

# East Franklin Specific Plan



*prepared for:*  
**Sacramento County Planning Department**  
827 7th Street, Sacramento, California 95814



*Adopted Specific Plan Text - April 28, 2000*

*Resolution No. 2000-0459*

The East Franklin Specific Plan is within the boundaries of the future City of Elk Grove. Elk Grove officially becomes a city on July 1, 2000, and thereafter, the City Council will be the governing body for properties within the East Franklin Specific Plan area. Sacramento County will provide services to the City of Elk Grove as requested by the City for a yet to be determined period of time subsequent to July 1, 2000. After July 1, 2000, however, the Elk Grove City Council will consider land use decisions.

# EAST FRANKLIN SPECIFIC PLAN

*Prepared for:*

Sacramento County Planning Department  
827 7th Street  
Sacramento, CA 95814

## C O N S U L T A N T T E A M

### **Team Leader**

Edward R. Gillum  
8795 Folsom Boulevard, Suite 201  
Sacramento, CA 95826

### **Land Planning and Graphics**

Donn C. Reiners, Inc.  
8795 Folsom Blvd., Suite 210  
Sacramento, CA 95826

### **Infrastructure Engineering**

Murray Smith and Associates  
3110 Gold Canal Drive  
Rancho Cordova, CA 95670

### **Specific Plan Text**

Randy M. Chafin, AICP  
1125 Dartmouth Ave.  
Roseville, CA 95678

### **Biology/Wetlands**

Gibson and Skordal  
2277 Fair Oaks Blvd., Suite 395  
Sacramento, CA 95825

### **Hazardous Materials/Soils**

Wallace-Kuhl and Assoc., Inc.  
3050 Industrial Blvd.  
West Sacramento, CA 95691

### **Traffic Engineering**

Fehr and Peers Associates, Inc.  
1620 Lead Hill Drive, Suite 100  
Roseville, CA 95661

### **Acoustical Analysis**

Brown-Buntin Assoc., Inc.  
5150 Sunrise Blvd., Suite D3  
Fair Oaks, CA 95628

### **Cultural Resources**

Peak and Associates, Inc.  
8167 A Belvedere Ave.  
Sacramento, CA 95826



# TABLE OF CONTENTS

## EXECUTIVE SUMMARY

## LIST OF FIGURES

## LIST OF TABLES

## 1.0 INTRODUCTION

1.1	PURPOSE AND SCOPE OF THE SPECIFIC PLAN .....	1-1
1.2	REGULATORY AUTHORITY AND COMPLIANCE .....	1-2
1.2.1	Specific Plan Authority .....	1-2
1.2.2	Compliance with the California Environmental Quality Act .....	1-3
1.2.3	Relationship to the Sacramento County General Plan .....	1-3
1.2.4	Compliance with Sacramento County Code .....	1-5
1.3	PLANNING BACKGROUND .....	1-6
1.3.1	Specific Plan Initiation .....	1-6
1.3.2	Citizens Advisory Committee (CAC) .....	1-6
1.3.3	Identification of Planning Principles .....	1-7
1.3.4	Technical Advisory Committee (TAC) .....	1-8
1.4	PLAN AREA SETTING .....	1-8
1.4.1	Regional and Local Vicinity .....	1-8
1.4.2	Property Ownership .....	1-11
1.4.3	Constraints and Opportunities Analysis .....	1-13
1.4.4	Adjacent Land Use .....	1-22

## 2.0 LAND USE

2.1	OVERVIEW .....	2-1
2.1.1	Land Use Components .....	2-1
2.1.2	General Plan Consistency .....	2-5
2.2	RESIDENTIAL LAND USE .....	2-8
2.2.1	Residential Concept .....	2-8
2.2.2	Single Family Residential .....	2-11
2.2.3	Multi Family Residential .....	2-15
2.2.4	Historical Housing Area .....	2-17
2.2.5	Executive Housing .....	2-21

2.2.6 Proposed Subdivisions ..... 2-22

2.2.7 Residential Land Use Policies ..... 2-25

2.2.8 Residential Design Guidelines ..... 2-26

**2.3 COMMERCIAL LAND USE ..... 2-29**

2.3.1 Commercial Concept ..... 2-29

2.3.2 Community Commercial ..... 2-30

2.3.3 Neighborhood Commercial ..... 2-31

2.3.4 Convenience Commercial ..... 2-33

2.3.5 Mixed-use Commercial ..... 2-35

2.3.6 Business and Professional Office ..... 2-37

2.3.7 Commercial Land Use Policies ..... 2-38

2.3.8 Commercial Design Guidelines ..... 2-39

**2.4 OPEN SPACE ..... 2-42**

2.4.1 Introduction ..... 2-42

2.4.2 Drainage Parkways ..... 2-42

2.4.3 Open Space/Water Quality Basins ..... 2-48

2.4.4 Parkways ..... 2-49

2.4.5 Wetlands ..... 2-49

2.4.6 Mitigation of the Loss of Farmland and Open Space ..... 2-52

2.4.7 Zoning Classifications, Development Standards, and Permitted Uses ..... 2-53

2.4.8 Open Space Policies ..... 2-53

2.4.9 Open Space Design Guidelines ..... 2-61

**3.0 TRANSPORTATION AND AIR QUALITY**

**3.1 INTRODUCTION ..... 3-1**

**3.2 SERVICE STANDARDS ..... 3-3**

3.2.1 Roadway Standards ..... 3-3

3.2.2 Bikeway Standards ..... 3-5

3.2.3 Transit Standards ..... 3-6

**3.3 EXISTING FACILITIES ..... 3-8**

3.3.1 Existing Roadway Network ..... 3-8

3.3.2 Existing Transit System ..... 3-12

3.3.3 Existing Pedestrian and Bicycle Facilities ..... 3-12

3.3.4 Existing Rail Facilities ..... 3-13

**3.4 PLANNED TRANSPORTATION FACILITIES ..... 3-14**

3.4.1 Development Impacts/Improvements (On-site Facilities) ..... 3-14

3.4.2 Development Impacts/Improvements (Off-site Facilities) ..... 3-30

**3.5 AQ-15 IMPLEMENTATION PLAN & TSM PLAN ..... 3-33**

3.5.1 Introduction ..... 3-33

3.5.2 Project Description and Transportation Setting ..... 3-35

3.5.3 Proposed Measures ..... 3-41

3.5.4 Credits Towards AQ-15 Requirement ..... 3-45

**3.6 AQ-2 AIR QUALITY MITIGATION PLAN ..... 3-48**

**3.7 AQ-6 AIR QUALITY MITIGATION PLAN ..... 3-48**

**3.8 CIRCULATION POLICIES ..... 3-49**

**3.9 AIR QUALITY POLICIES ..... 3-51**

**3.10 NOISE POLICIES ..... 3-54**

**3.11 STREETScape DESIGN GUIDELINES ..... 3-56**

3.11.1 Landscape Corridor ..... 3-56

3.11.2 Walls and Fences ..... 3-57

3.11.3 Entry Statements and Signage ..... 3-60

3.11.4 Landscape Guidelines ..... 3-64

3.11.5 Lighting ..... 3-65

3.11.6 Sidewalks and Pathways ..... 3-65

3.11.7 Street Furniture ..... 3-66

**4.0 PUBLIC FACILITIES AND SERVICES**

**4.1 INTRODUCTION ..... 4-1**

**4.2 SCHOOLS ..... 4-1**

4.2.1 Existing Facilities ..... 4-1

4.2.2 Service Standards ..... 4-1

4.2.3 Development Impacts/Proposed Facilities ..... 4-4

**4.3 LAW ENFORCEMENT ..... 4-6**

4.3.1 Existing Facilities ..... 4-6

4.3.2 Service Standards ..... 4-6

4.3.3 Development Impacts/Proposed Facilities ..... 4-6

**4.4 FIRE PROTECTION ..... 4-8**

4.4.1 Existing Facilities ..... 4-8

4.4.2 Service Standards ..... 4-8

4.4.3 Development Impacts/Proposed Facilities ..... 4-8

**4.5 SOLID WASTE DISPOSAL ..... 4-9**

4.5.1 Existing Facilities ..... 4-9

4.5.2 Service Standards ..... 4-9

4.5.3 Development Impacts/Proposed Facilities ..... 4-9

**4.6 LIBRARY SERVICES ..... 4-10**  
 4.6.1 Existing Facilities ..... 4-10  
 4.6.2 Service Standards ..... 4-10  
 4.6.3 Development Impacts/Proposed Facilities ..... 4-10

**4.7 PARKS ..... 4-11**  
 4.7.1 Existing Facilities ..... 4-11  
 4.7.2 Service Standards ..... 4-11  
 4.7.3 Development Impacts/Proposed Facilities ..... 4-12

**4.8 PUBLIC FACILITIES AND SERVICES POLICIES ..... 4-16**  
 4.8.1 School Policies ..... 4-16  
 4.8.2 Law Enforcement Policies ..... 4-16  
 4.8.3 Fire Protection Policies ..... 4-16  
 4.8.4 Solid Waste Disposal Policies ..... 4-16  
 4.8.5 Library Service Policies ..... 4-17  
 4.8.6 Park Policies ..... 4-17

**5.0 INFRASTRUCTURE MASTER PLANS**

**5.1 INTRODUCTION ..... 5-1**

**5.2 WATER SUPPLY ..... 5-1**  
 5.2.1 Existing Facilities ..... 5-1  
 5.2.2 Service Standards ..... 5-6  
 5.2.3 Development Impacts/Proposed Facilities ..... 5-8

**5.3 SANITARY SEWER ..... 5-15**  
 5.3.1 Existing Facilities ..... 5-15  
 5.3.2 Service Standards ..... 5-15  
 5.3.3 Development Impacts/Proposed Facilities ..... 5-19

**5.4 STORM DRAINAGE ..... 5-26**  
 5.4.1 Existing Facilities ..... 5-26  
 5.4.2 Service Standards ..... 5-30  
 5.4.3 Development Impacts/Proposed Facilities ..... 5-31

**5.5 PUBLIC UTILITIES ..... 5-44**  
 5.5.1 Existing Facilities ..... 5-44  
 5.5.2 Service Standards ..... 5-45  
 5.5.3 Development Impacts/Proposed Facilities ..... 5-45

**5.6 INFRASTRUCTURE POLICIES ..... 5-47**  
 5.6.1 General Infrastructure Policies ..... 5-47  
 5.6.2 Water Supply Policies ..... 5-48  
 5.6.3 Sanitary Sewer Policies ..... 5-48  
 5.6.4 Storm Drainage Policies ..... 5-49



5.6.5 Public Utility Policies ..... 5-50

**6.0 CAPITAL IMPROVEMENT PROGRAM AND FINANCING STRATEGY**

**6.1 INTRODUCTION ..... 6-1**

6.1.1 Purpose and Scope of the Public Facility Financing Plan ..... 6-1

6.1.2 Phasing of Development ..... 6-2

6.1.3 Public Facility Cost Summary ..... 6-3

6.1.4 Funding Source Summary ..... 6-7

**6.2 STREETS ..... 6-12**

6.2.1 Cost Estimate ..... 6-12

6.2.2 Proposed Funding ..... 6-12

6.2.3 Phasing ..... 6-12

**6.3 SANITARY SEWER ..... 6-13**

6.3.1 Cost Estimate ..... 6-13

6.3.2 Proposed Funding ..... 6-13

6.3.3 Phasing ..... 6-13

**6.4 WATER ..... 6-14**

6.4.1 Cost Estimate ..... 6-14

6.4.2 Proposed Funding ..... 6-14

6.4.3 Phasing ..... 6-15

**6.5 STORM DRAINAGE ..... 6-15**

6.5.1 Cost Estimate ..... 6-15

6.5.2 Proposed Funding ..... 6-15

6.5.3 Phasing ..... 6-16

**6.6 FIRE PROTECTION ..... 6-16**

6.6.1 Cost Estimate ..... 6-16

6.6.2 Proposed Funding ..... 6-16

6.6.3 Phasing ..... 6-17

**6.7 PARKS AND RECREATION ..... 6-17**

6.7.1 Cost Estimate ..... 6-17

6.7.2 Proposed Funding ..... 6-17

6.7.3 Phasing ..... 6-17

**6.8 LIBRARY ..... 6-18**

6.8.1 Cost Estimate ..... 6-18

6.8.2 Proposed Funding ..... 6-18

**6-9 TRANSIT ..... 6-18**

**6.10 SCHOOLS .....6-18**  
 6.10.1 Cost Estimate .....6-18  
 6.10.2 Proposed Funding ..... 6-18

**7.0 IMPLEMENTATION/ADMINISTRATION**

**7.1 PLAN REVIEW PROCEDURES .....7-1**  
 7.1.1 Planning Department Review ..... 7-1  
 7.1.2 Environmental Review ..... 7-2

**7.2 DEVELOPMENT AGREEMENTS ..... 7-2**

**7.3 AMENDMENT PROCEDURES ..... 7-3**  
 7.3.1 Applicants ..... 7-3  
 7.3.2 Scope of Amendment ..... 7-3  
 7.3.3 Major Amendments ..... 7-3  
 7.3.4 Minor Amendments ..... 7-4

**7.4 ENFORCEMENT ..... 7-5**

**7.5 MITIGATION MONITORING .....7-6**

**7.6 SPECIFIC PLAN FEE ..... 7.6**

**8.0 APPENDICES**  
 APPENDIX 1. RESIDENTIAL DWELLING UNIT ALLOCATION TABLE  
 APPENDIX 2. PLANT LIST  
 APPENDIX 3. PUBLIC FACILITIES FINANCING PLAN  
 APPENDIX 4. MITIGATION MONITORING AND REPORTING PROGRAM

# LIST OF FIGURES

## 1.0 INTRODUCTION

Figure 1-1	Regional Setting Map .....	1-9
Figure 1-2	Community and Project Area .....	1-10
Figure 1-3	Property Ownership Map .....	1-12
Figure 1-4	Wetlands Map .....	1-17
Figure 1-5	Constraints and Opportunities Composite Map .....	1-21
Figure 1-6	Adjacent Land Uses .....	1-23

## 2.0 LAND USE

Figure 2-1	Specific Plan Land Use Diagram .....	2-4
Figure 2-2	Conceptual Ancillary Dwelling Unit Designs .....	2-11
Figure 2-3	Conceptual Single Family Residential Setback Illustration .....	2-12
Figure 2-4	Width and Frontage Dimensions for Curved Frontage .....	2-14
Figure 2-5	Conceptual Multi-family Residential Design Concept .....	2-16
Figure 2-6	Historical Housing Area Concept .....	2-18
Figure 2-7	Railroad/Open Space Buffer Section .....	2-19
Figure 2-8	Grant Homesite .....	2-19
Figure 2-9	Rusmore Homesite .....	2-20
Figure 2-10	Benedict Homesite .....	2-20
Figure 2-11	Parcels Proceeding with Tentative Subdivision Maps .....	2-24
Figure 2-12	Single Family Residential Architectural Design Concept .....	2-27
Figure 2-13	Neighborhood Commercial Concept .....	2-32
Figure 2-14	Convenience Commercial Concept .....	2-34
Figure 2-15	Mixed-use Commercial Concept .....	2-36
Figure 2-16	Commercial/Residential Interface Concept .....	2-40
Figure 2-17	Drainage Parkway/Single Family Residential Interface .....	2-43
Figure 2-18	Conceptual Drainage Parkway Design .....	2-45
Figure 2-19	Drainage Parkway/Local Street Interface .....	2-46
Figure 2-20	Drainage Parkway/Arterial Street Interface (Ultimate Plan) .....	2-46
Figure 2-21	Drainage Parkway/Arterial Street Interface (Interim Plan) .....	2-47
Figure 2-22	Open Space/Water Quality Basin/Drainage Parkway Interface .....	2-48

## 3.0 TRANSPORTATION AND AIR QUALITY

Figure 3-1	Study Area Intersections and Roadways .....	3-2
Figure 3-2	Bikeway Master Plan .....	3-7
Figure 3-3	Existing Daily Traffic Volumes .....	3-10
Figure 3-4	Major Street Locations .....	3-16
Figure 3-5	Circulation Plan .....	3-17
Figure 3-6	Thoroughfare Street Section .....	3-18
Figure 3-7	Modified Thoroughfare Street Section .....	3-19
Figure 3-8	Arterial Street Section .....	3-20

Figure 3-9	Collector Street Section .....	3-23
Figure 3-10	Half-Street Adjacent to Schools .....	3-23
Figure 3-11	Illustrative Driveway Variations .....	3-24
Figure 3-12	Commercial Street Section .....	3-24
Figure 3-13	Primary Residential Street Section .....	3-26
Figure 3-14	Minor Residential Street Section .....	3-26
Figure 3-15	Pedestrian/Bike Trail Section .....	3-27
Figure 3-16	Railroad/Open Space Section .....	3-30
Figure 3-17	Plan Boundaries .....	3-38
Figure 3-18	Existing and Planned Bikeways.....	3-39
Figure 3-19	Existing and Planned Transit .....	3-40
Figure 3-20	Street Pattern Illustration .....	3-49
Figure 3-21	Masonry Wall Details .....	3-58
Figure 3-22	Soundwall Break Alternatives .....	3-59
Figure 3-23	Fencing Details .....	3-59
Figure 3-24	Community Entries .....	3-62
Figure 3-25	Neighborhood Entries .....	3-63
Figure 3-26	Bus Shelter Design and Placement .....	3-66

#### **4.0 PUBLIC FACILITIES AND SERVICES**

Figure 4-1	Proposed Parks and Public Use Plan .....	4-2
------------	--	-----

#### **5.0 INFRASTRUCTURE MASTER PLANS**

Figure 5-1	Existing Water Facilities .....	5-4
Figure 5-2	Water Facilities Study Area .....	5-5
Figure 5-3	Reclaimed Water System .....	5-12
Figure 5-4	Water Facilities Master Plan .....	5-14
Figure 5-5	Existing Sewer Facilities .....	5-17
Figure 5-6	Overall Sewer Study Area .....	5-18
Figure 5-7	Sewer Sub-shed Boundaries .....	5-22
Figure 5-8	Overall Master Sewer Plan .....	5-24
Figure 5-9	Interim Sewer Outfall .....	5-25
Figure 5-10	Sub-shed Boundary Map .....	5-28
Figure 5-11	Storm Drainage Master Plan .....	5-35
Figure 5-12	Proposed Drainage Shed Diversions .....	5-36
Figure 5-13	Naturalized Channel Concept .....	5-40
Figure 5-14	Water Quality Basin Concept .....	5-43

#### **6.0 CAPITAL IMPROVEMENT PROGRAM AND FINANCING STRATEGY**

Figure 6-1	Phase 1 Development Areas .....	6-4
------------	---------------------------------	-----

# LIST OF TABLES

## EXECUTIVE SUMMARY

Public Facility Cost Summary .....	ES-15
------------------------------------	-------

## 1.0 INTRODUCTION

Table 1-1	General Plan Policy Reference .....	1-4
Table 1-2	Williamson Act Status .....	1-11
Table 1-3	Summary of Possible Wetland Acreages .....	1-16

## 2.0 LAND USE

Table 2-1	Land Use Summary .....	2-3
Table 2-2	Residential Land Use Summary .....	2-8
Table 2-3	Density for Determining Dwelling Unit Allocation .....	2-9
Table 2-4	Single Family Residential Development Standards .....	2-13
Table 2-5	Commercial Land Use Summary .....	2-29
Table 2-6	Open Space Summary .....	2-42
Table 2-7	Open Space Ownership, Maintenance, and Funding .....	2-44
Table 2-8	Plan Area Possible Wetland Impact Acreage .....	2-50

## 3.0 TRANSPORTATION AND AIR QUALITY

Table 3-1	Signalized Intersection Level of Service .....	3-4
Table 3-2	Level of Service for Unsignalized Intersections with Two-way Stop Control .....	3-4
Table 3-3	Level of Service Characteristics for an Unsignalized Intersection with All-way Stop Control .....	3-5
Table 3-4	Major Roadway Characteristics .....	3-9
Table 3-5	Existing Signalized Intersection Level of Service .....	3-11
Table 3-6	Existing Unsignalized Intersection Level of Service .....	3-12
Table 3-7	Summary of Planned Major Street Improvements .....	3-15
Table 3-8	Summary of Vehicle Trip and Emission Reduction Measures .....	3-34
Table 3-9	AQ-15/TSM Plan – Credit Towards AQ-15 .....	3-46
Table 3-10	Approximate Sound Wall Heights .....	3-58

## 4.0 PUBLIC FACILITIES AND SERVICES

Table 4-1	Walking Distance/Busing Policy .....	4-3
Table 4-2	Estimated Student Generation Rates .....	4-3
Table 4-3	Maximum School Capacities .....	4-3
Table 4-4	Projected Student Yield by Grade Level .....	4-4
Table 4-5	Park Development Standards .....	4-11
Table 4-6	Park Land Dedication Requirement .....	4-12
Table 4-7	Park Land Summary .....	4-13

**5.0 INFRASTRUCTURE MASTER PLANS**

Table 5-1 Projected Annual Water Demand at Buildout ..... 5-8  
Table 5-2 Average Daily Sewage Flows ..... 5-19

**6.0 CAPITAL IMPROVEMENT PROGRAM  
AND FINANCING STRATEGY**

Table 6-1 Public Facility Cost Summary ..... 6-5  
Table 6-2 Public Facility Funding Sources - Buildout ..... 6-9  
Table 6-3 Public Facility Funding Sources - Phase 1 ..... 6-11