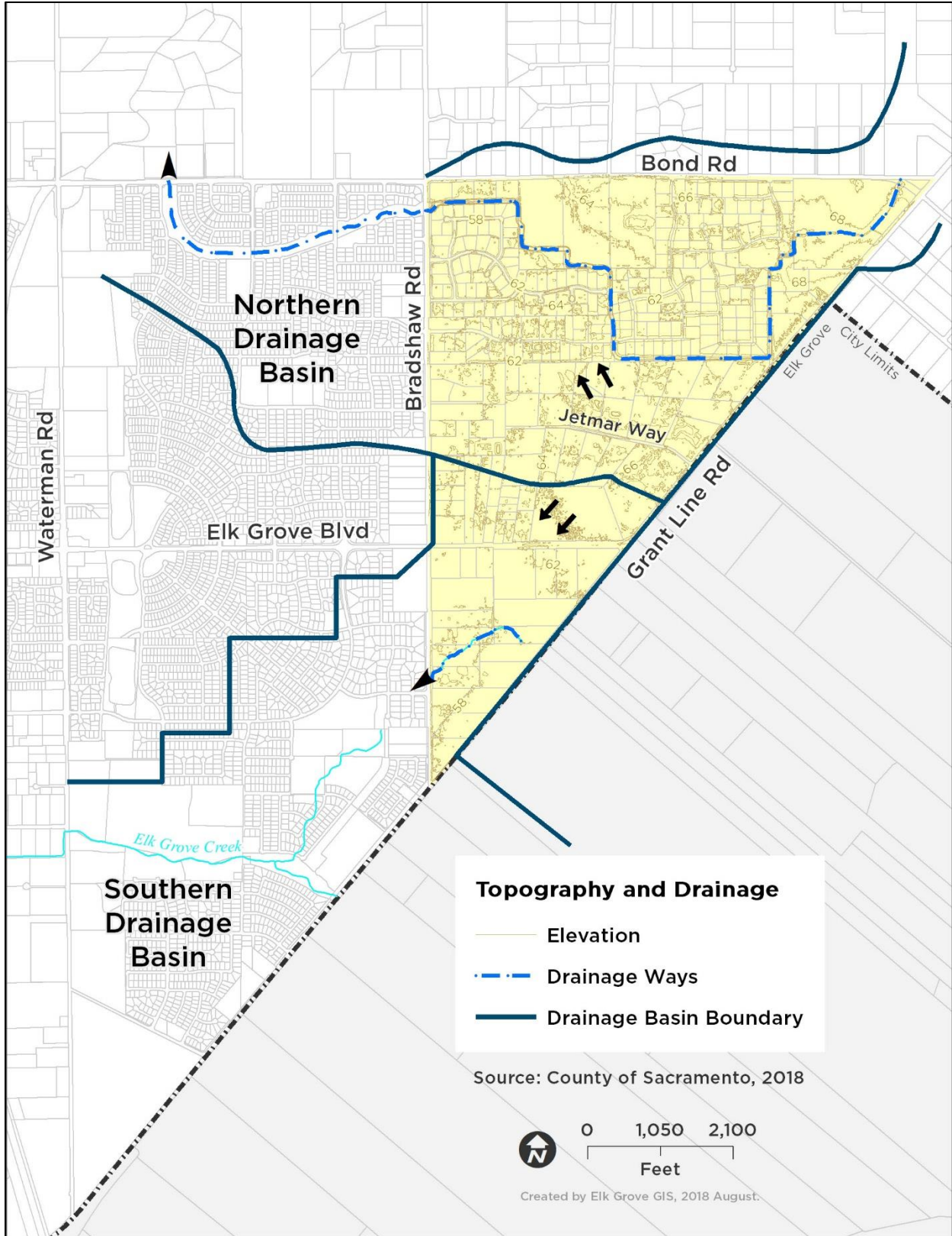
A. Physical Setting

Topography and Soils

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

Figure 5, on the following page, shows the historic topography and drainage patterns in the Triangle Area.

Figure 5: Historic Topography and Drainage



Vegetation/Biological Resources

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

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

Waters of the U.S.

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

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

Areas within the Triangle Area containing waters of the United States, such as wetland areas, if filled, would require a 404 permit from the Army Corps of Engineers. In addition, the City of Elk Grove has a policy regarding fill of wetlands, which seeks to ensure that no net loss of wetlands occurs, which may be accomplished by avoidance, re-vegetation and restoration onsite or creation of riparian habitat corridors.

Surface Drainage

Because the terrain is relatively flat and slopes are minimal, existing roadways and site grading in the area have impeded the natural direction of flow resulting in shallow flooding throughout a majority of the Triangle Area. Surface drainage is directed toward ditches along roadsides and on the boundaries of fields throughout the Triangle Area. Deer Creek is approximately $\frac{3}{4}$ of one mile southeast of the site, which flows generally in a southwesterly direction. Deer Creek parallels the Cosumnes River, which is approximately one to two miles southeast of the boundaries of the study area. The south branch of Laguna Creek crosses Bradshaw Road and drains into the East Elk Grove area, which is west of the Triangle Area. A portion of this drainage is being improved as part of the Silver Gate subdivision. (Figure 5, earlier in this section, shows existing surface drainage patterns.)

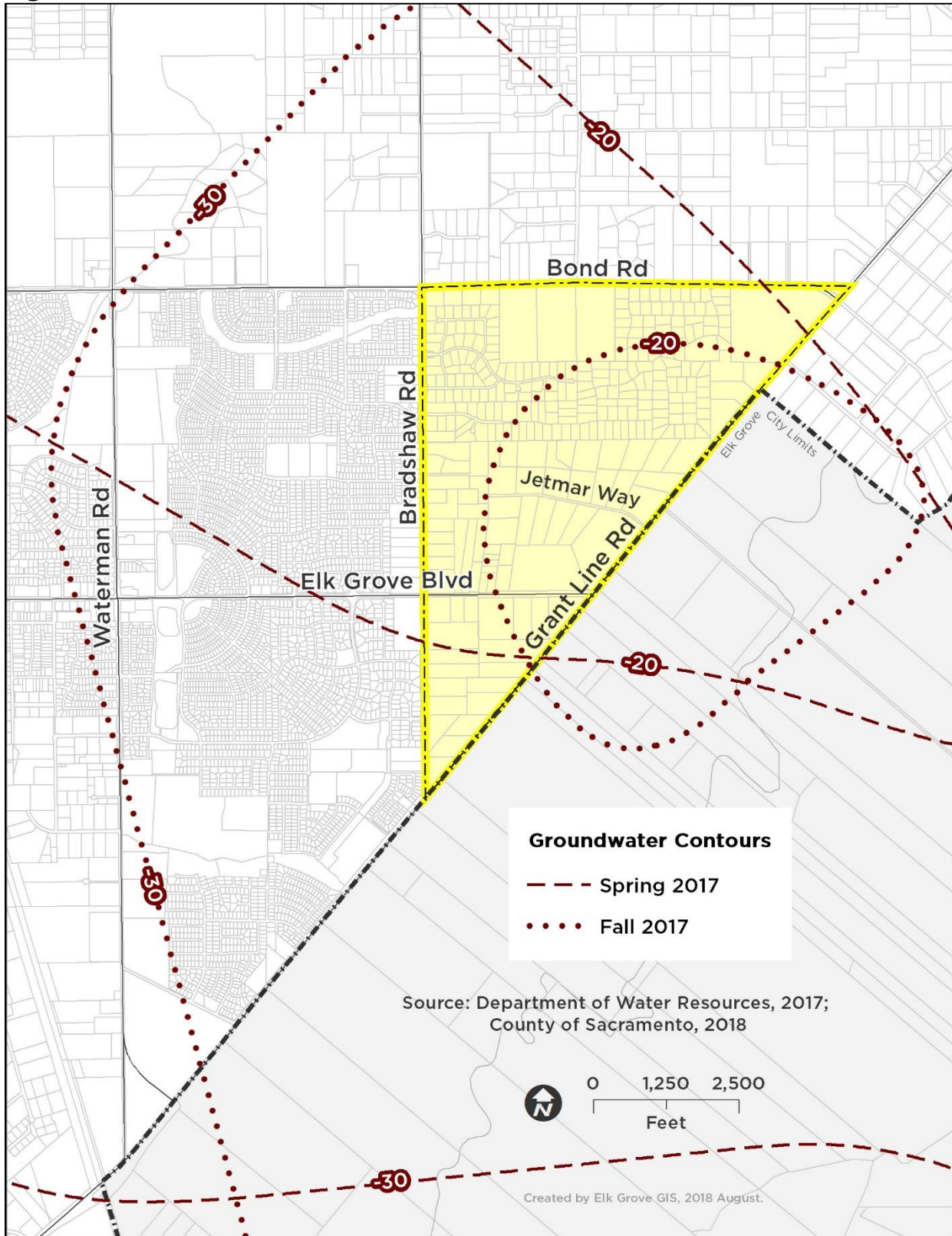
Groundwater

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

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

Recharge occurs from three sources: rain and irrigation filtering down through the upper soil strata into the aquifer, percolation of water from surface streams and rivers, and the inflow of subsurface water into the aquifer from other regions. All of these factors cause groundwater depths within the Triangle Area to fluctuate. The Sacramento County Department of Water Resources monitors the depth of groundwater throughout the county and bases its findings by averaging the measurements taken at numerous well sites. In fall 2017, the depth of groundwater in the Triangle Area generally ranged between 20 and 30 feet below ground level while the spring 2017 depth was approximately 20 feet. Groundwater contours are shown in Figure 6.

Figure 6: Groundwater Contours



B. Public Services and Facilities

Storm Drains

The Triangle Area drains into two watershed areas, generally divided by the high ground between Jetmar Way and Elk Grove Boulevard. The Northern Drainage Shed includes all of the area north of Jetmar Way and a portion south of Jetmar Way. As part of prior development, a channel was constructed along the southern boundary of the Kapalua subdivision and a portion of the Van Ruiten subdivision, where it then extends north through Van Ruiten and north of the Remington subdivision to a box culvert under Bradshaw Road. This channel then continues through the East Elk Grove area and ultimately connects to Laguna Creek near Waterman Road.

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

Water Supply and Distribution

Private well sites serve as the primary source of water for residential and agricultural uses within the Triangle Area for portions that were developed prior to 2000. However, newer development (since 2000), especially subdivisions that created lots smaller than 2 gross acres, have extended public water supply and distribution systems east of Bradshaw Road. The Remington Estates project (subsequently re-named Silver Gate) as well as the entire Triangle Area, is served by the Elk Grove Water District (EGWD), which, for this area, purchases water from the Sacramento County Water Agency (SCWA) Zone 40 service area. The City of Elk Grove in cooperation with Sacramento County Department of Water Resources requires that residential projects consisting of lot sizes of less than two acres connect to Zone 40 of the SCWA system.

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

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

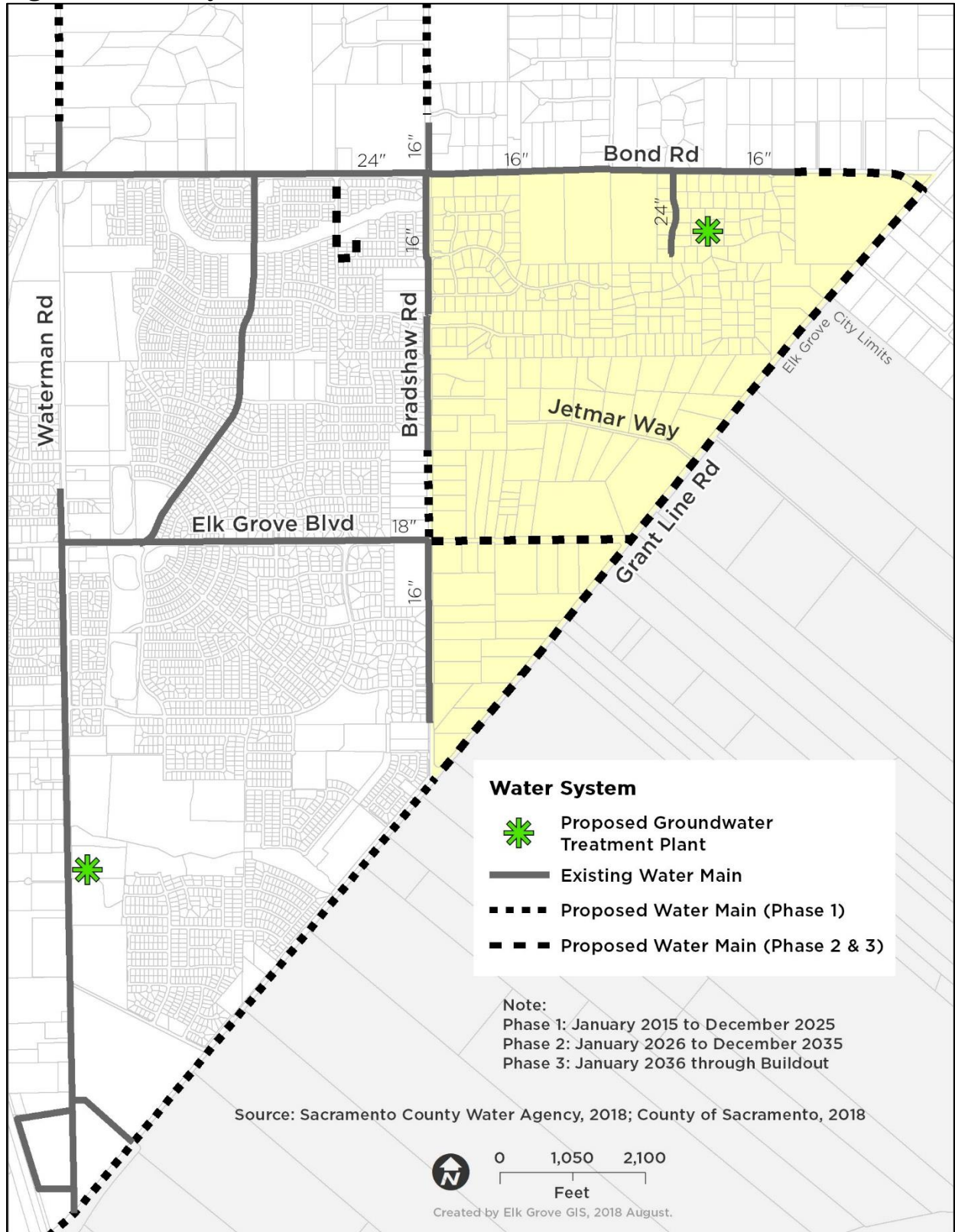
Surrounding infrastructure includes a 24-inch T-main on the north side of Bond Road that extends east from Waterman Road and terminates at Bradshaw Road. From that location, the 24-inch main ties into two 16-inch T-mains. One extends south along the west side of Bradshaw Road to a point approximately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

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

As part of the approval of the Kapalua and Van Ruiten projects, the Department of Water Resources requested two acres be set aside to accommodate a well site with water treatment and storage facilities. Adjacent neighbors requested that if such a facility was sited, it should be more internal to the project and not near Bond Road. As part of the conditions of approval for the Kapalua Estates and Van Ruiten projects, an approximately two acre site near the intersection of Kapalua Lane and Van Ruiten Lane was dedicated to SCWA for this future facility.

Figure 7, on the following page, shows the existing and planned (by SCWA and EGWD) water distribution system for the Triangle Area.

Figure 7: Water System



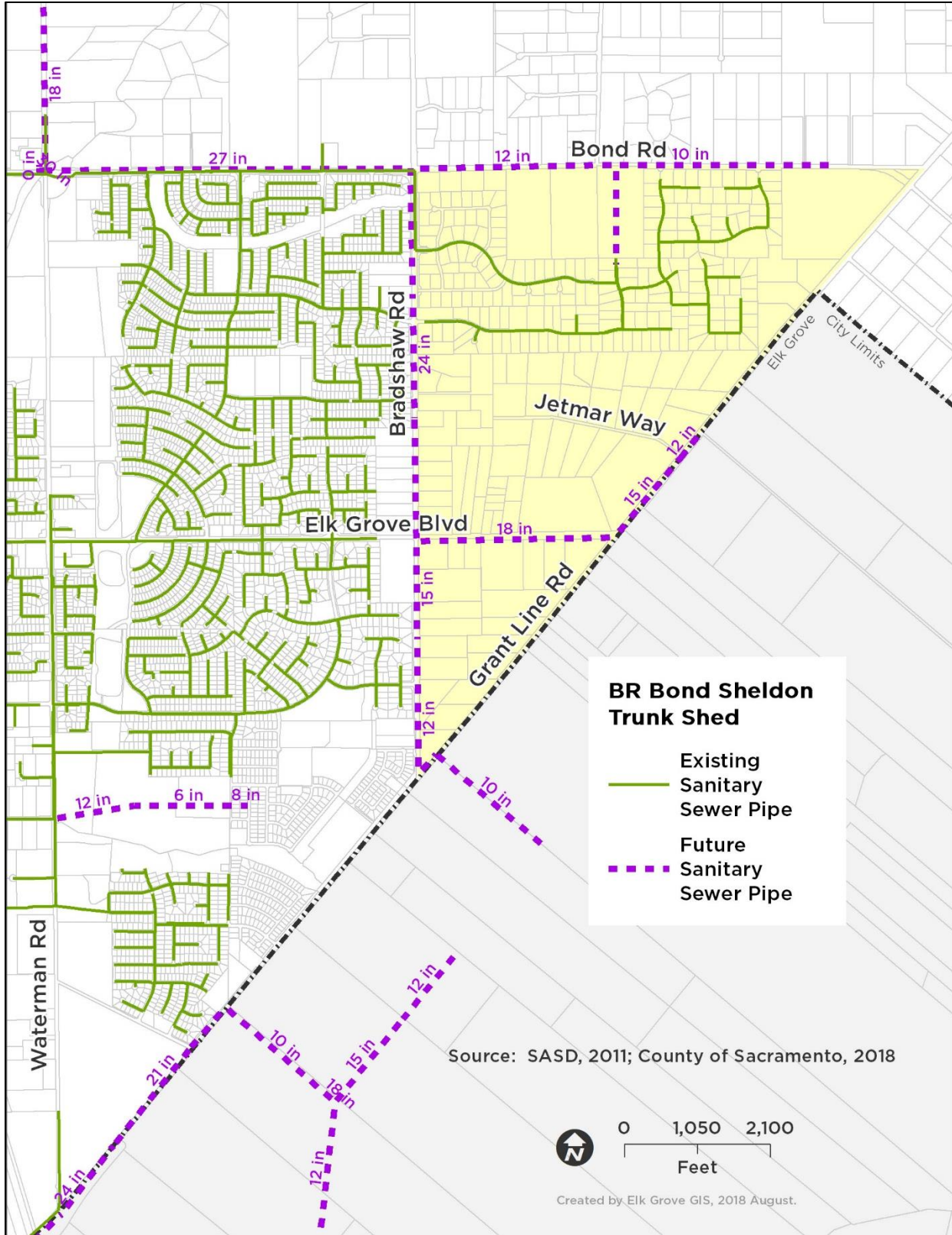
Sanitary Sewer

The Triangle Area is to be provided public sewer by the Sacramento Area Sewer District (SASD) (for collection) and by the Sacramento Regional County Sanitation District (SRCSD) (for treatment). The Triangle Area is within the Spheres of Influence of both sanitation agencies, although the majority of the area is outside of their service boundaries. Currently, the only portion of the Triangle Area within the service boundaries of SASD and SRCSD are the Silver Gate, Van Ruiten, and Kapalua projects, as well as an additional area along Elk Grove Boulevard. Annexation for any additional services is required prior to any additional development not within the service area.

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

SASD provides sanitary sewer service on a “first come, first served” basis. Sewer improvements planned by SASD in and around the Triangle Area are illustrated in Figure 8.

Figure 8: Sewer System



Electrical

Sacramento Municipal Utility District (SMUD) provides electrical service in the Triangle Area. Infrastructure in the vicinity of the Triangle Area includes 69 kV power lines located on the south side of Grant Line Road; 12 kV power lines along Bond Road, Bradshaw Road, Grant Line Road and Elk Grove Boulevard. SMUD operates an electrical distribution substation on the west side of Bradshaw Road north of Grant Line Road and another substation near Calvine Road and Waterman Road. Two 69 kV power lines are planned to be constructed on the west side of Bradshaw Road to connect these two substations. Construction of these power lines is not currently scheduled and this project may be held until the ultimate widening of Bradshaw Road between Calvine and Grant Line Roads is completed. A 100-foot easement exists on the west side of Bradshaw Road adjacent to Albiani Middle School.

Telecommunications

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

Various other providers (including, but not limited to Comcast) service the area with television and internet services (which may also include telephone/voice-over-internet protocol or VOIP services).

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

Natural Gas

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

Parks, Trails and Open Space

The Cosumnes Community Services District (CCSD) provides park and recreation services to the Triangle Area. Currently there are no parks identified within the Triangle Area, but several facilities have been constructed or are planned for construction within the East Elk Grove area directly west of Bradshaw Road. The City and CCSD have established policies for development of park facilities as new development occurs (the Park Design Principles).

State law requires each new residential development to dedicate land for park facilities or pay an in-lieu fee to cover the cost of acquiring park land elsewhere at a minimum ratio of five acres per 1,000 persons. Because there are many property owners within

the Triangle Area, it is not practical for each property to dedicate park land. In addition, small parcels would not yield enough park dedication land to create usable parks. As a result, it will be necessary for some properties to dedicate park land and for others to pay in-lieu fees.

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

Figure 9, on the following page, shows existing and planned parks and trails in the vicinity of the Triangle Area.

Schools

The Triangle Area is within the Elk Grove Unified School District (EGUSD). The student population within the Triangle Area attends EGUSD schools in the area; the exact school assignment may be re-designated by EGUSD from time-to-time based upon enrollment levels.

School facilities are planned according to the EGUSD Facilities Master Plan. The Master Plan currently shows no schools proposed within the Triangle Area. Edna Batey Elementary School, located in the East Elk Grove area, opened in 2003.

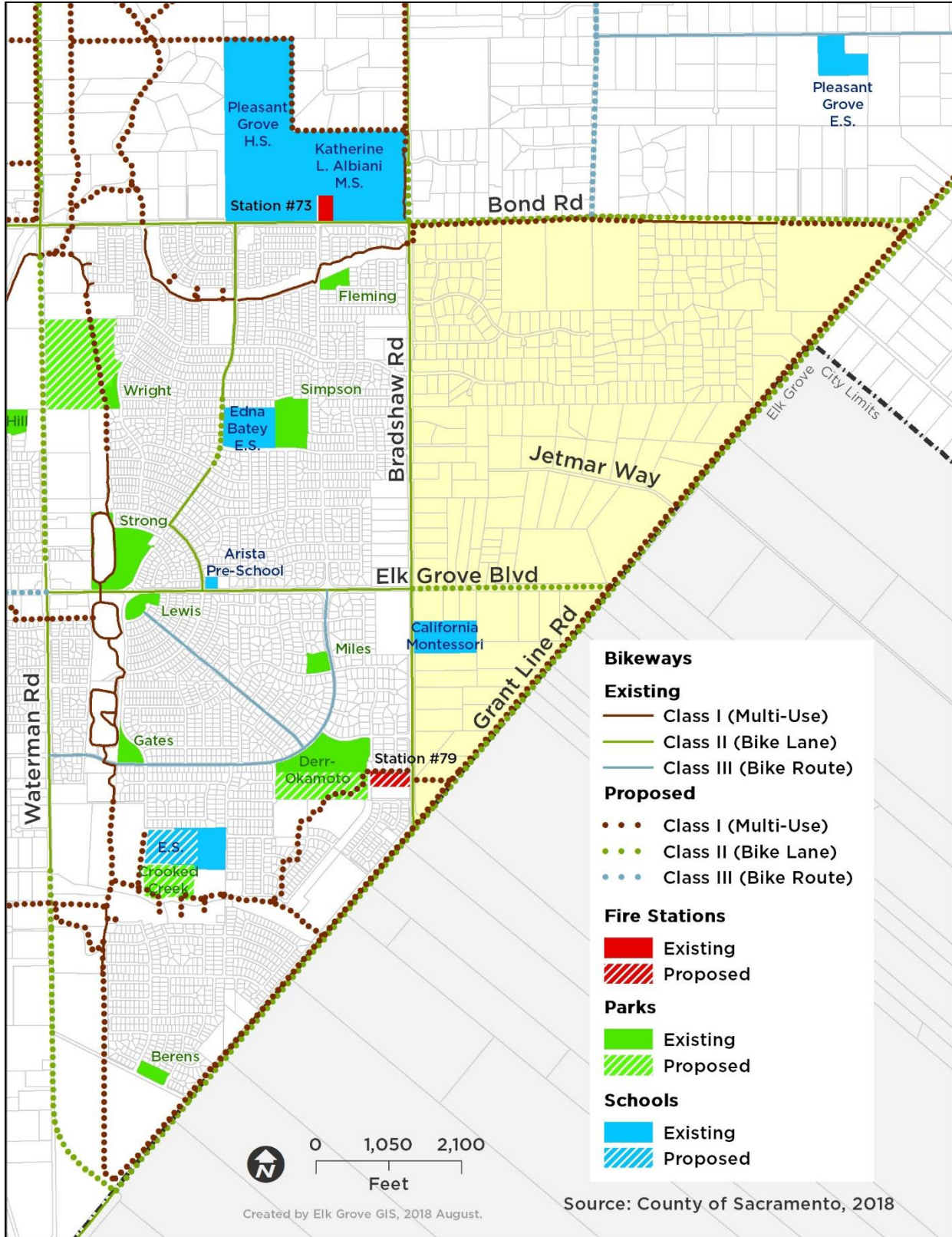
EGUSD operations are primarily funded through local property tax revenue that is first accrued in a common statewide pool, and then allocated to each school district on the basis of average daily attendance. State law also permits the charging of development fees to assist EGUSD in funding capital acquisition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

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

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

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

Figure 9: Public Facilities Around the Triangle



Police

Police services for the Triangle Area are provided by the City of Elk Grove, which is headquartered at the City Hall campus on Laguna Palms Way. Additional facilities are located at the City’s Corporation Yard on Iron Rock Way.

Fire

The Triangle Area is within the service boundaries of the CCSD Fire Department. Multiple stations are available to serve the area, the closest of which is at 9607 Bond Road. This, along with other stations in the area (both existing and planned), are identified in **Table A** below.

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

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

Solid Waste

Residential solid waste collection within the Triangle Area is provided by the City through a franchise agreement with a private hauler.

C. Existing and Planned Circulation

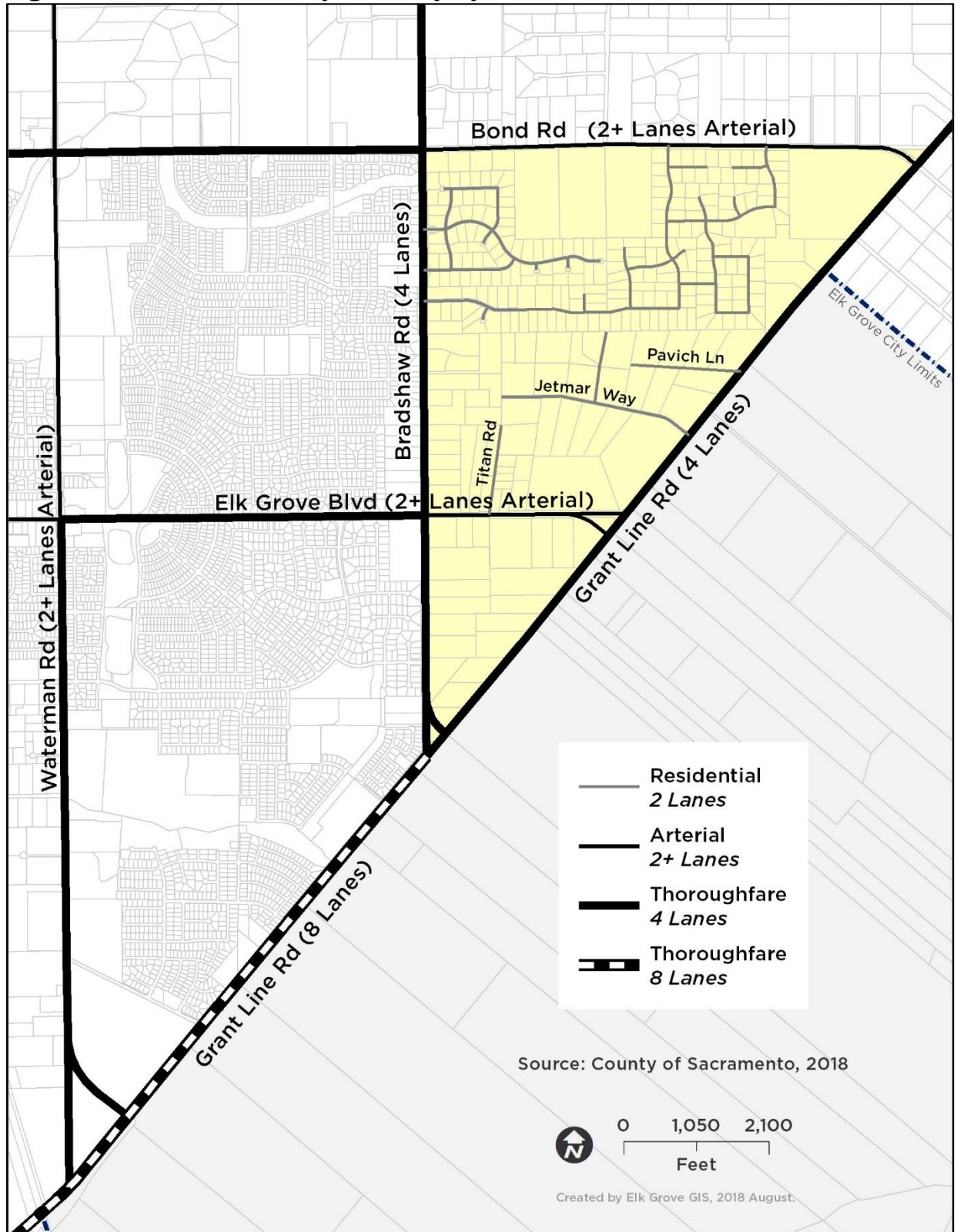
Roads and Circulation

This section outlines the planned roadway and circulation improvements around the Triangle Area. Figure 10 illustrates the planned roadway system.

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

The installation of traffic signals and left turn lanes are proposed at several intersections bordering the Triangle Area. These include Grant Line Road at Elk Grove Boulevard, and Grant Line Road at Bradshaw Road.

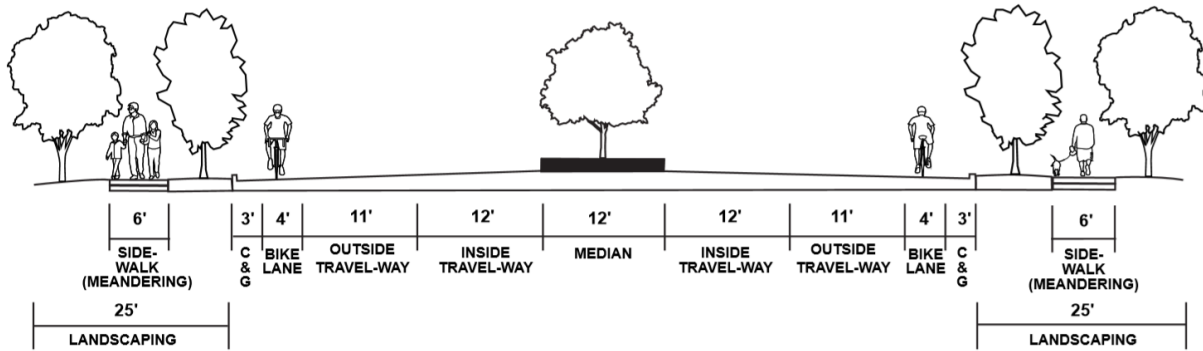
Figure 10: Planned Vicinity Roadway System



Bradshaw Road

Bradshaw Road is currently a two-lane, north-south roadway that defines the western boundary of the Triangle Area. Future improvements will widen the roadway to four lanes, adding a median and curb and gutter. Adjacent to the roadway will be a six-foot wide meandering sidewalk within a 25 foot landscape corridor with a six-foot high sound wall located at the back of the landscape corridor. See Figure 11.

Figure 11: Bradshaw Road Section



Source: East Elk Grove Specific Plan

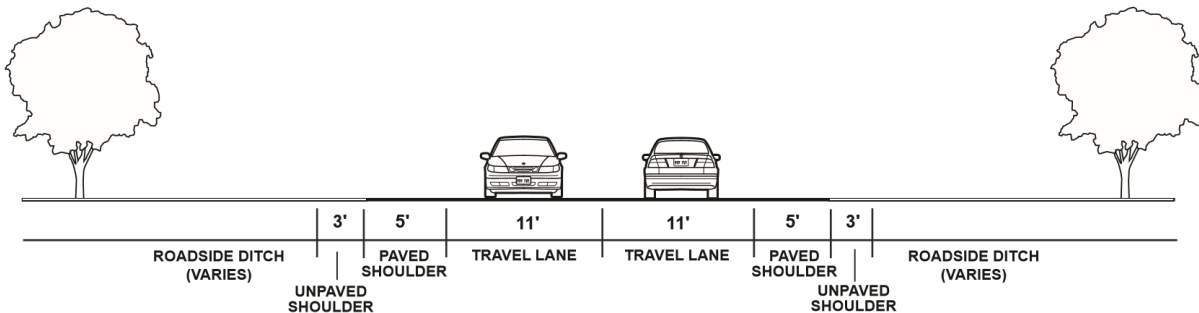
Bradshaw Road will require realignment to provide for safer operations at the intersection with Grant Line Road. Dedication of right of way for the new alignment may be required as a condition of approval of any development project at this location.

Bond Road

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

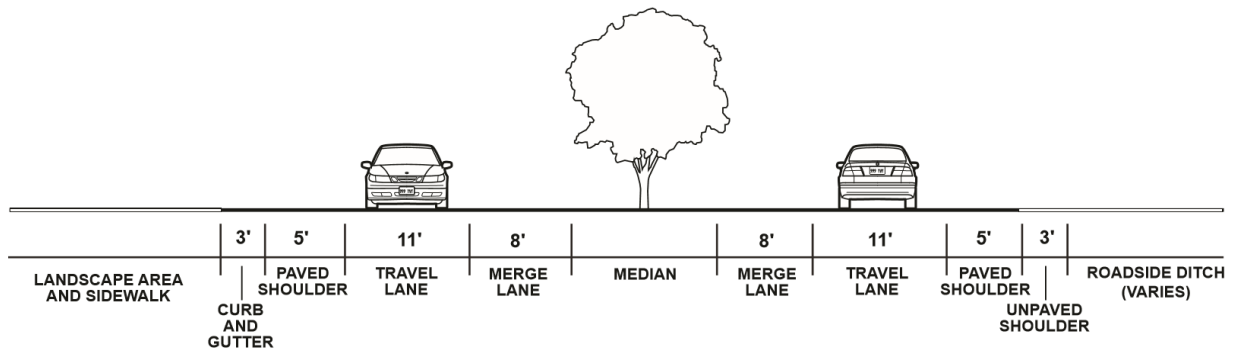
Buildout of Bond Road calls for an expanded 2-lane facility. West of Bader Road, Bond Road shall be designed consistent with the Rural Roads Improvement Standards along the existing centerline (Figure 12). Where widening is necessary, additional right-of-way shall be provided along the south side.

Figure 12: Bond Road West of Bader Road



East of Bader Road, Bond Road will take advantage of improvements made with prior developments and include a median. To complete these improvements, additional right-of-way shall be provided through acquisitions or dedications, as appropriate, along the south half section consistent with the Van Ruiten subdivision. The existing north half section shall be reconfigured into a single west-bound lane with a wide paved shoulder that facilitates trailer movements into and out of existing driveways. The east-bound lane shall be constructed south of the existing trees, which shall become the ultimate median. See Figure 13. As determined by the City, turn pockets shall be provided at strategic locations into existing and planned cross streets (such as Kapalua Lane) and some private driveways.

Figure 13: Bond Road East of Bader Road



Grant Line Road

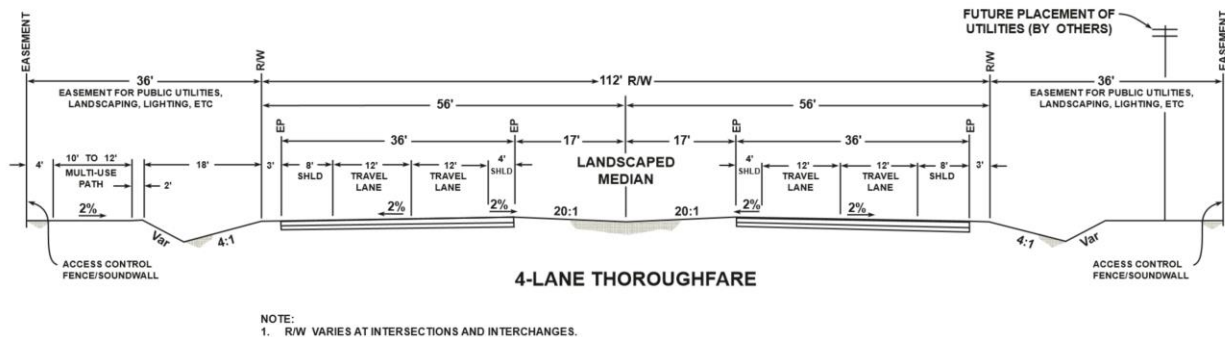
Grant Line Road is currently a two-lane roadway, which aligns in a southwest/northeast direction and defines the eastern boundary of the Triangle Area. No curbs, gutters or sidewalks have been installed along the segment adjacent to the Triangle Area. Grant Line Road will ultimately be improved to a four-lane, divided roadway north of Bradshaw Road, and to an eight-lane, divided roadway between Bradshaw Road and Hwy 99.

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

- Widening will occur from the existing centerline. Ultimate conditions consist of the following and as shown in Figure 14:
 - 12-foot inside travel lane
 - 12-foot outside travel lane
 - 8-foot paved shoulder
 - A 34-foot landscaped median
 - A minimum 36-foot landscape corridor that includes a 10- to 12-foot Class 1 path separated from the back-of-curb by a minimum 18-foot of landscape buffer/drainage area.
 - Access control and sound wall/berm shall occur a minimum of 4-feet behind the Class 1 path.
 - To the extent feasible, any utilities shall be constructed in the landscape corridor and not within the travel lanes.

- Access at Pavich Lane shall be maintained as part of any development in the area. Notwithstanding the foregoing, as part of the Capital SouthEast Connector project, access may be limited to right-in/right-out movements and left turns onto or from Grant Line Road may be restricted. The City will work with the Capital SouthEast Connector JPA to maintain access, to the extent feasible, as the Capital SouthEast Connector is constructed.
- Access to Jetmar Way shall be maintained as part of any development in the area. Notwithstanding the foregoing, as part of the Capital SouthEast Connector project, access to Jetmar Way may be terminated completely or restricted to right-in/right-out movements and left turns onto or from Grant Line Road may be restricted. The City will work with the Capital SouthEast Connector JPA to maintain access, to the extent feasible, as the Capital SouthEast Connector is constructed.
- Existing driveways south of Elk Grove Boulevard to Bradshaw Road will be redirected to future internal streets (constructed as part of future development) that connect back to Elk Grove Boulevard or Bradshaw Road.
- The intersections at Bond Road, Elk Grove Boulevard, and Bradshaw Road will ultimately be signalized, if not previously completed.

Figure 14: Grant Line Road Ultimate Street Section



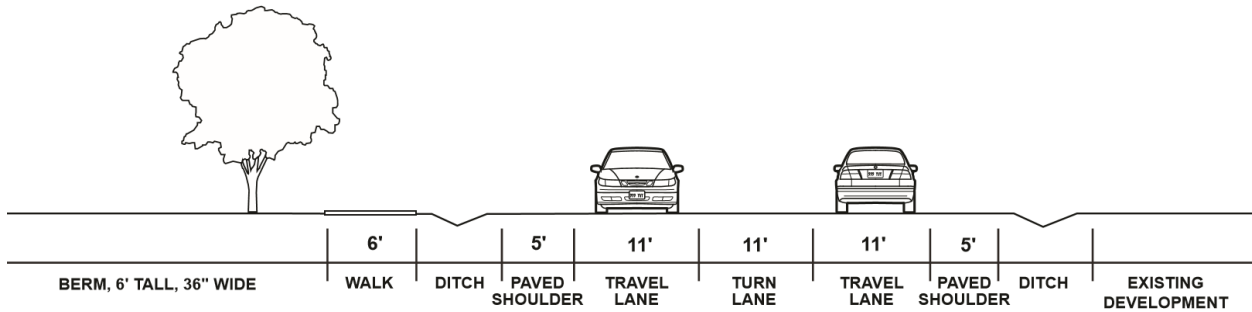
Source: Capital Southeast Connector JPA, Design Guidelines, draft Version 5

Elk Grove Boulevard

Elk Grove Boulevard aligns east-west through the Triangle Area. Elk Grove Boulevard is two lanes to the east of Bradshaw Road and does not have curbs, gutters or sidewalks. The intersection of Elk Grove Boulevard and Bradshaw Road is a 4-way stop.

The General Plan designates Elk Grove Boulevard east of Bradshaw Road as an expanded two-lane arterial, with the addition of a continuous two-way left turn lane to provide access to existing and future development fronting on Elk Grove Boulevard. Widening shall occur to the south so as to limit potential effects to existing residences. The planned ultimate improvements include a landscape corridor with landscaped berm along the southern frontage, roadside ditches for drainage, travel lanes and continuous two-way left turn lane as provided in Figure 15.

Figure 15: Elk Grove Boulevard Ultimate Street Section



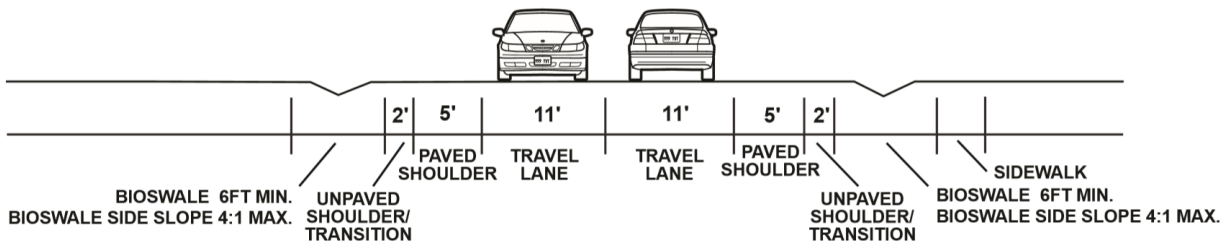
Local Streets

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

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

New local streets in the Triangle Area shall consist of two lanes of travel with paved shoulders and roadside ditches/bioswales. A sidewalk shall be provided along at least one side of the street. Parking is allowed on both sides within the shoulder. See Figure 16 for details. Street lights shall be provided at intersections consistent with City standards.

Figure 16: Local Street Section



Bikeways

Bond Road, Bradshaw Road, Grant Line Road and Elk Grove Boulevard, which surround or align through the Triangle Area, are all designated as bikeways in the City's Bicycle, Pedestrian, and Trails Master Plan.

Public Transit

Public transit is provided by the City through its e-Tran system. Currently, regular bus service is provided along Bradshaw Road between Elk Grove Boulevard and Bond Road.

Public Facilities Funding

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

The Capital Facilities Fee Program funds development's fair share of new public facilities, including but not limited to City offices, police facilities/equipment, and library facilities.

The Affordable Housing Fee funds housing for low and very low income households in the City.

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

In addition to the Citywide development impact fee programs, new development is also subject to the Elk Grove/West Vineyard Fee Program, which includes funding for park and fire facilities.

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

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

In addition to development impact fees required to fund new development's share of facility construction, the Triangle SPA will receive certain City services that will be funded through special taxes and assessments. All new residential development in the City is required to annex into the Police Services Mello Roos Community Facilities

District (CFD) 2003-2 to fund a portion of the police services provided by the City that are required as a result of the new development, as well as Community Facilities District (CFD) 2006-1 to fund facility maintenance, including landscaping, trails, and other public facilities in and around the Triangle.

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

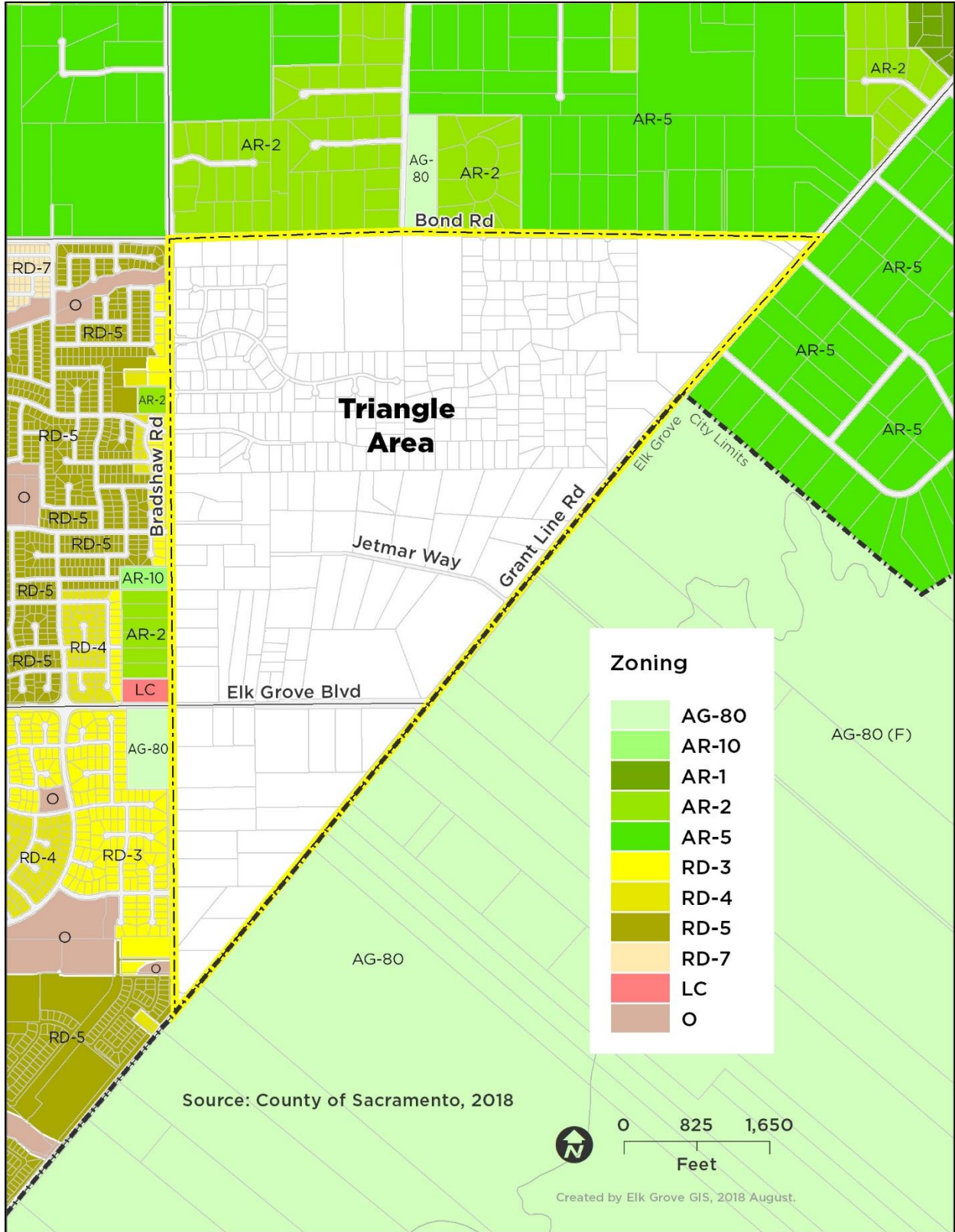
There may be other agencies providing services to the Triangle SPA that are funded through special taxes and/or assessments, such as the County's Zone 13 Drainage assessment to fund water supply and flood control planning projects, and the Elk Grove CSD's assessment to fund park, median, and landscape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

D. Existing and Planned Adjacent Land Uses

The Triangle Area is located on the east side of Elk Grove and is bounded on the north by Bond Road and on the west by Bradshaw Road. Grant Line Road forms the southeastern boundary of the Triangle, which is also the easterly corporate boundary of the City. East of Grant Line Road, the area is designated with agricultural zoning under Sacramento County. The City's General Plan provides for future development of this area under the City's jurisdiction (after approval of a Sphere of Influence Amendment and annexation by the Sacramento Local Agency Formation Commission) with neighborhood-serving commercial uses and a variety of residential uses at densities that transition from Low Density Residential along Grant Line Road to Estate and Rural Residential near Deer Creek.

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

Figure 17: Vicinity Zoning



E. Manmade and Natural Hazards

Flooding

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

4. Objectives of the Triangle SPA



services

The objectives of the Triangle SPA are to:

- Recognize the historic rural character of the Triangle Area and provide for a transition of density across the Triangle Area from the East Elk Grove area to the west, the Sheldon Rural Area to the north, and the East Study Area east across Grant Line Road.
- Establish land use and development standards appropriate to the area
- Encourage the orderly development of the Triangle Area
- Ensure the provision of adequate public

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

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

- Street Access. Existing access to the Triangle Area is from the arterial roads of Bond Road, Bradshaw Road, Grant Line Road, and Elk Grove Boulevard. These roads have access limitations due to their functional classification and projected average daily usage. Newer subdivisions have been developed with local private roads that take access from the arterial system pursuant to City standards.
- Infrastructure. Utility installations have occurred west of the Triangle Area and have extended into the Silver Gate, Kapalua, and Van Ruiten project areas. Any future development will require substantial improvements. New development in the area

does present an opportunity to resolve various deficiencies in the facilities and services in the area. For example, the drainage study and subsequent improvements to drainage facilities in the northern portion of the area were intended to drain portions of the existing residential lots to the south. Similarly, the extension of public sewer would provide the opportunity to improve conditions in the area, particularly for existing lots less than one acre in size as they may connect to these services. Department of Health Services recommends that public sewer service be provided to lots that are less than two acres to avoid contamination of well sites in proximity to septic systems.

5. Land Plan

The Land Use Plan for the Triangle Area is intended to retain the low density character of the area by allowing agricultural activities in conjunction with the development of single family residences, with limited commercial, recreational and institutional uses in support of the agricultural and residential uses. Further, the Land Use Plan is intended as a transition from the more urban portions of the City to the west, the Sheldon community to the north, and potential future development to the south across Grant Line Road.

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

A. Residential Land Uses



Residential land uses in the Triangle Area are proposed to consist primarily of single family homes. A range of lot sizes are planned for the area, as shown on in Figure 16 and consistent with the development standards listed in Section 8.

Residential uses are permitted anywhere within the Triangle Area.

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

B. Commercial Land Uses



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

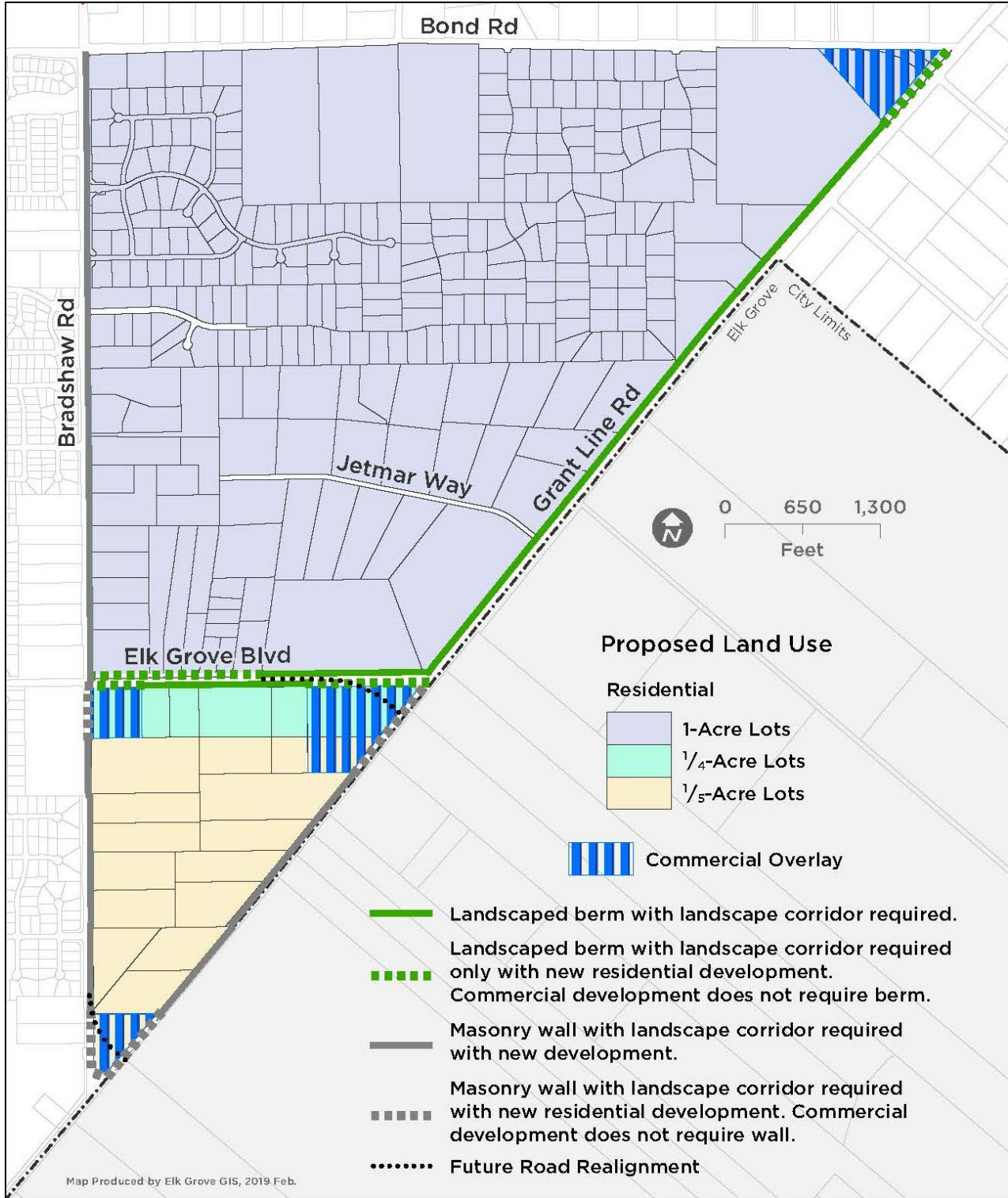
Commercial uses are allowed to be located only in the "Commercial Overlay" areas

shown on the Land Plan of this SPA.

Photo: Commercial store of the type envisioned for the Triangle Area.

Figure 18, on the following page, shows the land use plan for the Triangle Area.

Figure 18: Land Plan



6. Phasing and Timing

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

This SPA does not establish a phasing or timing plan, with the exception that development will be constrained by the ability of individual developments to provide sufficient infrastructure. For example, individual projects may be required to extend utilities to reach the project location.

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

7. Development Process and Approvals

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

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

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

A. Public Review and Input

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

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

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

8. Allowed Uses and Development Standards



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

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

This section contains standards and regulations for the following topics:

- **Residential Uses**
- **Commercial Uses**
- **Agricultural Uses**
- **Site Planning**
- **Architectural Guidelines**
- **Miscellaneous Provisions**

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

A. Residential Uses

This section describes the allowed uses, permit requirements, development standards, and other requirements for development in the residential areas of the Triangle. As illustrated in Figure 16, Land Plan, there are three sub-areas within the Residential zone, based upon lot size/density – the 1-acre area, the 1/4-acre area, and the 1/5-acre area.

1. Permitted, Conditionally Permitted, and Prohibited Land Uses

A. Residential Land Uses

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

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

Land Use	Permit Requirements (within all Residential Areas)	Specific Use Regulations
Residential Uses		
Dwelling, Single Family	P	
Dwelling, Second Unit	P	EGMC Chapter 23.90
Home Occupation	P	EGMC Chapter 23.82
Guest House	P	
Navigation Housing	P	
Human Service Uses		
Child Care Facility, Child Care Center	CUP	
Child Care Facility, Family Day Care Home	P	
Community Care Facility, Large	CUP	EGMC Chapter 23.88
Community Care Facility, Small	P	
Pediatric Day Health and Respite Care Facility, Large	CUP	
Pediatric Day Health and Respite Care Facility, Small	P	
Residential Care Facility for the Chronically Ill, Large	CUP	
Residential Care Facility for the Chronically Ill, Small	P	
Residential Care Facility for the Elderly, Large	CUP	EGMC Chapter 23.88
Residential Care Facility for the Elderly, Small	P	

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Land Use	Permit Requirements (within all Residential Areas)	Specific Use Regulations
Agriculture, Animal Keeping, and Resource Uses		
Animal Husbandry	P	
Animal Keeping – Exotic	P	
Animal Keeping – Fowl	P	
Animal Keeping – Household Pets	P	
Animal Keeping – Livestock	P	
Crop Production, Outdoor Facility	P	
Equestrian Facility, Commercial	CUP	
Equestrian Facility, Hobby	P	
Kennels, Commercial	CUP	
Kennels, Hobby	P	
Veterinary Facility	CUP	
Recreation, Open Space, Education, and Public Assembly Uses		
Assembly Uses	CUP	
Parks and Public Plazas	P	
Private Residential Open Space	P	
Schools – Academic – Charter	CUP	
Schools – Academic – Private	CUP	
Schools – Academic – Public	P	
Utility, Transportation, and Communication Uses		
Telecommunication Facility	CUP	EGMC Chapter 23.94
Utility Facility and Infrastructure	CUP	

2. Lot Sizes/Subdivision Standards

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

**TABLE C
RESIDENTIAL LOT SIZE STANDARDS**

Lot Standard	1-acre	1/4-acre	1/5-acre
Lot Area, Gross (min.)	1 acre	1/4-acre	1/5-acre
Lot Depth (min.)	95 feet	95 feet	85 feet
Lot Width (min.)	75 feet	65 feet	55 feet
Street Frontage (min.)	75 feet	65 feet	55 feet

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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**

Standard	1-acre Area	1/4-acre Area	1/5-acre Area
Perimeter Buffer	75 feet	As determined through subdivision design review	

3. Setbacks

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

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

**TABLE E
SETBACK STANDARDS**

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

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

4. Building heights

Development shall conform to the maximum building heights as provided in the following Table F.

**TABLE F
BUILDING HEIGHTS**

Building Height	1-acre Area		1/4-acre and 1/5-acre Area
	Lots < 2 gross acres	Lots ≥ 2 gross acres	
Primary Structure and Detached Accessory Units	25 feet or 1 story	30 feet or 2 stories	25 feet or 1 story
Accessory Structures	16 feet by right; may exceed this standard up to the height of the primary structure upon approval of a Minor Design Review		

5. Site coverage

Maximum combined coverage by all structures on a lot shall not exceed the ratios provided in the following table.

**TABLE G
SITE COVERAGE LIMITS**

Standard	1-acre Area	1/4-acre Area	1/5-acre Area
Site Coverage	20%	60%	75%

6. Parking

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

7. Provision of parkland

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

8. Grading

Any site modification shall comply with the City's grading regulations contained in EGMC 16.44 (Land Grading and Erosion Control). Prior to Issuance of Grading Permit, or as deemed necessary by the City, the Developer shall install on-site and off-site drainage facilities in accordance with City standards and shall pay any applicable drainage fees (for example, Zone 11A drainage fees).

9. Signs

Signs shall comply with the applicable provisions of EGMC Chapters 23.62 (Signs on Private Property) and 23.82 (Home Occupations).

10. Non-conforming uses, structures, and signs

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

11. Accessory Structures

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

B. Commercial Uses

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

1. Review and Approval for Commercial Development

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

- Design Review for the development of commercial structures, pursuant to EGMC Section 23.16.080 (Design Review); and
- Conditional Use Permit for any commercial use specifically listed in Table H as conditionally permitted.

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

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

Additionally, all new commercial development shall be subject to Design Review, pursuant to EGMC Section 23.16.080 prior to the issuance of any building permit(s) for the subject building(s). The purpose of the design review process is to promote the orderly and harmonious growth of the City; to encourage development in keeping with the desired character of the City; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design. As part of any discretionary design review approval (i.e., minor design review, major design review, subdivision design review, district development plan design review, CIP design review), the designated approving authority may approve deviations from the development standards in this title and applicable design guidelines; provided, that the approving authority makes a finding that the deviation improves the usability of the site and its relationship to surrounding development, including but not limited to pedestrian and

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vehicular movement and accessibility, architectural design, and landscaping and site amenities or otherwise does not impact the usability of the site or negatively impact adjoining property. Allowed deviations shall be limited to standards that affect the layout of the site, including, but not limited to, setbacks, height, and landscaping. Deviations from minimum lot size and signage standards shall be specifically prohibited. Any deviation to Citywide improvement standards shall be reviewed and decided by the Public Works Director pursuant to EGMC Section 22.20.010(D).

2. Permitted, Conditionally Permitted, and Prohibited Land Uses

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

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

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

Land Use	Permit Requirements	Specific Use Regulations
Retail, Service, and Office Uses		
Agricultural Tourism	P	
Alcoholic Beverage Sales	CUP	
Building Materials Stores and Yards	P ¹	
Business Support Services	P	
Convenience Stores	P ¹	EGMC Chapter 23.86
Drive-In and Drive-Through Sales and Service	N	
Garden Center/Plant Nursery	P ¹	
Grocery Store	P ¹	EGMC Chapter 23.86
Liquor Stores	N	
Neighborhood Market	P ¹	EGMC Chapter 23.86
Offices, Business and Professional	P	
Personal Services	P	
Restaurants	CUP ^{2, 3}	EGMC Chapter 23.86

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Land Use	Permit Requirements	Specific Use Regulations
Retail, General, Medium Format	N	EGMC Chapter 23.74, 23.86
Retail, General, Small Format	P ¹	EGMC Chapter 23.74, 23.86
Automobile and Vehicle Uses		
Auto and Vehicle Rental	N	
Auto and Vehicle Sales	N	
Auto Parts Sales	N	
Car Washing and Detailing	CUP	
Fueling Station	CUP	EGMC Chapter 23.72
Vehicle Services – Major	N	
Vehicle Services – Minor	N	

Notes:

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

3. Setbacks

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

4. Building heights

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

5. Site Coverage

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

6. Parking

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

- Compact parking spaces shall not be permitted.
- Consideration shall be given to providing parking for vehicles towing horse trailers.

7. Provision of open space

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

8. Grading

Any site modification shall comply with the City’s grading regulations contained in EGMC Chapter 16.44 (Land Grading and Erosion Control). Prior to Issuance of Grading Permit or as deemed necessary by the City, the Developer shall install on-site and off-site drainage facilities in accordance with City standards and shall pay any applicable drainage fees (for example, Zone 11A drainage fees).

9. Signs

Sign Size: The following standards shall apply to all signs:

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

Monument Signs Required: All free-standing signs shall be monument signs, consisting of a sign mounted on a base without a supporting “pole” or “pedestal.”

Photo right: Typical pole sign; this sign type is prohibited in the Triangle Area

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



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

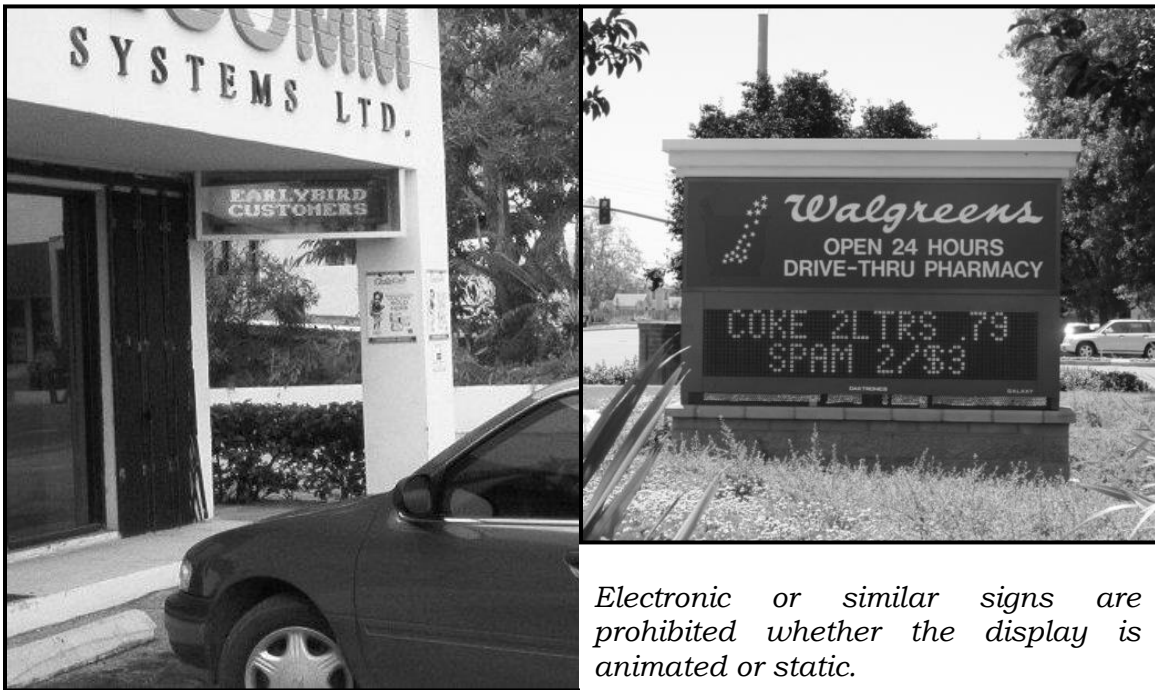
- Except as necessary to comply with state law regarding the posting of gasoline prices, no changeable copy shall be permitted on any sign.

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- No animated or flashing displays, LED or similar displays, or moving parts of any kind shall be permitted on any sign.
- No building-mounted sign may be mounted on a pitched roof.
- No building-mounted sign may extend above the roofline of the building.
- No internally illuminated or backlit signs shall be permitted. Signs may be externally illuminated only.
- Signs may not be illuminated after the hours of operation of the business.

Prohibited Signs: All signs prohibited by EGMC Section 23.62.100 (Prohibited Signs) shall be prohibited in the Triangle Area.

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



10. Nonconforming uses, structures, and signs

Nonconforming uses, buildings, and signs shall be regulated by the provisions of EGMC Chapter 23.84 (Nonconforming Uses, Buildings, and Structures).

C. Agricultural Uses

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

Agricultural uses generally consist of:

- The keeping of horses and similar animals on either a “hobby” or professional basis
- The growing of field crops, row crops, orchards, and other crops
- The growing of crops, flowers, or other goods in greenhouses consistent with the provisions of the AR-2 zone.
- The sale of agricultural goods produced onsite

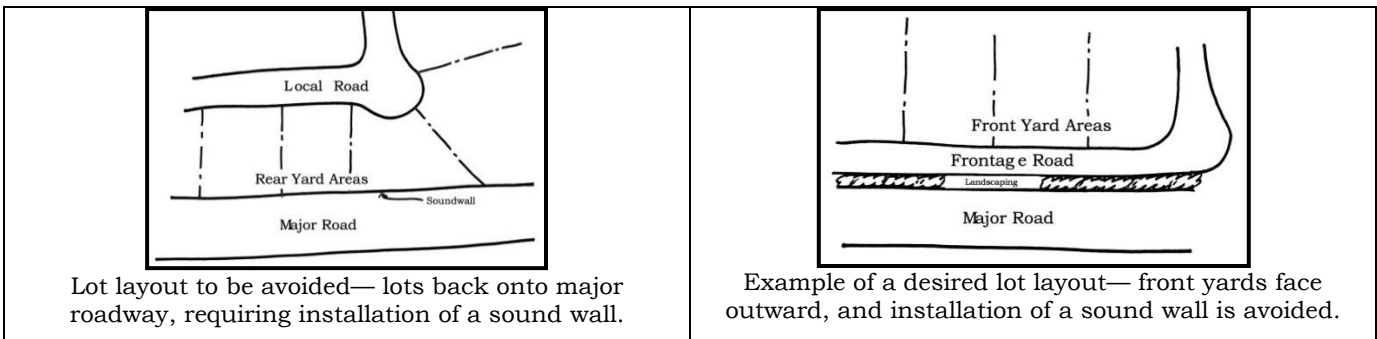
The following regulations shall apply to agricultural uses:

- The keeping of animals shall be governed by the EGMC and other applicable codes.
- Agricultural uses shall be permitted in the Triangle Area pursuant to Table B, Allowed Uses and Required Entitlements in Residential Areas.

D. Site Planning

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

- Subdivisions shall be subject to all applicable provisions of the City of Elk Grove’s Citywide Design Guidelines, including guidelines related to land planning for subdivision maps, and architecture for master home plans.
- In order to accommodate any further development within the area, existing roads and driveways shall be interconnected. The street system shall be designed to take advantage of existing property lines, driveway locations and road patterns to maximize access and diffuse traffic within the neighborhood, improving vehicle circulation through the area.
- The street pattern shall be designed to establish a local hierarchy of roads that incorporates residential collector streets providing direct and indirect connections within the neighborhood and integrating with surrounding street networks and neighborhoods.
- Residential streets may be designed with linear/grid pattern, curvilinear, and/or short cul-de-sac streets.
- Local residential roads shall generally be constructed to Class ‘C’ standards, which provide a forty-foot-wide cross section without curbs, as described in this SPA. Drainage swales on either side of such streets shall be designed to convey surface drainage through the area and into major improved channels. Street lighting shall be limited to intersections, or as otherwise determined by the City, for safety purposes and shall be of a scale and character fitting with the rural character.
- Lot patterns shall be designed to optimize solar orientation, maximize privacy and minimize exposure to street noise for residential structures and outdoor living areas.
- Except as otherwise illustrated on the Land Plan or elsewhere in this SPA, subdivisions should be designed so that lots at the outer edges of the subdivision are oriented so that their front yards are oriented toward adjacent properties. The creation of subdivisions which orient rear yards toward streets and/or adjacent properties shall be discouraged. The illustrations below show examples of undesirable (left) and desirable (right) lot layouts. *As discussed earlier in this SPA, variation in front yard setbacks is encouraged.*



Lot layout to be avoided— lots back onto major roadway, requiring installation of a sound wall.

Example of a desired lot layout— front yards face outward, and installation of a sound wall is avoided.

E. Architectural Regulations and Guidelines

Walls, Fences, and Berms

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

- Solid walls and fences shall be permitted where necessary to meet the requirements of the Building Code (such as to enclose swimming pools) or for safety purposes.
- Solid fences between residential units/properties within the ¼-acre and 1/5-acre areas shall be permitted consistent with EGMC Chapter 23.52 (Fences and Walls).
- Fences may not be constructed of solid metal or similar materials.
- Open fencing is specifically encouraged.
- A linear earthen berm (a raised land area of soil) shall be provided along major arterials (for example, Elk Grove Boulevard and portions of Grant Line Road) and at intersections, consistent with the requirements of the Land Plan and the following regulations:
 - The berm shall be a minimum of six feet high. The slope of the berm shall be no steeper than 3:1 on the street side and 2:1 on the home side.
 - Dense, drought tolerant landscaping shall be provided along the public side of the berm. Landscaping shall include a collection of ground cover, shrubs, and ornamental trees along the side of the berm and between the berm and the roadway. Primary trees with dense foliage shall be provided along and/or at the top of the berm, a minimum of every 30 feet on center (i.e., the trees are spaced such that the center of one tree is thirty feet from the center of the next tree). The objective is for the development on the back side of the berm to be substantially screened from view from the street.
 - At the top of the berm, a tubular steel fence, minimum six feet high, shall be constructed. The fence shall be located behind the primary trees (on the residence side of the tree) along the property line. Shrubs shall be provided along the street side of the fence to provide additional screening.

Commercial Buildings

Building Materials and Construction

- Simple hip and gable roofs are encouraged. Flat roofs are strongly discouraged.
- The exterior color of buildings should generally resemble the existing natural environment in hue and value.

- Indigenous materials such as wood and stone should be used for exterior finishes. Materials such as aluminum siding and brick veneers are strongly discouraged.
- Window and door frames should be made of wood or materials of similar appearance, be at least 1" wide, and of a traditional scale. Narrow and/or aluminum frames should be discouraged.
- Building styles, materials, and craftsmanship that contribute to the Triangle's rural character are encouraged.

Lighting

- Lighting for walks and parking areas should be small in scale and used to illuminate signs, displays and pedestrian paths. High intensity lighting in parking lots and along roadsides should be discouraged.
- Maximum height for all freestanding lighting fixtures shall be ten (10) feet.
- Historical or ornamental lighting shall be encouraged.
- Lighting should be cast down on paths; care should be taken to avoid a daylight effect. Commercial lighting shall be designed so that light does not spill onto adjacent properties or roadways.

Landscaping

All commercial uses shall provide the following minimum landscaped areas:

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

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

Miscellaneous Provisions

- All new electrical and telecommunications services shall be installed underground, except for 69 kV lines or greater.
- Existing electrical (less than 69 kV) and telecommunications services may be required to undergrounded except to the extent it impacts existing development.

9. Infrastructure and Public Facilities

This section describes the provision of public facilities in the Triangle Area.

A. Circulation



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

Most roadway construction within the Triangle Area will involve the development of local streets to serve new development, although major roadways at the boundaries of and within the Triangle Area will require widening to achieve their ultimate widths.

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

- New roadways shall meet all of the City's standard requirements for public roadways, including:
 - Roadway widths
 - Pavement thickness
 - Cul-de-sac length
 - Limitations on the number of lots which can served by a cul de sac street
- Local roadway construction is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type.
- All new roadways shall be designed to the City's satisfaction. New roadways shall provide for connections to other properties and ensure that a logical, efficient roadways system is constructed. Where street stubs are provided to adjoining future development, a sign indicating future extension of the street shall be installed by the developer as part of the subdivision improvements.
- Elk Grove Boulevard will require realignment to provide for improved operations at the intersection of Grant Line Road. Dedication of right of way for the new alignment shall be required as a condition of approval of a project at this location.
- Bradshaw Road will require realignment to provide for improved operations at the intersection of Bradshaw Road and Grant Line Road.
- Roadways shall provide access and capacity sufficient to serve all properties adjacent to or crossed by the roadway. (Capacity shall assume development of all parcels at a density of one unit per gross acre.)

- Consistent with policies in the Elk Grove General Plan, the following shall apply:
 - Financial assurances sufficient to provide for the construction of all new roadways and/or roadway widenings shall be provided in conjunction with any subdivision map or commercial development in the Triangle Area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies; the City shall have sole discretion to determine the adequacy of the financial assurance
 - Roadways needed to serve new development shall be either constructed or secured (at the discretion of the City) to the City's satisfaction prior to the recordation of any subdivision map or the issuance of building permits for any commercial building.
- Bicycle and trail facilities shall be constructed as part of future development and arterial roadway improvements, consistent with the City's Bicycle, Pedestrian, and Trails Master Plan.

B. Storm Drainage

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

- New storm drainage systems shall meet all of the City's standard requirements, and shall provide for protection from 100-year flooding and requirements to reduce urban runoff pollution.
- Local storm drainage construction is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type. Developers may desire to utilize land secured financing, in a form consistent with City policies, in order to finance the construction of these facilities.
- All storm drainage systems shall be designed to the City's satisfaction. New storm drainage systems shall provide sufficient capacity to accommodate flows from the subject property and other tributary properties within the same shed area, and shall ensure that a logical, efficient storm drainage system is constructed.
- Storm drainage systems shall provide capacity sufficient to serve all properties adjacent to or crossed by the drainage system. (Capacity shall assume development of all parcels at a density consistent with this SPA.)
- Consistent with policies in the Elk Grove General Plan, the following shall apply:
 - Financial assurances sufficient to provide for the construction of all new storm drainage systems required for each project shall be provided in conjunction with any subdivision map or commercial development in the Triangle Area. Financial assurances may include posting of a bond, letter

of credit, or cash consistent with City policies; the City shall have sole discretion to determine the adequacy of the financial assurance.

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

C. Sewage disposal

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

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

- New sewage disposal systems shall meet all of the requirements of the City and SASD, and shall provide for sufficient capacity to serve each project and other projects which may be served by the same sewer line.
- All sewer disposal systems shall be designed to the City's and SASD's satisfaction. New systems shall provide sufficient capacity to accommodate flows from the subject property and other tributary properties and shall ensure that a logical, efficient sewage disposal system is constructed.
- Sewage systems shall provide capacity sufficient to serve all properties adjacent to or crossed by the system. (Capacity shall assume development of all parcels at a density consistent with this SPA.)
- Consistent with policies in the Elk Grove General Plan, the following shall apply:
 - Financial assurances sufficient to provide for the construction of all new sewage disposal systems required for each project shall be provided in conjunction with any subdivision map or commercial development in the Triangle Area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies; the City shall have sole discretion to determine the adequacy of the financial assurance
 - Sewage systems needed to serve new development and to meet the requirements of this SPA shall be either constructed or secured (at the discretion of the City) to the City's and SASD's satisfaction prior to the recordation of any subdivision map or the issuance of building permits for any commercial building.
- Existing residential uses may be required to connect to public sewers if they are available, consistent with City codes and the California Plumbing Code (§713.0).

D. Water supply

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

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

- New water systems shall meet all requirements of the City and EGWD, and shall provide for sufficient capacity to serve each project and other projects which may be served by the same water system.
- Construction of domestic water systems is the responsibility of individual developers. This SPA does not establish a phasing or funding plan for the installation of infrastructure of any type. Development within the Triangle Area is subject to Zone 40 fees.
- All public water systems shall be designed to the satisfaction of SCWA/Zone 40 and/or EGWD. New public water systems shall provide sufficient capacity to provide storage, fire flows, and pressure to meet all SCWA/Zone 40, EGWD, and Fire Department standards, and shall ensure that a logical, efficient public water system is constructed.
- Water lines, wells, storage tanks, and other facilities shall provide capacity sufficient to serve all properties with the potential to be served by the system. (Capacity shall assume development of all parcels at a density of one unit per gross acre.)
- Consistent with policies in the Elk Grove General Plan, the following shall apply:
 - Financial assurances sufficient to provide for the construction of all new water systems required for each project shall be provided in conjunction with any subdivision map or commercial development in the Triangle Area. Financial assurances may include posting of a bond, letter of credit, or cash consistent with City policies; the City shall have sole discretion to determine the adequacy of the financial assurance
 - Public water systems needed to serve new development and to meet the requirements of this SPA shall be either constructed or secured (at the discretion of the City) to the City's and EGWD's satisfaction prior to the recordation of any subdivision map or the issuance of building permits for any commercial building.

E. Parks and Recreation

Public parks in the Triangle Area will be provided by the Cosumnes Community Services District (CCSD). At the time of this SPA's preparation, no formal plan to construct a public park in the Triangle Area has been approved by the CCSD; however, it is likely that the increase in residential development created by this SPA may result in the development of a park in the Triangle Area (within the 1/5-acre area).

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

F. School Facilities

Public school service for the Triangle Area will be provided by EGUSD. At the time of this SPA's preparation, no formal plan to construct a public school in the Triangle Area has been approved by the EGUSD; however, it is likely that the increase in residential development created by this SPA will necessitate construction of new school facilities.