

SECTION 2.0

LAND USE

This section provides a summary of all land uses in the East Franklin Specific Plan, as well as detailed text and graphic descriptions of Residential, Commercial, and Open Space land use, which constitute the principal land uses within the Plan area. Detailed descriptions of other land uses in the Plan area, including parks and schools, are contained in Section 4 of the Plan.

2.1 OVERVIEW

In response to direction contained in the Sacramento County General Plan, the East Franklin Specific Plan responds to the need for a well-planned, high quality suburban environment in the Laguna area. The Plan has been prepared following public input; extensive analyses of environmental conditions, adjacent land use, and area-wide infrastructure needs; and a multitude of other factors.

2.1.1 Land Use Components

Following are summaries of the key land use features of the Plan.

Residential

The Plan provides for the construction of 10,103 dwellings in seven different residential land use categories. As further explained in this section, the number of dwelling units projected within the Plan area is based on the assumed average density number identified for each density category. The number of dwellings actually constructed may be higher or lower than this average figure.

There are six Single Family Residential categories and one Multi-family Residential category. The Single Family Residential, 3-5 and 3-6 dwelling units per acre (du/ac) and Single Family Residential, 5-8 du/ac and 7 du/ac categories comprise approximately 94 percent of all residential dwellings. The Plan includes three Multi-family residential sites totaling 606 dwelling. All Multi-family sites are located on a major street.

The Plan is comprised of several residential neighborhoods, defined by major streets and other physical features. Various recreation and open space amenities, and other public facilities are located throughout the residential neighborhoods.

Commercial

The Plan includes six commercial sites, ranging in size from 1.6 to 26.3 net acres, which are dispersed throughout the Plan area. Included are one Convenience Commercial site,

one Neighborhood Commercial site, two Mixed-use Commercial sites, one Community Commercial site and one Business Professional and Office site. The combined acreage of all the Commercial sites is 52.6 net acres.

Each commercial site is located at a major street intersection. In most instances, commercial sites are situated adjacent to higher density residential areas.

Schools

The Plan includes eight school sites, sited in accordance with Elk Grove Unified School District requirements. Included are five elementary school sites dispersed throughout the Plan area, a middle school site, a high school site, and a continuation school site. The middle school and high school sites are contiguous, which allows for sharing of certain facilities. Except for the continuation school, each school site is located adjacent to a future park site in order to allow joint use of recreation facilities. The total amount of land devoted to school sites is 123.3 net acres.

Parks

The Plan includes 17 park sites totaling 143.7 net acres. Included are eight Mini Parks, which range from 1.5 to 3.1 net acres in size; seven Neighborhood Parks, ranging from 5.8 to 10.0 net acres; a 30.0-acre community park; and a 41.8-acre sports park. (Except for a 3.4-acre addition, the Sports Park site is already owned by the Park District and is not part of the new park land included in, or required of, the Plan.) In many instances, park sites adjoin future school sites, thus allowing for joint-use of recreation facilities.

Parkways

Parkways are linear open space bands that link parks with other land uses and contain pedestrian and bicycle facilities. A total of 2.4 acres are devoted to Parkways in two locations in the Plan area.

Drainage Parkways

The Plan includes 74.0 acres devoted to Drainage Parkways. The Drainage Parkway serves the dual purpose of efficiently conveying stormwater drainage and providing for non-vehicular travel throughout the Plan area. The Drainage Parkways will vary in width from approximately 130 to 225 feet and will contain pedestrian and bicycle paths.

Open Space/Water Quality Basins

The Plan includes five Open Space/Water Quality Basins totaling 30.2 acres. The Basins, located adjacent to Drainage Parkways in the western portion of the Plan area, will be designed to intercept and contain waterborne pollutants carried in the Drainage Parkways.

Major Streets

Major streets depicted on the Land Use Diagram include thoroughfares, divided and undivided arterials, and major collectors. Major streets comprise 100.1 acres of the total Plan area. These streets have been designed to efficiently and safely convey traffic projected within the Plan area. Numerous connections have been provided to existing major streets adjoining the Plan area.

Sewer Interceptor Trunk Line

Parcels set aside solely for installation of the sewer interceptor trunk line total 39.7 acres. These linear parcels, which abut the street right-of-way, are typically 90 feet in width and occur on the north side of "1" Street and the east side of Franklin Boulevard (northern half). These parcels will be acquired by the Regional Sanitation District.

Land Use Component Summary

Table 2-1 provides a listing of land uses and acreage depicted in the Specific Plan Land Use Diagram (Figure 2-1).

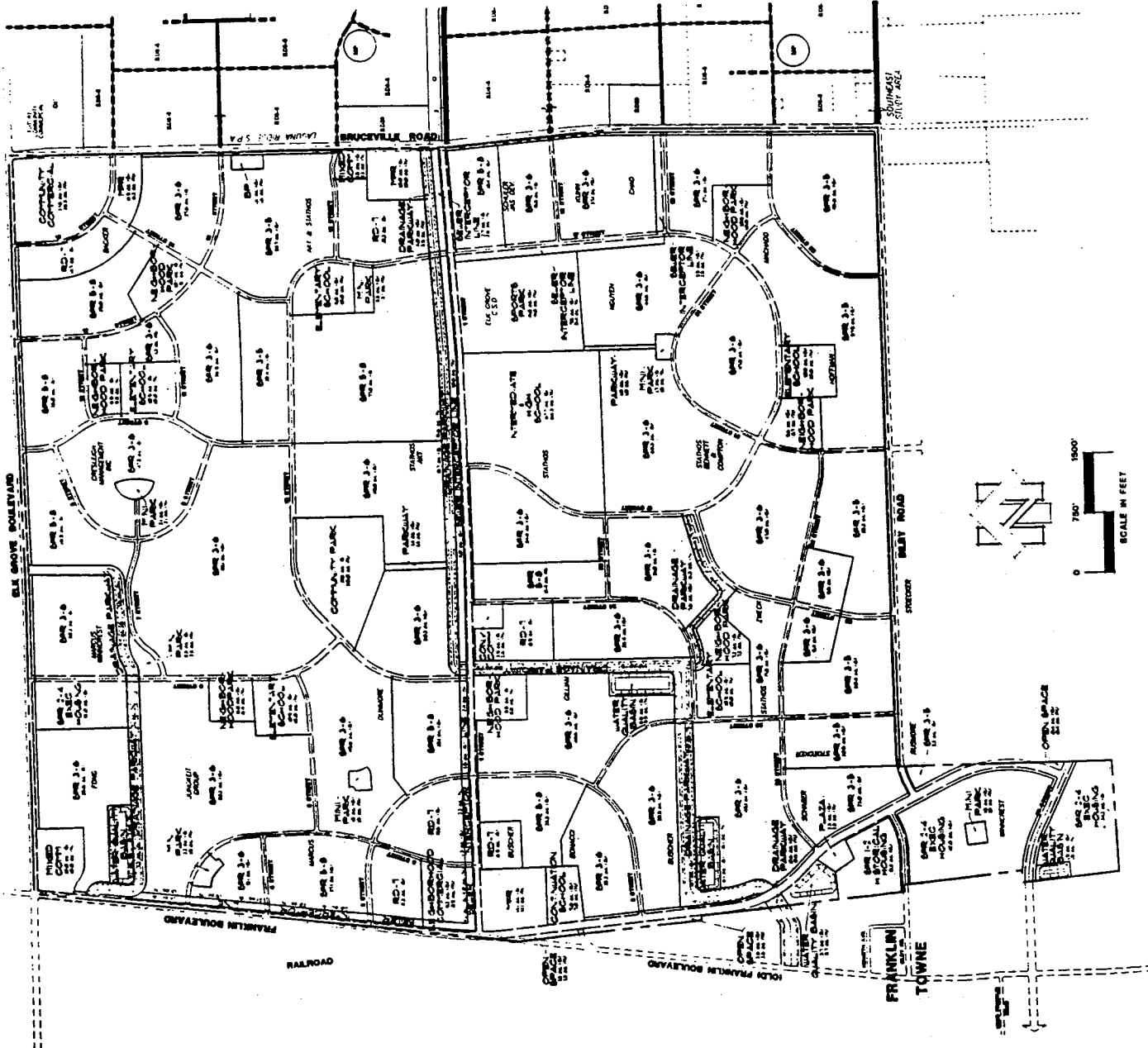
Land Use Summary Table

Land Use	Assumed Avg. Density²	Gross Acres	Net Acres	Dwelling Units
Residential/Density Range¹				
Historical Housing, 1-2 du/ac	--	13.3		16
Single Family, 2-4 du/ac	3 (gross)	82.2		246
Single Family, 3-5 du/ac	4 (gross)	294.1		1,173
Single Family, 3-6 du/ac	5 (gross)	1,112.5		5,562
Single Family, 5-8 du/ac	7 (gross)	268.5		1,875
Single Family RD-7, 7 du/ac	7 (gross)	89.6		625
Multi-Family, 12-24 du/ac	20 (net)	31.0	30.3	606
Business/Professional		1.6	1.6	
Commercial		53.1	51.0	
Schools		128.9	123.3	
Parks (Includes the 41.8-acre Sports Park)		150.6	143.7	
Parkway		2.4	2.4	
Drainage Parkway		76.4	73.9	
Open Space/Water Quality Basins		30.2	30.2	
Major Streets		100.1		
Sewer Interceptor Trunk Line		39.7	35.7	
Totals		2,474.2		10,103

1/ Density is expressed as dwelling units per acre.

2/ Assumed Average Density is the density average used to calculate dwelling yields. Multi-family counts are based on net acreage; all Single Family counts are based on gross acreage.

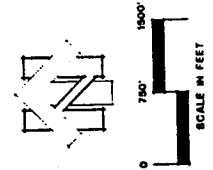
Figure 2-1
Specific Plan Land Use Diagram



LEGEND

KEY	USE
C	COMMERCIAL
MFR 12-24	MULTI-FAMILY RESIDENTIAL
SFR 5-8	SINGLE FAMILY RESIDENTIAL
RD-1	RESIDENTIAL DENSITY - 7 UNITS/ACRE
SFR 3-6	SINGLE FAMILY RESIDENTIAL
SFR 3-8	SINGLE FAMILY RESIDENTIAL
SFR 2-4	SINGLE FAMILY RESIDENTIAL
SFR 1-2	HISTORICAL HOUSING
	SCHOOLS
	PARKS / PARKWAY
	DRAINAGE PARKWAY
	OPEN SPACE / WATER QUALITY BASIN

LAND USE EXHIBIT
SACRAMENTO COUNTY, CALIFORNIA
APRIL 28, 2000



2.1.2 General Plan Consistency

This section describes how the East Franklin Specific Plan land use concept is consistent with various policies of the County General Plan. The evaluation of consistency with General Plan policies is also addressed in subsequent sections throughout this Specific Plan text, where pertinent.

Consistent with Policy LU-11, the Plan provides for the construction of 10,103 single family, medium density, and multi-family dwelling units in a range of densities and types. A total of 51.0 acres in five sites distributed throughout the Plan area are designated for retail commercial uses. The commercial areas, while providing employment opportunities and meeting certain frequently recurring commercial needs, are not intended to fully satisfy commercial and employment needs of Plan area residents. That is consistent with Policy LU-34 (see Section 2.3 Commercial Land Use), which discourages the creation of excessive retail commercial facilities.

With regard to provision of employment opportunities, the CAC recommended that the Plan not have large amounts of land available for industrial and business/professional development. This is consistent with recent land use decisions in the Laguna area which resulted in conversion of job-generating land uses to residential land uses. In addition, the adjacent Laguna Ridge Specific Plan, as currently proposed, provides opportunities for commercial and employment uses along Highway 99, thereby addressing the need for a mix of uses in the larger growth area.

Policy LU-11. Specific Plans and Community Plans for areas within the Urban Service Boundary should provide a balance of employment, neighborhood services, and different housing types wherever feasible.

The Union Pacific railroad traverses the Plan area in a north-south direction along the western boundary of the Plan area. The General Plan designates this railroad corridor as a transportation corridor; this corridor may facilitate the possible long-term extension of light rail within the planning area. The Land Use Plan designates commercial, multi-family residential and higher density single-family residential uses adjacent to the Union Pacific railroad corridor. This design feature is consistent with General Plan policy LU-14, linking development with transit service.

Policy LU-14. It is the policy of Sacramento County to design new development located within one-half mile of a transit stop on a transportation corridor to conform to the density requirements of Table III-4, except where the Board of Supervisors finds that development at the desired densities is not feasible.

With regard to proximity to existing and future bus transit, the General Plan has designated Elk Grove Boulevard and Bruceville Road as feeder line routes. The higher density residential development proposed in the Plan (12-24 du/ac Multi-family Density), as well as the largest commercial area, is located adjacent to these arterial streets. Another large concentration of higher density residential development is proposed at the

intersection of Franklin Boulevard and the proposed new east/west arterial, identified as "1" Street. The Plan has designated all higher density development in locations that will facilitate use of public transit.

Policy LU-18. Design new development to be compatible with surrounding development.

The Plan is consistent with Policy LU-18 because it provides land uses that are compatible with surrounding existing and planned land uses. Land use designations in the Plan are based, in part, on existing and proposed land use patterns of adjacent lands and on guidance provided by the Citizen's Advisory Committee (CAC).

Land to the north and east of the Plan area is designated in the Sacramento County General Plan for urban uses similar to that proposed by the Plan, and the Plan proposes compatible residential and commercial land uses. Much of the Laguna area to the north is now developed, and land to the east is proposed for development in the near future. Land to the south is currently designated as Agricultural Cropland, but is within the Urban Services Boundary (USB) and is expected to be developed within 20 years. Franklin Boulevard provides a buffer between Plan area development and the Resource Conservation Area to the west. Compatibility with surrounding development will be further ensured by land use policies included in the Plan.

The Plan makes special provisions for preserving the character of the community of Franklin through detailed design concepts described in Section 2.2.5.

While the Plan does not adhere strictly to all of the TOD concepts described in Policy LU-26 of the General Plan, the Plan does contain certain noteworthy aspects. For example, the Plan includes three high density residential/commercial centers, located at the following Arterial Street intersections: Bruceville Road/Elk Grove Boulevard, Bruceville Road/"1" Street, and Franklin Boulevard/"1" Street. Two other small commercial sites are provided at other locations in the Plan to meet Plan area residents' frequently recurring needs. The pedestrian environment is enhanced through a system of pedestrian paths included within Landscape Corridors along streets and within Drainage Parkways. Also, street designs allow for additional convenient vehicular, bicycle and pedestrian linkages.

Policy LU-27. The primary concepts in LU-26 should be employed wherever feasible in new urban development.

Policy LU-26. Developments in the areas designated on the Land Use Diagram as Urban or Neighborhood TODs shall be designed in a manner that conforms to the concepts of transit-oriented development, including:

- High intensity, mixed-use development concentrated in a Core Area within an easy walk (one quarter mile) of a transit stop on the Trunk or Feeder Line Network.*

- An emphasis on neighborhood support commercial services at street level in the Core Area that can serve the residents of the Core and surrounding Secondary Areas, with other employment encouraged in the Urban TODs created along the Trunk Line Network.

- A pleasant walking environment created through good land use design, short distances, amenities, and streetscape features.

- Direct, multiple linkages, especially for bicycles and pedestrians, between the Core Area and the surrounding Secondary Area.

Policy LU-28. Community Plans and Specific Plans shall employ the primary concepts in LU-19 in designating locations for higher intensity mixed use development and designing circulation and pedestrian networks.

Policy LU-19. Incompatible urban land uses should be buffered from one another by methods that retain community character, and do not consume large land areas or create pedestrian barriers.

With regard to Policy LU-19, the majority of the land use in the Plan area (nearly 79 percent) is designated for residential development in a variety of densities. Potential issues of land use incompatibility may occur in any instance where residential land use abuts another land use, such as commercial. In most instances, the Plan designates higher density residential land use as a buffer between commercial land uses and lower density residential areas. The Plan also includes policies that address issues of potential incompatibility.

Policy AQ-23. Promote mixed-use development to reduce the length and frequency of vehicle trips.

Consistent with the mixed-use provisions of Policy AQ-23, the Plan includes a mixture of land uses and 51.0 acres designed for retail commercial uses. While these uses are not intended to meet all employment and commercial needs of Plan area residents, it is anticipated that the length and frequency of trips will be reduced to some degree.

Policy AQ-24. Provide for increased intensity of development along existing and proposed transit corridors.

The Plan places the highest intensity land use, including Community Commercial and the majority of the highest density multi-family residential uses, near designated transit corridors, as identified in the Circulation Element of the County General Plan.

2.2 RESIDENTIAL LAND USE

This section describes most aspects of residential development within the Plan area, including descriptions of each residential category, residential policies, design guidelines, and development standards. Implementation is addressed in Section 7.0.

2.2.1 Residential Concept

The Plan ultimately provides for the construction of 10,103 dwelling units (excluding 16 existing homes) in a wide range of residential dwelling types and densities, as summarized in Table 2-2. As shown, each residential land use category includes both a density range and an assumed average density, both of which are expressed in dwelling units per acre. The assumed average density is used to calculate service demands created by the Plan. Except where deviations are permitted (see Section 7.0 of this Plan), development may occur at any density within a given range, as long as the average density for each development is consistent with the assumed average density.

**Table 2-2
Residential Land Use Summary**

Land Use/ Density Range	Assumed Avg. Density¹	Dwelling Units	Acres²	Percent of Total	Pop.³
Historical Housing, 1-2 du/ac	--	16	13.3	0.7	40
Single Fam. Res., 2-4 du/ac	3	246	82.2	4.3	615
Single Fam. Res., 3-5 du/ac	4	1,173	294.1	15.5	2,932
Single Fam. Res., 3-6 du/ac	5	5,562	1,112.5	58.9	13,905
Single Fam. Res., 5-8 du/ac	7	1,875	268.5	14.2	4,687
Single Fam. Res, 7 du/ac	7	625	89.6	4.7	1,562
Multi-family, 12-24 du/ac	20	606	30.3	1.6	1,515
Totals		10,103	1,890.2	100.0	25,256

1/ Assumed average density refers to the density used to calculate dwelling yields.

2/ Single Family Residential acreage is expressed as gross acreage. In such instances, the acreage includes land to the center of the adjacent collector street(s). Acreage of adjacent arterial and thoroughfare streets is not included in gross acreage figures. Multi-family Density Residential counts are based on net acreage.

3/ Population is based on the Sacramento County per household average of 2.5.

While a range of conventional single family lot and dwelling types make up the majority of the residential land use, the Plan also provides for higher density residential dwellings, including attached and zero-lot line units, apartments, and condominiums.

The broad range of densities and types included in the Plan will accommodate a broad spectrum of housing needs and incomes in the regional housing market. Therefore,

residential development described in the Plan is consistent with the following General Plan policy:

Policy HE-3. Promote the development of various types of housing opportunities, by ensuring an adequate supply of designated or zoned sites for rental and purchase housing, in all residential areas throughout the County.

The Plan provides for the construction of a variety of dwelling types and densities. While the Single Family dwellings will likely be a combination of owner- and renter-occupied, the Medium Density and Multi Family units will be predominantly renter-occupied. Housing tenure is not dictated by the Plan. Construction of residential units will occur over a period of several years as individual projects developed in response to market demand and in accordance with the phasing plan included in this specific plan.

Residential Dwelling Unit Allocation

As shown in Table 2-2, each of the residential land use categories specifies a density range and an assumed average density. The density of a residential project can be anywhere within the specified range, as long as it is consistent with the assumed average density. The assumed average density is used to calculate service demands created by the Plan. Deviations from the density range and assumed average density are permitted only in accordance with provisions of Section 7.0 of this Plan.

Table 2-3 describes the basis for determining dwelling unit allocation (or assumed average density), based on the density ranges for each of the residential land use categories.

Table 2-3
Density for Determining Dwelling Unit Allocation
(dwelling units per gross acre)

Residential Density Designations	Assumed Average Density
1 - 2	1.3
2 - 4	3
3 - 5	4
3 - 6	5
5 - 8	7
7	7
12 - 24	20

On the basis of the assumed average densities described in this section and the land use designations shown on the Specific Plan Land Use Diagram, each residential parcel in the Plan area has been assigned a residential dwelling unit allocation. The Residential Dwelling Unit Allocation table is contained in the Appendix. Deviations from the table

are permitted only in accordance with Section 7.0 of this Plan. Projects may be developed at any density within the identified range for each Residential Density Designation.

Density Averaging/Transfer

Generally, residential development will occur within the density ranges specified in Table 2-3. However, in order to promote housing diversity and accommodate housing on sites with unusual physical conditions, landowners may elect to deviate from the density range in accordance with the provisions set forth below.

Density averaging shall be limited to a maximum of one dwelling unit per acre (1 du/ac) increase above the residential density designation identified in Appendix 1 (Residential Dwelling Unit Allocation Table). In cases where the identified designation is a range, the 1 du/ac increase may be applied to the high end of the range (i.e., the maximum allowable density in an area designated in Appendix 1 as 3 to 6 du/ac would be 7 du/ac). If the proposal is for an increase greater than 1 du/ac, a Special Development Permit application is required. An exhibit illustrating and tabulating any proposed density averaging is to be submitted to the County concurrent with any corresponding tentative map application.

Densities lower than that specified by the density designations shown on the Land Use Diagram are also permitted, provided that at least 75 percent of the total allocation for any application is achieved. This requirement is consistent with General Plan Policy LU-4, which states:

Policy LU-4. All residential projects involving ten or more units, excluding remainder lots and Lot A's, shall not have densities less than 75% of zoned maximums, unless physical or environmental constraints make achieving the minimum densities impossible, or unless existing zoning is inconsistent with LU-15.

Calculation of Land Area

Single-family residential land area is expressed as gross acreage. In such instances, the acreage includes land to the center of the adjacent collector street(s). Acreage of adjacent Arterial and Thoroughfare streets is not included in gross acreage figures. Acreage devoted to schools and parks is expressed as both gross and net acreage in instances where the site is adjacent to a Collector street. All other land use areas are expressed as net acreage.

Underlying Specific Plan Land Use Designation

Lands subject to dedication and/or acquisition as Park and School sites are assumed to have an underlying Specific Plan land use designation which is compatible with surrounding uses. In the event a Park or School site is either reduced in size or eliminated due to a change in the controlling agency plans, a lessening of dedication requirement, or other reason approved by the Board of Supervisors, additional dwelling unit allocation consistent with a subsequent rezone approval is permitted.

2.2.2 Single Family Residential

Land Use Description

The Single Family Residential (SFR) land use category is the predominant land use in the Plan area and provides for the development of single family homes within conventional suburban settings. The Plan will achieve a network of well-defined neighborhoods, each with its own identity and internal focal point. The majority of the homes will be built on a network of residential streets that include convenient connections to arterials and thoroughfares, but are not subjected to high traffic volumes and through traffic.

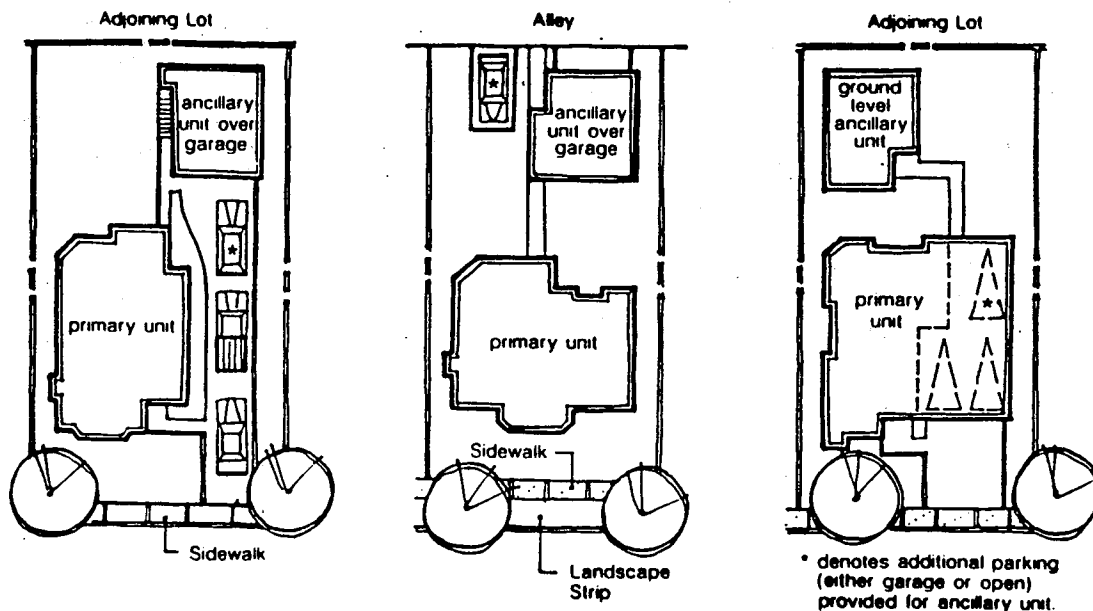
Development will occur within the Single Family Residential land use category as a series of individual subdivision projects. Ancillary dwelling units, as described below, will also be permitted, and will be integrated into the overall design of individual single family residential developments.

Applying the assumed average density to each of the Single Family Residential categories results in a total of 9,497 Single Family Residential dwellings.

Ancillary Dwelling Units

Ancillary units, also known as second units or carriage homes, are permitted in Single Family Residential areas subject to provisions set forth in this section. Ancillary units help support both pedestrian activity and public transit by increasing overall densities with little impact on the desirable aspects of Single Family Residential neighborhoods. Ancillary units are not included in residential density and dwelling unit allocations set forth in this Plan, provided they meet the provisions of this section. Figure 2-2 provides an illustration of possible spatial relationships of ancillary units to primary dwellings.

Figure 2-2 Conceptual Ancillary Dwelling Unit Designs



Zone Classifications

The Zone Classifications on property within the Plan area, and in existence on the date this Plan is adopted, are consistent with the Single Family Residential Zone Classification. However, requests to re-zone those properties to a classification other than that which is allowed by the Plan would require an amendment to this Specific Plan.

The Zone Classifications that may be applied by rezone action to properties within the Plan designated Single Family Residential are: RD-1, RD-2, RD-3, RD-4, RD-5, and RD-7. The (F) combining zone classification must be applied to property that is subject to flooding.

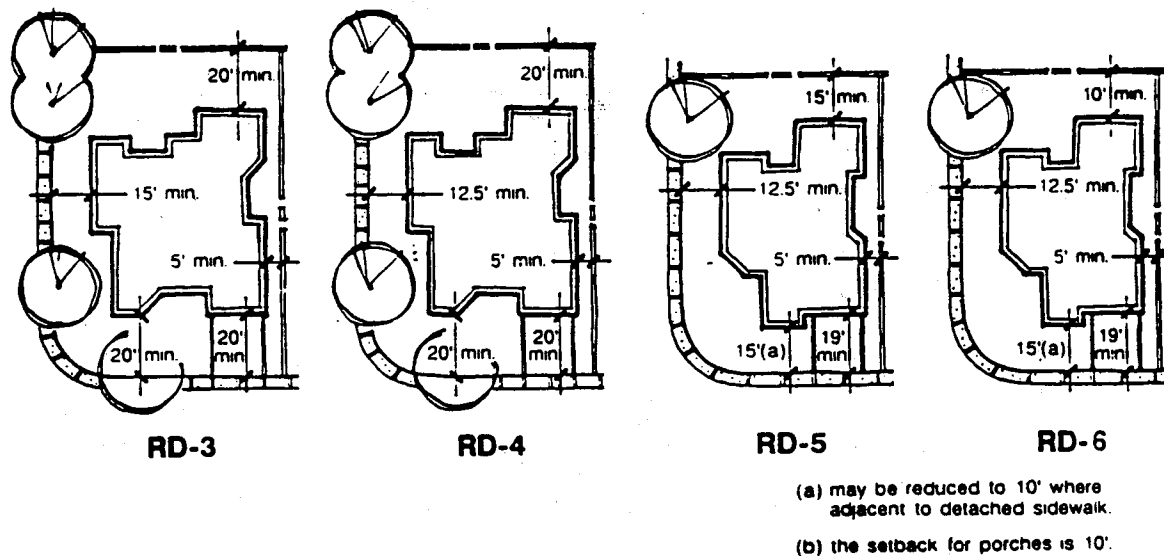
Development Standards

The development standards for areas designated Single Family Residential as shown on the Specific Plan Land Use Diagram are contained in Chapter 5, Article 1 of the Sacramento County Zoning Ordinance, except where modified by development standards provisions found in Table 2-4.

Figure 2-3 provides an illustration of setback requirements for Single Family Residential development, and Figure 2-4 describes width and frontage requirements.

Dwellings may have frontage on, and driveway access to, Collector Streets only under the average daily traffic conditions described in Section 3.0.

Figure 2-3 Conceptual Single Family Residential Setback Illustration



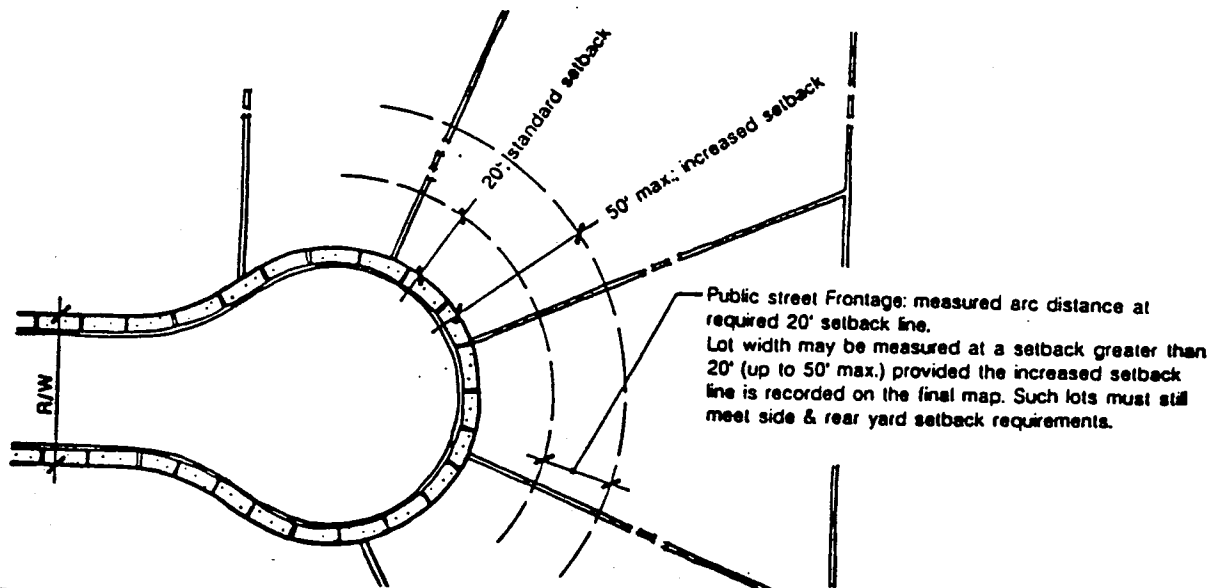
**Table 2-4
Single Family Residential Development Standards**

Plan Land Use Zoning Designation	SFR/1-2 RD-1 ^{1/2}	SFR/2-4 RD-3	SFR/3-5 RD-4	SFR/3-6 RD-5	SFR/3-6 RD-6	SFR/5-8 RD-7	SFR/5-8 RD-10
Lot Dim. (min.)	9,000	7,000	5,200	9,000	5,200	4,500	3,200
Area (sq. ft.) ¹	9,000	7,000	6,000	9,000	6,000	5,000	4,000
Area, Corner (sq. ft.) ¹	65'	60'	52'	65'	50'	50'	35'
Width	55'	50'	45'	55'	40'	40'	30'
Pub. Street Frontage ²	70'	65'	60'	70'	58'	58'	45'
Width, Corner ²	110'	100'	95'	110'	95'	85'	60'
Depth ³	20'	20'	15 ^{7/8}	20'	15 ^{7/8}	15 ^{7/8}	15 ^{7/8}
Bldg. Setbacks (min.)	20'	20'	15 ^{7/8}	20'	15 ^{7/8}	15 ^{7/8}	15 ^{7/8}
Front, Living Area ^{4,5,14}	20'	20'	15 ^{7/8}	20'	15 ^{7/8}	15 ^{7/8}	15 ^{7/8}
Front, Porch ^{5,14}	20'	20'	15 ^{7/8}	20'	15 ^{7/8}	15 ^{7/8}	10'
Front, Garage ^{7,14}	20'	20'	20 ^{7/10}	20'	20 ^{7/10}	20 ^{7/10}	20 ^{7/10}
Side, Interior ⁴	5'	5 ^{7/11}	5 ^{7/11}	5'	5 ^{7/11}	5 ^{7/11}	5 ^{7/11}
Side Street, Attached	12.5'	12.5'	12.5'	12.5'	12.5'	10'	10'
Side Street, Detached	8.5'	8.5'	8.5'	8.5'	8.5'	8.5'	5'
Side, Total Bldg. Sep. ⁹	15'	10'	5'	15'	5'	5'	5'
Rear, Living Area ⁴	20'	20'	15'	20'	15'	10'	15'
Rear, Ancillary Unit ¹⁰	5'	5'	5'	5'	5'	5'	5'
Detached Garage ¹¹	5'	5'	0'	5'	0'	0'	0'

Notes

- 1/ The minimum half-plex lot area is 3,000 sq. ft. for interior lots and 4,000 sq. ft. for corner lots. Half-plex lots have no minimum lot dimension requirements.
- 2/ The public street frontage for lots fronting on a curved street or the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front 50 feet of the lot (Figure 2-4).
- 3/ The minimum lot depths listed herein supersede the minimum lot depth provisions in Title 22.
- 4/ Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required 20-foot front yard setbacks. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural boxes. Rear yard projections are allowed per Zoning Code, Section 305-02 (b).
- 5/ Vehicular visibility requirements must be met.
- 6/ May be reduced to 10 feet where adjacent to detached sidewalk.
- 7/ Where swing driveways are used, the front yard garage setback may be reduced to 15 feet.
- 8/ Driveway length may be reduced to 19 feet where automatic roll-up doors are used.
- 9/ Zero-lot line units are permitted with a 5-foot separation where a firewall is provided, otherwise 10 feet is required.
- 10/ Ancillary units have the same front, side, and street side yard setback requirement as the primary unit. If attached, the required rear yard is the same as for the primary unit. If detached, the separation from the primary unit is governed by the Uniform Building Code and the Uniform Fire Code. Ancillary units may be placed above attached or detached garages. One (1) on-site parking space is required per unit in addition to the two (2) garage and two (2) driveway spaces required for the primary unit (Figure 2-2).
- 11/ Side and rear setback dimension.
- 12/ Refer to Sacramento County Zoning Code for applicable lot dimensions and building setbacks.
- 13/ Limited to 8 dwelling units per acre.
- 14/ Front and side yard street setbacks are measured from back of sidewalk for both attached and detached sidewalks.

Figure 2-4 Width and Frontage Dimensions for Curved Frontage



Permitted Uses

Permitted uses in areas designated Single Family Residential on the Specific Plan Land Use Diagram shall be consistent with Sacramento County Zoning Ordinance Chapter 1, Article 1 for the RD-1, RD-2, RD-3, RD-4, RD-5, and RD-7 zone classifications in effect on the date this Plan was adopted. Existing permitted uses within the Plan area shall be deemed legal uses until such time as rezoning occurs, at which time the status of such uses will be reassessed. Additional permitted uses shall include the following:

- Half-plexes

Half-plexes shall conform to the development standards contained herein.

- Ancillary Dwelling Units

Ancillary dwelling units shall be permitted by right in the initial project application, up to 25 percent of the total project units. Ancillary units beyond 25 percent are subject to approval of a Conditional Use Permit. Ancillary units are not counted either towards designation density limitation or dwelling unit allocation limitation. Ancillary units are subject to the following criteria:

- Usable floor area shall not exceed 800 square feet.
- Building setbacks are consistent with Table 2-4
- At least one off-street parking space is provided on-site, in addition to the two garage parking spaces and the two apron spaces required for the principal residence.
- The building design and location are compatible with adjacent homes in the neighborhood.

2.2.3 Multi Family Residential

Land Use Description

The Multi-family Residential (MFR) land use category provides for residential densities ranging from 12 to 24 dwelling units per acre, with an assumed average density of 20 dwelling units per acre (net). This category is intended primarily for apartment and condominium developments.

In accordance with the County Housing Element (revised 7/17/96), Multi-family Residential projects will be expected to be constructed at the higher end of the density range. Specifically, the Housing Element states that the East Franklin Specific Plan will have 28 to 31 acres devoted to multi-family residential development, with a range of 560 to 620 dwelling units.

The Plan includes a total of 30.3 net acres devoted to this land use category in three sites, all of which are situated on major streets. Using the assumed average density of 20 dwelling units per acre(net), the Plan provides for the development of a total of 606 dwelling units. This is consistent with the above-described Housing Element requirement and with the following General Plan Housing Element policy:

Policy HE-5. Ensure the provision of adequate sites through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of housing affordable to lower income households. The County shall take all actions necessary to expand and maintain the inventory of vacant sites available for affordable housing development (zoned RD-20 and greater or in the LC and SC zones)...

The Specific Plan circulation and public infrastructure systems have been designed to accommodate the requirements of all land uses shown on the Specific Plan Land Use Diagram, including multi-family sites. The Capital Improvement Program, shown in Section 7.0, also reflects the cost of these facilities. Any proposed changes to land use designations, including housing density, are subject to the requirements of the Specific Plan and must be consistent with the General Plan. This is consistent with Housing Element Policy 5.1:

Policy HE-5.1. The County, in adopting infrastructure financing plans for any new growth areas, shall consider housing affordability and the need to retain sites designated as multifamily in the Specific Plan, in addition to other criteria established by the Public Works Agency, in the imposition and spreading of infrastructure costs and in the structuring of the payment of such costs. Specifically, such financing plans shall consider how fees and debt can best be imposed to encourage retention of multifamily property and to foster housing affordability.

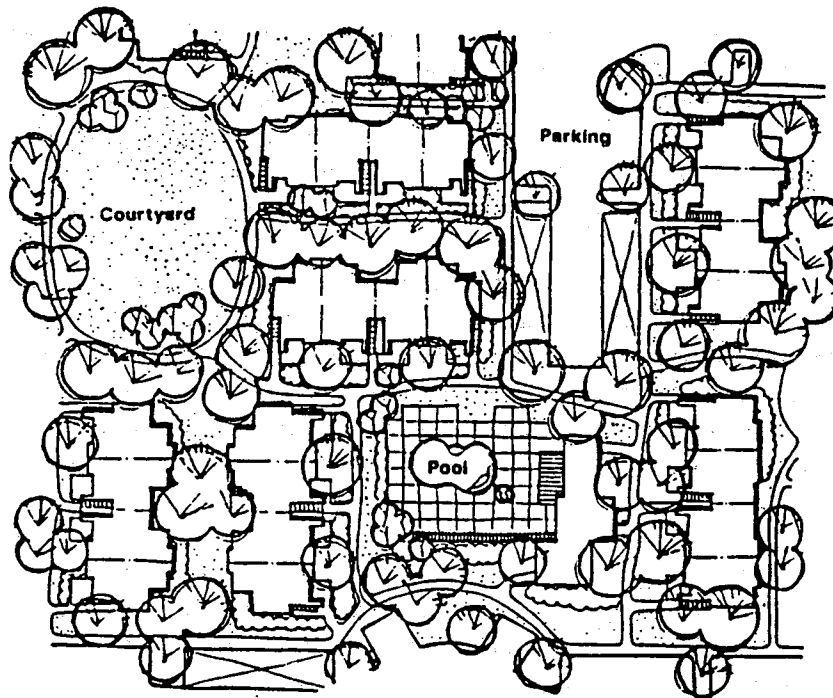
Each of the three Multi-family Residential sites is situated on a major street, which may potentially facilitate the extension of the RT bus system. Elk Grove Boulevard is

proposed in the County General Plan as a transit feeder line route. The majority of the higher density development proposed in the Plan (12-24 du/ac Multi-family density) is located adjacent to arterial streets. Higher density development is located less than one-eighth of a mile from future feeder line routes. Another large concentration of higher density residential development is proposed at the intersection of Franklin Boulevard and the proposed "1" Street. The Plan has designated all higher density development in several concentrated locations in order to enhance the potential for transit service to be extended to the area in the long-range future. The Plan is therefore consistent with the following General Plan policy:

Policy HE-6. Support development proposals that seek to locate new market rate multi-family uses at strategic locations within transportation corridors and at transit stops and stations, or at other strategically located reuse and underdeveloped sites.

Figure 2-5 provides an illustration of a typical Multi-family Residential development.

Figure 2-5 Conceptual Multi-family Residential Design Concept



Zone Classifications

The Zone Classifications on property within the Plan area, and in existence on the date this Plan is adopted, are consistent with the Multi-family Residential Zone Classification.

However, requests to re-zone those properties to a classification other than that which is allowed by the Plan would require an amendment to this Specific Plan.

The Zone Classifications that may be applied by rezone action to properties within the Plan designated Multi-family Residential are: RD-15, RD-20, and RD-25. The (F) combining zone classification must be applied to property that is subject to flooding.

Development Standards

The development standards for areas designated Multi-family Residential as shown the Specific Plan Land Use Diagram are contained in Chapter 5, Article 2 of the Sacramento County Zoning Ordinance.

Permitted Uses

Permitted uses in areas designated Multi-family Residential on the Specific Plan Land Use Diagram shall be consistent with Sacramento County Zoning Ordinance Chapter 1, Article 1 for the RD-15, RD-20, RD-25 zone classifications in effect on the date this Plan was adopted. Existing permitted uses within the Plan area shall be deemed legal uses until such time as rezoning occurs, at which time the status of such uses will be reassessed.

2.2.4 Historical Housing Area

Included in the East Franklin Specific Plan is a 13.3-acre Historical Housing area. This area, located in the southwest corner of the Plan area and adjacent to the existing Franklin community, is intended to provide a residential neighborhood environment reminiscent of late 1800s through the early 1900s time period, at which time the local area was dotted with dairies and farmsteads.

To preserve a feeling of rural lifestyle and architecture, front and side yard setbacks will be generous and streets will not utilize curbs. Each of the 16 lots in the Historical Housing area will be approximately one-half acre in size in order to allow flexibility in the siting of homes. Development will consist exclusively of historical homes moved to this area from other locations within the Plan area and beyond, as well as new homes that are built to replicate the exterior architectural design of the period. All site features, including, but not limited to, fences, sidewalks, and landscaping, will be designed to be consistent with the historic theme.

A key feature of this neighborhood is Plaza Park, which will also be designed in accordance with the overall turn of the century historic design theme. The integrity of the community design, including public and private lands, will be ensured through development standards and design guidelines.

Historical Housing Development Standards

The following development standards apply only to lots within the Historical Housing area:

- Lot Size: 20,000 square feet minimum.
- Lot Width: 85 feet minimum
(Lots fronting on curved streets or the curved portion of a cul-de-sac shall be measured along a chord located 25 feet from the edge of the street.)
- Street Frontage: Front: 35 feet minimum.
Side: 15 feet minimum
Rear: 25 feet minimum

As addressed in the Transportation and Air Quality section (Section 3.0), Bilby Road west of Franklin Boulevard will be offset from the rest of the street as a means of reducing through traffic through the Historical Housing area.

The Historic Housing neighborhood design concept is illustrated in Figure 2-6

As shown in Figure 2-7, buffering of the Historic Housing area is provided by a 25-foot wide landscape corridor along Franklin Boulevard and a 20-foot wide landscape corridor on the south side of Bilby Road.

Figure 2-6 Historical Housing Area Concept

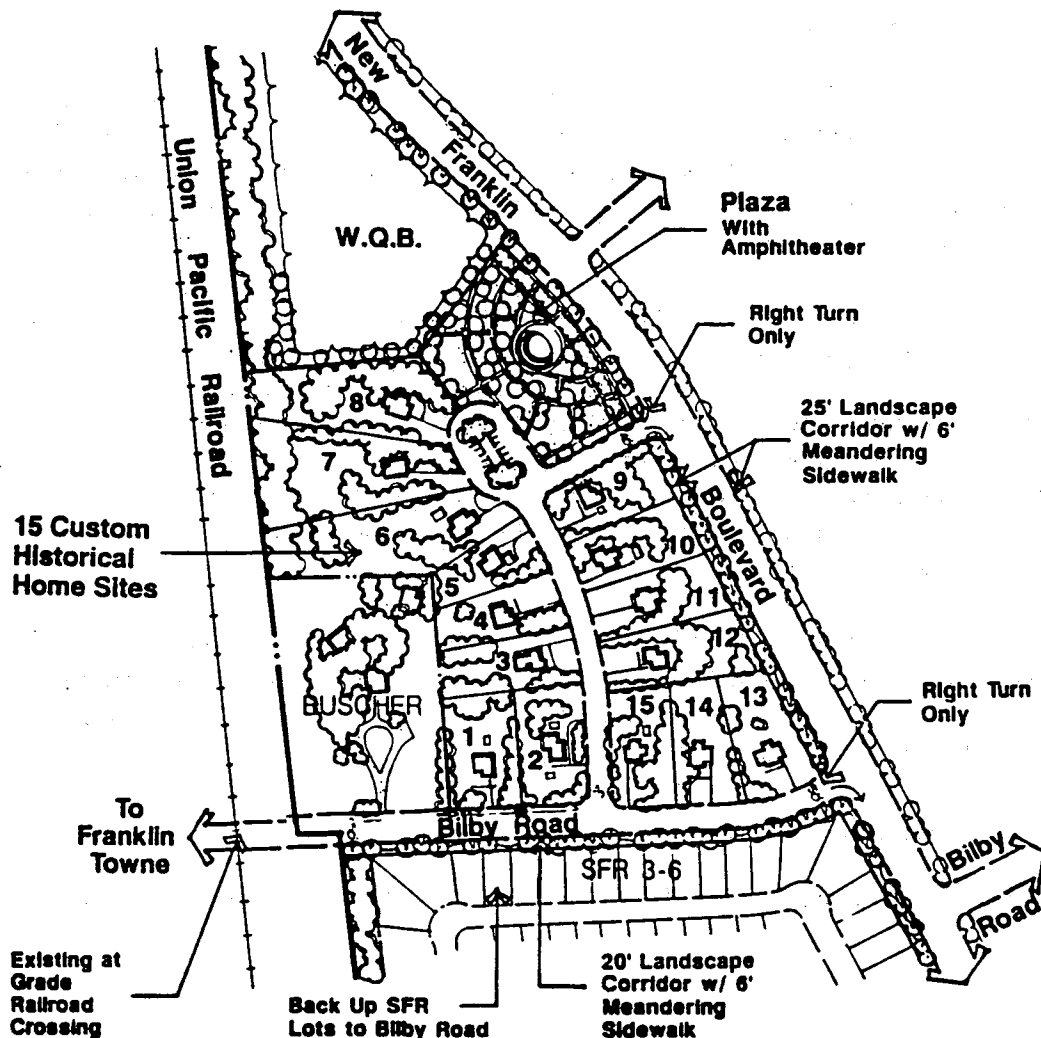
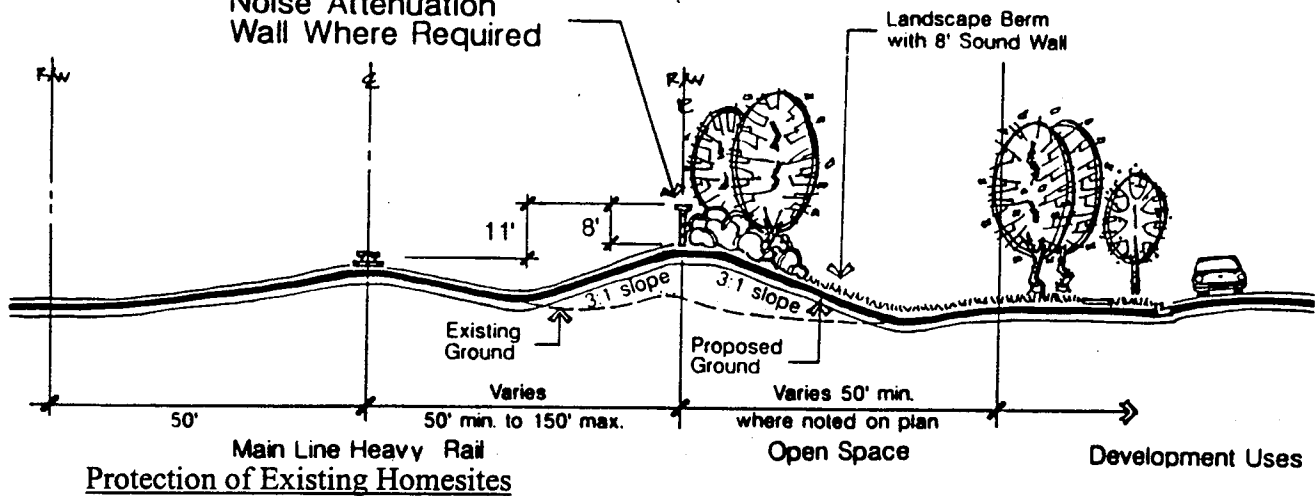


Figure 2-7 Railroad/Open Space Buffer Section
Noise Attenuation Wall Where Required



Special provisions have been made to protect the integrity of certain existing homesites within the Plan area where it appears likely that existing homeowners may remain and/or parcels are too small to be further developed. These apply to the Grant, Rusmore, and Benedict homesites. In each instance, the Plan provides for the incorporation of the existing parcel into the surrounding development pattern, including provision for vehicle access and buffering from incompatible uses. In some instances, a conceptual lotting pattern has been superimposed over the existing parcel to ensure that, if subdivided, the lots can fit into the surrounding development. Homesite protection provisions are conceptually illustrated in Figures 2-8 through 2-10.

The Benedict's Homesite

The Benedict Home is located adjacent to the proposed Laguna Creek South project. Conditions for the approval of the Laguna Creek South rezone and subdivision map requires the construction of a masonry wall around the Benedict property and for public sewer hookup to the Benedict's home. During the upgrade of Bruceville Road, the County will provide a "notched-in" entrance gate to the Benedict's home and install automatic gates.

Figure 2-8 Grant Homesite

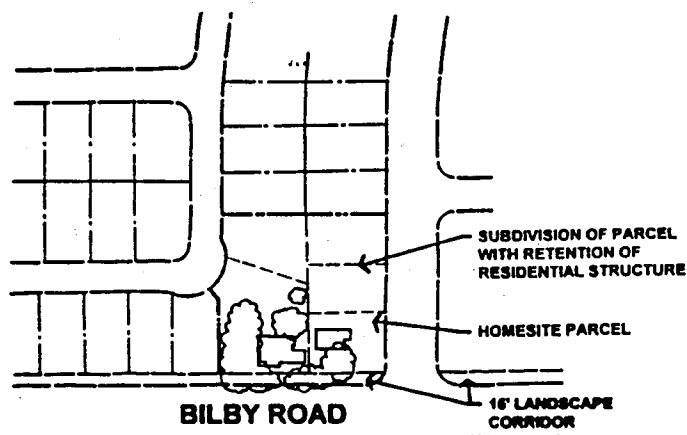


Figure 2-9 Rusmore Homesite

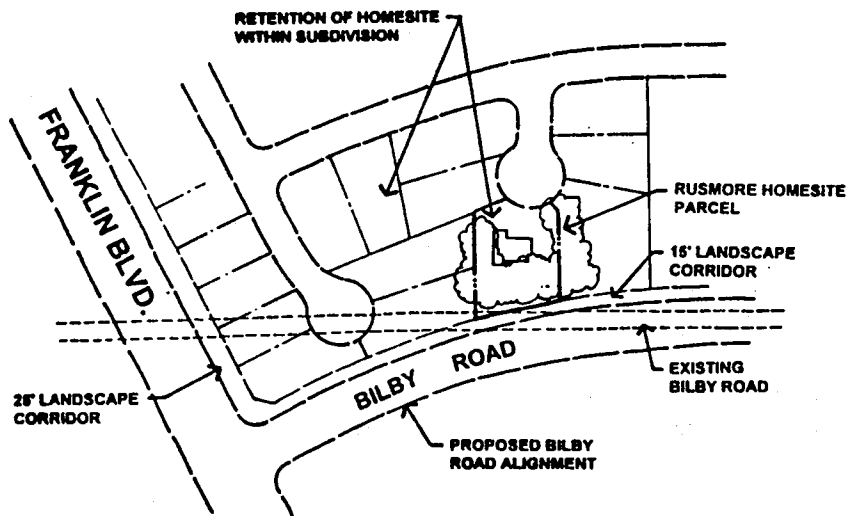
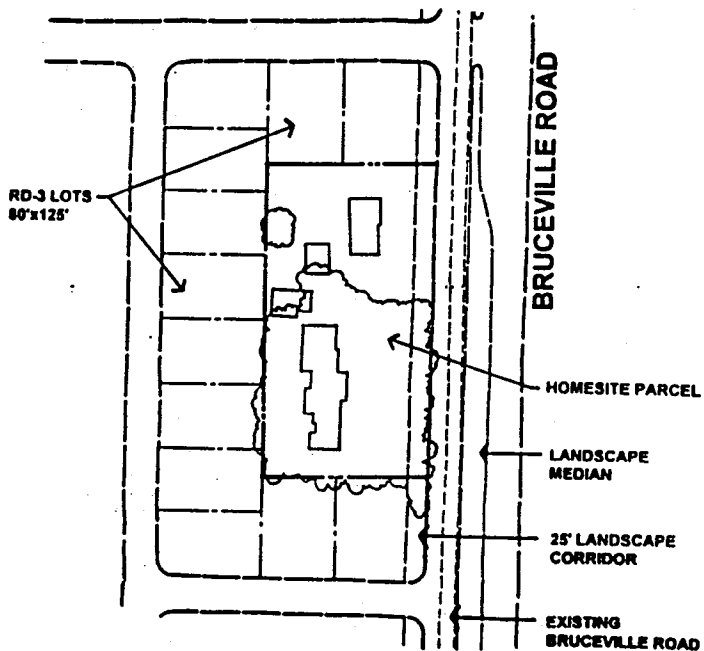


Figure 2-10 Benedict Homesite



Historic Town of Franklin

While the Town of Franklin is not within the boundaries of the East Franklin Specific Plan, it is adjacent to the Plan boundaries. As identified on Figure 2-6, the Town of Franklin is immediately east of the railroad tracks, with access from (Old) Franklin Road and Bilby Road. During discussion of the Specific Plan at the Board of Supervisors, it was determined the East Franklin Specific Plan will affect the Town of Franklin and that in the context of the next General Plan Update, beginning in the Summer of 2000, that public services should be extended to Franklin. During buildout of the East Franklin Specific Plan, therefore, public water and sewer services will be extended in close proximity to the Town of Franklin and those services should be made available for hook-up to the Town of Franklin.

Jungkeit Dairy Residence

Within the Jungkeit Dairy project, a home is identified for preservation. The East Franklin Financing Plan identifies funding for the preservation of the Jungkeit Dairy residence.

2.2.5 Executive HousingBackground/Purpose

The Executive Housing Overlay is intended to address the need for higher-end, move-up housing in the South Sacramento County metropolitan area. Planning for communities in the South Sacramento County area has focused on job growth in the entry and mid level employment sectors; where the need for housing is the greatest. However, a need has been identified for housing to support the executives, managers, administrators, and business owners who work in the area. The intent is to provide executive style housing to allow living near places of employment, rather than in outlying areas of the Sacramento region. Currently, no provisions have been included in community plans or specific plans to address this identified need for executive style housing.

Description

The Executive Housing Overlay would apply to a portion of the southwest corner of the East Franklin Specific Plan. The overlay would include the 'panhandle' of the planning area, south of Bilby Road. The overlay would also include the Historical Housing Area as identified on the land use plan, and portions of properties to the east. Total area for the overlay, net the mini-park, plaza, water quality basin, and major roadways is approximately 109 acres.

The Executive Housing Overlay is located in the southwest corner of the planning area for several reasons. The overlay would complement the Historical Housing Area that requires 20,000 sq. ft. lot sizes. The overlay location would also allow creation of a separate 'entry window' via Bilby Road and Hood Franklin Road to the west. A separate entry helps limit contrasts with other residential land uses within the plan area.

Land use within the overlay would be Single Family Residential 2-4 units per acre, with an average assumed density of 3 units per acre. Typical lot sizes could range from 8,000 sq. ft (RD-4) to 20,000 sq. ft (RD-2). These larger average lot sizes would provide for larger square footage homes with larger front, side and rear yard areas.

Development Standards

Several development standards shall apply in the Executive Housing Overlay to provide complementary enhancements to the higher-end housing anticipated in this area.

Enhanced Landscape Features: Projects within the Executive Housing Overlay should include more intensive landscaping within landscape corridors, such as closer centers on street tree plantings. Median entry islands and landscape corridor “wrap-arounds” is encouraged. Gated entries with enhanced entry landscaping should be allowed.

Each project within the Executive Housing Overlay should employ a consistent streetscape theme that defines front yard plantings including a mix of dominant trees and accent trees.

Street Standards: Street improvements for minor and major residential streets shall be to Class "B" standards (curb & gutter, no sidewalk). Vertical curbs should be allowed on these streets. This design brings landscaping closer to the street and creates a more “upscale” appearance to the streetscape. Sidewalks should only be required on major residential streets where traffic and pedestrian/bike volumes warrant their construction. In these cases, separated sidewalks (4' walk and 6' planter) within a 10-foot pedestrian easement should be allowed.

Front Yard Setback: A minimum 25-foot front yard setback shall be required for residential development within the overlay area.

Street Lights: Enhanced street light standards should be encouraged.

Architecture Review Committee: An architectural review committee should be established for each project within the Executive Housing Overlay to review and approve residential building plans including building size, architectural design, materials and colors.

2.2.6 Proposed Subdivisions

Certain properties owners and developers have submitted tentative subdivision map applications for processing concurrent with submittal of this Specific Plan. At the present time four rezone/tentative subdivision map applications and one rezone application without tentative map have been submitted. Following are the names of the projects:

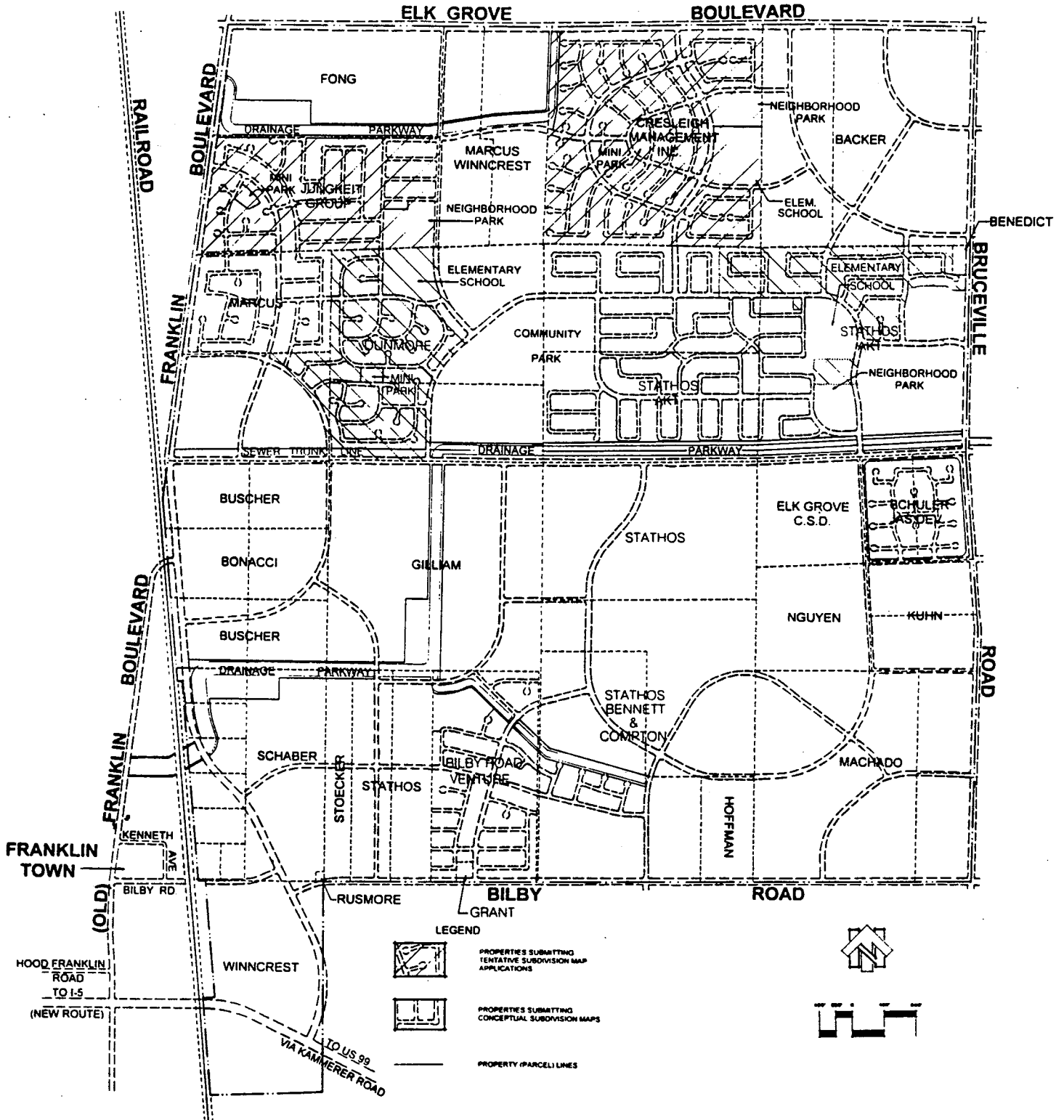
- Laguna Creek South - rezone and tentative map application.
- Laguna Meadows - rezone and vesting tentative map application.

- Franklin Meadows -rezone and tentative map application.
- Jungkeit Dairy - rezone and tentative map application.
- JAS Development, Inc. - rezone application.

The locations of these properties are identified in Figure 2-11.

Tentative subdivision maps for other properties within the Plan area will be submitted subsequently over a period of time in accordance with projected market demand and the requirements for public infrastructure described in the Phasing Plan included in this Plan.

Figure 2-11 Parcels Proceeding with Tentative Subdivision Maps



2.2.7 Residential Land Use Policies

1. While recognizing that the area is urbanizing, to the extent feasible the Plan shall include measures to preserve the integrity of existing residences and neighborhoods within the Plan area and integrate those uses with new uses in the Plan.
2. Site and architectural design of proposed residential projects should be consistent with the Design Guidelines included in this Plan.
3. Private open space and recreation amenities that will meet the needs of the resident population shall be provided in multi-family residential projects.
4. Residential lotting patterns should promote opportunities for public access into public open spaces. Parks and other community open spaces should be accessible at points along the street systems.
5. Residential subdivisions shall be designed to facilitate visual surveillance of parks and open space areas by residents and Sheriff patrols.
6. Single Family and Medium Density Residential dwellings shall have frontage on, and driveway access to, Collector Streets only in accordance with average daily traffic counts described in the Circulation section.
7. Rear and side yards shall face streets designated as Arterial and Thoroughfare streets on the Circulation Plan. Subdivisions shall be separated from Arterial and Thoroughfare streets by landscaped areas, sound walls, fences, and/or berms that conform to the Design Guidelines included in this Plan.
8. Disclose to all prospective buyers of property within 500 feet of any active farming/dairy operation through notification in the title report, that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the County Right-to-Farm Ordinance.
9. In recognition of existing practices of aerial application of pesticides and the potential for odors emanating from the dairy, establish a 500-foot wide buffer zone around the west and north perimeter of the Machado dairy property. *In addition, disclosure through notification in the title report shall be made to all initial buyers within 1000 feet of the dairy property that nuisance conditions could result from the on going operation of the dairy.* The continued need for all or any part of the buffer may be reconsidered at such time as application(s) for residential zoning are processed for land adjacent to the Machado dairy, if there have been substantial changes in the dairy operation. In no event shall the requirement for a buffer remain after the dairy operations cease.
10. Increase lot sizes adjacent to 5107 Bilby Rd. (Stoeker) and 9800 Bruceville Rd. (Benedict) to provide a buffer for these rural residents. (This mitigation has been fulfilled through recent modifications to the East Franklin Land Use Plan)

2.2.8 Residential Design Guidelines

Architectural Design

It is not the intent of the following architectural design guidelines to dictate particular styles, materials, or colors. Rather, the guidelines are intended to ensure compatibility within neighborhoods while minimizing off-site visual impacts.

These guidelines also apply to any non-residential use that may be permitted in residential areas of the Plan.

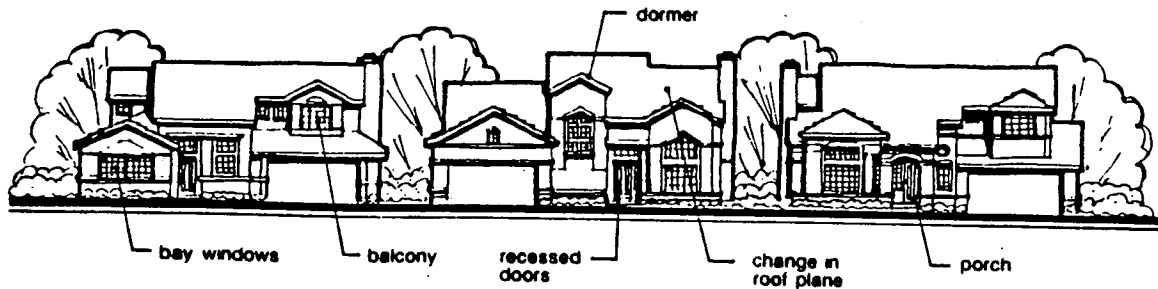
1. All buildings visible from an adjoining street should include architectural detailing, such as accent trim, reveals, recesses, projections, porches, and other similar features, which provide variety and visual interest.
2. Roofs should employ a hip and gable design, with slopes of between 4:12 and 6:12. Flat roof designs should not be permitted.
3. Roof material should consist of wood shakes, clay tile or other materials that have a similar color and texture, such as concrete or formed metal.
4. All roof materials and equipment should be non-reflective.
5. Roof-mounted equipment should not be visible from adjacent streets.
6. All wall and roof colors should be in muted tones.

Architectural Design - Single Family Dwellings

Architectural style within a single neighborhood or subdivision should provide a mixture of styles with varying elevations, materials, and roof designs, all based on a consistent design theme selected for that neighborhood or subdivision.

1. Attached garages should be offset from the main body of the dwelling to the maximum extent possible to improve the visual interest of the front elevation. A minimum offset of 5 feet is recommended; however, this offset should not be inconsistent with the Development Standards.
2. Swing in or side entry garages are encouraged where lots are of sufficient width.
3. Architectural diversity within an established style is required within each single family residential project. To accomplish visual diversity, architectural design, materials, and colors should vary. Architectural details, such as balconies, dormers, bay windows, recessed doors, changes in roof pitch, and porches are encouraged to further embellish basic architectural designs. Figure 2-12 provides an example of diversity in architectural style.

Figure 2-12 Single Family Residential Architectural Design Concept



4. Variation of housing types within neighborhoods is encouraged, provided the mix is architecturally compatible.

Architectural Design - Multi-family Dwellings

1. Roof surfaces and ridgelines should be broken through staggering of dwelling units and variations in roof height and form.
2. To the extent possible, multi-family projects should consist of several smaller structures rather than a few large structures.

Site Design

Site Design - Multi-family Dwellings

1. Natural site features should be incorporated into project site design, to the extent possible.
2. Parking areas should be provided for small groups of vehicles (e.g., 20 to 30) separated from other parking areas by open space and landscaping and located in close proximity to the dwelling units served.
3. Where multi-family projects adjoin open space, careful attention should be given to ensuring that the open space is visually integrated in the project.
4. Where multi-family projects abut single family rear or side yards, solid walls or fences should be provided, and a landscaped planter should be provided on the multi-family side as a buffer.
5. Secure bicycle parking should be provided in all multi-family projects.

6. Landscaping should be selected with consideration to wind control and solar access. For example, deciduous trees should be planted adjacent to habitable spaces where summer shade and winter sun is desired.
7. Plant materials should be selected with long-term results in mind, not quick screening.
8. All projects should include common recreation amenities such as swimming pools, play structures, tennis courts, and picnic areas. The nature of these facilities will be in accordance with a number of factors, including characteristics of the resident population.
9. Landscaping of common areas should be installed prior to occupancy of the first dwelling unit in a project. All landscaping should be maintained by the building owner.
10. Adequate open space should be provided between buildings to ensure privacy and allow adequate access to sunlight and air.
11. In most instances, an assemblage of smaller structures is preferable to fewer, larger buildings due to the increased opportunities for providing open spaces between buildings.
12. All outdoor parking areas (including carports) should be observable from the living area of at least one dwelling in the project, although not necessarily the dwelling assigned to that parking area.
13. To the maximum extent possible, common open space should be interspersed throughout the project site. Common areas should provide for limited active recreation activities and passive use.
14. Active, noise-generating recreation areas should be separated from residential areas and/or screened to minimize disturbance to nearby residents.
15. Storage areas for maintenance equipment, and centralized trash collection areas should be well-integrated into the site design to minimize impact on nearby residents. These areas should be well-screened with fencing and landscaping, and should allow easy access by service vehicles.

2.3 COMMERCIAL LAND USE

This section describes all aspects of commercial development within the Plan area, including descriptions of each commercial category, commercial policies, design guidelines, and development standards.

2.3.1 Commercial Concept

The East Franklin Specific Plan includes a limited amount of retail commercial development primarily for the convenience of future residents of the Plan and nearby areas. Commercial development designated within the Plan area is not intended to meet all of the retail commercial needs of Plan area residents and is not intended to include major shopping and employment facilities for the larger South County area. Instead, the Plan designates a small portion (less than 2 percent) of the total land area to commercial uses. In this way, planned commercial uses will serve the frequently recurring needs of area residents for commercial goods and services. This limitation on new commercial development is consistent with the following General Plan policy:

Policy LU-34. Discourage the creation of excessive amounts of retail shopping facilities.

The Plan includes six sites totaling 52.6 net acres designated for commercial land use. Sites range in size from 1.6 to 26.3 net acres and are distributed throughout the Plan area, although they are predominantly on the northern half of the site. Each commercial site is located at a major street intersection. Included are two Mixed-use Commercial sites, one Neighborhood Commercial site, one Convenience Commercial site, one Community Commercial site and one Business and Professional Office site.

As graphically depicted in the Land Use Diagram, each of the six commercial sites are distinct and compact. None are linear in nature. Three of the sites have street frontage of 700 feet or less. The largest commercial center, at the Bruceville Road/Elk Grove Boulevard intersection, has a frontage length of 1,100 feet on Bruceville Road. Commercial development is therefore consistent with the following General Plan policy:

Policy LU-33. Discourage the establishment and build-out of linear, strip pattern, commercial centers.

Table 2-5 provides a summary of Commercial land use.

**Table 2-5
Commercial Land Use Summary**

Commercial Category	Net Acreage
Community Commercial	26.3
Neighborhood Commercial	8.9
Convenience Commercial	2.6
Mixed-use Commercial	13.2
Business/Professional Office	1.6
Total	52.6

2.3.2 Community Commercial

Land Use Description

A 26.3-acre Community Commercial site is designated at the Elk Grove Boulevard/Bruceville Road intersection. This large commercial site is surrounded by higher density residential uses and is adjacent to possible future commercial development immediately to the east, across Bruceville Road. Together, these two sites will constitute a major commercial center serving Plan area residents, as well as residents of surrounding areas.

The Community Commercial site, which is the most intense commercial area in the Plan, will accommodate a full range of retail and service commercial uses, as well as office uses. Following is a partial listing of the types of uses which would be appropriate in the Community Commercial area:

- Home Improvement Center
- Department Store
- Super Drug Store
- Supermarket
- Miscellaneous Retail Shops
- Barber/Beauty Shop
- Automobile Services
- Bank
- Professional Offices

Zone Classifications

The Zone Classifications on property within the Plan area, and in existence on the date this Plan is adopted, are consistent with the Community Commercial Zone Classification. However, requests to re-zone those properties to a classification other than that which is allowed by the Plan would require an amendment to this Specific Plan.

The Zone Classification that may be applied by rezone action to properties within the Plan designated Community Commercial is Shopping Center (SC). The (F) combining zone classification must be applied to property that is subject to flooding.

Development Standards

The development standards for areas designated Community Commercial on the Specific Plan Land Use Diagram are described in Title III, Chapter 15, Article 6 of the Sacramento County Zoning Ordinance.

Permitted Uses

Permitted uses in areas designated Community Commercial on the Specific Plan Land Use Diagram shall be consistent with Sacramento County Zoning Ordinance Title II, Chapter 25, Article 2 for the Shopping Center (SC) zone classification in effect on the

date this Plan was adopted. Existing permitted uses within the Plan area shall be deemed legal uses until such time as rezoning occurs, at which time the status of such uses will be reassessed. Additional permitted uses shall include the following:

- Joint park and ride lots

Joint use park-and-ride lots are permitted and encouraged where parking space availability meets minimum standards and where use agreements exist between RT and shopping center owners.

2.3.3 Neighborhood Commercial

Land Use Description

A 8.9-acre Neighborhood Commercial site is designated at the Franklin Boulevard/"1" Street intersection. The site is surrounded by higher density residential sites and is intended primarily to serve the frequently recurring needs of Plan area residents. Intended to be a less intense commercial area than the Community Commercial center, the architectural and site design of the Neighborhood Commercial center will be integrated into the surrounding residential community. The adjoining 4.0 acres (sewer interceptor parcel may be used for parking and landscape).

Typical uses are expected to include the following:

- Supermarket
- Super Drug Store
- Hardware Store
- Barber/Beauty Shop
- Restaurant
- Gas Station
- Video Store
- Bank

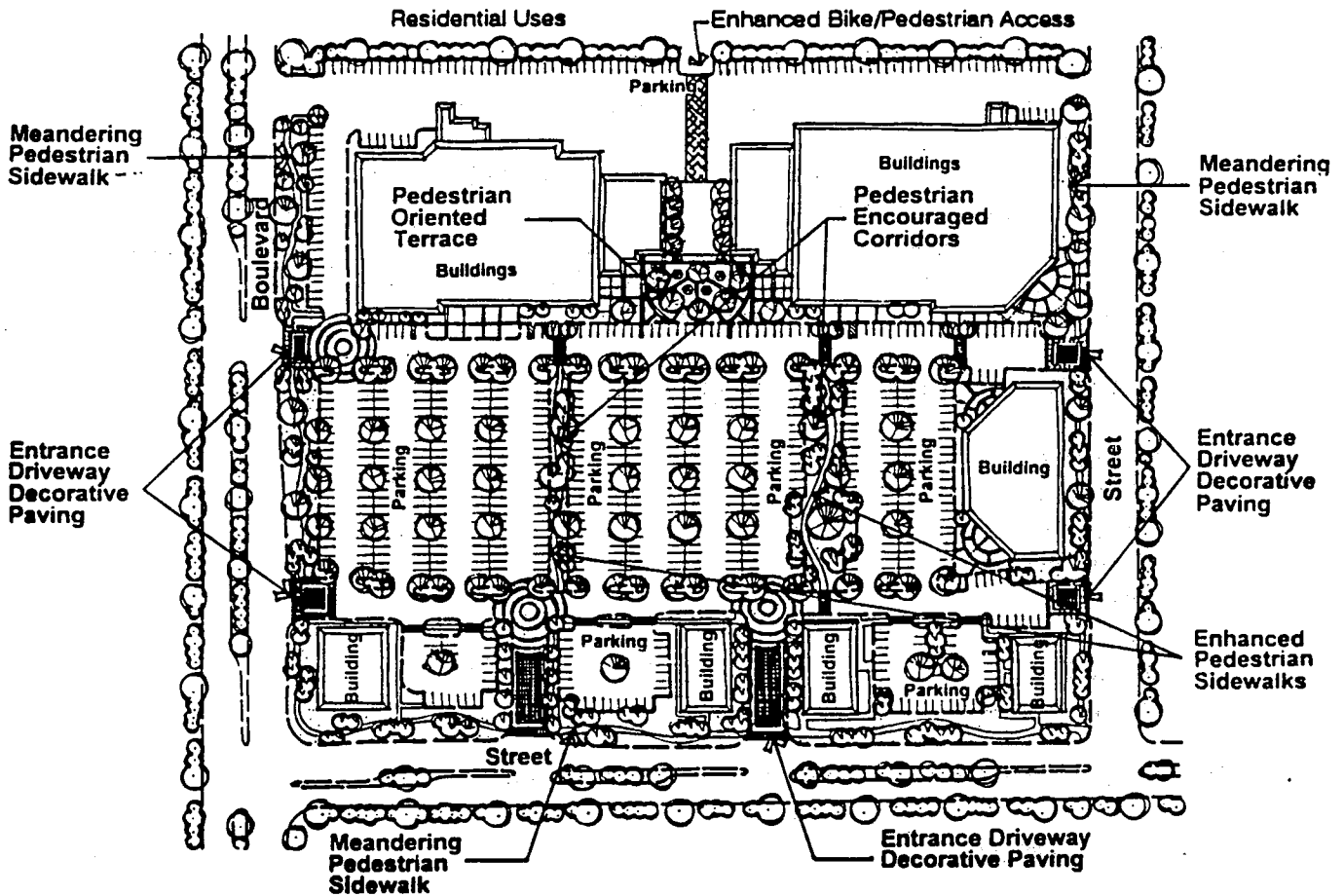
The Neighborhood Commercial land use concept is depicted in Figure 2-15.

Air Quality Considerations

The Neighborhood Commercial Concept has been designed to encourage bicycle/pedestrian circulation by providing connectivity to the surrounding land uses through an enhanced sidewalk system. The meandering sidewalks that encompass the perimeter of the site connect to bike/pedestrian access points which are designated along the property boundary. Other enhanced sidewalks traverse the site through pedestrian corridors and terraces that encourage and facilitate travel through the center of the site. Together, these sidewalks allow the pedestrian quick and enjoyable access throughout the property.

Vehicular travel has been designed to circulate the motorist past the building fronts within the interior of the site, to parking areas conveniently located adjacent to their use. Vehicles can enter or exit from at least two locations along any of the three surrounding streets. This configuration will ensure continued accessibility even if traffic is congested on one of the surrounding streets. Entries can be easily identified by the use of signage, decorative paving, and colorful plant materials.

Figure 2-13 Neighborhood Commercial Concept



Zone Classifications

The Zone Classifications on property within the Plan area, and in existence on the date this Plan is adopted, are consistent with the Neighborhood Commercial Zone Classification. However, requests to re-zone those properties to a classification other than that which is allowed by the Plan would require an amendment to this Specific Plan.

The Zone Classification that may be applied by rezone action to properties within the Plan designated Neighborhood Commercial is Shopping Center (SC) Commercial. The (F) combining zone classification must be applied to property that is subject to flooding.

Development Standards

The development standards for areas designated Neighborhood Commercial on the Specific Plan Land Use Diagram are described in Title III, Chapter 15, Article 6 of the Sacramento County Zoning Ordinance.

Permitted Uses

Permitted uses in areas designated Neighborhood Commercial on the Specific Plan Land Use Diagram shall be consistent with Sacramento County Zoning Ordinance Title II, Chapter 25, Article 2 for the Shopping Center (SC) Commercial zone classification in effect on the date this Plan was adopted. Existing permitted uses within the Plan area shall be deemed legal uses until such time as rezoning occurs, at which time the status of such uses will be reassessed. Additional permitted uses shall include the following:

- Joint park and ride lots

Joint use park-and-ride lots are permitted and encouraged where parking space availability meets minimum standards and where use agreements exist between RT and shopping center owners.

2.3.4 Convenience Commercial

Land Use Description

A 2.6-acre site is designated for Convenience Commercial uses. The site is centrally located on "1" Street, the new east/west Thoroughfare Street. The Convenience Commercial site is intended to provide for low-intensity convenience commercial uses and small-scale business professional uses that serve Plan area residents. Following is a partial listing of the types of uses that would be appropriate in the Convenience Commercial area:

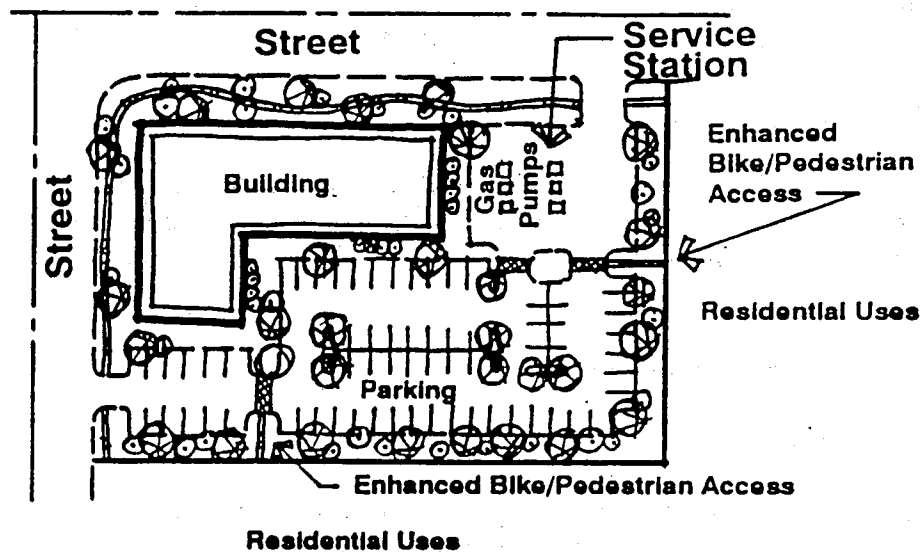
- Barber/Beauty Shop
- Convenience Food Store
- Bakery
- Bookkeeper/Accountant
- Insurance Agent

Figure 2-14 illustrates the Convenience Commercial land use concept.

Air Quality Considerations

The Convenience Commercial Concept has also been designed to maximize connectivity with surrounding land uses and encourage bike/pedestrian travel. The building has been placed near the street corner, close to pedestrian and bike travel, for greater visibility and convenience. Enhanced access points have been provided to connect with all adjacent land uses, allowing bicycles or pedestrians the ability to circulate around or through the site. This location also helps to conceal some of the parking area from the street. Vehicular access has been located as far from the corner as possible to promote safe traffic movements and reduce potential conflicts with pedestrians and bicyclists.

Figure 2-14 Convenience Commercial Concept



Zone Classifications

The Zone Classifications on property within the Plan area, and in existence on the date this Plan is adopted, are consistent with the Convenience Commercial Zone Classification. However, requests to re-zone those properties to a classification other than that which is allowed by the Plan would require an amendment to this Specific Plan.

The Zone Classification that may be applied by rezone action to properties within the Plan designated Convenience Commercial is Limited Commercial (LC). The (F) combining zone classification must be applied to property that is subject to flooding.

Development Standards

The development standards for areas designated Convenience Commercial on the Specific Plan Land Use Diagram are described in Title III, Chapter 15, Article 2 and Article 6 of the Sacramento County Zoning Ordinance.

Permitted Uses

Permitted uses in areas designated Convenience Commercial on the Specific Plan Land Use Diagram shall be consistent with Sacramento County Zoning Ordinance Title II, Chapter 25, Article 2 for the Limited Commercial (LC) zone classification in effect on the date this Plan was adopted. Existing permitted uses within the Plan area shall be deemed legal uses until such time as rezoning occurs, at which time the status of such uses will be reassessed. Additional permitted uses shall include the following:

- Joint park and ride lots

Joint use park-and-ride lots are permitted and encouraged where parking space availability meets minimum standards and where use agreements exist between RT and shopping center owners.

2.3.5 Mixed-Use Commercial

Land Use Description

Two sites totaling 13.2 acres are designated for Mixed-use Commercial development. These sites are intended to provide for the development of commercial uses that offer residents in surrounding neighborhoods convenient access to retail goods and services, mixed with business and professional office uses. This relatively low intensity commercial land use category is intended to accommodate uses such as those identified below:

- Barber/Beauty Shop
- Convenience Food Store/Mini Market
- Bakery
- Bookkeeper/Accountant
- Insurance Agent
- Dry Cleaner/Tailor

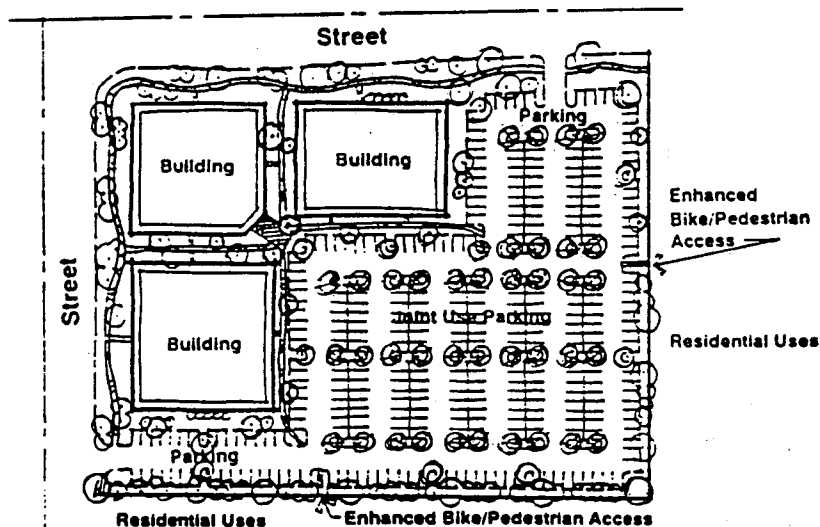
It is envisioned that development of these relatively compact sites (three and four net acres in size) will occur in the form of two-story structures that include retail and service

commercial uses on the ground floor and office uses on the second floor. The land use concept for Mixed-use Commercial is depicted in Figure 2-15.

Air Quality Considerations

The Mixed-use Commercial Concept has been designed to maximize connectivity with surrounding land uses and encourage bike/pedestrian travel. The buildings have been placed near the street corner, close to pedestrian and bike travel, for greater visibility and convenience. This location also serves to conceal some of the parking area from the street. Enhanced access points have been provided to connect with all adjacent land uses, allowing bicycles or pedestrians the ability to circulate around or through the site. Vehicular access has been located as far from the corner as possible to promote safe traffic movements and reduce potential conflicts with pedestrians and bicyclists. Tenant and customer parking are combined in a joint use parking area that is located behind the buildings, away from the street noise and traffic. This will ensure convenient and safe access for employees and shoppers.

Figure 2-15 Mixed-use Commercial Concept



Zone Classifications

The Zone Classifications on property within the Plan area, and in existence on the date this Plan is adopted, are consistent with the Mixed-use Commercial Zone Classification. However, requests to re-zone those properties to a classification other than that which is allowed by the Plan would require an amendment to this Specific Plan.

The Zone Classification that may be applied by rezone action to properties within the Plan designated Mixed-use Commercial is Business and Professional (BP) and Shopping Center (SC). The (F) combining zone classification must be applied to property that is subject to flooding.

Development Standards

The development standards for areas designated Mixed-use Commercial on the Specific Plan Land Use Diagram are described in Title III, Chapter 15, Article 2 and Article 6 of the Sacramento County Zoning Ordinance.

Permitted Uses

Permitted uses in areas designated Mixed-use Commercial on the Specific Plan Land Use Diagram shall be consistent with Sacramento County Zoning Ordinance Title II, Chapter 25, Article 2 and 3 for the Business and Professional (BP) and Shopping Center (SC) zone classifications in effect on the date this Plan was adopted. Existing permitted uses within the Plan area shall be deemed legal uses until such time as rezoning occurs, at which time the status of such uses will be reassessed. Additional permitted uses shall include the following:

- Joint park and ride lots

Joint use park-and-ride lots are permitted and encouraged where parking space availability meets minimum standards and where use agreements exist between RT and shopping center owners.

2.3.6 Business and Professional Office

Land Use Description

A 1.6-acre site, located adjacent to Bruceville Road (i.e., Benedict's property) is designated for Business and Professional Office. The intent of this designation is to accommodate a one-story commercial facility such as a day care facility, residential home care facility or other low intensity business and professional office use.

Following is partial, representative listing of the types of uses that would be appropriate in the Business/Professional areas:

- Doctor/Dentist
- Accountant/Tax Preparer
- Attorney
- Real Estate
- Insurance
- Day Care
- Residential Home Care

Zone Classifications

The Zone Classifications on property within the Plan area, and in existence on the date this Plan is adopted, are consistent with the Business Professional Zone Classification.

However, actions to re-classify those properties to a classification other than that which is allowed by the Plan would require an amendment to the Specific Plan.

The Zone Classification that may be applied by rezone action to properties within the Plan designated Business Professional is Business Professional (BP). The (F) combining zone classification must be applied to property that is subject to flooding.

Development Standards

The development standards for areas designated Business and Professional Office on the Specific Plan Land Use Diagram are described in Chapter 15, Article 2 and Article 5 of the Sacramento County Zoning Ordinance.

Permitted Uses

Permitted uses within areas designated as Business and Professional Office on the Specific Plan Land Use Diagram are those uses that are permitted in accordance with the zoning for the property in existence on the date this Plan was adopted and those permitted uses described in Chapter 25, Article 2 of the Sacramento County Zoning Ordinance for the Business Professional (BP) Zone classification, subject to the special conditions specified and contained therein. Notwithstanding, the permitted uses associated with the zoning on property in existence when this Plan is adopted remains in effect until the property is rezoned.

2.3.8 Commercial Land Use Policies

1. Pedestrian and bicycle access to and within commercial areas should be facilitated by the creation of sidewalks, pedestrian/bicycle paths, and bicycle parking facilities.
2. To further encourage walking and cycling to work, businesses shall be encouraged to provide shower and locker room facilities for their employees.
3. Site and architectural design of proposed commercial projects should be consistent with the Design Guidelines included in this Plan.
4. Pedestrian access points should be required along the site perimeter of commercial and office uses to enable pedestrian access from adjacent residential neighborhoods. These access points should be designed appropriately to maintain land use compatibility and address safety concerns.
5. Consideration shall be given to the reduction of parking requirements for individual uses where it can be demonstrated that an overlap of parking demand exists for the overall commercial complex and where joint-use park-and-ride facilities are proposed.

2.3.78 Commercial Design Guidelines

Architectural Design

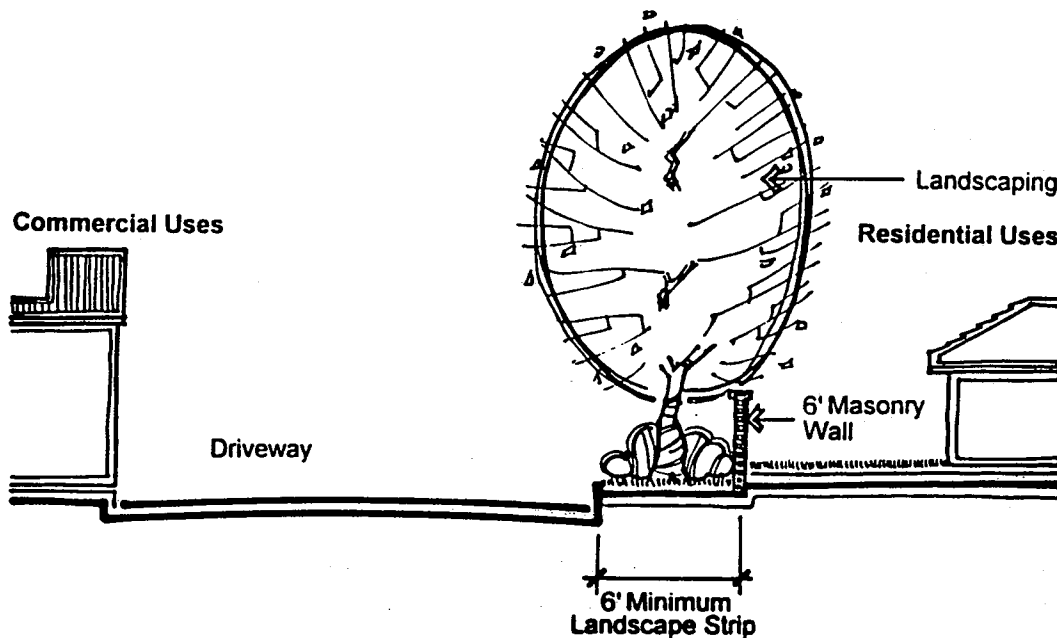
1. Low, primarily single-story structures are encouraged in Neighborhood Commercial and Convenience Commercial areas. Two-story structures are encouraged where office uses are placed over retail commercial uses and in the Mixed-use Commercial areas.
2. Brick, terra cotta, high quality woods, tile, stone and selected concretes should be the primary building materials.
3. Where visible from off site, rear and side elevations should have materials that are consistent with the front elevation.
4. Hip and gable roofs are encouraged. If flat roofing is used, the roof and all mechanical equipment should be screened from view by a continuous architectural feature.
5. Colonnades, covered walks and arcades are encouraged to enhance architectural designs and create a pleasant pedestrian experience.
6. Roofing materials in non-reflective metals, concrete and clay tiles, wood shingles and shakes, and asphalt/concrete composites are encouraged. Parapets should reflect the character of the building's facade.
7. All commercial uses in a commercial center should adhere to a consistent architectural and site design theme.

Site Design

1. Site furnishings within commercial developments should be designed to conform to the architectural theme set forth in this Plan.
2. All storage, trash, loading and utility areas, meters, backflow preventers and transformers, etc., should be screened from view by means of plant materials, berms, or walls.
3. Pedestrian circulation should be required in all commercial projects by means of pathways, gateways in fences, and sidewalks.
4. Bike lockers and storage facilities should be provided.
5. Commercial projects should be designed to be accessible to future public transit stops on adjacent streets.
6. Commercial projects should provide pedestrian pathways through parking areas to reach main building entrances.

7. Parking lots, loading areas, outdoor lighting, trash enclosures, and other potentially disruptive features of commercial development shall be located, designed, and oriented to minimize negative impacts on adjacent residential areas.
8. Where commercial projects directly abut residential areas a planter and solid wall should be provided at the property line. Plant materials should include shade/canopy trees and groundcover. (See Figure 2-16)

Figure 2-16 Commercial/Residential Interface Concept



9. Outdoor trash disposal and loading areas, noise generating equipment, and night lighting should be located away from residential areas. Where trash and loading areas are within view of a residential area, such activity areas should be fully enclosed and landscaped.
10. All commercial landscaping should utilize the best technology available for water conservation.
11. Courtyards, atriums, trellis-covered areas, and eating courts should be developed whenever possible.

12. Outdoor gathering areas are encouraged as a means of fostering social interaction among Plan area residents and commercial center employees.

Parking Lot Design

1. A planter area should be provided between parking lots and adjacent streets to create a low visual screen. This screen may consist of low walls, plant materials, berms, or a combination of these elements.
2. Landscape planters should provide a minimum 40 percent shade coverage in all parking areas within a ten-year period.
3. Six-inch high concrete curbing should be used at all planting and landscaped areas.
4. All parking lot planters and landscape areas should be planted with live plant materials which should ultimately cover 100 percent of their area.
5. Driveways should be located and designed to avoid conflict with traffic on adjoining streets, particularly at major intersections.
6. Common access driveways and reciprocal driveway easements should be encouraged.
7. Pedestrian paths through commercial development should be separated from vehicular driveways and parking areas.

2.4 OPEN SPACE

This section describes all aspects of non-park open space land use within the Plan area, including descriptions of each open space category; land use policies; design guidelines; and zone classifications, development standards and permitted uses. This section also describes, in general terms, the manner in which jurisdictional wetlands will be addressed.

Park land, while a form of open space, is addressed separately in Section 4.7 as a public facility.

2.4.1 Introduction

The Plan includes 148.7 acres of dedicated open space which are dispersed throughout the Plan area. Open space serves a variety of functional and aesthetic purposes and is an important land use component that augments dedicated park land (see Section 8.0). Table 2-6 provides a summary of open space acreage.

**Table 2-6
Open Space Summary**

Open Space Type	Acreage (gross)
Drainage Parkway	76.4
Open Space/Water Quality Basin	30.2
Parkway	2.4
Sewer Interceptor Line	39.7
Total	148.7

Open space areas are depicted in Figure 2-1 Specific Plan Land Use Diagram and in Figure 4-1 Parks and Public Use Plan. Table 2-7 describes the ultimate ownership, maintenance, and funding for each form of open space in the Plan.

2.4.2 Drainage Parkways

A total of 76.4 net acres (approximately 21,600 linear feet) are devoted to Drainage Parkway. The Drainage Parkway is intended to primarily serve the dual purpose of conveying stormwater drainage and providing linear open space for recreational use.

As noted in Section 1.4.3, surface drainage in the Plan area is poorly defined. The Drainage Parkways are designed to provide a definitive course of storm drainage. These manmade channels will convey stormwater efficiently to one of two outfall points at the western edge of the Plan area. Drainage Parkways will be interrupted only by the street crossings depicted in the Land Use Diagram. Thus, pathways within the Drainage Parkways will allow pedestrian and bicyclists to travel considerable distances within the Plan area with minimal street contact.

The Drainage Parkways will be designed with the following components:

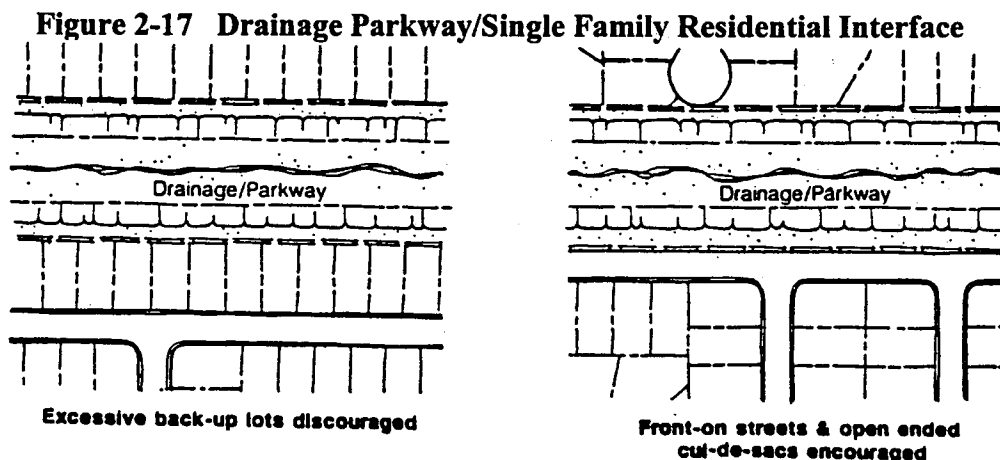
- Width will vary from approximately 130 to 225 feet.
- Channel bottom area will include a meandering, low-flow channel. Except in limited instances, such as concrete spillover points into Water Quality Basins and culverts under streets, the low-flow channel will be constructed entirely of earth.
- Buffer area with minimum width of 40 feet will be provided on one side and 8 feet on the opposite on each side of the channel within the 130 to 225-foot channel width. The buffer includes drought tolerant trees, shrubs, and annual grassland. A meandering, 10-foot wide paved, combination maintenance road/bicycle path will be constructed on one side of the buffer area. Benches and par course stations may be provided in certain instances.

Drainage Parkways are intended to be visually and functionally integrated into the Plan. To the extent possible, Drainage Parkways will be visible from adjoining streets to improve surveillance and facilitate maintenance. In residential areas, homes will back-up to drainage parkways on one side only, as depicted in Figure 2-17.

Drainage Parkways have been designed in a manner consistent with the design characteristics embodied in General Plan Policy CO-120, and are visually and functionally integrated into the Plan.

Policy CO-120. Development design should minimize the total floodplain frontage which is fenced off from public view. Development adjacent to Urban Stream Corridors should be encouraged to provide where physically reasonable a public street paralleling at least one side of the corridor with vertical curbs, gutters, foot path, street lighting, and post and cable barriers to prevent vehicular entry.

As described in Section 2.4.2, Drainage Parkways constitute an important open space and recreation component of the Plan. The Plan includes provisions that will ensure that Drainage Parkways are open to public view and physically accessible to the extent possible. The relationship of Drainage Parkways to adjoining development areas is also illustrated in Figures 2-18, 2-19, 2-20 and 2-21. Figure 2-21 represents an interim approach for landscaping the sewer corridor; while Figure 2-20 represents the ultimate plan to address the interface of the drainage parkway, sewer interceptor and arterial street.



**Table 2-7
Open Space Ownership, Maintenance, and Funding**

Open Space Component	Ultimate Ownership	Maintenance Responsibility/Funding	Construction Responsibility/Timing
Arterial Roadways¹			
Landscape Corridors ²	EGCSD	EGCSD/L&L District	Private w/ Reimb./Adj. Subdiv. ⁶
6-foot Sidewalks ²	EGCSD	EGCSD/L&L District	Private w/ Reimb./Adj. Subdiv. ⁶
Soundwalls	EGCSD	EGCSD/L&L District	Private w/ Reimb./Adj. Subdiv. ⁶
Medians	County	EGCSD/L&L District	Private w/ Reimb./Adj. Subdiv. ⁶
Interior Roadways¹			
Landscape Corridors	EGCSD	EGCSD/L&L District	Private/Subdiv. Phasing
Det. Sidewalks, w/ lands.	EGCSD	EGCSD/L&L District	Private/Subdiv. Phasing
Det. Sidewalks, w/o lands.	County	Co./Road Maint. Fund	Private/Subdiv. Phasing
Attached Sidewalks	County	Co./Road Maint. Fund	Private/Subdiv. Phasing
Soundwalls	EGCSD	EGCSD/L&L District	Private/Subdiv. Phasing
Mow Strip, w/o lands.	Prop. Owner	Prop. Owner/Private	Private/Subdiv. Phasing
Entry Islands	County	EGCSD/L&L District	Private/Subdiv. Phasing
Drainage Corridors			
Channel Sections ³	SCWA	SCWA/Drainage Fees	Private w/ Reimb./Phased per SCWA req'ts
Buffer Areas ⁴	SCWA	EGCSD/L&L District	Private w/ Reimb./Phased per SCWA req'ts
Trails	SCWA	EGCSD/L&L District	Private w/ Reimb./Phased per SCWA req'ts
Water Quality Basins			
Basin Areas ³	SCWA	SCWA/Drainage Fees	Private w/ Reimb./Phased per SCWA req'ts
Buffer Areas ⁴	SCWA	EGCSD/L&L District	Private w/ Reimb./Phased per SCWA req'ts
Other Areas			
Parks	EGCSD	EGCSD/L&L District	Public/ Per EGCSD
Parkways	EGCSD	EGCSD/L&L District	Private/With Subdivision
Franklin Blvd. Lands.	EGCSD	EGCSD/L&L District	Public/With Adj. Street Const.
Schools	EGUSD	EGUSD/School Taxes	Public/Subject to EGUSD

- Notes:
- 1/ Roadway right-of-way easements will be dedicated to the County.
 - 2/ Improvements required with building permit for commercial, multi-family, and institutional uses.
 - 3/ Up to 2 feet inside top of bank.
 - 4/ From 2 feet inside top of bank.
 - 5/ May be public responsibility if constructed with other public facilities.
 - 6/ Frontage improvements only; does not include off-site road requirements.
- EGCSD = Elk Grove Community Services District
L&L District = Lighting and Landscaping Assessment District
SCWA = Sacramento County Water Agency
EGUSD = Elk Grove Unified School District

Figure 2-18 Conceptual Drainage Parkway Design

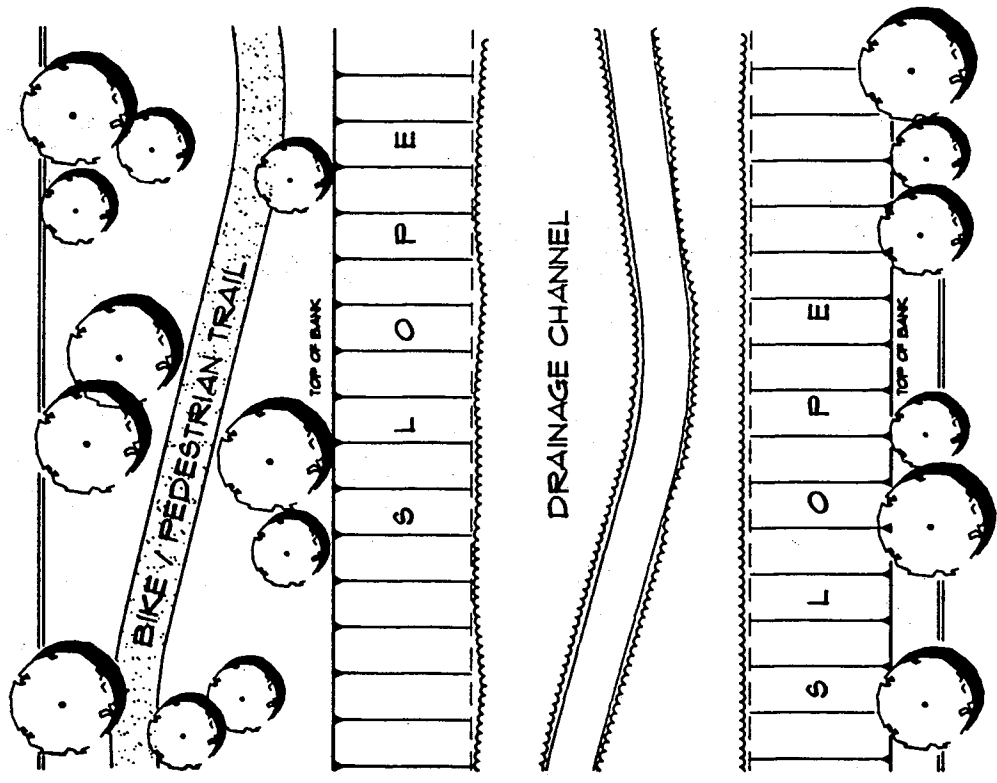
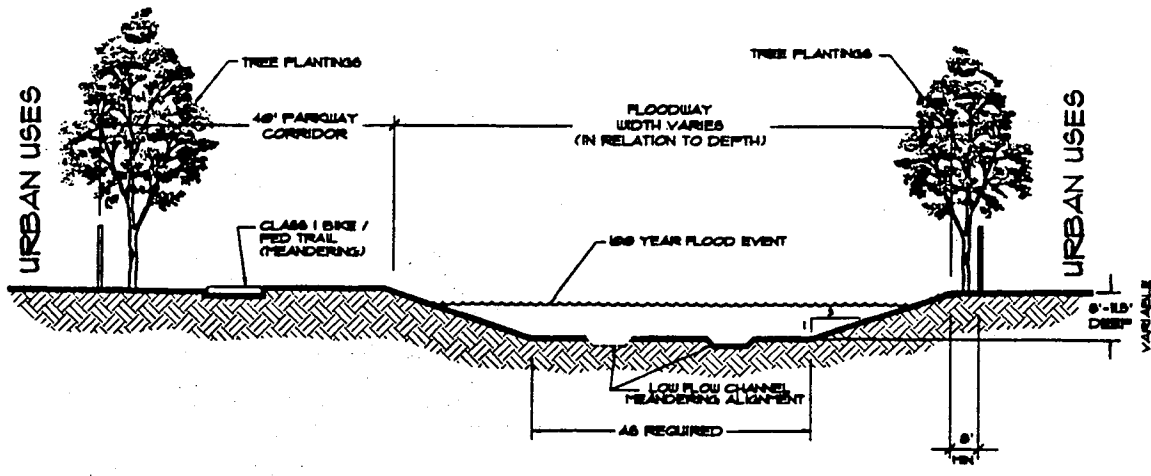


Figure 2-19 Drainage Parkway/Local Street Interface

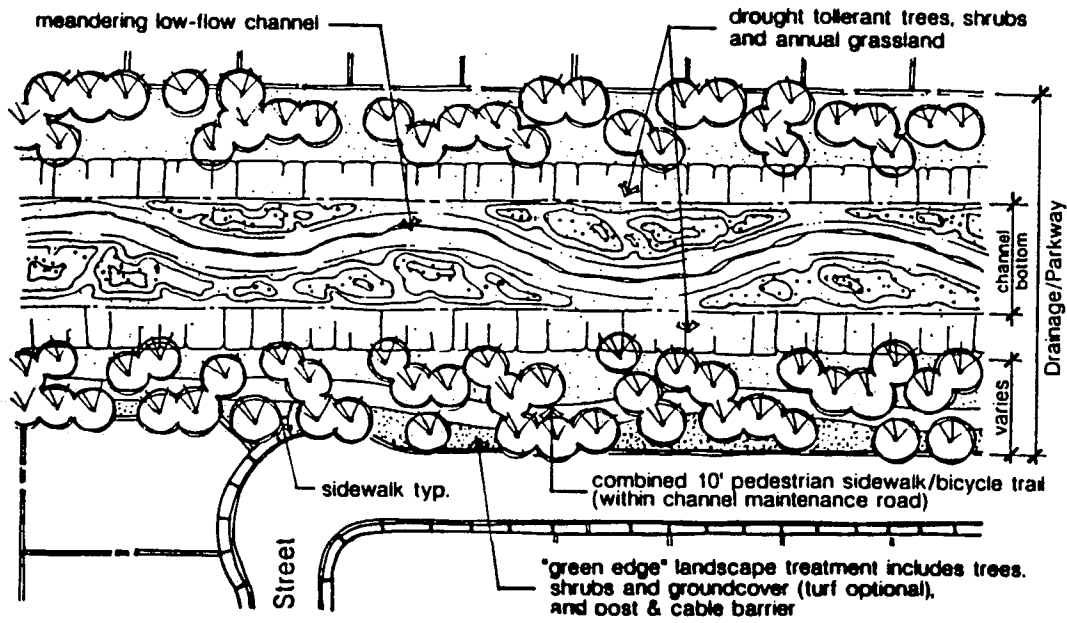


Figure 2-20 Drainage Parkway/Arterial Street Interface (Ultimate Plan)

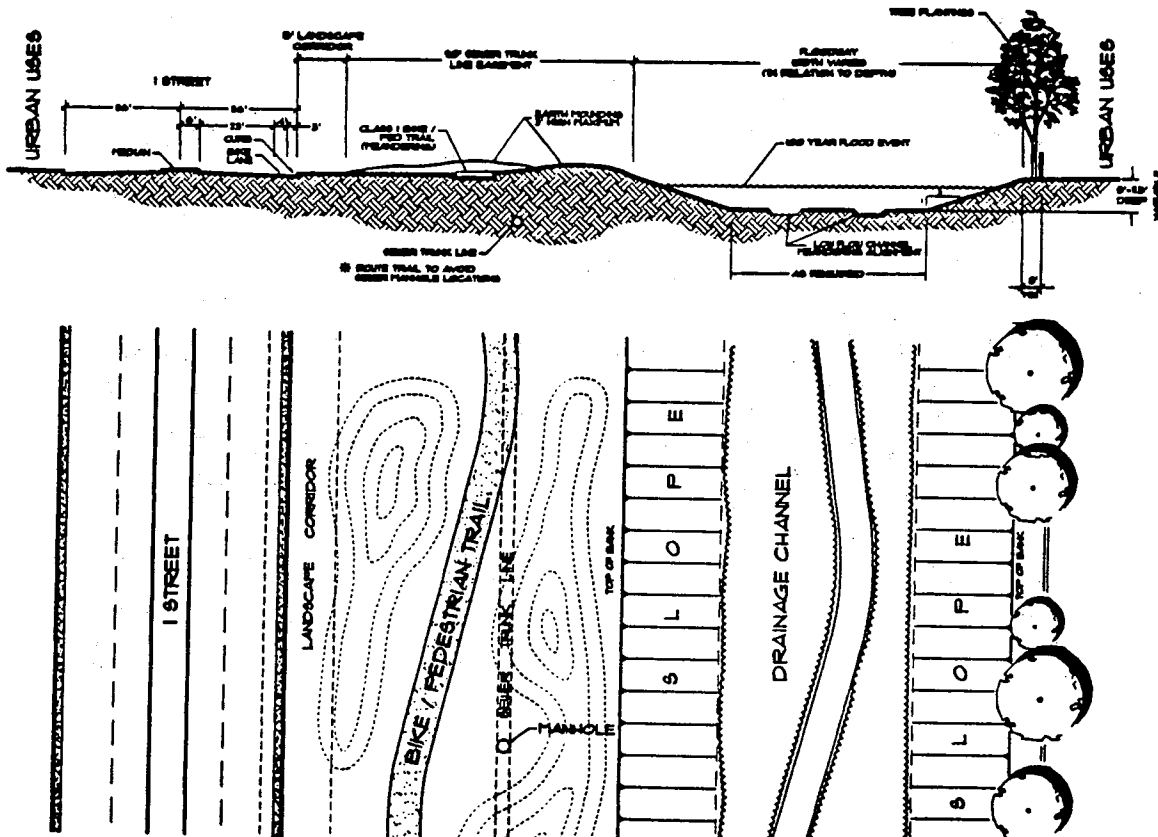
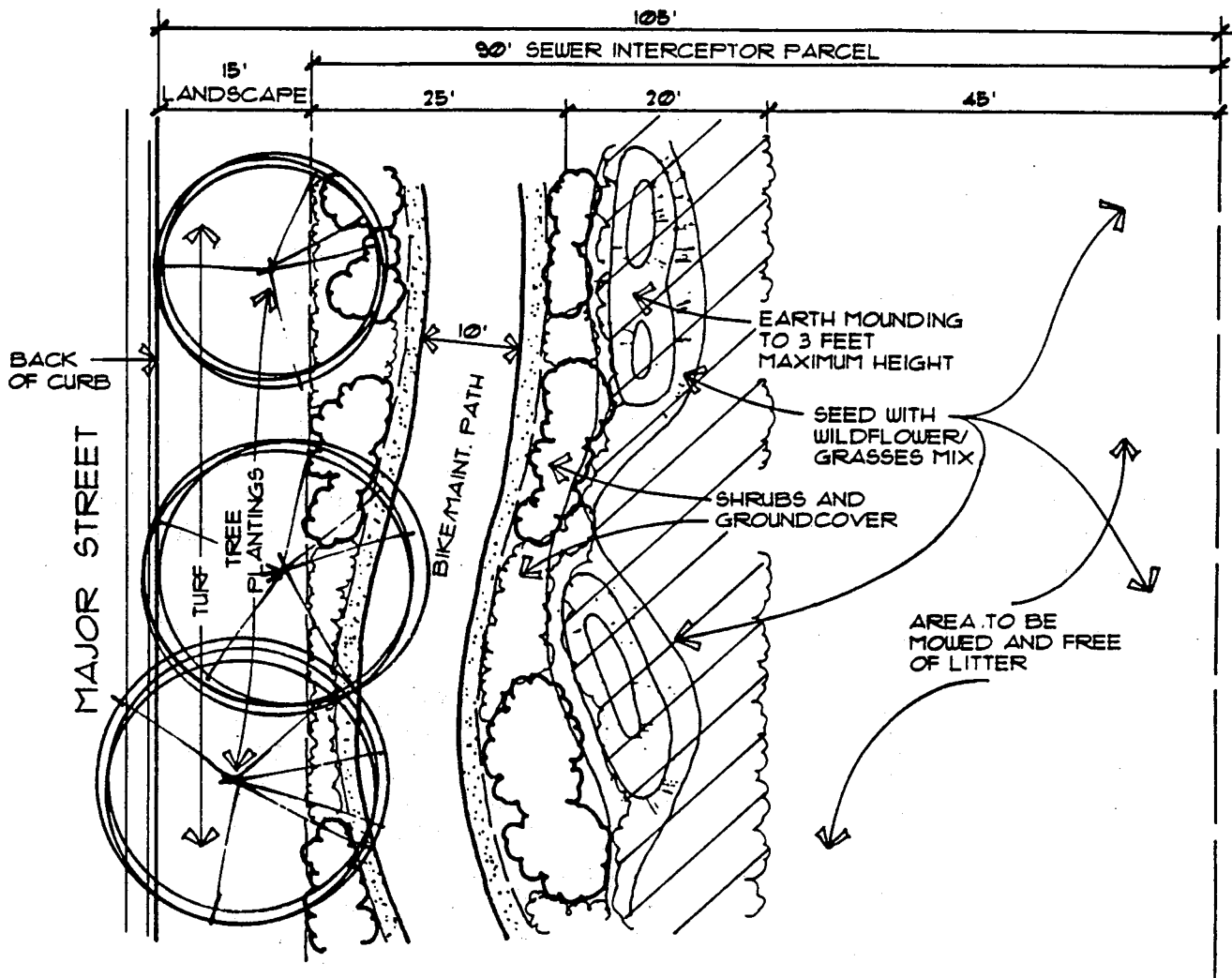


Figure 2-21 Drainage Parkway/Arterial Street Interface (Interim Plan)



LANDSCAPE CORRIDOR
WITH SEWER INTERCEPTOR PARCEL
CONCEPTUAL DESIGN

NOT TO SCALE

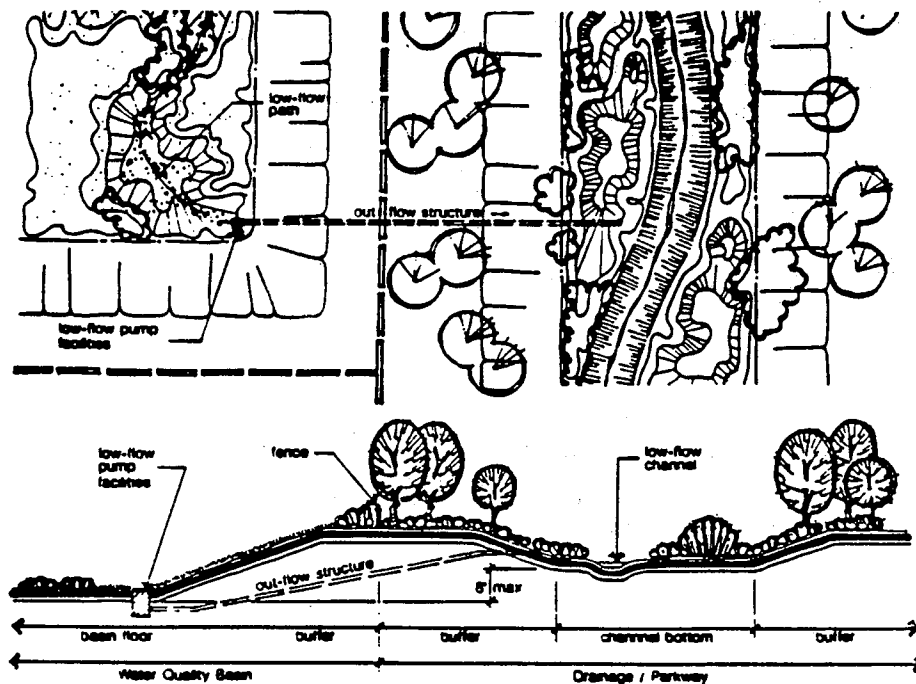
2.4.3 Open Space/Water Quality Basins

Open Space/Water Quality Basins are included in the Plan area for the primary purpose of intercepting and settling out waterborne pollutants. Located near the western edge of the Plan area adjacent to Drainage Parkways, Basins also constitute an open space component, providing areas for passive recreational activities, such as hiking and wildlife viewing. Basins, designed in accordance with design criteria contained in the Manual of Standards for Design of Joint-Use Stormwater Detention Facilities, will appear natural and will contain riparian vegetation. Certain recreational facilities may occur in these area, depending upon the anticipated frequency of flooding; however, recreational use is not encouraged. A total of five basins are designated on the Plan, totaling 30.2 net acres. Basins range from 1.9 to 6.7 acres in size.

In many instances, a sump pump will be incorporated into the design of the Water Quality Basin as a means of conveying water back into the adjoining drainage channel. Figure 2-22 illustrates the relationship of a typical water quality basin and Drainage Parkway.

While Basins will be dedicated to and maintained by the County Water Resources Division to ensure proper function, the Elk Grove Community Services District may enter into joint-use agreements with the County that would permit the development of certain passive recreational facilities. In such instances the Water Quality Basin will serve a dual use and will be accessible to the public. In other instances, where recreation facilities are not developed, the Basins will not be accessible to the public.

Figure 2-22 Open Space/Water Quality Basin/Drainage Parkway Interface



Additional information concerning the design and function of the Water Quality Basins is included in Section 5.4.3.

2.4.4 Parkways

Parkways are linear greenbelts included in the Plan as a means of providing an open space connection between park sites and other land uses. Parkway totaling 2.4 acres and 1,620 feet in aggregate length are identified in two locations. These areas, which are expected to be owned and maintained by the Elk Grove CSD, will include pedestrian and bicycle path facilities, as well as other recreational amenities.

2.4.5 Wetlands

As described in Section 1.4.3 of this Plan, the December 1995 biological resources report indicates that the Plan area contains 28 acres of possible jurisdictional wetlands and associated aquatic habitats. The wetlands inventory was prepared pursuant to General Plan Policy CO-63, which follows:

Policy CO-63. Community Plans and specific plans should include a complete inventory of seasonal and permanent marshland, riparian habitat, and riparian woodland.

This section describes, in concept, how possible jurisdictional wetlands within the Plan area will be impacted by Plan development and how impacted wetlands will be mitigated, or compensated. Detailed information describing wetlands and proposed mitigation is contained in the *Wetlands Mitigation Plan*, by Gibson and Skordal, Wetland Consultants, which accompanies this Specific Plan.

Specific plans are required to be consistent with policies in the Sacramento County General Plan relating to natural resource conservation. For example, the General Plan sets forth a policy of no-net loss of marsh or vernal pool acreage, values or functions, and it requires mitigation for any loss in relation to the values of quality of habitat. The General Plan also advocates a policy of incorporating habitat corridors for wildlife and protecting special-status species habitat from agricultural operations, human access, and other disturbing activities. Wetland mitigation must also be consistent with the County's Specific Plan Wetland Mitigation Plan Process Guidelines and the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency's Mitigation Policy, which is set forth in a Memorandum of Agreement, dated November 15, 1989.

The mitigation approach described in this Plan is consistent with County and federal policies relative to wetlands.

Wetlands Impacts

Implementation of the Plan will result in the elimination of nearly all of the existing wetlands, as well as some off-site wetlands, as described in Table 2-8.

**Table 2-8
Plan Area Possible Wetland Impact Acreage**

Wetland Type	Existing Acreage	Impacted Acreage¹
Vernal Pool	4.55	4.55
Seasonal Wetland	7.95	19.56
Drainage/Irrigation Ditches	14.21	9.25
Freshwater Marsh	0.92	0.42
Total	27.63	34.28

1/ Impacted acreage includes wetlands within the Plan area, as well as off-site wetlands impacted as a result of the extension of the Laguna South drainage channel to the west of the railroad tracks.

Wetlands Compensation

Generally speaking, the Plan provides for the mitigation of impacts to seasonal wetlands, as well as other non-jurisdictional wetlands existing in drainage/irrigation ditches, by creating similar habitats off-site at a ratio of 1.5 acres of habitat created for each acre of like habitat impacted. This will assure that there will be no net loss in wetland functions or values.

While on-site compensation is encouraged by the Sacramento County General Plan as stated in General Plan Policy CO-71, no suitable areas have been identified within the Plan.

Policy CO-71. Community and Specific Plans should identify potential areas, if any, where marsh or riparian habitat restoration/creation can be undertaken.

Off-site Mitigation. Compensation for vernal pool impacts will consist of mitigation off-site at a vernal pool mitigation bank approved by the U.S. Army Corps of Engineers. For each acre of wetland habitat impacted within the Plan area, two acres of vernal pools will be preserved and one acre will be created.

Mitigation of vernal pool impacts at the ratios described above will ensure that there is no net loss, as required by Policy CO-83. And use of an off-site compensation area, as specified in Policy CO-78, will ensure the long-term success of the preserved and created vernal pools. The applicable General Plan policies follow:

Policy CO-83. Ensure no net loss of vernal pool acreage, and/or values and functions, and mitigate any loss in relation to the values of quality of habitat.

Policy CO-78. Focus vernal pool preservation in permanent open space areas beyond the Urban Area.

Although encouraged by the following General Plan policy, suitable on-site locations for preservation of viable vernal pools have not been identified. Compensation will therefore occur off-site.

Policy CO-84. Evaluate feasible on-site alternatives in the environmental review process that reduce impacts on vernal pools and provide effective on-site preservation in terms of minimum management requirements, effective size, and evaluation criteria identified in the report "Sacramento County Vernal Pools" (1990).

Because of their scattered distribution, any preserved pools within the Plan area would be too small to be viable and would be isolated by development. Off-site compensation has been determined, in this instance, to be the environmentally superior option. The Army Corps of Engineers and U.S. Fish and Wildlife Service both discourage preservation of small, isolated vernal pools. This issue is also addressed in a recent study (*Sacramento County Vernal Pools Study*, Jones and Stokes Associates, 1990), which recommended 200 acres as the minimum size of a vernal pool preserve. The study did not rule out the viability of smaller preserves; however, it suggested that smaller preserves be "contiguous with existing preserves or permanent open space".

The General Plan addresses the potential for special-status species within planning areas in the policy which follows:

Policy CO-147. Identify suitable habitat for threatened and endangered species through the Community and Specific Plan process.

As described in Section 1.4.3, a survey for plant and animal special-status species was performed. While the impact of development on potentially-occurring species has not been determined, it is possible that certain special-status species may be accommodated within the 84 acres of created Drainage Parkways and in the more than 30 acres set aside for Water Quality Basins.

2.4.6 Mitigation for the Loss of Farmland and Open Space

Implementation of the East Franklin Specific Plan will result in the loss of approximately 1,425± acres of land classified as “farmland of statewide importance”, as shown on the California Department of Conservation’s Important Farmland Map. Policy CO-55 in the Conservation Element of the General Plan states: “Projects resulting in the conversion of more than fifty (50) acres of prime or statewide in importance farmland shall be deemed to have significant environment effect, as defined by CEQA.” Thus, the East Franklin project considered to result in significant impact to agricultural resources.

The East Franklin Specific Plan requires all property owners to participate equitably in any comprehensive open space/agricultural preservation program established by the Board of Supervisors to mitigate for the loss of Statewide Importance Farmland within the Specific Plan area. Until such program is established and approved by the Board of Supervisors, a condition of approval for any rezone within the Specific Plan will be required, stating:

Prior to the approval of improvement plans or recordation of a final subdivision map, whichever occurs first, the applicant shall implement one of the following options to the satisfaction of the Planning Director, to mitigate for the loss of agricultural land which will assist in maintaining the integrity of the Urban Service Boundary:

- a) For each acre of land being developed by this project, the applicant shall preserve 0.63 acre of agricultural land within the area bounded by Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne River/Sacramento County Line on the south, and Interstate-5 on the west, through the purchase of conservation easements or similar instruments that assure the long term protection of that land from urban encroachment; or
- b) For each acre of land being developed by this project, the applicant shall contribute \$950.00 per acre (through direct contribution or other financing mechanism that results in an equivalent contribution) into a fund to be used to purchase conservation easements or similar instruments within the same geographical area defined in part (a), and to provide for the ongoing monitoring and administration of the program (the fund, and program to expend such fund, are to be approved by the Board of Supervisors); or
- c) Should the County Board of Supervisors or the Elk Grove City Council adopt a permanent program to preserve agricultural land in the same geographical area defined in part (a), prior to implementation of one of the above measures, and the governing body intends such a permanent program to replace this condition, the applicant shall be subject to that program instead.
- d) The contribution rate (\$950 per acre) may be adjusted annually on or about July 1st., subject to approval by the Board, based upon the annual increase in the consumer price index, or based upon a detailed analysis of land values within the affected area.

2.4.7 Zone Classifications, Development Standards, and Permitted Uses

Zone Classifications

The Zone Classifications on property within the Plan area, and in existence on the date this Plan is adopted, are consistent with the Open Space Zone Classification. However, actions to re-classify those properties to a classification other than that which is allowed by the Plan are prohibited.

The Zone Classification that may be applied by rezone action to properties within the Plan designated Open Space is Recreation ("O"). The (F) combining zone classification must be applied to property that is subject to flooding.

Property that is designated as Drainage Parkway, Parkways, and Water Quality Basins are assumed to have an underlying Specific Plan Land Use designation that is compatible with surrounding uses. In the event these areas are either reduced in size or eliminated due to a change in the controlling agency plans, a lessening of the dedication requirement or other reason approved by the Board of Supervisors, additional dwelling unit allocation consistent with a subsequent rezone approval is permitted.

Development Standards

The development standards for areas designated Open Space on Figure 2-1 are described in Chapter 20, Article 3 of the Sacramento County Zoning Ordinance.

Permitted Uses

Uses permitted in the Open Space categories (i.e., Open Space/Storm Water Detention, Drainage Parkway, and Parkway) include all uses listed in Section 220-21, Table I of the Sacramento County Zoning Code for the "O" Recreation land use zone.

Permitted uses in areas designated Open Space on the Specific Plan Land Use Diagram shall be consistent with Sacramento County Zoning Ordinance Chapter 1, Article 1 for the Recreation ("O") zone classification in effect on the date this Plan was adopted. Existing permitted uses within the Plan area shall be deemed legal uses until such time as rezoning occurs, at which time the status of such uses will be reassessed.

2.4.8 Open Space Policies

General Policies

1. Storm drainage in open space areas shall be by means of open, meandering stream courses within drainage channel bottoms, as graphically depicted in this Plan.
2. To the maximum extent feasible, uses abutting Open Space shall be oriented and designed to permit surveillance of these areas in order to discourage unlawful activities.

3. Where residential development abuts Parkways and Drainage Parkways; fences shall adhere to the following design: six (6) feet in height, consisting of three (3) feet of wrought iron on top of three (3) feet of masonry wall. Alternatively, a six-foot high open wrought iron fence may be installed, to the satisfaction of the Elk Grove CSD Department of Parks and Recreation

Drainage Parkway Policies

4. The Drainage Parkways shall be designed as landscaped corridors, serving to enhance wetlands and riparian habitats, and function as water quality enhancement features. The Drainage Parkways shall be designed to permit the growth of vegetation that does not impede the design flow characteristics. Periodic clearing is allowed to maintain channel function.
5. Drainage Parkways should be crossed by streets only in those locations shown in the Specific Plan Land Use Diagram. However, additional bicycle and pedestrian crossings are encouraged, where funding is available.
6. To the maximum extent possible, only one side of any segment of Drainage Parkway shall have homes backing up to it. However, homes shall not backup to the Drainage Parkway on sides containing a Pedestrian/Bicycle pathway.
7. Long stretches of backup lots along Drainage Parkways should be discouraged. The use of front-on streets, side yard lotting patterns, and open-ended cul-de-sacs should be considered.

Wetlands Policies

8. All activities within jurisdictional wetlands shall be in accordance with the applicable Section 404 U.S. Army Corps of Engineers permits and requirements of the U.S. Fish and Wildlife Service and California Department of Fish and Game.
9. Development shall be planned and carried out in a manner that to the extent possible preserves wetlands and their functional value. Preservation of small wetlands isolated by development greatly diminishes its functional value and is therefore undesirable.
10. Where impacts to wetlands cannot be avoided or where preserved wetlands would be relatively small and isolated by development, they will be mitigated through compensation, as set forth in the Open Space section of this Plan.
11. Detailed wetland delineations shall be completed and verified by the U.S. Army Corps of Engineers for each property prior to its development.
12. Include additional crossing of drainage ways to decrease distances pedestrians must walk between uses, particularly across from the junior high/high school/library complex and the sports park. (This mitigation has been fulfilled through recent modifications to the East Franklin Land Use Plan)

Natural Resource Preservation Policies

12. Individual development projects which include oak trees six inches dbh or larger shall include an arborist report. The report shall include a description of the health and condition of the oak trees, and shall include recommendations to mitigate the impacts of project development, in accordance with County policies and standards.
13. Non-oak native trees requiring mitigation include sycamore, black walnut, black willow, and white alder. Mitigation is required for these species of heritage tree size (i.e., 19 inches in diameter or larger). Non-oak native trees that are in poor condition, are in declining health, or are located within future rights-of-way as shown on the County Transportation Plan shall not require mitigation.
14. Development shall be planned and carried out to avoid impacts to special status species where possible. Where impacts are unavoidable, mitigation plans will be developed and implemented which reduce these impacts to a less-than-significant level. Where a special-status species is listed as a threatened or endangered species by either the United States Fish and Wildlife Service and/or the California Department of Fish and Game, the mitigation plan shall be approved by the applicable agency. Where other mitigation measures required by this specific plan (e.g., wetlands mitigation) would also satisfactorily mitigate sensitive species impacts, such measures will satisfy this requirement.

If mitigation strategies are in place at the time special status species mitigation is required (such as the County's Swainson's Hawk Ordinance or the South County Habitat Conservation Plan), then those mitigation strategies shall be available to development within the Plan area.

15. All future development proposals on portions of the EFSP area that are known to have supported cattle holding areas or orchard land uses prior to the 1970's, shall implement a soil sampling and analysis program for organochlorine pesticides (i.e., DDT and toxaphene), arsenic and lead around cattle holding areas and previous orchards. *If sampling identifies unacceptable results, the applicants shall report the results to DERA and shall comply with all applicable local and State regulations.*
16. All future development proposals in areas which show evidence of possible hazardous material contamination (i.e., soil discoloration/staining, stressed vegetation, chemical odors, historic burn dumps) shall provide a site-specific assessment for hazardous materials which has been approved by the County Environmental Management Department, Hazardous Materials Division. If contamination is identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable agencies.

17. Prior to development, any existing water supply wells and septic systems shall be abandoned as required by the County Environmental Management Department, Environmental Health Division.
18. Prior to demolition of any existing on-site structures, conduct an evaluation of potential asbestos-containing building materials as required by the Sacramento Metropolitan Air Quality Management District. If asbestos-containing materials are identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable agencies.
19. Applicants for future development projects within the EFSP area shall obtain all necessary U.S. Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the California Department of Fish and Game pursuant to the Fish and Game Code.
20. Implementation of off-site sewer and drainage facility improvements including storage of spoils shall not occur until the following items have been submitted to the Sacramento County Board of Supervisors for review and approval:
 - Wetland delineation for the improvement area verified by the U.S. Army Corps of Engineers.
 - Detailed mitigation plan for wetlands to be impacted by the proposed improvements that specifically describes the measures that will be implemented to achieve no net loss in wetland habitat acreage and values.
 - Determinate surveys of the improvement areas for presence special status species.
 - Detailed mitigation plan, developed in cooperation with the regulatory resource agencies (U.S. Corps of Engineers, U S Fish and Wildlife Service, and California Department of Fish and Game), designed to reduce impacts on any special status species identified in the determinate surveys to a less than significant level.
21. Implementation of off-site sewer and drainage facility improvements, including storage of spoils, shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and California Department of Fish and Game.
22. Applicants for future development projects within the project area shall conduct (or update) determinate surveys for potentially occurring special status species or their habitat using protocol acceptable to the regulatory agencies with authority over these species

If any of the special status species or their habitat are indicated, a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project

impacts upon special status species to a less than significant level will be required. This detailed Special Status Species Avoidance/Mitigation Plan shall be prepared in consultation with the USFWS and CDFG, and shall emphasize a multi-species approach to the maximum extent possible.

Where project impacts include taking of a federally listed species, a Section 10 Incidental Take Permit or a Biological Opinion resulting from Section 7 Consultation with another federal agency shall be obtained from the USFWS and permit conditions implemented pursuant to the federal Endangered Species Act.

Where project impacts include taking of a state listed species, an Incidental Take Permit shall be obtained from the CDFG and permit conditions implemented, pursuant to the California Endangered Species Act.

23. Future development projects within the project area which result in a loss of Swainson's hawk foraging habitat shall mitigate for such loss by implementing one of the following alternatives:

- For projects within a one-mile radius of an active nest site, the project proponent shall preserve 1.0 acre of similar habitat for each acre lost within a ten-mile radius of the project site. For projects within a one to five mile radius of an active nest site, the project proponent shall preserve 0.75 acre of similar habitat for each acre lost within a ten-mile radius of the project site. For projects within a five to ten-mile radius of an active nest site, the project proponent shall preserve 0.5 acre of similar habitat for each acre lost within a ten-mile radius of the project site. This land shall be protected through fee title or conservation's easement acceptable to the Department of Fish and Game.
- Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the California Department of Fish and Game that includes preservation of Swainson's hawk foraging habitat.
- Submit payment of a Swainson's hawk impact mitigation fee per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the Sacramento County Code as such may be amended from time to time and to the extent that said Chapter remains in effect.
- Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy or program (which may include a mitigation fee payable to the issuance of building permits) prior to implementation of one of the measures above, the project proponent may be subject to that program instead.

24. Future development projects located within one mile of an active Swainson's hawk nest site (i.e., potentially most of the plan area) shall consult with the California Department of Fish and Game (CDFG) prior to approval of Improvement Plans or Building Permits, whichever occurs first, to ensure that no individual take of Swainson's hawk occurs. The CDFG may require such projects to conduct pre-

development surveys to determine the presence or absence of the hawk. If such surveys detect the hawk, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur.

25. Prior to each phase of grading and construction, a pre-construction survey shall be performed between April 1 and July 31 to determine if active raptor nesting is taking place in the area. If nesting is observed, consultation with the California Department of Fish and Game shall occur in order to determine the protective measures required for nesting birds of prey. If nesting is not observed, further action is not required.
26. Prior to any alteration of the Laguna South Channel on the northern portion of the property, the existing Sanford's arrowhead plants shall be transplanted under the direction of a qualified biologist familiar with the species to a location deemed suitable by the California Department of Fish and Game (CDFG). The CDFG prefers that the mitigation site be located within the same (Laguna South Channel) watershed. The transplanting process shall adhere to the following mitigation protocol recommended by the CDFG:
 - Conduct surveys for the plant during the species non-dormant, flowering period (June-July). Establish distribution of the colony(s) and estimate the number of individuals in the population. Since the plant's rhizomes should be moved during the plant's dormant period (when they are not easily recognizable) the colony(s) should be marked or flagged for future reference.
 - Transplant no less than one plug (1ft x 1ft x 1ft) per colony, with no fewer than three individual plants per plug, so that at least 25% of the population is transplanted to a protected area (not subject to disturbance or maintenance activities during the reestablishment period) that provides adequate hydrology and substrate for the plant's survival.
 - Success criterion requires the survival of at least 80% of the transplanted plugs after three years. If the transplanting is not successful, the project proponent shall replant at either the same or another location using plant stock from a CDFG approved source, until the success criterion (80% survival after 3 years) is achieved.
27. Future development projects within the project area shall submit a survey identifying the specific type, size and location of all existing on-site trees. Existing on-site trees shall be protected and preserved to the maximum extent feasible. The removal of any native oak tree measuring 6 inches or greater in diameter at breast height (dbh) and the removal of any non-oak native tree (excluding cottonwoods) measuring 19 inches or greater dbh shall be compensated by planting replacement trees (in-kind species on an inch-for-inch basis) within the project area. In addition, other non-native landmark size (19 inches dbh or greater) may require mitigation as determined on a project-by-project basis.

28. The native oak trees occurring in rows along the rights-of-way of Bruceville Road, Elk Grove Boulevard and Franklin Boulevard (to the extent possible) shall be preserved in landscaped corridors and medians to the satisfaction of the County Tree Coordinator and County Transportation Division.
29. The Water Quality Detention Basin proposed at the northwestern corner of the EFSP shall be designed to allow for the preservation of the mature native oak trees existing in this area. Formal plans for this facility shall be submitted to the Department of Environmental Review and Assessment for environmental review.
30. Specific construction plans for sewer facilities within the chosen alternative Interceptor Corridor and the 50-foot CSD-1 trunk sewer easement extending south of the Laguna South Channel shall be submitted to the Department of Environmental Review and Assessment for additional environmental review.
31. To minimize for potential impacts to the Jungkeit Dairy residence:
- Retain the Jungkeit residence and associated outbuildings where feasible, in the proposed neighborhood park identified in the proposed Jungkeit Dairy subdivision map, and identify a funding mechanism for its restoration and long term maintenance OR, if preservation in place is not feasible,
- Move the Jungkeit residence, and associated outbuildings where feasible, to the proposed Historical Housing Area of the EFSP *and* ; identify a funding mechanism for its restoration and long term maintenance.
32. If the Jungkeit residence must be demolished, then its appearance and history shall be fully documented prior to demolition. It is probable that the structure could be individually nominated to the National Register of Historic Places at the local level of significance. If so, documentation according to the standards of the Historic American Buildings Survey is appropriate. Documentation shall consist of complete, archival quality photographic documentation (interior and exterior); preparation of a site-specific historical narrative, including identification of designer, builder, owners and their place in regional history; and recovery of the original architectural plans or, failing this, re-creation of such plans. (NOTE: *Implementation of this mitigation measure will not result in mitigating the impact of demolition to a less than significant level. The loss of the Jungkeit residence will be considered a significant adverse impact upon the environment.*)
33. When specific development plans are filed for parcels not covered by the current Survey Area, a detailed archeological survey will be required. The purpose of the survey would be identification of any prehistoric resources and, as necessary, augmentation of the information on historic structures presented in this overview. This inventory shall comply with Section 106 of the National Historic Preservation Act and CEQA requirements and include consultation with the Northern California Information Center, Native American groups, and the County Historical Society. The resulting report shall include results of the background literature search and field

survey, an historic context statement, an analysis of the potential significance of noted resources, and recommendations for their preservation and/or mitigation.

34. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914. At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.
35. Prior to the approval of improvement plans or recordation of a final subdivision map, whichever occurs first, the applicant shall implement one of the following options to the satisfaction of the Planning Director, to mitigate for the loss of agricultural land which will assist in maintaining the integrity of the Urban Service Boundary:
- a) For each acre of land being developed by this project, the applicant shall preserve 0.63 acre of agricultural land within the area bounded by Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne River/Sacramento County Line on the south, and Interstate-5 on the west, through the purchase of conservation easements or similar instruments that assure the long term protection of that land from urban encroachment; or
 - b) For each acre of land being developed by this project, the applicant shall contribute \$950.00 per acre (through direct contribution or other financing mechanism that results in an equivalent contribution) into a fund to be used to purchase conservation easements or similar instruments within the same geographical area defined in part (a), and to provide for the ongoing monitoring and administration of the program (the fund, and program to expend such fund, are to be approved by the Board of Supervisors); or
 - c) Should the County Board of Supervisors or the Elk Grove City Council adopt a permanent program to preserve agricultural land in the same geographical area defined in part (a), prior to implementation of one of the above measures, and the governing body intends such a permanent program to replace this condition, the applicant shall be subject to that program instead.
 - d) The contribution rate (\$950 per acre) may be adjusted annually on or about July 1st., subject to approval by the Board, based upon the annual increase in the consumer price index, or based upon a detailed analysis of land values within the affected area.

2.4.9 Open Space Design Guidelines

Trails and Paths

1. The surface of all walking trails and bicycle paths should be ten (10) feet in width. In Drainage Parkways, where bicycle paths also serve as maintenance roads, two-foot wide unpaved shoulders are also provided. Construction will be per County of Sacramento construction standards.
2. Pathways should be designed and located to minimize visual intrusion upon the privacy of adjoining a residential property.
3. Pathways should be slightly curvilinear in alignment and should conform to natural topography to the maximum extent possible.
4. Pathways should be designed to minimize out-of-direction travel and conform to ADA principles of accessibility and function.

Open Space/Water Quality Basins

As part of the stormwater drainage system the Plan employs several Water Quality Basins adjacent to Drainage Parkways. Although these basins are intended to be functional in design, it is the intent of this Plan that they appear as natural as possible. The basins are not intended as a long-term seasonal water feature and will be filled with water only during peak storm flows, after which time water levels will diminish. During periods of heavy rain, the basin will appear as a natural pond, while during dry weather the basin will appear as a shallow depression in which native plants grow.

1. Basin sides should be gently-sloping to permit public access and use. The maximum slope ratio should not exceed 4 to 1.
2. The basin should be constructed entirely of earth. No concrete or other manmade materials should be employed, except at spillways and sump pump locations.
3. Planting of inundation-tolerant trees and other vegetation is encouraged around the perimeter of the basin.
4. Brush removal and mowing of grass is permitted in order to reduce fire fuel and ensure proper function of the Basin.

