

ACKNOWLEDGEMENTS/PROJECT TEAM:

Property Owners Representative:

The Hodgson Company
7700 College Town Drive, Suite 220
Sacramento, CA 95826

John Lambeth
1025 Ninth Street, Suite 212
Sacramento, CA 95814

Law Offices of John A. Lambeth
1025 Ninth Street, Suite 212
Sacramento, CA 95814

Specific Plan Prepared by:

Wood-Rodgers, Inc.
3301 C Street, Bldg. 100-B
Sacramento, CA 95816

Land Planning & Engineering:

Wood-Rodgers, Inc.
3301 C Street, Bldg. 100-B
Sacramento, CA 95816

Design Guidelines/Renderings:

BSB - Bloodgood Sharp Buster
Scott/AG
Wood-Rodgers, Inc.

Financing Plan by:

EPS Economic Planning Systems
1750 Creekside Oaks Drive, #290
Sacramento, CA 95833-3647

Soils/Phase I Site Assessment:

Wallace Kuhl Associates
3050 Industrial Blvd.
West Sacramento, CA 95691

Traffic:

Fehr & Peers
2990 Lava Ridge Court, Suite 200
Roseville, CA 95661

Bio Survey/Tree Survey:

Foothill Associates
655 Menlo Drive, Suite 100
Rocklin, CA 95765-3718

Cultural Resources:

Peak & Associates, Inc.
3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95762

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	<i>Page</i>
1.1 Specific Plan Process	ES-1
1.2 Specific Plan Contents	ES-1
1.3 Project Location	ES-2
1.4 Summary of Existing Conditions	ES-4
1.5 Guiding Principles	ES-5
1.6 Summary of Land Use Plan	ES-5
1.7 Summary of Circulation System	ES-10
1.8 Summary of Public Services and Facilities	ES-11
1.9 Summary of Infrastructure	ES-12
1.10 Summary of Resource Management	ES-12
1.11 Summary of Phasing and Financing	ES-13
1.12 Summary of Implementation and Administration	ES-13
2.0 SPECIFIC PLAN CONTEXT AND SETTING	
2.1 Overview	2-1
2.2 Project History	2-1
2.3 Regulatory Authority and Compliance	2-2
2.4 Policy Setting-The Elk Grove General Plan	2-4
2.5 Compliance with Specific Plan Ordinance	2-4
2.6 Zoning Ordinance	2-5
2.7 Existing Conditions and Site Analysis	2-5
3.0 LAND USE	
3.1 Introduction	3-1
3.2 Key Elements of the Land Use Plan	3-1
3.2.1 Project Identity	3-4
3.2.2 Community, Village and Neighborhood Concept	3-7
3.2.3 Parkways, Paseos & Landscape Corridors	3-10
3.3 Overview of Land Uses	3-13
3.3.1 Residential Land Use	3-13
3.3.2 Affordable Housing	3-13
3.3.3 Commercial and Office Land Uses-Potential Jobs	3-17
3.3.4 Public and Quasi-Public Land Uses	3-20
3.3.5 Zoning and Non-Participating Properties	3-21
3.4 Calculation of Density and Units	3-21
3.5 Land Use Regulations and Development Standards	3-22
3.5.1 RD-4 Single Family Residential (4.0 du/ac)	3-22
3.5.2 RD-5 Single Family Residential (5.0 du/ac)	3-23
3.5.3 RD-6 Single Family Residential-Age Restricted (6.0 du/ac)	3-24
3.5.4 RD-7 Single Family Residential (7.0 du/ac)	3-25
3.5.5 RD-8 Single Family Residential (8.0 du/ac)	3-28
3.5.6 RD-10 Single Family Residential (10.0 du/ac)	3-28
3.5.7 RD-15 Medium Density Residential (15.0 du/ac min.)	3-29
3.5.8 RD-20 Multi-Family Residential (20.0 du/ac min.)	3-30
3.5.9 SC - Shopping Commercial	3-31
3.5.10 BP - Office Park	3-32
3.5.11 AC - Auto Commercial	3-34

4.0 CIRCULATION		
4.1	<i>Overview</i>	4-1
4.2	<i>Existing Roadways</i>	4-1
4.3	<i>Proposed Circulation System</i>	4-2
4.4	<i>Alternative Transportation Modes</i>	4-14
5.0 PUBLIC SERVICES AND FACILITIES		
5.1	<i>Law Enforcement</i>	5-1
5.2	<i>Fire Protection & Emergency Medical Response</i>	5-2
5.3	<i>Solid Waste</i>	5-3
5.4	<i>Parks (MP, NP, CP) & Parkways (PKY)</i>	5-4
5.5	<i>Schools</i>	5-12
5.6	<i>Community Colleges</i>	5-14
5.7	<i>Library Services</i>	5-15
5.8	<i>Civic Center (CIVIC CTR)</i>	5-15
6.0 INFRASTRUCTURE		
6.1	<i>Sewer</i>	6-1
6.2	<i>Drainage & Hydrology</i>	6-4
6.3	<i>Water</i>	6-6
6.4	<i>Recycled Water</i>	6-10
6.5	<i>Dry Utilities</i>	6-12
7.0 RESOURCE MANAGEMENT		
7.1	<i>Soils, Agricultural Land Loss and Erosion Control</i>	7-1
7.2	<i>Water Quality</i>	7-2
7.3	<i>Biological Resources</i>	7-3
7.4	<i>Air Quality</i>	7-5
7.5	<i>Water Conservation</i>	7-7
7.6	<i>Energy Conservation</i>	7-8
7.7	<i>Cultural Resources</i>	7-8
7.7	<i>Cultural Resources</i>	7-8
7.8	<i>Participating Property Owners</i>	7-8
7.9	<i>EIR Mitigation Monitoring and Reporting Plan</i>	7-10
8.0 PHASING & FINANCING		
8.1	<i>Phasing Plan</i>	8-1
8.2	<i>Infrastructure and Public Facility Costs</i>	8-14
8.3	<i>Summary of Funding Sources</i>	8-16
8.4	<i>Financing Strategy</i>	8-21
9.0 IMPLEMENTATION & ADMINISTRATION		
9.1	<i>Plan Review Procedures</i>	9-1
9.2	<i>Development Agreements</i>	9-2
9.3	<i>Amendment Procedures</i>	9-2
9.4	<i>Enforcement</i>	9-4
9.5	<i>Mitigation Monitoring</i>	9-4
9.6	<i>Specific Plan Fee</i>	9-5

LIST OF TABLES

<i>Table ES-1</i>	<i>Land Use Summary</i>	<i>ES-6</i>
<i>Table 2-1</i>	<i>Parcels within LRSP</i>	<i>2-6</i>
<i>Table 3-1</i>	<i>Land Use Plan Summary</i>	<i>3-2</i>
<i>Table 3-2</i>	<i>Summary of Residential Land Uses</i>	<i>3-14</i>
<i>Table 3.5-1</i>	<i>Summary Chart of Single-Family Residential Development Standards</i>	<i>3-26</i>
<i>Table 5-1</i>	<i>Walking Distance/Busing Policy</i>	<i>5-13</i>
<i>Table 5-2</i>	<i>Student Generation/Projected Student Yield by Grade Level</i>	<i>5-14</i>
<i>Table 5-3</i>	<i>School Capacities and Projected School Requirement</i>	<i>5-14</i>
<i>Table 7-1</i>	<i>Summary of Proposed Specific Plan AQ-15 Measures</i>	<i>7-6</i>
<i>Table 8-1</i>	<i>Backbone Infrastructure and Public Facility Cost Summary</i>	<i>8-15</i>

LIST OF FIGURES

<i>Figure ES-1</i>	<i>Laguna Ridge Plan Area Boundary and City of Elk Grove Map</i>	<i>ES-3</i>
<i>Figure ES-2</i>	<i>Land Use Plan</i>	<i>ES-7</i>
<i>Figure ES-3</i>	<i>Illustrative Site Plan</i>	<i>ES-9</i>
<i>Figure 2-1</i>	<i>Existing Conditions</i>	<i>2-8</i>
<i>Figure 3-1</i>	<i>Land Use Plan</i>	<i>3-3</i>
<i>Figure 3-2</i>	<i>View of Proposed Civic Center Town Green and City Hall/Arts Complex</i>	<i>3-4</i>
<i>Figure 3-3</i>	<i>View of Pedestrian Mall within Civic Center</i>	<i>3-5</i>
<i>Figure 3-4</i>	<i>View of Proposed Civic Center/SE Corner Big Horn and Elk Grove Blvd.</i>	<i>3-7</i>
<i>Figure 3-5</i>	<i>Illustrative Site Plan – Big Horn Blvd.</i>	<i>3-9</i>
<i>Figure 3-6</i>	<i>View of Grand Parkway looking at Proposed Pedestrian North-South Paseo Bridge</i>	<i>3-10</i>
<i>Figure 3-7A</i>	<i>Plan View of Grand Parkway from Bruceville Road to North-South Paseo</i>	<i>3-10</i>
<i>Figure 3-7B</i>	<i>Plan View of Grand Parkway from North-South Paseo to Big Horn Boulevard</i>	<i>3-11</i>
<i>Figure 3-8</i>	<i>One Example/View of Paseo</i>	<i>3-11</i>
<i>Figure 3-9</i>	<i>Residential Interface with Paseos/Open Space Corridors</i>	<i>3-12</i>
<i>Figure 3-10</i>	<i>Residential Interface with Local and Neighborhood Parks</i>	<i>3-13</i>
<i>Figure 3-11</i>	<i>Example of Re-configuring Land Uses within a Neighborhood</i>	<i>3-15</i>
<i>Figure 3-12</i>	<i>Example of Interspersed Lot Sizes</i>	<i>3-16</i>
<i>Figure 3-13</i>	<i>Plan View of Proposed Civic Center and Adjacent Commercial</i>	<i>3-19</i>
<i>Figure 4-1</i>	<i>Circulation Plan</i>	<i>4-6</i>
<i>Figure 4-2</i>	<i>Thoroughfare & Arterial Street Sections</i>	<i>4-7</i>
<i>Figure 4-3</i>	<i>Collector Street Sections</i>	<i>4-8</i>
<i>Figure 4-4</i>	<i>Commercial/Residential Sections</i>	<i>4-9</i>
<i>Figure 4-5</i>	<i>Residential Street Sections</i>	<i>4-10</i>
<i>Figure 4-6</i>	<i>Residential Interface with Open Space Corridor</i>	<i>4-11</i>
<i>Figure 5-1</i>	<i>Proposed School & Park Locations</i>	<i>5-5</i>
<i>Figure 5-2</i>	<i>View of Grand Parkway looking at Proposed North-South Bridge</i>	<i>5-8</i>
<i>Figure 5-3</i>	<i>Conceptual View of Grand Parkway</i>	<i>5-9</i>
<i>Figure 5-4A</i>	<i>Plan View of Grand Parkway from Bruceville Road to North-South Paseo</i>	<i>5-10</i>
<i>Figure 5-4B</i>	<i>Plan View of Grand Parkway from North-South Paseo to Big Horn Boulevard</i>	<i>5-11</i>
<i>Figure 5-5</i>	<i>View of Proposed Civic Center</i>	<i>5-15</i>
<i>Figure 6-1</i>	<i>Backbone Sewer Master Plan</i>	<i>6-3</i>
<i>Figure 6-2</i>	<i>Backbone Drainage Plan</i>	<i>6-5</i>
<i>Figure 6-3</i>	<i>Backbone Water Plan</i>	<i>6-9</i>
<i>Figure 6-4</i>	<i>Recycled Water Plan</i>	<i>6-11</i>
<i>Figure 7-1</i>	<i>Non-Participants</i>	<i>7-9</i>
<i>Figure 8-1</i>	<i>Development Areas</i>	<i>8-5</i>
<i>Figure 8-2</i>	<i>North Sub-Areas</i>	<i>8-6</i>
<i>Figure 8-3</i>	<i>South Sub-Areas</i>	<i>8-7</i>
<i>Figure 8-4</i>	<i>East Sub-Areas</i>	<i>8-8</i>
<i>Figure 8-5</i>	<i>Backbone Roadways</i>	<i>8-9</i>
<i>Figure 8-6</i>	<i>Backbone Sewer</i>	<i>8-10</i>
<i>Figure 8-7</i>	<i>Backbone Water</i>	<i>8-11</i>
<i>Figure 8-8</i>	<i>Backbone Drainage</i>	<i>8-12</i>
<i>Figure 8-9</i>	<i>Example: Infrastructure and Roadway Phasing Checklist/Matrix</i>	<i>8-13</i>

LIST OF APPENDICES

1. *Adopting Resolution/Ordinance*

LIST OF SEPARATE SUPPORTING DOCUMENTS

1. *Laguna Ridge Specific Plan Draft EIR*
2. *Laguna Ridge Specific Plan Draft EIR Technical Studies*
3. *Laguna South Public Facilities Fee Program Nexus Study*
4. *LSRP Biological Resources Assessment and Preliminary Wetland Delineation*
5. *LRSP Arborist Survey*
6. *Cultural Resource Assessment*
7. *Traffic Impact Study for LRSP*
8. *Preliminary Geotechnical Engineering Overview LRSP*
9. *LRSP Water Study*
10. *Preliminary Sewer Master Plan for LRSP*
11. *Preliminary Drainage Master Plan for LRSP*
12. *Laguna Ridge Financing Plan/Capital Improvement Program*