

5.0 Public Services and Facilities

This chapter addresses the public services and facilities required to serve the future population of the Plan Area. It includes a description of law enforcement, fire protection, emergency medical, solid waste disposal and recycling; as well as parks, schools and libraries followed by a list of standards for each. Where phrases such as "should" or "are encouraged" are used, the statement is a refinement of policy or a guideline and subject to some interpretation. Where phrases such as "shall" and "are required" are used, the statement is mandatory.

The LRSP is included within the "*Laguna South Public Facilities Fee Program Nexus Study*" prepared by EPS-Economic Planning Systems. This study addresses the funding of public facilities not provided for by current fee programs or other funding mechanisms within a broader "benefit" area that includes the East Franklin Specific Plan, the Southeast Study Area, South Pointe, the Lent Ranch Mall Site and the Elk Grove Auto Mall. The benefit area ranges from Franklin Boulevard on the west, Highway 99 on the east, Elk Grove Boulevard on the north and Kammerer Road on the south. The Laguna South Public Facilities Fee Program (LSPFFP) will provide a source of funding for the construction of certain public facilities within the Laguna Ridge Plan Area. Additional information regarding the LSFP is contained in Chapter 8 Financing and Capital Improvement Plan.

5.1 LAW ENFORCEMENT

The City of Elk Grove Police Department and law enforcement services are provided under contract with the Sacramento County Sheriff's Department, utilizing County staff, equipment and facilities. In the future, the City of Elk Grove may continue with this contract or may choose to establish its own independent police force, which would require the hiring of staff and the purchase equipment and facilities.

The City of Elk Grove Police Department currently operates out of two facilities. The main office is in the City Hall Complex at 8380 Laguna Palms Way. This building houses the administration, detectives, patrol supervisors, traffic bureau and community services. Officers utilize this facility as a home base for office space during their shift. The secondary facility, a support facility, is the Sheriff's "South Station" located at 9250 Bond Road at the intersection with Waterman Road. This facility provides locker room space for officer patrol car maintenance and fueling. Prisoners are transported to either the Rio Cosumnes Correctional Facility or the main jail downtown for booking, and are processed through the County Court system. At the time this specific plan was written, the City population was 85,800, while staffing levels were at 82 sworn officers close to the City's goal of one officer for every 1,000 residents, and the average response time was 8-10 minutes, short of the desired 5 minute response time. The facility and staffing will be increased over time in response to growth within the City of Elk Grove and as funds allow.

5.1.1 Law Enforcement Standards

1. The Department's adopted service standard is one patrol officer per 1,000 residents, and an average response time of 5 minutes.
2. Adequate police protection shall be provided by the Elk Grove Police Department to the Plan Area as development occurs.
3. Residential-based surveillance and law enforcement notification programs, such as neighborhood watch, are strongly encouraged.

4. All land uses in the plan area should be designed to facilitate surveillance and access by law enforcement equipment and personnel.
5. Streets shall be designed to ensure that emergency response is not impaired.
6. Buildings and other facilities shall be designed to incorporate the philosophy of "Crime Prevention Through Environmental Design"(CEPTED).
7. Prior to final map approval, the Laguna Ridge area shall form or annex into a Mello-Roos Community Facilities District (CFD) and/or another financing district/mechanism that is acceptable to the City to fund a portion of the additional costs for police service.

5.2 FIRE PROTECTION & EMERGENCY MEDICAL RESPONSE (FS)

The Elk Grove Community Services District Fire Department provides fire protection and emergency medical response services. Originally established as the Elk Grove Fire Department in 1892, the Fire Department merged with the Elk Grove Recreation and Parks District to form what is known today as the Elk Grove Community Services District (EGCSD). Currently, the EGCSD operates six fire stations providing fire protection and emergency medical service to a 130-square mile area, including Courtland and Wilton. Station #71, located at 8760 Elk Grove Boulevard approximately a half-mile east of the Plan Area, will provide initial fire protection services to the project area.

As the Plan Area develops, the need for an additional fully equipped fire station within close proximity to the LRSP area will increase. As noted earlier in Section 5.0, the LRSP is included within the Laguna South Fee Program (LSFP). The LSFP includes a broad benefit area of approximately 10 square miles or 6,500 acres, and addresses the potential need for as many as four new fire stations, and the fee program includes a per unit charge to fund facilities and equipment.

A conceptual location for a fire station has been identified on the Land Use Plan northeast of the intersection of Old Poppy Ridge Road and Big Horn Boulevard. A specific site for the station has been determined and is designated on the Land Use Diagram as (FS). The underlying zoning shall be (SC). Generally, fire stations require a 2.0-acre (net) parcel, and should front on a local or collector street in close proximity to an arterial. A fire station in this general location would be central to the Plan Area and within 1.5 miles of all residents.

Response time is critical when providing service to a community. The Insurance Services Office (ISO) rating is the recognized classification for a fire department or district's ability to defend against major fires. A rating of 10 generally indicates no protection, whereas an ISO rating of 1 indicates high firefighting capability. The District has been given an ISO rating of 3 in areas where a water distribution system and hydrants are in place and an ISO rating of 8 in "unwatered" areas. The ISO standard for construction of a new fire station is to have a station within 1.5 miles of the population to be served and to begin construction of the facility when the Plan Area reaches 20 percent of build-out.

While there are no adopted service standards in the District other than ISO standards, the Elk Grove CSD Master Plan has proposed the following response time standards:

- 5-minute response, 80 percent of the time for urban settings.
- 7-minute response, 80 percent of the time for rural settings.

The EGCSD Fire Department also provides emergency medical response. The Department operates three full-time medic units from its fire stations in central Elk Grove, East Elk Grove and Laguna. An additional medic unit is stationed in Franklin and is staffed by the station's engine company. The

EGCSD Fire Department actively pursues a program of cross staffing with engine companies trained in Advanced Life Support.

The Financing Plan for the LRSP identifies the needed revenue (development fees) to fund the fire facilities required to serve the Plan Area, including a fire station (land costs, site preparation, construction, furniture, fixtures, and equipment) and temporary station facilities, if needed. The fees should be sufficient to purchase one or more pieces of fire apparatus. Potential apparatus needs include, but are not limited to, a fire engine, ambulance, and water tender and/or grass unit. The Financing Plan will include revenue that will be used to fund costs so that the fire station and equipment can be provided to the area in a timely fashion. Property tax revenues fund personnel and on-going operations.

5.2.1 Fire Protection & Emergency Medical Response Standards

1. The fire station site shall be identified on the Tentative Subdivision Map submitted for the commercial and/or residential properties located northeast of the intersection of Big Horn Boulevard and Old Poppy Ridge Road. With the development of the Plan Area fees shall be collected and allocated for the land purchase, construction, and outfitting of the station. This process shall be completed before 50% of the Plan Area units are built-out. If sufficient funds are not available when the fire station is to be constructed, developers will advance fund any gap in the land purchase, construction, and equipment acquisition for the station.
2. Fire stations shall be located, designed and oriented in a manner harmonious with adjoining land use. There are a number of criteria approved by the EGCSD Board that shall be utilized in design of fire stations.
3. Water facilities shall be designed and installed to ensure adequate fire flows within the Plan Area to provide an adequate level of fire protection.
4. Public health and safety needs within the Plan Area shall be met through the provision of fire protection services and facilities at a level sufficient to maintain the existing ISO rating for areas with fire hydrants and shall meet established response time standards.
5. Fire station and fire apparatus facilities shall be provided in accordance with the EGCSD Fire Department Master Plan.

5.3 SOLID WASTE DISPOSAL & RECYCLING

A private company under contract to the Sacramento County Waste Management and Recycling Division provides the pickup and disposal of solid waste in the Elk Grove area. Services include refuse transfer, residential refuse collection, refuse disposal, and resource recovery.

Waste is transported to the Kiefer Road landfill located near the intersection of Grant Line Road and Kiefer Road or the transfer station located near the intersection of Fruitridge Road and Florin Road, which is open to the public for public dumping. The Kiefer Road landfill has capacity for 30 to 40 years. The City of Elk Grove and Sacramento County Waste Management encourage diversion from the Kiefer Landfill as a key method of extending the life of the landfill.

Solid waste is generated at an average per capita rate of six pounds per day. Under the direction of AB 939, the county-wide County Integrated Waste Management Plan requires recycling programs, which are expected to result in a 50 percent diversion away from landfills, thereby extending the life of the landfills.

Refuse from Plan Area residences will be collected by an automated truck collection system, identical to that provided to other residential areas of the county. An automated truck is capable of collecting refuse from approximately 2,500 to 3,000 households per week. Therefore the solid waste company will need to expand its fleet by at least 3 trucks. On the basis of the projected Plan Area residential population, only (exclusive of commercial uses), ultimate development of the Plan Area can be expected to result in approximately 70 tons of solid waste per day.

5.3.1 Solid Waste Disposal & Recycling Standards

1. Recycling of residential and commercial solid waste should be promoted and encouraged within the Plan Area.
2. Residential developments shall be designed to facilitate the use of automated solid waste collection trucks.
3. All urban uses shall be designed so that solid waste containers can be hidden from street view either with an enclosure or garage, or behind a fence within a side yard area.

5.4 PARKS (LP, NP, CP) & PARKWAYS (PKY)

The Specific Plan Land Use Plan provides a total of 164.9 acres of parks, and 69.3 acres of parkways and open space for a total of 234.2 acres. This amount of park land provides 6.9 to 7.6 acres per 1,000 residents depending on which household size factor is utilized in the calculation. The EGCSO requires 5 acres of parkland per 1,000 population, while the City's standard is determined on a project basis. The proposed park acreage includes fifteen Local Parks, two Neighborhood Parks, and three Community Parks. These parks are designated on the Land Use Plan and on Exhibit 5-1 with "LP" for Local-Park, "NP" for Neighborhood Park, and "CP" for Community Park. Parkways or Open Space are designated (PKY or OS). The underlying zoning designation for parks and parkways shall be RD-5. The park configuration shown on the Land Use Plan is approximate and final configuration of parks will occur upon the submittal of Tentative Subdivision Maps.

The Neighborhood Park sites are typically located adjacent to schools and/or open space areas to allow shared use. The larger parks will accommodate a broader range of activities including soccer fields, softball and little league ball fields suitable for league play. Community Parks may have lighted fields to allow leagues to play in the evenings. The purpose of the larger parks is to encourage multiple uses and allow for active recreation.

(Insert Figure 5-1 – Proposed School & Park Locations)

5.4.1 PARK FEES, ACQUISITION AND CONSTRUCTION

The LRSP is included within the Laguna South Public Facilities Fee Program, which establishes a supplemental park fee for the improvement of parks within the Plan Area. The sites will be delineated as parcels at the time Tentative Subdivision Maps are prepared, and for the purposes of valuation, should be assumed to have an underlying land use designation of RD-5.

5.4.2 LOCALPARKS (LP)

There are fifteen Local Parks designated within the Plan Area. The size and location of Local Parks and the facilities provided will vary by sub-area or neighborhood and will be configured based on Tentative Subdivision Maps. They should be designed to provide facilities that would be appealing to adjacent residents. They are not intended to provide areas for organized sports.

Facilities in Local Parks may include some or all of the following:

- Open grass/multi-purpose game fields.
- Tot lot and children's play area with adjacent seating.
- Picnic table(s) with tree shading.
- Hard court areas such as tennis or half court basketball.
- Security lighting.

5.4.3 NEIGHBORHOOD PARKS (NP)

The two Neighborhood Park sites within the Plan Area are located near the center of each residential sub-area or neighborhood to provide a focal element and central gathering space for nearby residents, and to ensure that each sub-area is properly served by recreational facilities. Neighborhood Park sites are adjacent to an elementary school thereby allowing for shared use of recreational facilities. Neighborhood Parks will provide active play areas or practice fields for organized sports.

Facilities in Neighborhood Parks may include some or all of the following:

- Tot lot and children's play area with adjacent seating.
- Group or family picnic area with shade shelter.
- Turf space large enough for pick-up softball or recreational soccer.
- Hard court areas such as tennis, full court basketball, turf or sand volleyball, handball.
- Free play area.
- Storage area and/or maintenance building.
- Picnic table(s) with tree shading.
- Shade structure.
- On-site parking in limited instances.
- Security lighting.
- Restroom.

5.4.4 COMMUNITY PARK (CP)

Three Community Park sites are designated on the plan. The Community Park located south of the Civic Center provides 48.4 acres of park land and 7.7 acres of open space. The easterly Community Park measures 35.7 acres net. The westerly Community Park measures 19.9 acres net. These Community Parks will be linked to the Laguna Ridge Grand Parkway. Facilities expected to be included in the Community Parks may include some or all of the following:

- Group picnic areas to accommodate large and small groups, all shaded, some with shelters.
- Large outdoor shelter for picnic use, group use, and programming.
- A mix of youth and adult ball fields (softball, skinned ball fields, and soccer fields).
- Lighted tennis courts, full court basketball, and other sports facilities.
- High quality play areas, separated for pre-school and older children, with a variety of play experiences and adjacent sitting areas.
- Water play, as appropriate.
- Drinking fountains.
- Clearly defined park entry with identified theme.
- Storage and/or maintenance building.
- Restrooms/Concession building.
- On-site parking, per City of Elk Grove requirements.
- Security and sports facility lighting.
- Public Recreation/Civic Uses (indoor and outdoor).

5.4.6 PARKWAYS AND OPEN SPACE (PKY&OS)

The LRSP designates 69.3-acres as Parkways and/or Open Space. A major open space corridor, referred to as the "Laguna Ridge Grand Parkway" is proposed to extend from Bruceville Road on the west to Highway 99 on the east. While not proposed by the LRSP, in the future the City of Elk Grove may elect to construct a freeway over-crossing for pedestrians and bicyclists to allow a connection to the Elk Grove Community Park east of Highway 99. The Laguna South Ridge Parkway varies in width from 60-feet to 260-feet. It will provide a Class I off-street bike/pedestrian trail, serves convey storm water, and provides a well-landscaped parkway alongside Whitelock Parkway. Several "tributary" parkways, referred to as "Paseos" will provide linkages to this "grand" parkway and will allow connections to schools, parks and other land uses to the north and south. These tributary parkways will provide a minimum of 40 feet in width. The paseos will contain passive recreational facilities such as a trail for walking and biking, benches or overlooks, community gardens, tree preservation, tot lots and similar facilities to encourage walking and biking.

Figure 5-2: View of Grand Parkway looking at Proposed North-South Paseo Bridge



Figure 5.2 illustrates a 150-foot section of the Laguna South Grand Parkway. A 10-foot Class I bike trail is proposed on one side of the channel. The EGCS D Parks and Recreation Department will provide maintenance of the irrigated landscape corridors located on either side of the channel subject to final design and approval.

(Insert Figure 5-4 Laguna South Grand Parkway – Section & Detail)

5.4.7 Park and Parkway Standards

1. Shared use agreements between parks and school facilities is encouraged. Coordination is encouraged to minimize duplication of underutilized facilities.
2. Parks shall be located in the locations shown on the LRSP Land Use Plan. Precise configuration of park sites will be determined at the time of Tentative Subdivision Map approval for each residential project.
3. Parks and open space areas should be linked by a pedestrian and bicycle circulation system to the extent feasible.
4. Wherever possible, parks shall be bordered on two sides by streets in order to facilitate public access and surveillance, and on three sides when feasible. The remaining two sides may be bordered by other land uses such as schools, open spaces or residential. Local Parks are encouraged to have streets on more than two sides.
5. Parks shall be designed, and facilities oriented, to minimize noise and visual impacts on adjoining residential lots.
6. Where parks are adjacent to drainage corridors or parkways, the park shall include pedestrian pathways that connect to any adjacent pathways within the drainage corridor.
7. Parks adjacent to drainage corridors or parkways shall include appropriate fencing or plant buffering to separate active recreation areas within the park from the drainage corridor.
8. Sports lighting for both school district fields and Community Parks shall maintain the following standards to reduce levels of illumination and glare on all adjoining residential properties:

Illumination must not exceed 0.5 foot-candles measured at the property lines of school or park sites where abutting a residential use.

Glare shall be reduced by aligning the light fixtures in such a manner so as not to be directed at adjoining residential areas.

Figure 5-4A: Plan View of Grand Parkway, Bruceville Road to North-South Paseo



9. The design of park facilities and new landscape plantings shall consider the preservation of existing trees to the maximum extent feasible.
10. Detailed landscape construction drawings shall be submitted subsequent to the approval of subdivision improvement plans or construction drawings, and shall be approved prior to the start of construction so that a plan for re-vegetation is clearly defined.
11. When possible, parks should be located along creeks or adjacent to open spaces.
12. The implementation and timing of parks and open space corridors will be conditioned on tentative subdivision maps and/or project applications for development. The CIP and Financing Plan will provide further details regarding the construction of parks and open spaces.

5.4.7 LANDSCAPE CORRIDORS

As noted in the Land Use and Circulation chapters of this document, landscape corridors are proposed for all thoroughfare, arterial and collector streets within the Plan Area. A separated sidewalk is proposed with a landscaped parkway strip between the curb and sidewalk to buffer pedestrians from vehicular traffic. Landscape corridors are intended to provide a pleasant, shaded walking environment to encourage pedestrian travel or to provide a path for children on bicycles. The width of these corridors depends on the street, as summarized below.

Thoroughfare:	Elk Grove Boulevard Bruceville Road	36-feet
Arterials:	Whitelock Parkway Big Horn Boulevard Laguna Springs Drive Laguna Ridge Road	25-feet
Collector:	West Stockton Blvd. Auto Mall Streets	21-feet
Collector:	Commercial/Civic Center Drive	15-feet

Figure 5-4B: Plan View of Grand Parkway, North-South Paseo to Big Horn Boulevard



5.4.8 Landscape Corridor Standards

1. Where commercial developments front on arterial roadways it shall be the responsibility of the commercial use to install the landscaping. The Developer shall have the option of either maintaining the landscaping or having the CSD maintain the landscaping.
2. Where landscape corridors abut residential uses and a masonry sound wall or open iron fence is installed at the edge of the corridor, the builder will install the landscaping per EGSCD standards, and EGSCD will maintain the landscaping.

5.4.9 Project Monumentation

To create a sense of place and identify Laguna Ridge as a distinctive, high-quality, master-planned community, key intersections have been identified for special landscape treatment and project monumentation. The landscape details of these key intersections are discussed in the LRSP Design Guidelines document, which must be approved prior to approval of improvement plans. In summary, the monumentation program will provide enhanced paving, and landscaping at the major entries, edges, and the "cross-roads" or the core of the Plan Area.

The four key project entries targeted for special treatment are the intersections of Big Horn Blvd. at Elk Grove Blvd., Big Horn Blvd. at Bilby Road, Whitelock Parkway at Bruceville Road, and Whitelock Parkway at West Stockton Blvd. Enhanced landscaping, monument walls and special pavers are proposed on the LRSP side of the intersection.

Edge treatments are proposed at Bruceville Road and Elk Grove Blvd., Bruceville Road and Bilby Road, and Elk Grove Blvd. at Laguna Springs Drive. A scaled-down version of the project entry statements will be provided in these locations.

The "cross-roads" or core of the Plan Area is located at Whitelock Parkway and Big Horn Blvd. immediately south of the Laguna South Parkway Corridor. Commercial uses have been located on each corner to provide an open, landscaped appearance.

The dimensions of these features are discussed in Chapter 3 Land Use under Project Identity. The precise landscape design will be determined when improvement plans are prepared for properties adjacent to these key features. The first project submitted will set the example to be followed by the following projects.

5.5 SCHOOLS (ES, HS/MS)

The LRSP Land Use Plan designates three Elementary School sites measuring 10.0 acres each, and a combined 76.0-acre High School/Middle School site for a total of 106.0 acres. The exact configuration of school sites are subject to change with the preparation of more detailed surveys and the alignment of streets with Tentative Subdivision Maps.

The Plan Area is within the Elk Grove Unified School District (EGUSD), which provides elementary through high school (K thru 12) education. The number of school sites required in the plan area is based on the District's standard for the projected number of students per household and the number of students per school. The Land Use Plan proposes a total of three elementary schools located within each sub-area or neighborhood within the Plan Area, as shown on Figure 5-1 Proposed School and Park Locations. The potential number of students generated within the Plan Area is shown in Table 5-

2 LRSP Projected Student Generation. The Plan Area will develop over a number of years, and that school facilities will be phased according to demand. The density of residential units ultimately constructed also affects the demand for school facilities.

The proposed school sites conform with the district requirement that school sites be basically level and rectangular in shape, with a width to length ratio of not more than 3 to 5. The schools are located in residential neighborhoods along primary residential streets, typically with two street frontages. The High School/Middle School site is located adjacent to an arterial roadway. The District has site location requirements relating to power lines, noise, environmental constraints and hazards, and airports. None of these factors affect the elementary school sites as presently shown by the Land Use Plan.

5.5.1 School Standards

1. Schools shall have timely access to all utilities and services, including sewer, water, gas, electric and drainage.
2. Project-specific design shall orient circulation patterns to favor safe and direct pedestrian and bicycle access routes to school facilities.
3. Elementary Schools shall be located in residential neighborhoods along local, primary or collector residential streets with two street frontages where feasible.
4. Schools will be located within reasonable walking distance of most residents. The following are the EGUSD standards for walking distance.

Table 5-1: Walking Distance/Busing Policy

Grade	Walking Distance
K	¾ mile
1-3	1 mile
4-6	1 ¼ mile
7-8	2 miles
9-12	3 miles

Source: 1996 EGUSD standards.

The District uses the student generation rates shown in Table 5-4 to determine the projected number of students that will result from residential development. Site selection criteria and project student generation are the basis for determining the location, type, and number of schools required to serve a new development.

Table 5-2: Student Generation/Projected Student Yield by Grade Level

Land Use Category	Dwelling Units	Elementary School (K-6)		Middle School		High School		Cumulative Factor
		Factor	Students	Factor	Students	Factor	Students	
RD-4	605	.4489	269	.1084	64	.2100	107	.7673
RD-5	3,473	.4489	1,429	.1084	341	.2100	568	.7673
RD-6	641	0	0	0	0	0	0	0
RD-7	553	.4489	351	.1084	84	.2100	140	.7673
RD-8	117	.4489	82	.1084	20	.2100	32	.7673
RD-10	498	.4489	224	.1084	54	.2100	89	.7673
RD-15	770	.2900	101	.0475	24	.1175	40	.4550
RD-20	1,100	.2900	330	.0475	77	.1175	123	.4550
Total			2,786		664		1,099	

Note: 1. Student generation factors based on EGUSD Standards.

Table 5-3 describes the maximum number of students that may be accommodated within each type of school under both multi-track year-round and traditional nine-month enrollment periods. The Elk Grove School District uses year-round school in some elementary and middle schools in order to increase efficiency. Year-round school provides for a 20 percent increase in student enrollment. Based on the calculation provided by Table 5-3, 2.79 or three elementary schools, 0.55 or half of a middle school, and 0.50 or half of a high school are needed to serve the Plan Area.

Table 5-3: School Capacities and Projected School Requirement

School Type	Projected Students	Capacity	Schools Required	Capacity (Year-Round)	Schools Required
Elementary (K-6)	2,786	1,000	2.79	1,060	2.63
Middle (7-8)	664	1,200	0.55	1,440	0.46
High (9-12)	1,099	2,200	0.50	N/A	

5.6 COMMUNITY COLLEGES

The LRSP area is within the Los Rios Community College District. The Los Rios Community College District manages three community colleges, the American River, Sacramento City, and Cosumnes River Community Colleges. The Cosumnes River Community College is the closest community college to the plan area. Currently, the Cosumnes River Community College has no remote learning centers near the LRSP area. However, the Cosumnes River Community College does provide televised and on-line instruction.

5.7 LIBRARY SERVICES

The closest existing library is located at 8962 Elk Grove Boulevard, approximately one mile east of the LRSP area. A library facility is proposed within the East Franklin Specific Plan Area, which is immediately to the west of the LRSP area. The LRSP will pay the appropriate fees toward this facility as a participant in the Laguna South Public Facilities Fee Program.

5.7.1 Library Standards

1. Development of a joint-use library is encouraged within one of the public school sites.

5.8 CIVIC CENTER (CIVIC CTR)

An 18.6-acre Proposed Civic Center (CIVIC CTR) Site and 2.0 acre town green has been designated on the Land Use Plan at the southeast corner of the intersection of Big Horn Boulevard and Elk Grove Boulevard. An Illustrative Site Plan has been prepared to demonstrate a potential layout for the site, however the final site plan will vary based on the City's needs, the desires of the community and the designs of the architect. A median break at Big Timber Drive will allow left turn access into the easterly portion edge of the site from Elk Grove Boulevard. A commercial street is also proposed to extend along the southern edge of the site and is referred to as Civic Center Drive.

A cluster of administrative offices and other civic buildings in a "park-like" setting, oriented around a water feature and outdoor stage/lawn area is envisioned. The buildings are placed around this central gathering space to screen any potential noise that may occur with small events. The location of the Civic Center along Elk Grove Boulevard will provide a heavily landscaped focal point, and will provide a break between retail commercial and office uses that are located to the east and west. A water tower or sculptural element is proposed to provide a visual terminus of the paseo parkway and an identifying feature for the Laguna Ridge Plan Area.

This site and related development standards are more fully discussed in Chapter 3, Land Use.

Figure 5-5: View of Proposed Civic Center

