



Planning Commission Staff Report

April 3, 2014

Project: Sheldon Crossroads
Requests: Tentative Subdivision Map
Files: EG-13-056
Location: 8555 East Stockton Boulevard; between Calvine Road and Sheldon Road
APN: 115-0150-071
Staff: Gerald Park, Senior Planner

Owner

Family Real Property, LP
Jason Belles (Representative)
3001 I Street, Suite 300
Sacramento, CA 95816

Applicant

Winn Communities
Jason Belles (Representative)
3001 I Street, Suite 300
Sacramento, CA 95816

Staff Recommendation

Staff recommends that the Planning Commission adopt a Resolution:

1. Finding no further review is necessary under the California Environmental Quality Act (CEQA) for the Sheldon Crossroads Project (EG-13-056) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines); and
2. Approving a Tentative Subdivision Map and Design Review for Subdivision Layout for the Sheldon Crossroads Project (EG-13-056) subject to the findings and conditions of approval included in the draft Resolution (Attachment 1).

Project Description

The proposed Sheldon Crossroads Project (Project) consists of a Tentative Subdivision Map to subdivide a 10.2-acre parcel into 68 single-family lots, 2 landscape parkways, and 1 open space area, and Design Review for subdivision layout.

Background

The Project site is located in the Calvine Road/Highway 99 Special Planning Area (SPA). The SPA was originally adopted by the Sacramento County Board of Supervisors in May 1999. The SPA area consists of ±614 acres bounded by Calvine Road to the north, Sheldon Road to the south, the Sheldon North Subdivision to the east, and East Stockton Road to the west (see Figure 1). The SPA provides a mixture of uses consisting of commercial, office, residential, recreation and public/quasi-public uses. Pursuant to the SPA Land Use Plan, the Project site is located in a residential designated area known as "Low Density Residential Area A," which has a minimum density requirement of 6 dwelling units per net residential acre (see Figure 2).

In June 2006, the Sheldon Crossroads Project was approved with a different property owner and applicant. The original approval subdivided the 10.2-acre Project site into 77 single-family lots. As the prior applicant was also the developer of the Sheldon Place residential project located adjacent to the Project on the east, the original approval also integrated the Sheldon Crossroads Project with the Sheldon Place development. The intent of combining the two projects was to share the infrastructure improvements such as project entry, residential streets,

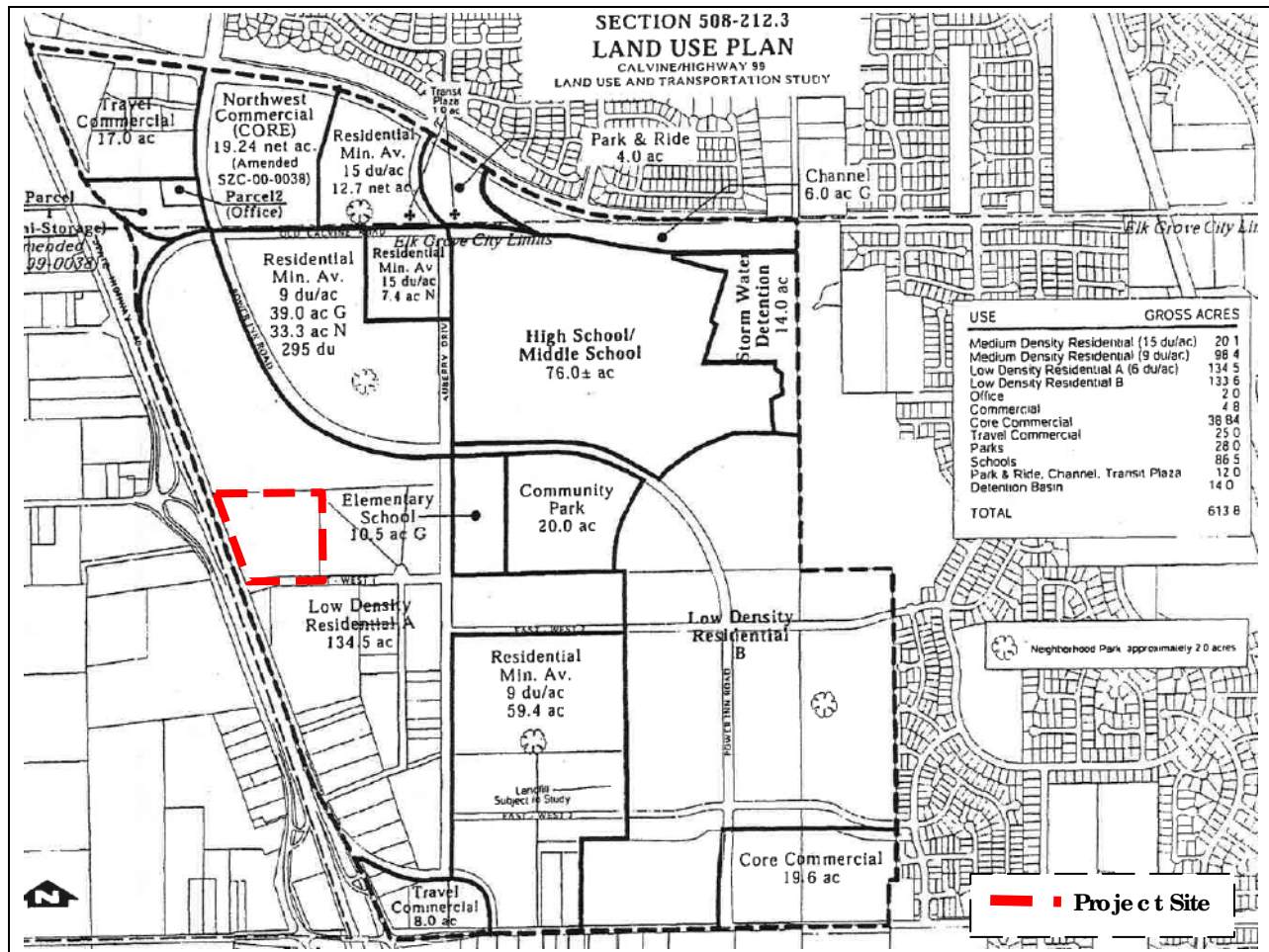
utilities, etc. Thus, the original Sheldon Crossroads Project never pursued development and the Sheldon Place residential development has since been built out. Although the current Project has the same name, it is considered an independent Project with a new property owner and applicant.

The original approval of the tentative subdivision map remains “active” as several State extensions took effect prior to the expiration date of the original map. As a result, the original approved tentative subdivision map expires in 2016. As conditioned, the approval of the new tentative subdivision map would rescind the original map. Thus, the new tentative maps expire three years from the date of approval unless legislative extensions are provided in the future that would extend the new expiration dates.

Figure 1 - Location Map



Figure 2 – Calvin Rd./Hwy 99 SPA Land Use Plan



Setting

The Project site is a 10.2-acre parcel located along East Stockton Boulevard between Calvin Road and Sheldon Road (see Figures 1 and 2). The site previously contained a church building, day care facility, and athletic fields (see Figure 3). All facilities have been demolished and removed from the site. The surrounding land uses include existing single-family residential north, south, and east; and East Stockton Boulevard and State Route 99 to the west. Table 1 below provides the General Plan land use designations and zoning designations for the surrounding uses.

Table 1 - Adjacent Land Designations and Uses

	Existing Uses	General Plan	Zoning
Project Site	Vacant	Low Density Residential	Calvine Rd./Hwy. 99 SPA- Low Density Residential Area A
North	Single-Family Residential	Low Density Residential	Calvine Rd./Hwy. 99 SPA- Low Density Residential Area A
South	Single-Family Residential	Low Density Residential	Calvine Rd./Hwy. 99 SPA- Low Density Residential Area A
East	Single-Family Residential	Low Density Residential	Calvine Rd./Hwy. 99 SPA- Low Density Residential Area A
West	East Stockton Blvd./Highway 99	Open Space	Highway 99/Sacramento County

Figure 3 - Project Site



Analysis

The proposed Project has been reviewed in accordance with the City's General Plan, Calvine Rd./Hwy. 99 SPA, Title 23 of the Municipal Code (hereinafter referred as Zoning Code), and the Citywide Design Guidelines.

Tentative Subdivision Map and Design Review

The proposed Tentative Subdivision Map would subdivide the 10.2-acre Project site into 68 single-family lots, 2 landscape parkways, and 1 open space area (see Figure 4). As the SPA specifies a minimum net density of 6 dwelling units per net residential acre, the typical lot size is 45 feet by 90 feet, which equates to a minimum lot size of 4,050 square feet. Thus, the lot size would exceed the Zoning Code's RD-6 lot size development standard of 4,000 square feet, which is acceptable under the SPA. Access to the Project site is provided by one entrance off East Stockton Boulevard. A 20-foot wide pedestrian/emergency access is also proposed off Sheldon Place Drive, just east of the detention basin. The primary purpose for the access lot is to provide a secondary access point for emergency vehicles. In addition, the access would serve as a pedestrian pathway into the subdivision. Bollards would be provided at both ends of the access in order to prevent any entry of non-authorized vehicles.

Figure 4 – Tentative Subdivision Map



The proposed Tentative Subdivision Map has been designed to meet the requirements of the City and other service agencies standards. Based on the review by City staff, the Project also meets the design criteria established in the SPA, Elk Grove Municipal Code Title 22 Land Development standards, Public Works Improvement Plans, Zoning Code, and Citywide Design Guidelines. Public Works has reviewed the Project for all applicable design requirements, public street alignments, adequate circulation, right-of-way, and the dedication of appropriate easements. The design of the subdivision addresses the following elements:

Public Safety – The City of Elk Grove Police Department and Cosumnes Community Services District Fire Department (CCSD Fire) will provide police and fire services to the site. No concerns have been identified by either agency regarding access to or the internal configuration of the proposed subdivision. Conditions have been incorporated by CCSD Fire into the Project's conditions of approval to ensure that all services can be provided accordingly.

Roads – The Applicant will be required to dedicate, design, and improve the internal streets as shown in the tentative subdivision map. The streets are required to be built to meet the City's Improvement Standards for minor residential streets.

Infrastructure – This Project shall be required to install the appropriate facilities necessary to provide the site with gas, water, sewer, electric, and other public utility services regulated by the following agencies: Pacific Gas & Electric (PG&E), Sacramento County Water Agency (SCWA), Sacramento Area Sewer District (SASD), Sacramento Municipal Utilities District (SMUD), and the City of Elk Grove. In addition, communication services will be provided to the site via dedicated public utility easements that would allow future providers access to all the residential lots.

Domestic Water – Water supply will be provided by the Sacramento County Water Agency (SCWA).

Wastewater – Sewer service will be provided by the Sacramento Area Sewer District (SASD). Conditions from SASD have been incorporated to ensure water sewer is available for the Project.

Drainage – The Project's drainage is proposed to be conveyed into the water quality detention basin located at the southwest corner of the Project site. As a smaller detention basin already exists near the location to serve the Sheldon Place Subdivision, the Applicant would be expanding the detention basin to also accommodate the proposed Project.

Calvine Road/ Highway 99 Special Planning Area

The SPA has design guidelines which addresses several key elements of subdivision design that pertain directly to this Project, including minimum average density, building setback, and street design.

Minimum Average Density. The Project site is located in the Low Density Residential Area A, which requires a minimum average density of 6 dwelling units per net residential acre. The Project meets this requirement by providing an average of 6.7 units per acre.

Building Setbacks. The SPA establishes building setbacks for various allowable uses. The front yard setback requirement for the Project is a 10' minimum to a 20' maximum. Since a 12.5' PUE will be required along the frontage of all residential lots, the minimum front yard setback will be 12.5'.

Roads. The SPA establishes standards for minor neighborhood streets. The proposed neighborhood streets satisfy the standard by providing a minor residential street that consists of a 42-foot wide cross section with curb, gutter, and sidewalk.

Letters from Commenting Agencies

This Project was routed to various City, County, and State agencies for review. With the exception of Elk Grove Unified School District (EGUSD), no issues of concern were identified by these agencies. Comments from agencies have either been addressed through the processing of the Project or have been included as draft conditions of approval in Attachment 1.

Elk Grove Unified School District Comments

Attachment 3 provides the comment letter received from the EGUSD identifying a concern that current school impact fees paid by developers are insufficient to purchase land and build schools to accommodate new students. The EGUSD's comment letter states:

The District is currently impacted and overcrowded. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.

Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity.

While this concern has been expressed by the District in other similar residential projects before, the City addresses school impacts through the collection of the District's legally established school impact fees. The City therefore understands the District's concerns, but is not able to impose additional fees. The City shall ensure receipt of a signed copy of the EGUSD's Certification of Compliance, which verifies that all applicable school district impact fees are collected, during the building permit process.

Environmental Analysis

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

CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects that are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was certified by the City Council for the adoption of the City of Elk Grove General Plan in 2003 (SCH 2002062082).

The proposed Project has been determined to be consistent with the General Plan and there was nothing peculiar about the Project or parcel that would warrant further analysis. The Project would develop the site consistent with the site’s General Plan land use designation of Low Density Residential. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. In addition, no potential new impacts related to the property or Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15183 and no further environmental review is required.

Recommended Motions

Should the Planning Commission agree with staff’s recommendation, the following motions are suggested:

1. *“I move that the Planning Commission adopt a Resolution finding no further CEQA review is necessary for the Sheldon Crossroads Project (EG-13-056) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and*
2. *“I move that the Planning Commission adopt a Resolution approving a Tentative Subdivision Map and Design Review for subdivision layout for the Sheldon Crossroads Project (EG-13-056), subject to the findings and conditions of approval contained in the draft Resolution (Attachment 1).”*

CEQA

Finding: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, (State CEQA Guidelines) Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects that are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was certified by the City Council for the adoption of the City of Elk Grove General Plan in 2003 (SCH 2002062082).

The proposed Project has been determined to be consistent with the General Plan and there was nothing peculiar about the Project or parcel that would warrant further analysis. The Project would develop the site consistent with the site’s General Plan land use designation of Low Density Residential. No increase in development density beyond what was anticipated in the

General Plan for the Project site would occur. In addition, no potential new impacts related to the property or Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment. Therefore, the proposed project qualifies for the exemption under CEQA Guidelines Section 15183 and no further environmental review is required.

Tentative Subdivision Map

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative subdivision map apply to this Project.

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wild life or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: Finds (a) through (g) in Section 66474 of the California Government Code do not apply to this Project.

- a. The proposed map is consistent with the City's General Plan and the Calvine Rd./Hwy. 99 SPA as it will facilitate development of the property with residential uses consistent with the proposed tentative subdivision map.
- b. The design of the proposed map is consistent with the City's General Plan and the Calvine Rd./Hwy. 99 SPA as each resultant parcel will have access to the public right-of-way and future facilities.
- c. The site is physically suitable for residential development. The Calvine Rd./Hwy. 99 SPA land use map has anticipated the site for single-family residential development. Access to the site will be provided and all necessary services and facilities are available or can be provided.
- d. The site is appropriate for the proposed single-family residential development consisting of a density of 6.7 dwelling units per acre. Under the Calvine Rd./Hwy. 99 SPA, this density range meets the minimum average density of 6 dwelling units per net residential acre as prescribed for the Project site. All proposed parcels meet the Calvine Rd./Hwy. 99 SPA's development standards and will be adequately served by the proposed and conditioned public services and infrastructure.
- e. The proposed tentative subdivision map will not cause substantial environmental damage. No potential new impacts related to the property or Project have been identified that would necessitate further environmental review beyond the impacts and

issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

- f. The design of the subdivision or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Tentative Subdivision Map Design Review

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, specific plan provisions, special planning area provisions, Citywide Design Guidelines, and improvement standards adopted by the City.

Evidence: The Tentative Subdivision Map has been evaluated and meets the applicable standards pursuant to the Calvine Rd./Hwy. 99 SPA, Elk Grove Municipal Code Title 22 Land Development standards, Public Works Improvement Plans, Zoning Code, and Citywide Design Guidelines. The Tentative Subdivision Map has been conditioned appropriately to provide all infrastructure improvements including interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

Finding #2: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence: The layout of the Tentative Subdivision Map provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes. The proposed street width meets the City's Improvement Standards and a minimum of 5-foot sidewalks are provided throughout the internal streets. The Tentative Subdivision Map will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Finding #3: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Tentative Subdivision Map includes an interconnected street system as well as sufficient open space and landscaping. Access to the Project site will be through the main entrance off of East Stockton Boulevard with a secondary pedestrian access off of Sheldon Place Drive. The proposed design blends seamlessly into the surrounding neighborhood.

Attachments

1. Resolution and Conditions of Approval
 - Exhibit A: Conditions of Approval
 - Exhibit B: Project Plan
2. Comment Letter from the Elk Grove Unified School District

RESOLUTION NO.

April 3, 2013

**A RESOLUTION OF THE CITY OF ELK GROVE PLANNING COMMISSION
APPROVING A TENTATIVE SUBDIVISION MAP AND
DESIGN REVIEW FOR SUBDIVISION LAYOUT FOR
SHELDON CROSSROADS
PROJECT NO. EG-13-056
APN: 115-0150-071**

WHEREAS, the Planning Department of the City of Elk Grove received an application on September 27, 2013 from Winn Communities (the "Applicant") requesting a Tentative Subdivision Map and Design Review for Subdivision Layout for the Sheldon Crossroads Project (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN: 115-0150-071; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resources Code §21000-§21189.3, but is exempt; and

WHEREAS, the Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations, (State CEQA Guidelines) provides an exemption from CEQA for projects that are consistent with the applicable General Plan and Zoning for which an EIR was certified; and

WHEREAS, an EIR was certified by the City Council for the adoption of the City of Elk Grove General Plan (SCH 2002062082); and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Tentative Subdivision Map and Design Review for Subdivision Layout for this Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

WHEREAS, the Planning Department considered the Project request pursuant to the Elk Grove General Plan, Calvine Road/Highway 99 Special Planning Area, the Elk Grove Municipal Code Title 23 (Zoning), City's Design Guidelines, and all other applicable State and local regulations; and

WHEREAS, the Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Elk Grove find the proposed Project exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14 (State CEQA Guidelines), based on the following finding:

CEQA

Finding: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, (State CEQA Guidelines) Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects that are consistent with a Community Plan, General Plan, or Zoning for which an

environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was certified by the City Council for the adoption of the City of Elk Grove General Plan in 2003 (SCH 2002062082).

The proposed Project has been determined to be consistent with the General Plan and there was nothing peculiar about the Project or parcel that would warrant further analysis. The Project would develop the site consistent with the site’s General Plan land use designation of Low Density Residential. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. In addition, no potential new impacts related to the property or Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment. Therefore, the proposed project qualifies for the exemption under CEQA Guidelines Section 15183 and no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Elk Grove approves the Tentative Subdivision Map and Design Review for Subdivision Layout for the Sheldon Crossroads Project (EG-13-056) subject to the Conditions of Approval provided in Exhibit A, incorporated herein by this reference, and as illustrated in Exhibit B, incorporated herein by this reference, based upon the following findings:

Tentative Subdivision Map

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative subdivision map apply to this Project.

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wild life or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: Finds (a) through (g) in Section 66474 of the California Government Code do not apply to this Project.

- a. The proposed map is consistent with the City’s General Plan and the Calvine Rd./Hwy. 99 SPA as it will facilitate development of the property with residential uses consistent with the proposed tentative subdivision map.
- b. The design of the proposed map is consistent with the City’s General Plan and the Calvine Rd./Hwy. 99 SPA as each resultant parcel will have access to the public right-of-way and future facilities.
- c. The site is physically suitable for residential development. The Calvine Rd./Hwy. 99 SPA land use map has anticipated the site for single-family residential development. Access to the site will be provided and all necessary services and facilities are available or can be provided.

- d. The site is appropriate for the proposed single-family residential development consisting of a density of 6.7 dwelling units per acre. Under the Calvine Rd./Hwy. 99 SPA, this density range meets the minimum average density of 6 dwelling units per net residential acre as prescribed for the Project site. All proposed parcels meet the Calvine Rd./Hwy. 99 SPA's development standards and will be adequately served by the proposed and conditioned public services and infrastructure.
- e. The proposed tentative subdivision map will not cause substantial environmental damage. No potential new impacts related to the property or Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.
- f. The design of the subdivision or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Tentative Subdivision Map Design Review

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, specific plan provisions, special planning area provisions, Citywide Design Guidelines, and improvement standards adopted by the City.

Evidence: The Tentative Subdivision Map has been evaluated and meets the applicable standards pursuant to the Calvine Rd./Hwy. 99 SPA, Elk Grove Municipal Code Title 22 Land Development standards, Public Works Improvement Plans, Zoning Code, and Citywide Design Guidelines. The Tentative Subdivision Map has been conditioned appropriately to provide all infrastructure improvements including interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

Finding #2: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence: The layout of the Tentative Subdivision Map provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes. The proposed street width meets the City's Improvement Standards and a minimum of 5-foot sidewalks are provided throughout the internal streets. The Tentative Subdivision Map will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Finding #3: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Tentative Subdivision Map includes an interconnected street system as well as sufficient open space and landscaping. Access to the Project site will be through the main entrance off of East Stockton Boulevard with a secondary pedestrian access off of Sheldon Place Drive. The proposed design blends seamlessly into the surrounding neighborhood.

The foregoing Resolution of the City of Elk Grove was passed and adopted by the Planning Commission on the 3rd day of April 2014, by the following vote:

AYES:

NOES

ABSENT

ABSTAIN:

ATTEST

Sandy Kyles, PLANNING SECRETARY

Nancy Chaires Espinoza, CHAIR of the
PLANNING COMMISSION

Exhibit A
Conditions of Approval
Sheldon Crossroads

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going				
1.	The Project approved by this action is for a Tentative Subdivision Map and Design Review for Tentative Subdivision Map layout as specifically described in the April 3, 2014 Planning Commission staff report and as illustrated in the Project plans dated January 16, 2014 and attached as Exhibit B. Deviations from the approved plans shall be reviewed by the City of Elk Grove (City) for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	As a condition of approval for the development as described in Condition #1 above, the Applicant or Successors in interest shall hereby agree that the previous Tentative Subdivision Map approved as part of EG-05-913 shall be rescinded upon approval of the tentative subdivision map described in Condition #1.	On-Going	Planning	
3.	The Applicant/Owner or Successors in Interest (hereby referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this application or any environmental or other documentation related to approval of this Project.	On-Going	Planning	

Exhibit A
Conditions of Approval
Sheldon Crossroads

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
4.	Except as otherwise specified or provided for on the Tentative Subdivision Maps, Project Plans, or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: • Calvine Road/Highway 99 Special Planning Area • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements)	On-Going	Planning Public Works	
5.	The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and/or to the satisfaction of Public Works. Private sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.	On-Going	Public Works SCWA, SASD, SMUD PG&E	
6.	The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), Elk Grove Water District (EGWD), or other agencies or services provided as established by law.	On-Going	Planning Public Works, Finance, CCSD, SCWA, SASD, EGWD	

Exhibit A

Conditions of Approval

Sheldon Crossroads

	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
7.	Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following: • Grading Permit and Improvement Plan • Final Map • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit • SASD Design Standards for on-site and off-site sewer construction.	On-Going	Planning, Public Works, Building, CCSD, SCWA, SASD, EGWD	
Prior to Improvement Plans or Grading				
8.	Applicant shall prepare and submit a drainage study to the satisfaction of Public Works and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any specific, area, or master plans.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) whichever occurs first	Public Works	
9.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region.	Prior to Improvement Plan Approval or Prior to Issuance of Grading Permits whichever occurs first	Public Works	

Exhibit A
Conditions of Approval
Sheldon Crossroads

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	The Applicant shall submit landscape and civil improvement plans to CCSD Parks and Recreation for Parkway Lot A and Parkway Lot B for review and approval.	Improvement Plans	CCSD Parks	
11.	The Applicant shall submit improvement plans to CCSD Fire for review and approval.	Improvement Plans	CCSD Fire	
12.	The bollard type utilized for the emergency vehicle access shall be approved by CCSD Fire.	Improvement Plans	CCSD Fire	
13.	In order to obtain sewer service for this Project, construction of onsite and offsite sewer infrastructure shall be required to SASD Design Standards.	Improvement Plans	SASD	
14.	Each lot and each building with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Improvement Plans	SASD	
15.	The Applicant shall destroy all abandoned wells on the Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, the Applicant shall use water from an agricultural well for grading and construction.	Improvement Plans	SCWA	
16.	Identification signage issued by Public Works shall be mounted by the Applicant during street light installation in accordance with the approved plans	Acceptance of Public Improvements	Public Works	

Exhibit A
Conditions of Approval
Sheldon Crossroads

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Final Map				
17.	All parcels to be dedicated in fee to the City, as a condition of this tentative map, shall not be encumbered with any easements nor shall it be subject to a deed of trust at the time of the dedication on the final map. A partial re-conveyance for any deed of trust shall be submitted along with the final map for City Council Approval. The Applicant shall also provide title insurance in conjunction with all fee title dedications to the City of Elk Grove.	Final Map	Public Works	
18.	The granting of any easement to any other person(s) or entity, once the tentative map has been approved is prohibited. Should such grant be inadvertently provided it shall be subordinated to any dedication of streets or easements to the City of Elk Grove as shown on the final map. A subordination document shall be submitted along with the final map for City Council approval.	Final Map	Public Works	
19.	Lots A and B shall be dedicated to the City in fee title to the satisfaction of Public Works.	Final Map	Public Works	
20.	The Applicant shall submit legal descriptions and exhibits to the City for review for the dedication of easements to Sacramento County Water Agency and Sacramento Area Sewer District for water and sewer facilities that are located on APN 115-1900-098 to the satisfaction of Public Works. The Applicant shall be responsible for all costs incurred for processing these legal descriptions.	Final Map	Public Works	
21.	The Applicant shall dedicate to Sacramento County Water Agency, a waterline easement and Sacramento Area Sewer District, a sewer easement over the proposed detention basin site (Lot C) as shown on the tentative map to the satisfaction of Public Works.	Final Map	Public Works	

Exhibit A
Conditions of Approval
Sheldon Crossroads

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
22.	Prior to any Final Map approval, the Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City of Elk Grove.	Final Map	Public Works	
23.	The Applicant shall dedicate, design and improve the expanded detention basin and access road on Lot C.	Final Map	Public Works	
24.	The Applicant shall provide a legal description and exhibits for the dedication of a public utility easement to Sacramento County Water Agency and Sacramento Regional County Sanitation District for the water and sewer facilities that are located within the proposed emergency vehicle access (EVA) on APN 115-1900-098. The Applicant shall be responsible for all processing costs.	Final Map	Public Works	
25.	The Applicant shall dedicate to Sacramento County Water Agency and Sacramento Sanitation District a public utility easement over the proposed emergency vehicle access to the satisfaction of Public Works.	Final Map	Public Works	
26.	The Applicant shall dedicate, design and improve all internal streets as shown on the tentative subdivision map, in accordance with the City of Elk Grove Improvements Standards and to the satisfaction of Public Works.	Final Map	Public Works	
27.	The Applicant shall dedicate a 12.5 feet public utility easement to the City of Elk Grove for underground and appurtenances adjacent to all public streets. The East Stockton Blvd public utility easement shall be dedicated consistent with the SR 99/ Sheldon interchange.	Final Map	Public Works	
28.	For all single family corner lots, an access restriction shall be placed on the property from the driveway around the corner to the property line of the side yard.	Final Map	Public Works	

Exhibit A
Conditions of Approval
Sheldon Crossroads

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
29.	Prior to the recordation of the Final Map, the property owner(s) shall (1) approve an annual Community Facilities District ("CFD") special tax; or (2) a Landscape & Lighting District ("LLD") assessment; or (3) deposit a sufficient sum of money as determined by the Cosumnes Community Services District ("CCSD") for the CCSD to fund the cost of a routine and deferred maintenance and replacement of park facilities, trails and corridors attributable to the Property and b) replacement of district-wide facilities attributable to the Property. In the event that the property owner(s) fails to approve an annual CFD special tax, annual LLD assessment or deposit a sufficient sum of money as provided for herein for such purposes for the CCSD, no building permits for the property shall be issued.	Final Map	CCSD Parks	
30.	Prior to the recordation of the Final Map, the Project area shall annex into the Maintenance Mello-Ross Community Facilities District 2006-1 (CFD), to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so Applicants should plan accordingly. The Application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp .	Final Map	Finance	

Exhibit A
Conditions of Approval
Sheldon Crossroads

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
31.	Prior to recordation of Final Map, the Project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the Project's fair share of Public Safety costs. The annexation process can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp .	Final Map	Finance	
32.	Prior to recordation of Final Map, the Project area shall annex into the Street Maintenance Assessment District No. 1 Zone 3, or a Street Maintenance Community Facilities District to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so Applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-of-the-district-info.asp .	Final Map	Finance	
33.	Sewer easements will be required. All sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.	Final Map	SASD	
34.	The Applicant shall provide separate water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Final Map approval.	Final Map	SCWA	

Exhibit A
Conditions of Approval
Sheldon Crossroads

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Building Permit				
35.	A street name, from the City of Elk Grove Veterans Street Name Program, shall be assigned to the Project for use on a street within the subdivision in accordance to City Policy and to the satisfaction of Public Works.	1 st Building Permit	Public Works	
36.	At all street intersections adjacent to the Project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Elk Grove Standard Details.	1 st Building Permit	Public Works	
37.	The Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement, and ADA compliance improvements along the Project's frontage to the satisfaction of Public Works. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal per City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	1 st Building Permit	Public Works	
38.	The Applicant shall contact CCSDFire to conduct an inspection of the finished roadways and fire hydrants prior to the construction of the first home or structure requiring a building permit.	1 st Building Permit	CCSDFire	
39.	The Applicant shall prepare and submit a detailed analysis of interior noise levels for two-story residential structures proposed for Lots # 1-12 when construction details, building elevations, and floor plans have been completed.	1 st Building Permit	Planning	

Exhibit B **Sheldon Crossroads** **Tentative Subdivision Map**



**Members of the Board:**

Jeanette J. Amavisca
 Priscilla S. Cox
 Carmine S. Forcina
 Steve Ly
 Chet Madison, Sr.
 Anthony "Tony" Perez
 Bobbie Singh-Allen

Robert Pierce
 Associate Superintendent
 Facilities and Planning

Robert L. Trigg Education Center
 9510 Elk Grove-Florin Road, Elk Grove, CA 95624

(916) 686-7711
 FAX: (916) 686-7754

October 7, 2013

SENT VIA E-MAIL- gpark@elkgrovecity.org

Mr. Gerald Park
 City of Elk Grove
 Development Services - Planning
 8401 Laguna Palms Way
 Elk Grove, CA 95758

Subject: Sheldon Crossroads – 13-056

Dear Mr. Park:

The Elk Grove Unified School District appreciates the opportunity to review the subject application. We request the following response be made a part of the public record of the Planning Commission and/or the City Council hearings.

The District is currently impacted and overcrowded. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.

Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity.

On June 18, 2013 the Board of Education adopted a new residential development fee in accordance with Senate Bill 50. The new fee is \$4.67 per square foot and became effective on June 19, 2013. The district must update the School Facilities Needs Analysis annually; therefore the residential development fee is subject to change annually. At the time a building permit is applied for, the development will be subject to the residential fee in place.

On March 2, 2004, voters in California passed Proposition 55, a statewide bond authorizing 12.3 billion dollars to help fund public school facility needs. Specifically, the bond funds will provide a total of 7.75 billion dollars for new K-12 school construction and 2.25 billion dollars for K-12 reconstruction/modernization needs. The remaining 2.3 billion are reserved for community college, California State University, and University of California facilities.

Enclosed sheets provide estimates of student generation and financial impacts resulting from the construction of the proposed project. Please include the District on your mailing list for subsequent stages of planning and environmental review. As in the past, we are available to review the impact of this project with you. If you have any questions or comments, please contact me at (916) 686-7797, extension 7231.

Thank you again for the opportunity to comment and your continuing assistance and cooperation.

Sincerely,

Teresa Tholen

Teresa Tholen
Planner, Facilities and Planning

h:/ commentltr/Sheldon Crossroads 10-7-13

Enclosure

**ELK GROVE UNIFIED SCHOOL DISTRICT
PROJECT REVIEW/ENVIRONMENTAL REPLY FORM**

Date: October 7, 2013

Prepared by: Teresa Tholen

Name of Project: Sheldon Crossroads (EG13-056)

Project Location and Description: A re-design of the existing Sheldon Crossroads Tentative Subdivision Map, requesting 68 single-family units. APN: 115-0150-071

	Current School Attendance Area		
	K - 6	7 - 8	9 - 12
Project	Herburger	Harris	MTHS
Sheldon Crossroads	26	8	14

CURRENT CAPACITY/ENROLLMENT AT SERVING SCHOOLS

	K - 6	7 - 8	9 - 12
Current OPSC Determined Capacity			
	900	1,323	2,349
Current Year Enrollment (12/13) w/ special ed, w/o cont hs			
	949	1,207	2,167
Current Students Residing (12/13) in attendance area w/ spec ed & w/o cont hs			
	858	1,089	2,110

FINANCIAL IMPACT OF PROJECT ON ELK GROVE UNIFIED SCHOOL DISTRICT

Current Student Housing Costs for Project (Land, Construction & Furnishing) **\$1,456,352**

(Based upon costs of \$26,232 per K-6 grade student, \$31,074 per 7-8 grade student and \$36,466 per 9-12 grade student)

Total School Residential Development Fee Generated by Project **\$730,388**

(Based upon an average 2,300 square foot single family home, 880 square foot multi-family unit, and 1,473 square foot condominium unit , at \$4.67 per square foot; and based on 1,173 square foot age restricted single or multi-family unit at \$.51 per square foot.)

Current Negative Financial Impact upon the District **\$725,964**



Development Services - Planning
8401 Laguna Palms Way • Elk Grove, California 95758
Tel: 916.478.2265 • Fax: 916.691.3175 • www.elkgrovecity.org

City of Elk Grove Planning Commission **Notice of Public Hearing**

Dated: March 21, 2014

NOTICE is hereby given that on **April 3, 2014 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Elk Grove will hold a Public Hearing at the **Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove**, to consider the following application.

SHELDON CROSSROADS (EG-13-056) – TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR SUBDIVISION LAYOUT

The Project consists of a Tentative Subdivision Map to subdivide a 10.2-acre parcel into 68 single-family lots, 2 landscape parkways, and 1 open space area, and Design Review for subdivision layout.

OWNER:

Family Real Property, LP
Jason Belles (Representative)
3001 I Street, Suite 300
Sacramento, CA 95816

APPLICANT:

Tom Winn Communities dba Winn Communities
Jason Belles (Representative)
3001 I Street, Suite 300
Sacramento, CA 95816

LOCATION/APN: 8555 East Stockton Boulevard / APN: 115-0150-071

ZONING: Calvine Road/Highway 99 Special Planning Area – Low Density Residential Area A

ENVIRONMENTAL: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Section 15183 (Projects Consistent with a General Plan).

PROJECT PLANNER: Gerald Park, 916.478.3671

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Director must be filed with the City Clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (916) 478-3620. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

For more information: Planning Commission Secretary (916) 478-3620 or skyles@elkgrovecity.org

SHELDON CROSSROADS EG-13-016

APN	ADDRESS	CITY	STATE	ZIP
117-1410-056-0000	108 OTTO CIR	SACRAMENTO	CA	95822
115-1640-017-0000	8268 WYANDOTTE CT	ELK GROVE	CA	95624
115-1910-007-0000	8721 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-089-0000	9556 CONDA WAY	ELK GROVE	CA	95624
115-1630-022-0000	8524 MCGRAY WAY	ELK GROVE	CA	95624
115-1900-094-0000	8213 SHELDON PLACE DR	ELK GROVE	CA	95624
115-0161-003-0000	20 PARK RD STE K	BURLINGAME	CA	94010
115-1910-051-0000	1082 HURON AVE	SAN FRANCISCO	CA	94112
115-1630-041-0000	8263 BERNAY WAY	ELK GROVE	CA	95624
115-1900-081-0000	8568 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-079-0000	8560 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-050-0000	8549 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-013-0000	8549 MCGRAY WAY	ELK GROVE	CA	95624
115-1630-078-0000	8523 ORCHARD CREEK WAY	ELK GROVE	CA	95624
115-1630-031-0000	8221 BERNAY WAY	ELK GROVE	CA	95624
115-1640-022-0000	8248 DRAIS WAY	ELK GROVE	CA	95624
115-0161-002-0000	PO BOX 722	ELK GROVE	CA	95759
115-1910-001-0000	8745 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-059-0000	8156 DRAIS WAY	ELK GROVE	CA	95624
115-1900-029-0000	8264 KEEGAN WAY	ELK GROVE	CA	95624
115-1900-077-0000	8552 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-080-0000	1183 JANMARIE CT	SAN JOSE	CA	95121
115-1900-053-0000	8537 HAWLEY WAY	ELK GROVE	CA	95624
115-1910-041-0000	8212 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1630-060-0000	8152 DRAIS WAY	ELK GROVE	CA	95624
115-1910-046-0000	8227 LYTON WAY	ELK GROVE	CA	95624
115-1900-074-0000	8540 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-058-0000	10081 CRISTO DR	SACRAMENTO	CA	95829
115-1630-001-0000	8224 DRAIS WAY	ELK GROVE	CA	95624
115-1630-020-0000	5826 GLEN EAGLES CIR	SAN JOSE	CA	95138
115-1910-040-0000	8216 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1630-079-0000	151 ELLIOT ST	SAN FRANCISCO	CA	94134
115-1630-085-0000	8184 SILVEY CT	ELK GROVE	CA	95624
115-1910-044-0000	8219 LYTON WAY	ELK GROVE	CA	95624
117-1410-054-0000	915 I ST FL 5	SACRAMENTO	CA	95814
115-1900-099-0000	8820 ELK GROVE BLVD STE 3	ELK GROVE	CA	95624
115-1630-084-0000	6902 BRIGHTON DR	DUBLIN	CA	94568
115-1630-052-0000	8184 DRAIS WAY	ELK GROVE	CA	95624
115-1900-088-0000	8596 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-011-0000	8213 DRAIS WAY	ELK GROVE	CA	95624
115-1900-022-0000	8243 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1630-037-0000	8245 BERNAY WAY	ELK GROVE	CA	95624
115-1900-055-0000	8529 HAWLEY WAY	ELK GROVE	CA	95624
115-1640-024-0000	8240 DRAIS WAY	ELK GROVE	CA	95624
115-1630-066-0000	8874 SILVERBERRY AVE	ELK GROVE	CA	95624
115-1900-070-0000	1459 BLACKFIELD DR	SANTA CLARA	CA	95051
117-1410-044-0000	8043 TOLKIEN AVE	ELK GROVE	CA	95758

115-1630-044-0000	8240 BERNAY WAY	ELK GROVE	CA	95624
115-1640-025-0000	6708 SAO TIAGO WAY	ELK GROVE	CA	95757
115-1630-039-0000	8329 LEATHERLEAF CT	SACRAMENTO	CA	95829
115-1910-008-0000	8713 HAWLEY WAY	ELK GROVE	CA	95624
115-0150-071-0000	3001 I ST STE 300	SACRAMENTO	CA	95816
115-1630-057-0000	8164 DRAIS WAY	ELK GROVE	CA	95624
117-0204-016-0000	8050 JACINTO RD	ELK GROVE	CA	95758
115-1900-090-0000	8229 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1900-075-0000	8544 HAWLEY WAY	ELK GROVE	CA	95624
115-1910-038-0000	8224 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1630-065-0000	867 E RIVER PKWY	SANTA CLARA	CA	95054
115-1630-008-0000	8196 DRAIS WAY	ELK GROVE	CA	95624
115-1630-046-0000	1507 EL MORRO LN	SUISUN CITY	CA	94585
115-1900-045-0000	120 COPPER CREEK DR	FOLSOM	CA	95630
115-1630-004-0000	8212 DRAIS WAY	ELK GROVE	CA	95624
115-1630-035-0000	8237 BERNAY WAY	ELK GROVE	CA	95624
115-1630-040-0000	8257 BERNAY WAY	ELK GROVE	CA	95624
115-1910-037-0000	8193 GRISHAM WAY	ELK GROVE	CA	95758
115-1900-049-0000	8241 KEEGAN WAY	ELK GROVE	CA	95624
115-1900-026-0000	8028 MAYBELLINE WAY	SACRAMENTO	CA	95823
117-1410-033-0000	8030 TOLKIEN AVE	ELK GROVE	CA	95758
115-1900-095-0000	8209 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1630-062-0000	8144 DRAIS WAY	ELK GROVE	CA	95624
117-1410-053-0000	1085 ALLEN WAY	CAMPBELL	CA	95008
115-1630-006-0000	8204 DRAIS WAY	ELK GROVE	CA	95624
117-1410-051-0000	8563 MELVILLE DR	ELK GROVE	CA	95758
115-1900-027-0000	8256 KEEGAN WAY	ELK GROVE	CA	95624
117-0202-014-0000	8161 LA ALMENDRA WAY	SACRAMENTO	CA	95823
115-1910-050-0000	8222 LYTON WAY	ELK GROVE	CA	95624
115-1630-018-0000	8540 MCGRAY WAY	ELK GROVE	CA	95624
117-1410-035-0000	2455 28TH AVE	SAN FRANCISCO	CA	94116
117-1410-050-0000	2236 TRINITY PL	BRENTWOOD	CA	94513
115-1900-086-0000	8588 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-097-0000	8201 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1630-063-0000	4269 AUTUMN SKY DR	SACRAMENTO	CA	95823
115-1900-007-0000	8266 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1630-043-0000	10230 N FOOTHILL BLVD E21	CUPERTINO	CA	95014
115-1910-059-0000	7622 PRESCOTT WAY	SACRAMENTO	CA	95823
115-1630-042-0000	5416 MILANI AVE	NEWARK	CA	94560
117-1410-034-0000	8036 TOLKIEN AVE	ELK GROVE	CA	95758
115-1630-010-0000	8219 DRAIS WAY	ELK GROVE	CA	95624
115-1900-054-0000	8533 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-025-0000	8248 KEEGAN WAY	ELK GROVE	CA	95624
115-1910-004-0000	8733 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-064-0000	8136 DRAIS WAY	ELK GROVE	CA	95624
115-1630-015-0000	8552 MCGRAY WAY	ELK GROVE	CA	95624
115-1900-084-0000	8580 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-028-0000	8260 KEEGAN WAY	ELK GROVE	CA	95624
115-1630-077-0000	8519 ORCHARD CREEK WAY	ELK GROVE	CA	95624

115-1640-021-0000	4701 FLOX WAY	ELK GROVE	CA	95758
115-1630-003-0000	8216 DRAIS WAY	ELK GROVE	CA	95624
115-1900-091-0000	8225 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1630-036-0000	8241 BERNAY WAY	ELK GROVE	CA	95624
115-1630-025-0000	933 KATE LINDE CIR	STOCKTON	CA	95206
115-1910-053-0000	8210 LYTON WAY	ELK GROVE	CA	95624
115-1910-057-0000	8223 DELOACH WAY	ELK GROVE	CA	95624
115-1900-071-0000	8528 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-081-0000	8147 DRAIS WAY	ELK GROVE	CA	95624
115-1900-021-0000	8247 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1910-039-0000	8220 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1630-087-0000	8175 DRAIS WAY	ELK GROVE	CA	95624
115-1640-001-0000	8263 WYANDOTTE CT	ELK GROVE	CA	95624
115-1630-019-0000	8073 MAYBELLINE WAY	SACRAMENTO	CA	95823
115-1630-082-0000	8185 SILVEY CT	ELK GROVE	CA	95624
115-1900-089-0000	8233 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1910-034-0000	8609 HAWLEY WAY	ELK GROVE	CA	95624
115-1910-036-0000	8232 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1630-088-0000	8181 DRAIS WAY	ELK GROVE	CA	95624
115-1630-007-0000	8200 DRAIS WAY	ELK GROVE	CA	95624
115-1900-020-0000	8251 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1630-016-0000	8548 MCGRAY WAY	ELK GROVE	CA	95624
115-1900-076-0000	8548 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-056-0000	8168 DRAIS WAY	ELK GROVE	CA	95624
115-1910-032-0000	8617 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-019-0000	8255 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1900-093-0000	8217 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1900-024-0000	5606 APALACHICULA DR	RALEIGH	NC	27616
115-1630-051-0000	8188 DRAIS WAY	ELK GROVE	CA	95624
117-1410-052-0000	8557 MELVILLE DR	ELK GROVE	CA	95758
115-1910-045-0000	8223 LYTON WAY	ELK GROVE	CA	95624
115-1900-008-0000	8262 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1900-078-0000	8556 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-014-0000	8545 MCGRAY WAY	ELK GROVE	CA	95624
115-1630-083-0000	2027 PORTSMOUTH DR	EL DORADO HILLS	CA	95762
115-1630-033-0000	8229 BERNAY WAY	ELK GROVE	CA	95624
115-1900-017-0000	8263 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1640-020-0000	8256 WYANDOTTE CT	ELK GROVE	CA	95624
115-1900-073-0000	8536 HAWLEY WAY	ELK GROVE	CA	95624
115-0161-012-0000	8610 BOW ST	ELK GROVE	CA	95624
115-1630-012-0000	8553 MCGRAY WAY	ELK GROVE	CA	95624
115-1640-019-0000	8260 WYANDOTTE CT	ELK GROVE	CA	95624
115-1910-006-0000	8725 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-087-0000	8592 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-043-0000	8265 KEEGAN WAY	ELK GROVE	CA	95624
115-1900-044-0000	8261 KEEGAN WAY	ELK GROVE	CA	95624
115-1910-058-0000	8227 DELOACH WAY	ELK GROVE	CA	95624
117-1410-042-0000	8031 TOLKIEN AVE	ELK GROVE	CA	95758
115-1640-018-0000	8264 WYANDOTTE CT	ELK GROVE	CA	95624

115-1910-030-0000	1326 47TH AVE	SAN FRANCISCO	CA	94122
117-1410-036-0000	8048 TOLKIEN AVE	ELK GROVE	CA	95758
115-1910-048-0000	1539 E GATE WAY	PLEASANTON	CA	94566
115-1910-049-0000	8226 LYTON WAY	ELK GROVE	CA	95624
115-1910-005-0000	8728 HAWLEY WAY	ELK GROVE	CA	95624
115-1910-052-0000	8214 LYTON WAY	ELK GROVE	CA	95624
115-1900-056-0000	8525 HAWLEY WAY	ELK GROVE	CA	95624
115-1910-003-0000	8737 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-055-0000	8172 DRAIS WAY	ELK GROVE	CA	95624
115-1630-047-0000	8228 BERNAY WAY	ELK GROVE	CA	95624
115-1910-047-0000	2376 AMATRICE WAY	DUBLIN	CA	94568
115-1910-031-0000	8621 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-096-0000	8205 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1910-054-0000	8211 DELOACH WAY	ELK GROVE	CA	95624
115-1630-027-0000	8533 MCGRAY WAY	ELK GROVE	CA	95624
117-0202-016-0000	8520 W STOCKTON BLVD	ELK GROVE	CA	95758
115-1910-043-0000	8215 LYTON WAY	ELK GROVE	CA	95624
115-1630-021-0000	8528 MCGRAY WAY	ELK GROVE	CA	95624
115-1900-082-0000	8572 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-009-0000	8192 DRAIS WAY	ELK GROVE	CA	95624
115-1630-023-0000	8520 MCGRAY WAY	ELK GROVE	CA	95624
115-1900-048-0000	8245 KEEGAN WAY	ELK GROVE	CA	95624
115-1900-023-0000	8240 KEEGAN WAY	ELK GROVE	CA	95624
115-1630-050-0000	8200 BERNAY WAY	ELK GROVE	CA	95624
115-1900-051-0000	8545 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-072-0000	8532 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-054-0000	8250 HALBRITE WAY	SACRAMENTO	CA	95828
115-1900-092-0000	8221 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1630-032-0000	8852 KOTO DR	ELK GROVE	CA	95624
115-1630-002-0000	8220 DRAIS WAY	ELK GROVE	CA	95624
115-1910-002-0000	8741 HAWLEY WAY	ELK GROVE	CA	95624
117-1410-045-0000	776 GEORGIA ST	BLAINE	WA	98230
115-1910-033-0000	1696 CEDARCREEK DR	SAN JOSE	CA	95121
115-1900-046-0000	8253 KEEGAN WAY	ELK GROVE	CA	95624
115-1630-061-0000	8148 DRAIS WAY	ELK GROVE	CA	95624
115-1910-029-0000	4540 FLORIN RD E	SACRAMENTO	CA	95823
115-1640-023-0000	8244 DRAIS WAY	ELK GROVE	CA	95624
115-1910-042-0000	8211 LYTON WAY	ELK GROVE	CA	95624
115-1630-005-0000	7017 SANTAREM CT	ELK GROVE	CA	95757
115-1630-049-0000	8204 BERNAY WAY	ELK GROVE	CA	95624
115-1630-045-0000	8236 BERNAY WAY	ELK GROVE	CA	95624
115-1640-026-0000	8232 DRAIS WAY	ELK GROVE	CA	95624
115-1640-027-0000	9996 PIANELLA WAY	ELK GROVE	CA	95757
115-1900-047-0000	8249 KEEGAN WAY	ELK GROVE	CA	95624
115-1900-018-0000	8259 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1910-056-0000	744 CAYUGA AVE	SAN FRANCISCO	CA	94112
117-1410-043-0000	8037 TOLKIEN AVE	ELK GROVE	CA	95758
115-1630-086-0000	8176 SILVEY CT	ELK GROVE	CA	95624
115-1910-035-0000	8605 HAWLEY WAY	ELK GROVE	CA	95624

115-1910-055-0000	8215 DELOACH WAY	ELK GROVE	CA	95624
115-1900-052-0000	8541 HAWLEY WAY	ELK GROVE	CA	95624
115-1900-085-0000	8584 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-053-0000	8180 DRAIS WAY	ELK GROVE	CA	95624
115-1630-080-0000	8531 ORCHARD CREEK WAY	ELK GROVE	CA	95624
115-1630-034-0000	8233 BERNAY WAY	ELK GROVE	CA	95624
115-1630-017-0000	8544 MCGRAY WAY	ELK GROVE	CA	95624
115-1900-016-0000	8267 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1630-048-0000	8208 BERNAY WAY	ELK GROVE	CA	95624
115-1630-038-0000	8679 BUTTERBRICKLE CT	ELK GROVE	CA	95624
115-1900-083-0000	8576 HAWLEY WAY	ELK GROVE	CA	95624
117-1410-035-0000	8042 TOLKIEN AVE	ELK GROVE	CA	95758
117-1410-045-0000	8049 TOLKIEN AVE	ELK GROVE	CA	95758
115-1910-056-0000	8219 DELOACH WAY	ELK GROVE	CA	95624
115-1630-032-0000	8225 BERNAY WAY	ELK GROVE	CA	95624
115-1910-059-0000	8231 DELOACH WAY	ELK GROVE	CA	95624
117-0202-014-0000	8512 W STOCKTON BLVD	ELK GROVE	CA	95758
115-1630-025-0000	8529 MCGRAY WAY	ELK GROVE	CA	95624
117-1410-053-0000	8551 MELVILLE DR	ELK GROVE	CA	95758
117-1410-050-0000	8569 MELVILLE DR	ELK GROVE	CA	95758
117-0204-017-0000	8600 W STOCKTON BLVD	ELK GROVE	CA	95758
117-1420-021-0000	8626 W STOCKTON BLVD	ELK GROVE	CA	95758
115-1910-029-0000	8629 HAWLEY WAY	ELK GROVE	CA	95624
115-0161-003-0000	8640 BOW ST	ELK GROVE	CA	95624
117-1410-056-0000	8650 W STOCKTON BLVD	ELK GROVE	CA	95758
115-1630-066-0000	8128 DRAIS CT	ELK GROVE	CA	95624
115-1630-065-0000	8132 DRAIS WAY	ELK GROVE	CA	95624
115-1630-063-0000	8140 DRAIS WAY	ELK GROVE	CA	95624
115-1630-058-0000	8160 DRAIS WAY	ELK GROVE	CA	95624
115-1630-054-0000	8176 DRAIS WAY	ELK GROVE	CA	95624
115-1630-089-0000	8185 DRAIS WAY	ELK GROVE	CA	95624
115-1630-084-0000	8188 SILVEY CT	ELK GROVE	CA	95624
115-1630-083-0000	8189 SILVEY CT	ELK GROVE	CA	95624
115-1630-005-0000	8208 DRAIS WAY	ELK GROVE	CA	95624
115-1910-051-0000	8218 LYTON WAY	ELK GROVE	CA	95624
115-1640-027-0000	8228 DRAIS WAY	ELK GROVE	CA	95624
115-1910-037-0000	8228 SHELDON PLACE DR	ELK GROVE	CA	95624
115-1910-048-0000	8230 LYTON WAY	ELK GROVE	CA	95624
115-1910-047-0000	8231 LYTON WAY	ELK GROVE	CA	95624
115-1630-046-0000	8232 BERNAY WAY	ELK GROVE	CA	95624
115-1640-025-0000	8236 DRAIS WAY	ELK GROVE	CA	95624
115-1900-024-0000	8244 KEEGAN WAY	ELK GROVE	CA	95624
115-1630-043-0000	8248 BERNAY WAY	ELK GROVE	CA	95624
115-1630-038-0000	8249 BERNAY WAY	ELK GROVE	CA	95624
115-1640-021-0000	8252 DRAIS WAY	ELK GROVE	CA	95624
115-1900-026-0000	8252 KEEGAN WAY	ELK GROVE	CA	95624
115-1630-039-0000	8253 BERNAY WAY	ELK GROVE	CA	95624
115-1900-045-0000	8257 KEEGAN WAY	ELK GROVE	CA	95624
115-1630-042-0000	8260 BERNAY WAY	ELK GROVE	CA	95624

115-1900-099-0000	8261 TOAD HOLLOW WAY	ELK GROVE	CA	95624
115-1900-070-0000	8524 HAWLEY WAY	ELK GROVE	CA	95624
115-1630-079-0000	8527 ORCHARD CREEK WAY	ELK GROVE	CA	95624
115-1630-020-0000	8532 MCGRAY WAY	ELK GROVE	CA	95624
115-1630-019-0000	8536 MCGRAY WAY	ELK GROVE	CA	95624
115-0150-071-0000	8555 E STOCKTON BLVD	ELK GROVE	CA	95624
115-1900-080-0000	8564 HAWLEY WAY	ELK GROVE	CA	95624
115-1910-033-0000	8613 HAWLEY WAY	ELK GROVE	CA	95624
115-0161-002-0000	8616 BOW ST	ELK GROVE	CA	95624
115-1910-030-0000	8625 HAWLEY WAY	ELK GROVE	CA	95624
115-1910-068-0000	8651 E STOCKTON BLVD	ELK GROVE	CA	95624
115-1910-005-0000	8729 HAWLEY WAY	ELK GROVE	CA	95624