

E L K G R O V E - F L O R I N A N D B O N D R O A D S S P E C I A L P L A N N I N G A R E A

501-180. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to allow development of residential and commercial uses compatible with the existing flood area and to mitigate the impacts of noise generated from the adjacent railroad.

501-181. EXHIBITS. Section 501-181.1, as amended and attached to this Ordinance, is incorporated herein and made a part of this Ordinance for all purposes.

501-182. PERMITTED USES. Uses on any portion of the property described in Section 501-181.1 shall be as regulated within the Zoning Code of Sacramento County as follows:

(a) Area A:

- (1) Single-family dwellings, duplexes, or halfplexes

(b) Area B:

- (1) All uses listed in Table I of the Sacramento County Zoning Code as permitted in the RD-5 zoning district and as regulated by Section 201-04 of the Zoning Code.
- (2) Business and professional uses
- (3) Medical offices
- (4) Post office
- (5) Library
- (6) Municipal court
- (7) Sheriff's substation
- (8) Hospital urgent care facility
Automobile service stations and convenience markets subject to Conditional Use Permit approval by the Board of Supervisors after a recommendation from the Project Planning Commission.

(c) Area C:

- (1) Multiple family residential with a maximum of 20 dwelling units per acre.
- (2) Other uses deemed to be similar and like to the above uses by the Project Planning Commission as a result of the grant of a use permit.

501-183. DEVELOPMENT PLAN REVIEW. No development shall take place on any property to which this Ordinance applies, as shown in Section 501-181.1, until final development plans have been approved by the Project Planning Commission as provided herein. The Planning Commission shall approve the development plan if the location and design of the proposed use mitigates potential adverse effects, consistent with development standards established in Section 501-184 below. The Planning Commission shall not approve development plans under provisions of this section, unless it first finds that the proposed development will not create conditions that are adverse to the health or safety of the residential use on the property described above.

501-184. DEVELOPMENT STANDARDS.

- (a) The location and configuration of buildings and other improvements shall comply with the development standards set forth in Title III of the Sacramento County Zoning Code, provided, however, that deviations from such standards may be permitted by the Project Planning Commission in approving development plans whenever necessary to preserve native trees or reduce interior noise levels within the dwelling units.
- (b) Grading. The design, layout, and configuration of the improvement shall minimize the extent and amount of grading. The following techniques shall be considered and utilized where feasible to accomplish the reduction in the extent and amount of grading:
 - (1) The use of split level building design and foundation systems to accomplish elevation transitions as close to existing grade as possible.
 - (2) Grading for streets shall be reduced as much as possible, consistent with the minimum requirements for utility service, drainage requirement, and street design and improvement requirements.
 - (3) No grading, except as provided in Section 16.44.090 of the Sacramento County Code, shall be done on the property described in Section 501-181.1 until a grading permit is obtained from the Department of Public Works.
 - (4) No grading shall be permitted within the floodway of Laguna Creek.

The Department of Public Works shall not approve any grading plans or issue grading permit, unless said plans are consistent with the site plans approved by the Project Planning Commission and with the policies as set forth in this section.

- (c) Trees. The design, layout and configuration of the improvements shall be accomplished so as to minimize the removal of trees. No native trees having a diameter of nine inches or more, measured four and one-half feet above the ground, shall be damaged or removed unless:
 - (1) The trees are located within the right-of-way of an approved building envelope.

- (2) The trees are specifically approved for removal by the Planning Commission as part of the site plan approval.
 - (3) Such removal is necessary for elimination of diseased growth, for fire prevention and control, erosion and flood control, or as may be required for pedestrian, bicycle, or equestrian paths and trails.
- (d) Laguna Creek.
- (1) The floodplain of the creek shall remain in its natural state, unless a hydrologic study approved by the County Division of Water Resources permits otherwise. Authorized exceptions to this rule are:
 - (aa) Removal and clearing of debris, growth, brush, or trees necessary for the maintenance of the free passage of storm buildings and other improvements.
 - (bb) Construction of any improvements expressly approved by the Board of Supervisors, or where such improvements are found to be necessary for the prevention of erosion, the protection of public or private property, or for the preservation of the public health, safety, or welfare.
 - (2) Due to the proximity to the floodplain of Laguna Creek, all structures shall be built at flood pad elevations, to the satisfaction of the County Water Resources Division of the Department of Public Works.
 - (3) Any modifications to the floodway/floodplain of Laguna Creek are to be approved by the Water Resources Division.
- (e) Coordination of Projects. The Project Planning Commission, in receiving and approving development plans, shall consider the relationship of circulation pattern of the proposed project with neighboring projects to ensure compatibility and coordination of projects with each other and with the community plan.
- (f) Setbacks. Setbacks shall be established at time of development plan review, except that along Bond Road and Elk Grove-Florin Road a 25 foot landscaped planter shall be required.
- (g) Road Improvements. Prior to the issuance of any building permits, the owner(s) shall deed to the county the necessary right-of-way for Bond and Elk Grove-Florin Roads, and any other public road approved for the site, based upon widths acceptable to the County Department of Public Works. Installation of improvements shall be in accordance with that department's requirements.
- (h) Multiple Family Development. In addition to compliance with any other development standards set forth in this section, any multiple family development proposed in Area C shall comply with the following standards: Incorporate into the design of the buildings a noise level reduction of 30db; patios and balconies adjacent to Elk Grove-Florin Road shall

be constructed with noise barriers four feet and three and one-half feet in height, respectively; barrier materials shall be airtight and massive, with no significant gaps in construction; suitable barrier materials include stucco, wood paneling on both sides of a wood stud frame, and three-quarter inch plywood; other materials may be suitable, if reviewed by a qualified acoustical consultant and approved by the Planning Department; there is to be only one 45 foot wide access drive from Elk Grove-Florin Road; any secondary driveway is to be for emergency vehicle access only.

501-185. VIOLATIONS. Violations of the provisions of this Ordinance, or exhibits made part of this Ordinance, shall be deemed a violation of Sacramento County Zoning Code, Ordinance No. 83-10 as amended.

501-186. VARIANCES. The variance provisions of Title I, Chapter 10, Article 2 of the Zoning Code shall apply to this Ordinance.

501-187. FINDINGS. In adopting this Special Planning Area Ordinance, the Sacramento County Board of Supervisors makes the following findings:

- (a) The area described in Section 501-181.1 contains a portion of Laguna Creek with its natural amenities and groundwater recharge potential.
- (b) These environmental features cannot be adequately protected through the adoption of any other land use zone and its related development standards.
- (c) Noise generated from the adjacent railroad could affect the health and safety of the residents of the development.
- (d) The size of this Special Planning Area is sufficient to allow construction of several residential projects of varying densities and styles and, thus, will not constitute the granting of a special privilege, nor deprivation, of property rights.
- (e) The uses permitted by this Ordinance provide for a reasonable use of the land and will not cause undue hardship on property owners within the area described in Section 501-181.1.

ELK GROVE-FLORIN AND BOND ROADS SPECIAL PLANNING AREA

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