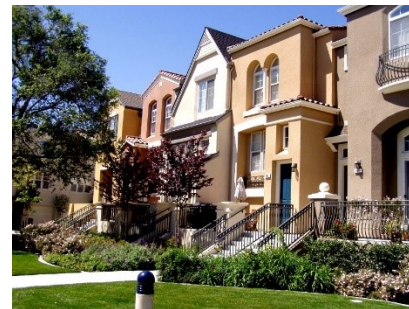


JACKSON TOWNSHIP SPECIFIC PLAN



Sacramento County, CA
PUBLIC HEARING DRAFT
September 2021

JACKSON TOWNSHIP SPECIFIC PLAN

Adopted xxxx, 20xx

Ordinance #

EIR State Clearinghouse #2013082017

County of Sacramento, CA

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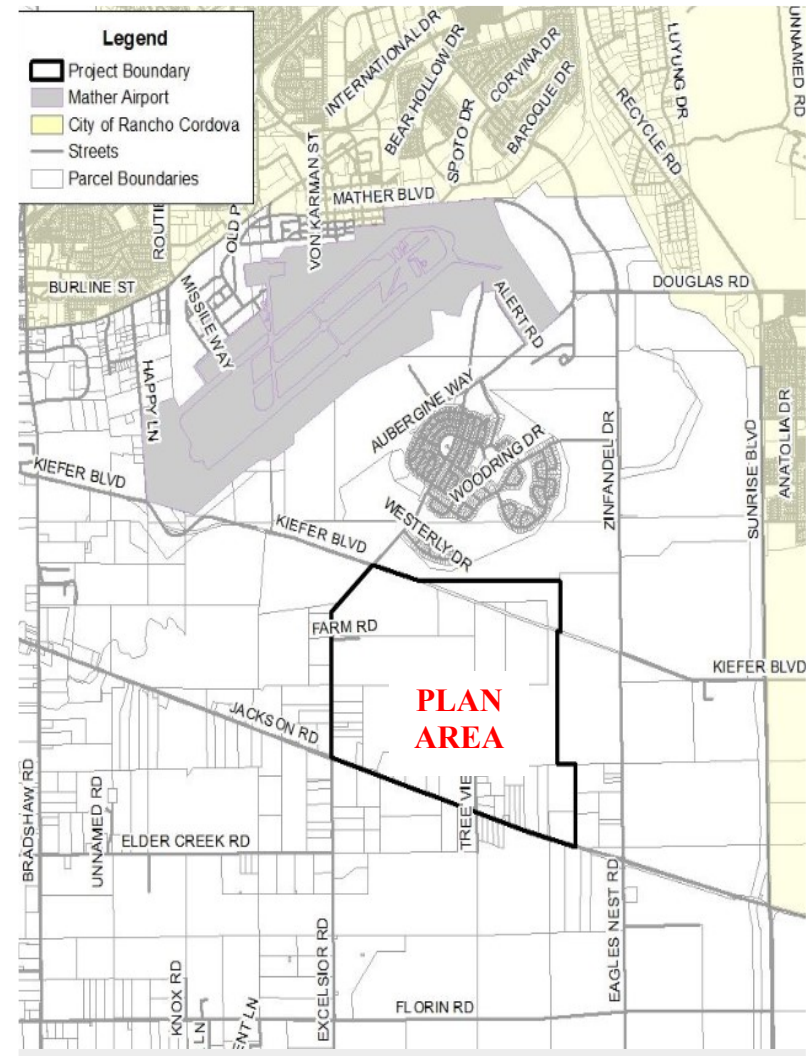
EXECUTIVE SUMMARY

The Jackson Township Specific Plan (JTSP) directs the formation of the approximately 1400 acre master planned community located within the Jackson Highway area, near the “geographic center” of the County. The Plan Area is located east of Excelsior Road, west of Eagles Nest Road, south of the Mather Airport and north of Jackson Road.

The JTSP represents the opportunity to implement the collective vision of the General Plan, the SACOG Blueprint and the applicant to create a sustainable, healthy and successful community in the Jackson Highway corridor. The overarching vision is of a vibrant and self-sustaining community that incorporates environmentally sustainable practices, distinct and walkable neighborhoods featuring complementary land uses and the integration of open space as the foundation of the community.

The Jackson Township Specific Plan Area (Plan Area) is a self-sustaining, mixed-use community including a broad spectrum of residential uses, employment, retail and supporting uses, recreational, open space and public uses. The projected yields, at full build out, would provide up to approximately 5,700 dwelling units and 5,200 jobs.

Specific plans provide an opportunity to creatively implement the intent of the General Plan and serve as a refinement of General Plan policies. The JTSP is the primary land use, policy and regulatory document used to guide development of the Plan Area. The Specific Plan establishes a development framework for land use, community design and character, infrastructure improvements and a subsequent project approval structure for



EXECUTIVE SUMMARY

orderly development within the approximately 1,400 acre Plan Area. The Specific Plan document is organized as follows:

- **Chapter 1-Introduction:** summarizes the purpose, background, organization and authority of this document.
- **Chapter 2-Plan Area Context:** describes the location, natural setting, and land use conditions on and adjacent to the Plan Area.
- **Chapter 3-Community Vision and Land Use:** identifies the vision and organizing principles that guide the physical form and development patterns of the Plan Area, depicts the overall land use plan and land use districts that constitute the Plan Area.
- **Chapter 4-Circulation and Mobility:** describes the network to accommodate the movement of vehicles, pedestrians and bicyclists.
- **Chapter 5-Public Utilities:** describes plan-wide water, wastewater, storm drainage, electric, natural gas, and communications.
- **Chapter 6-Public Services:** identifies plan-wide public services including parks, schools, libraries, law enforcement, fire and solid waste.
- **Chapter 7-Resources & Sustainability:** identifies the environmental conditions and sensitive resources found in the Plan Area and describes the project's sustainability features.
- **Chapter 8-Implementation:** describes phasing, implementation procedures and strategies for financing and maintenance of public facilities and services.

- **Chapter 9-Administration:** outlines the Specific Plan process and its relationship to the subsequent entitlement processes, describes the administrative procedures to implement and amend, interpret and enforce the Specific Plan.
- **Appendices:** Appendices provide supporting analysis and technical detail for many aspects of the Specific Plan, including:
 - Appendix A-Development Standards
 - Appendix B-Design Guidelines
 - Appendix C-Potable Water System Study
 - Appendix D-Wastewater Master Plan
 - Appendix E-Master Drainage Study
 - Appendix F Infrastructure Master Plan
 - Appendix G-Public Facilities Financing Plan (PFFP)
 - Appendix H-Urban Services Plan (USP)
 - Appendix J-Planning Area Detail
- **Related Documents**
Related documents include, but are not limited to:
 - Environmental Impact Report
 - Sacramento County General Plan
 - Sacramento County Zoning Code
 - Sacramento County Improvement Standards
 - Development Agreements

CHAPTER 1: INTRODUCTION

CHAPTER ONE: INTRODUCTION

1.1 OVERVIEW

The Jackson Township Specific Plan (JTSP) directs the formation of the 1400 acre master planned community located within the Jackson Highway area. The overarching vision is of a vibrant and self-sustaining community that incorporates environmentally sustainable practices, distinct and walkable neighborhoods featuring complementary land uses and the integration of open space as the foundation of the community.

The Jackson Township Specific Plan proposes a self-sustaining, mixed-use community including a broad spectrum of residential uses, employment, retail and supporting uses, recreational, open



space and public uses. The projected yields, at full build out, would provide up to approximately 5,700 dwelling units and 5,200 jobs. The Jackson Township community will be an integrated community where residents can live, work, shop, educate, recreate and gather as a community.

Emphasis has been placed on creating a vibrant, comprehensively planned, sustainable community: one that generates a sense of place for residents and visitors. The amenities and natural resources will provide residents with an identifiable location that they can call “home” for generations to come.

1.2 PROJECT BACKGROUND AND HISTORY

The Plan Area is approximately 1,391 acres in size and is located east of Excelsior Road, west of Eagles Nest Road, south of the Mather Airport and north of Jackson Road, as shown on Exhibit 1.1. The Plan Area is outside of the Urban Policy Area (UPA); however the north boundary of the Plan Area is directly adjacent to the UPA boundary. The Plan Area is comprised of approximately 40 parcels, ranging in size from less than 1 acre to 214 acres. The primary land uses are grazing, agricultural residential development and the Sacramento Raceway. The Plan Area is comprised of one “participating” landowner and numerous “non-participating” landowners.

CHAPTER 1: INTRODUCTION

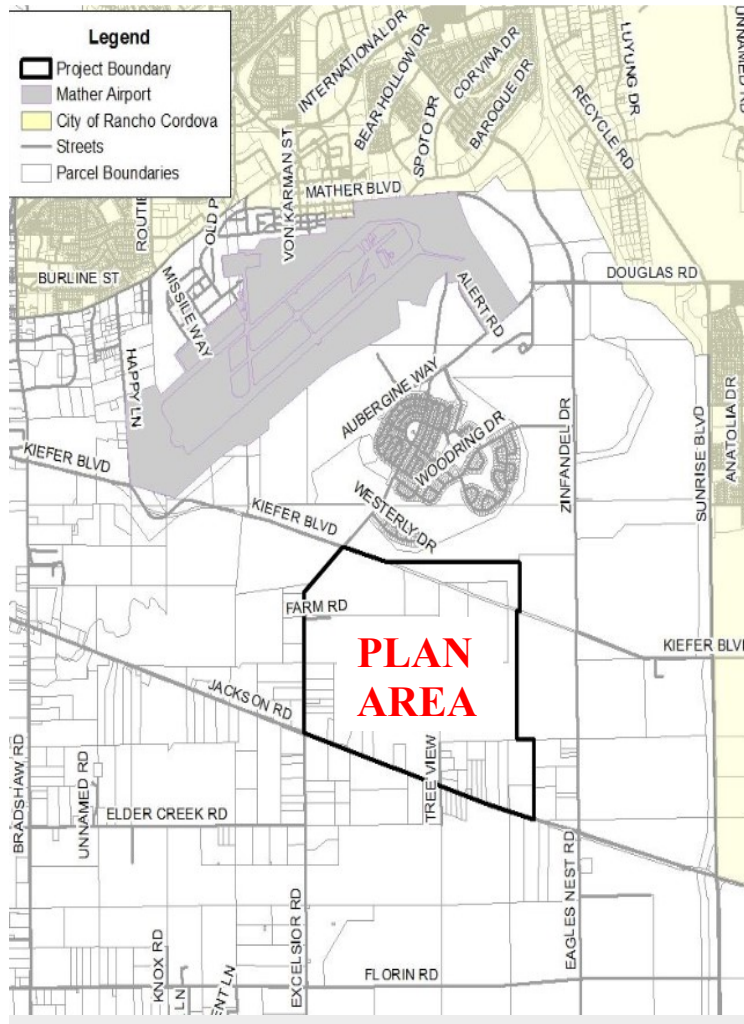


Exhibit 1.1: Project Location

1.3 KEY FEATURES AND PROJECT OBJECTIVES

The JTSP represents the opportunity to implement the collective vision of the General Plan, the SACOG Blueprint and the applicants to create a sustainable, healthy and successful community in the Jackson Highway corridor. Sustainability is measured in terms of providing infrastructure and a built environment that are coordinated to conserve resources and use renewable resources. Healthy is measured in the quality of life and the array of community services that are provided. Success will be measured by the test of time, as Jackson Township grows and emerges over the next 20 to 30 years, and then matures as a place that is vibrant, stable and a desirable place to live and work.

1.3.1 Project Objectives

The following summarizes the project objectives that guided the planning of Jackson Township Specific Plan:

- Establish an approximately 1,400+ acre mixed-use community which incorporates feasible, smart growth principles to lower greenhouse gas emissions and provides protection of valuable environmental resources, resulting in:
 - a) an economically stable, sustainable community with a broad range of compatible land uses that provide a balance of jobs and housing, including residential, commercial, office, mixed-use, recreation and public/quasi-public uses;
 - b) financially viable homes and businesses which provide a high level of energy efficiency and an attractive, well maintained community;

CHAPTER 1: INTRODUCTION

c) a Land Use Plan which is consistent with General Plan Policy LU-120 and the SACOG Blueprint smart growth principles.

- Establish a land use and circulation system that promotes a variety of non-vehicular modes within a community environment that is safe, accessible and convenient for all modes of travel.
- Promote a diversity of housing opportunities responsive to regional needs and market conditions including single-family dwellings, apartments, townhouses and live-work units that serve a broad range of family incomes.
- Provide a comprehensively planned infrastructure system to serve the entire Plan Area and ensure funding for the on-going maintenance needs of the parks, open space facilities, public services and infrastructure.

1.4 PURPOSE AND LEGAL AUTHORITY OF THE SPECIFIC PLAN

Specific plans provide an opportunity to creatively implement the intent of the General Plan and serve as a refinement of General Plan policies. The JTSP is the primary land use, policy and regulatory document used to guide development of the Plan Area. The specific plan establishes a development framework for land use, community design and character, infrastructure improvements and a subsequent project approval structure for orderly development within the approximately 1,400 acre Plan Area.

Preparation of a specific plan is authorized by Section 65450 et seq. of the Government Code. Government Code Section 65451

mandates that a specific plan include a text and a diagram or diagrams which specify all of the following in detail:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out paragraphs (1), (2), and (3).

The specific plan must also contain a statement of relationship of the specific plan to the General Plan. Consistency with the General Plan is required by state law. Furthermore, no zoning, tentative maps, parcel maps, or public works projects can be approved, adopted, or undertaken unless they are consistent with the adopted specific plan. The JTSP was prepared pursuant to State Law and is compatible with the applicable policies and programs of the General Plan.

CHAPTER 1: INTRODUCTION

1.5 RELATIONSHIP TO COUNTY PLANS & REGULATIONS

1.5.1 Sacramento County General Plan

The California Government Code requires that Specific Plans be consistent with the local jurisdiction's adopted General Plan. The General Plan is a statement of the community's land use values and is the underlying basis for its vision and direction. An analysis of the consistency of the JTSP with applicable General Plan policies and actions is provided in the EIR.

1.5.2 County Zoning Code

The JTSP includes Development Standards (Appendix A) and Design Guidelines (Appendix B), which are adopted into the Jackson Township Special Planning Area Ordinance (Sacramento County Zoning Code Title V, Chapter 8, Article __). These regulations shall govern development, improvements and construction within the Plan Area.

1.5.3 Sacramento County Improvement Standards

The Sacramento County Improvement Standards establish basic standards and detail sheets for construction of public infrastructure. These standards and specifications apply to all construction within the Plan Area, unless otherwise addressed herein. To the extent that a component or regulation of the Specific Plan differs from a requirement of the Standards, the Specific Plan will take precedence. Where the Specific Plan is silent, the Standards will be used for purposes of interpretation, and/or directly applied as appropriate.

1.6 SPECIFIC PLAN RELATED DOCUMENTS

1.6.1 Environmental Impact Report

Sacramento County is the lead agency in the preparation and certification of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The EIR for the JTSP (Control Number: PLNP 2011-00095, State Clearinghouse Number 201308201) examines the environmental impacts of the proposed plan and identify potential changes in the environment that would result from implementation of the plan. CEQA Guidelines Section 15183 provides that projects consistent with development density, zoning, community planning, and the general plan for which an EIR was certified do not trigger a new environmental review unless there are new impacts that have not already been properly addressed. Section 65457(a) of the California Government Code and CEQA Guidelines Section 15182(a) provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.

The EIR for the Jackson Township Specific Plan is intended to qualify subsequent projects within the Plan Area for these exemptions, assuming those projects are consistent with the adopted Specific Plan, and fulfill all applicable Zoning conditions and CEQA mitigation measures.

1.6.2 Development Agreements

Subject to the provisions of the Specific Plan, the property owners and the County may execute Development Agreements in accordance with Section 6.2.2 of the County Zoning Code.

CHAPTER 1: INTRODUCTION

1.6.3 Development Standards

Concurrent with the approval of this Specific Plan, Development Standards were adopted by Sacramento County. The Jackson Township Development Standards (DS) act as the zoning regulations for the Plan Area. The Development Standards set forth the permitted uses, development standards and other regulations for the Plan Area. When conflicts occur between the provisions in the County Zoning Ordinance or the County Improvement Standards and the DS, the provisions of the JTDS shall apply. Where the DS do not address a specific provision, the County Zoning Ordinance and/or Improvement Standards shall govern development in the Plan Area.

1.6.4 Design Guidelines

Concurrent with the approval of this Specific Plan, Design Guidelines for the JTSP were approved by Sacramento County. The JTSP Design Guidelines (Appendix B) provide specific direction for the development of all land uses to ensure quality and consistent design treatment.

1.7 PROPOSED ENTITLEMENTS

Implementation of the Specific Plan requires approval of the following entitlements by the Sacramento County Board of Supervisors:

- A General Plan Amendment to move the Urban Policy Area (UPA) boundary south to include the Jackson Township Specific Plan.
- A General Plan Amendment to amend the Land Use Diagram designations, to amend the Transportation Diagram and the Bicycle Master Plan.

- A Community Plan Amendment to amend the Vineyard and Cordova Community Plans.
- Adoption of the Jackson Township Specific Plan including a Specific Plan land use diagram, Design Guidelines and Development Standards.
- Adoption of a Public Facilities Financing Plan for the Jackson Township Specific Plan that describes a Capital Improvement Program and funding and financing strategy for planned improvements.
- Adoption of an Urban Services Plan for the Jackson Township Specific Plan that describes the cost to provide annual public services and the funding sources identified to cover projected costs.
- Adoption of a Water Supply Master Plan Amendment to amend the existing Zone 40 Water Supply Master Plan.
- A Zoning Ordinance Amendment to establish the Jackson Township Special Planning Area (SPA) for the first phase will occur subsequent to the approval of the entitlements listed above.

In addition to the above listed entitlements, separate annexation requests to LAFCo include:

- Sphere of Influence Amendment (SOIA) and concurrent Annexation to County Service Area (CSA) 10 or creation of a new CSA.
- Annexation to Sacramento Regional County Sanitation District (SRCSD).
- Annexation to Sacramento Area Sewer District (SASD).

CHAPTER 1: INTRODUCTION

Future applications will be subject to the policies, improvement standards, development standards and design guidelines included in this specific plan. Future approvals may include, but are not limited to, the following:

- Large Lot Tentative Maps
- Tentative Subdivision Maps
- Lot Line Adjustments
- Site Plan Review
- Use Permits
- Variances
- Project Development Agreements
- Encroachment Permits
- Subdivision Improvement Agreements
- Zoning Ordinance Amendments to establish subsequent SPA's

CHAPTER 2: PLAN AREA SETTING AND CONTEXT

CHAPTER TWO: PLAN AREA SETTING

2.1 REGIONAL CONTEXT

The Plan Area, approximately 1,391 acres in size, is located in the “geographic center” of Sacramento County, lying south of the Mather Specific Plan Area, east of Excelsior Road, north of Jackson Highway and west of Eagles Nest Road, primarily within the Vineyard Community. The portion of the Plan Area north of Kiefer Boulevard is within the Cordova Community. Exhibit 2.1 depicts the Plan Area location within the regional context.

2.1.1 2.1.1 Pre-Specific Plan Land Use Designations

The General Plan designates the Plan Area as Extensive Industrial and General Agriculture 20 acres. The Community Plan and zoning designations are Light Industrial (M-1), Industrial Reserve (IR) and Permanent Agriculture (AG-80).

2.2 PLAN HISTORY AND SETTING

2.2.1 Site History

The Plan Area lies along the boundary between the historical Brighton and Lee townships. Brighton Township was originally established by the court of sessions in 1851. Lee Township was formed in 1856 by the Sacramento County Board of Supervisors. Lee Township was carved out of what was originally San Joaquin and Cosumnes townships.

One of the earliest Europeans to cross the vicinity of the Plan Area was William Daylor, who was employed by John Sutter. In 1848, Daylor partnered with William Grimshaw and opened a store and Indian trading post at Daylor’s ranch on the Cosumnes near present day Sloughhouse. The trading post was on the Jackson Road, a wagon road from Sutter’s Fort to the Southern Mines. Built on this historic

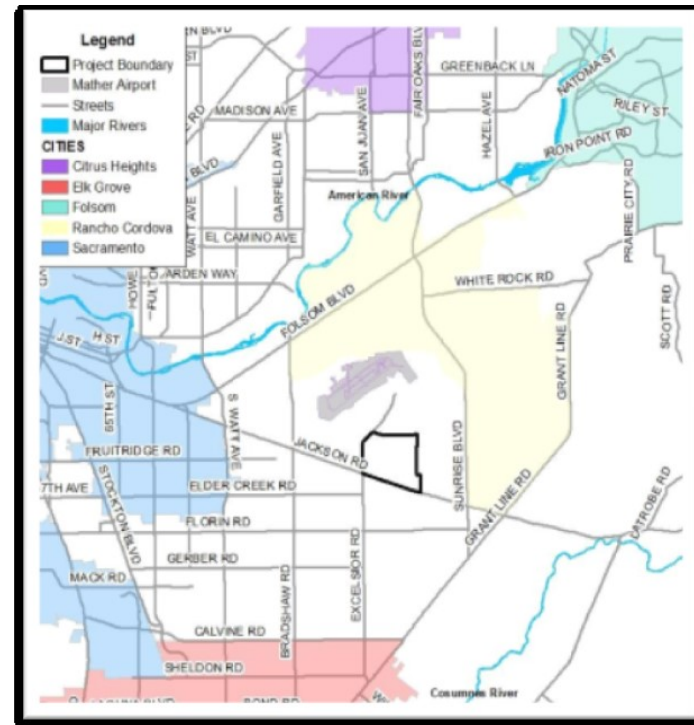


Exhibit 2.1 Regional Location

route, Jackson Highway (State Route 16) today constitutes the south boundary of the Jackson Township Specific Plan Area.

Essentially all the early settlers of this area were involved in dry farmed grain production and/or cattle or sheep ranching. By 1910, the Natomas Company of California owned most of the Plan Area. In the mid-1950s, an easement for a massive electrical transmission line was acquired across a portion of the Plan Area. During the same era, the Plan Area was still sparsely inhabited, comprised of approximately 7 dwellings and a ranch complex including a small reservoir.

CHAPTER 2: PLAN AREA SETTING AND CONTEXT

By 1967, the Carmichael quadrangle map depicts a total of 13 buildings and a drag racing complex developed in the central portion of the Plan Area, known as the Sacramento Raceway. During this same period, approximately 16 residential dwellings were constructed within the Plan Area, primarily along Jackson Highway and Excelsior Road.

2.2.2 Setting

The Plan Area is comprised of 24 different landowners. Excelsior Estates, LLC is the participating landowner, represented by Angelo G. Tsakopoulos as the applicant. The applicant owns and/or controls approximately 883 acres (approx. 64 % of the total) within the Plan Area boundaries. In addition to the applicant properties, the pre-Specific Plan land uses within the Plan Area include grazing, small ranches, agricultural residential homes and the Sacramento Raceway. Exhibit 2.2 depicts an aerial photograph of the undeveloped Plan Area and adjacent lands.

2.2.3 Adjacent Uses

Adjacent land uses to the Specific Plan Area include the following:

West: The site is bound to the west by Excelsior Road, and the area is characterized by an assortment of industrial and agricultural uses, including mining and decorative stone and rock sales. This area is within the West Jackson Highway Master Plan Area.

North: The Mather Field Special Planning Area is located north of the Plan Area boundary and includes Independence at Mather, a nature preserve, the Mather Commerce Center and Mather Regional Park, which includes the Mather Golf Course. Additional land uses north of the Mather Special Planning Area include the Stone Creek residential community.

East: Existing land uses along the eastern Plan Area boundary include agricultural and industrial lands, including, grazing, agricultural residential uses and the Sacramento Rendering Plant. This area is also generally within the NewBridge Specific Plan Area. The NewBridge Specific Plan includes a proposed wetland preserve area located west of Eagles Nest Road, adjacent to the proposed wetland preserve within the JTSP. Together, the two adjacent wetland preserves will create a natural corridor consistent with the goals of the proposed South Sacramento

South: Existing land uses to the south of the Plan Area are primarily small ranches, agriculture and wetland preserve.



2.3 PROJECT BACKGROUND

The formal initiation of the Jackson Township Specific Plan occurred in June 2013; however, the applicant began the pre-planning and visioning process in early 2004. The applicant's vision is to diverge from the norm of development in the prior decades and to create a self-sustaining, mixed use "complete" community with a range of residential densities and a compact form.

CHAPTER 2: PLAN AREA SETTING AND CONTEXT



The SAGOG Blueprint, adopted in 2005, acknowledged the Jackson Highway Corridor as an appropriate and logical area to urbanize. The County 2030 General Plan, adopted in 2011, contemplated new growth areas to occur via expansion of the Urban Policy Area (UPA), including the Jackson Highway area. General Plan policies, namely LU-119 and 120, provided a clear process and guidance, based on smart growth principles, for the master plans/specific plans to be prepared for new communities.

The land use process for the JTSP evolved over numerous years. The framework provided by the Blueprint, the General Plan, AB 32 and SB 375 helped inform and discern the planning process along the way. Outreach and collaboration with community groups, stakeholders, landowners, community members and area residents resulted in refinement of the Preferred Land Use Plan. In addition to the Preferred Land Use Plan, a number of land use alternatives were studied as part of the EIR to analyze different variations to the Land Use Plan. The Alternatives are described in full detail in the EIR.

2.4 CONSTRAINTS & OPPORTUNITIES

Natural resources, drainage, noise and utility easements were the primary Plan Area conditions that were considered in the site analysis and the design of the land plan. Such conditions influence both opportunities and constraints to the future development of the Plan Area.

CHAPTER 2: PLAN AREA SETTING AND CONTEXT

2.4.1 Natural Resources

The land uses within the Plan Area and surrounding lands include rangeland, rural residential and cropland. Habitat types occurring within the Plan Area include annual grassland, irrigated pasture and ditch, northern hardpan vernal pool, seasonal wetland, marsh, irrigation pond, and ephemeral drainages. Known or potential biological constraints within the Plan Area include sensitive habitats associated with Morrison Creek, vernal pools, marshes, other potential waters of the U.S.; potential habitat for special-status vernal pool and other plant and animal species; potential foraging and nesting habitat for Swainson's hawk, a state-listed species, and other special-status birds species; and protected trees. See Chapter 7.2 for a complete description of the Plan Area natural resources.



2.4.2 Drainage

The Plan Area lies on the Sacramento Plains between the American River on the north, the Sacramento River on the west and the Cosumnes River on the south and east. The natural drainage system of the Plan Area transports water in a west southwesterly direction to a series of lakes on the east side of the Sacramento River. The drainage system is known as the Morrison Creek Stream Group Basin. The Morrison Creek drainage system lies largely outside the west boundary of the Specific Plan. However, a small tributary drainage takes up the northwest corner of the Plan area. A second drainage, Elder Creek, drains the central portion of the Specific Plan area northeast to southwest. The 1967 U.S.G.S. Carmichael Quadrangle illustrates ponds, reservoirs and wetlands associated with the Elder Creek drainage system.



View looking east along north property line

CHAPTER 2: PLAN AREA SETTING AND CONTEXT

2.4.3 Noise

Existing sources of potential noise in the Plan Area vicinity at the time of Specific Plan preparation include Mather Airport, industrial land uses to the west and Jackson Highway, bordering the Plan Area on the south. The Sacramento Raceway, which is part of the Plan Area, operates as Sacramento Raceway Motorsports Park. The facilities include drag racing, stock car and motocross tracks, grandstands, concessions and maintenance facilities.



2.4.4 Easements

Two parallel high voltage electrical transmission lines cross the Plan Area. One of the lines is a SMUD transmission line and the second is a Pacific Gas and Electric Company (PG&E) transmission line. An easement for a water line and right-of-way for the unconstructed portion of Keifer Boulevard are existing along the north boundary.

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

3: COMMUNITY VISION /LAND USE PLAN

3.1 OVERVIEW

The following chapter describes the vision for the Plan Area and the land use goals used to implement the project vision. This chapter also describes the development framework for the community and provides detail of the Land Use Plan and Land Use Designations. A description of each land use type is provided, including density and intensity ranges pursuant to each zoning category.



Illustrative View of Town Center Streetscape

3.2 VISION AND PRINCIPLES

The vision for the JTSP responds directly to an overarching theme in the General Plan- grow efficiently. The General Plan Land Use Element begins with this goal: *An orderly pattern of land use that concentrates urban development, enhances*

community character and identity through the creation and maintenance of neighborhoods, is functionally linked with transit, promotes public health and protects the County's natural, environmental and agricultural resources. Several strategies are included, one which applies directly to the Plan Area; Strategy III: Growth Management and Design. This strategy illustrates the General Plan's intention to create land use patterns that minimize the impacts of new and existing development and maintain or improve the quality, character and identity of neighborhood and community areas. The JTSP land use plan responds to the objective described for New Growth Areas: New communities that feature a mix of housing, jobs and retail development configured in a compact and transit supportive manner, that incorporate mixed use development (both vertical and horizontal), and that protect environmental resources and preserve open space.

The vision for the Plan Area embraces the framework provided by the General Plan by providing a balanced mix of land uses, their appropriate placement within the Plan Area and an infrastructure network that accommodates regional transportation facilities while providing integrated opportunities for pedestrian and alternative travel modes. The community will be enhanced with a strong sense of place intended to foster social cohesion, one that promotes non-vehicular modes of travel, encourages education and recreation, minimizes energy use and maximizes sustainability.

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

The JTSP incorporates the following organizing principles into the overall vision:

Principle 1: Design a Distinct Community with a Compact Form

The Land Use Plan is designed to use the land efficiently, by providing a moderately dense mix of land uses in a compact pattern. The Town Center includes both vertical and horizontal mixed uses in an urban setting, with a “Main Street” as a central element, the Village Center and surrounding residential uses have medium to high densities, while the interior neighborhoods have a more conventional form. The land uses are organized in a modified grid pattern to encourage more walking, biking and use of alternative vehicles and to shorten auto trips. Efficiency is achieved through placement of the primary employment uses in close proximity to higher density residential uses and Jackson Road.



Principle 2: Encourage Mixed Use Development

The land plan designates a cohesive mix of complementary land uses to create active, vital neighborhoods, providing an integration of residential uses with appropriately scaled commercial uses in close proximity to each other. The zoning in the Mixed Use (MU) site allows both vertical and horizontal integration of residential and commercial land uses.

Principle 3: Provide Transportation Choices and Transit-Oriented Design



Jackson Township provides a comprehensive roadway and trail system that will maximize the potential for people to walk, ride bicycles or carpool. Streets have been

designed in a walkable grid pattern, enhanced by street trees and amenities. These elements, in combination with the greenbelt system within the Plan Area, will result in a pedestrian and bicycle friendly environment that will promote non-vehicular use as a primary choice, becoming a way of life for residents.

The JTSP Mobility Plan designates a transit route, which loops through the Plan Area, and a Transit Center/stop in the Town Center on “Main Street”. The anticipated loop transit pattern will provide bus service within one quarter mile of 90% of residents.

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

Principle 4: Provide Diverse Housing Choices

The JTSP provides a wide variety of places where people can live, including apartments, condominiums, townhouses, live-work units, attached and detached single-family homes. The range of neighborhood types and lot sizes include large rural lots, executive estate size lots, traditional lots and compact lots in a variety of styles. This creates many housing opportunities for families, singles, seniors and people with special needs while providing community identity and diversity.



Principle 5: Emphasize Quality Design

The JTSP emphasizes quality site planning and architectural design as important factors in creating a strong sense of community and sense of place. The design details of the development, such as the relationship of the buildings to the street, setbacks, placement of garages, sidewalks, landscaping, the aesthetics of building design and the design of the public rights-of-way, are factors that influence the attractiveness of

living in a compact development and facilitate the ease of walking and biking to work or neighborhood services. Comprehensive Design Guidelines, provided in Appendix B, will ensure that the character and quality of each development fulfills the project vision through the build out of the Plan Area.



Principle 6: Maximize Natural Resource Conservation

The Land Use Plan includes a large open space preserve in the eastern portion of the Plan Area, preserving existing high quality biological habitat which are adjacent to existing preserves in conjunction with the SSHCP. The comprehensive greenbelt and trail system borders and links the preserve area to the rest of the Plan Area, serving as an integral, unifying element of the community. In addition to conserving resources and protecting species, the conservation of natural resources improves overall quality of life by providing places for outdoor enjoyment.

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

Principle 7: Incorporate Sustainable, Energy Efficient Design

The JTSP incorporates sustainability concepts and practices in the approach to land use, circulation, public utilities, public services and environmental resources. The sustainability elements of energy efficiency, water conservation and water quality build upon the foundation of using land efficiently due to the “smart growth” land use plan. Chapter 7 provides details of the JTSP measures and programs, which will result in a sustainable, eco-aware community which grows responsibly while enhancing and respecting the local, State and global efforts to reduce the impacts of climate change.

3.3 COMMUNITY FRAMEWORK

The development framework of the Plan Area was guided by several key elements that achieve the community’s desired physical form, as depicted in Exhibit 3.1, Community Framework. As described in Chapter 2.4, the significant physical elements that influenced the form of the Land Plan are the vernal pool complex on the east and the Morrison and Elder Creek drainages. Other contributing factors are the existing major roadways, primarily Jackson Highway. The key elements that inspired the community design framework are the Town Center, Village Center, Community Gathering Areas and Connected Neighborhoods.

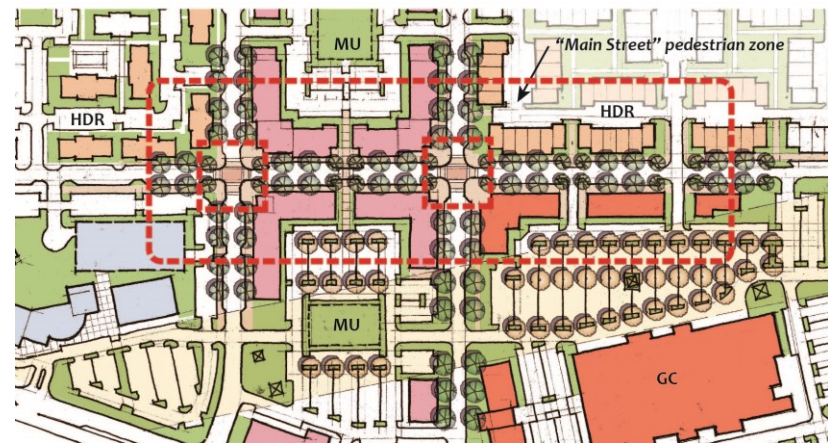
3.3.1 Town Center

The Town Center is strategically located along Jackson Highway between Excelsior Road and Grenville Drive. This gridded 9 block area, approximately 125 acres in size, will provide vibrant commercial, office and mixed use with adjacent medium and high density residential uses to serve at a sub-regional, community and neighborhood level. These



higher intensity uses will help support transit use along the Jackson Highway corridor. The core of the Town Center is the “Main Street”, which has a pedestrian enhanced zone. Main Street and the adjacent streets will be lined with multi-story mixed-use retail, office and residential uses. Tree-lined

streets provide a comfortable environment for working, shopping, walking and gathering. Both public and private plazas, including a transit stop, are indicated in the MU sites to enhance the Town Center as a hub of community activity with a focus on transit and non-vehicular modes of transportation.



Conceptual Illustration of Main Street Pedestrian Zone

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

Framework Elements:

Town Center

- Compact, gridded 9 block area with vibrant mix of uses
- Close proximity to transit corridor
- Hub of civic, employment & shopping services within short walking distances
- High intensity housing in node with lower densities radiating outwards

Village Center

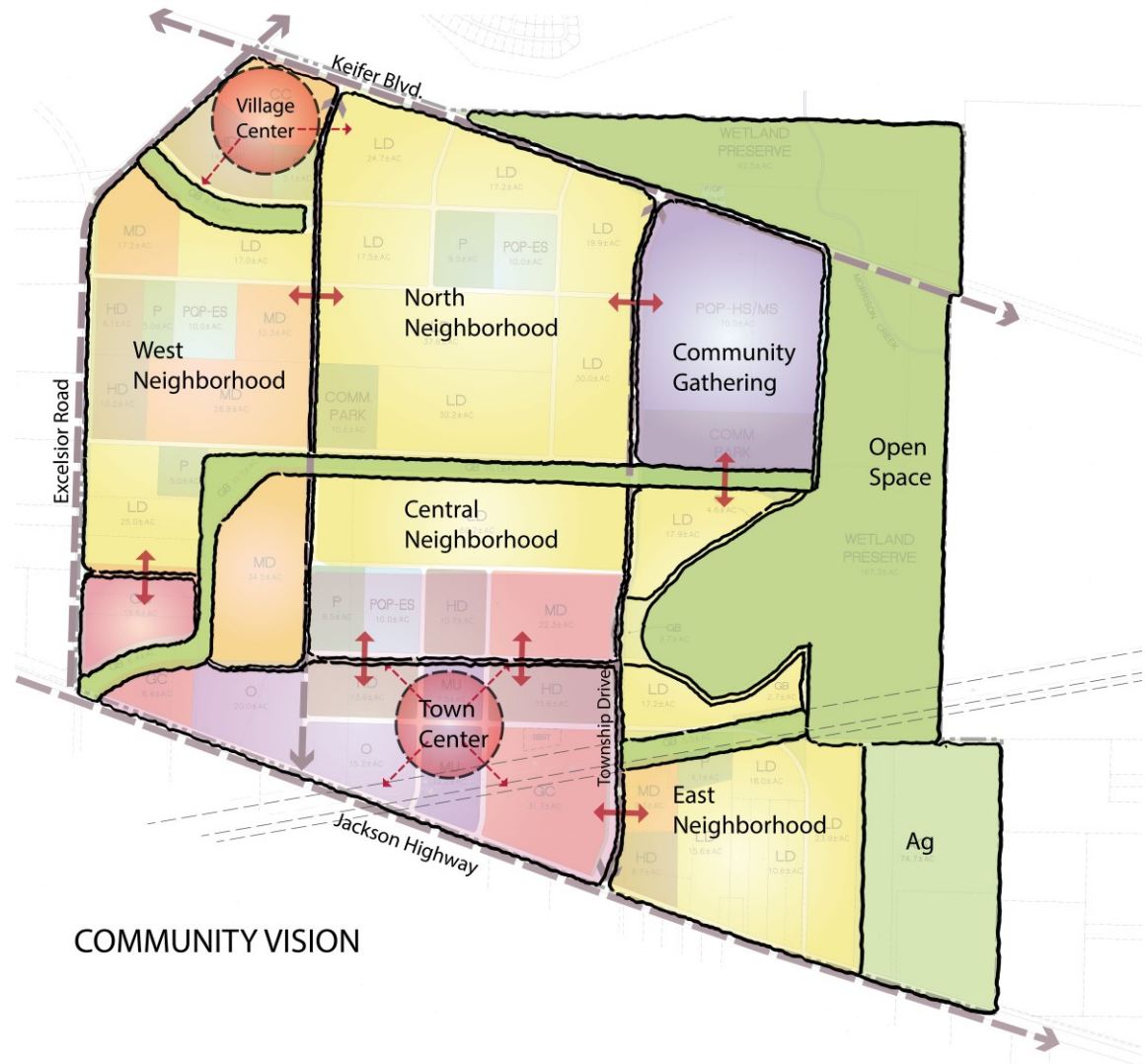
- Neighborhood activity/gathering place
- Retail services within ½ mile walking distance of most residences

Community Gathering Areas and Open Space

- Significant community gathering and destination places within a network of trails and greenways
- Joint High School/Middle School and Community Park located to serve as gathering place and hub of neighborhood interaction.
- The wetland preserve provides passive open space and serves as a “green” edge for the east edge of the Plan Area.

Connected Neighborhoods

- 5 minute walk (1/4 mile) from most homes to a school/ park site or open space
- 10 minutes (½ mile) from most homes to the retail/employment nodes
- Tree-lined streets, convenient trails and safe street crossings



COMMUNITY VISION

Exhibit 3.1: Community Framework

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

3.3.2 Village Center

The Village Center commercial site is situated along Excelsior Road at the new intersection with Douglas Road. This smaller hub will provide local commercial and retail uses for the northern and western residential neighborhoods, as well as the existing residents at Independence at Mather.



Example of Village Center Uses

3.3.3 Community Gathering and Open Space Network

A key part of the vision for the Plan Area is that the community is enhanced with a strong sense of place, intended to foster social cohesion, one that promotes non-vehicular modes of travel, encourages education and recreation. The land plan locates significant community gathering and destination places within a network of trails and greenways. The Community Parks, and the expansive joint High School/ Middle School site are ideally located to provide hubs of neighborhood interaction

and use. The open space and trail network will facilitate ease of non-vehicular modes to travel from home, work or transit to these community assets.



3.3.4 Connected Neighborhoods

The neighborhoods of Jackson Township are designed to provide a mix of housing types which are integrated and interconnected. The neighborhoods are oriented to have a school, park or open space as a central focus of the neighborhood. The majority of homes will be within a 5 minute walk (1/4 mile) to a school, park or greenbelt trail. In addition, most of the homes are a 10 minute walk (1/2 mile) to either the Town Center, Village Center or Community Park complex. Tree lined streets, convenient access to trails and safe street crossings will promote a neighborhood identity of connectedness and interaction. Exhibit 3.2 illustrates the walkability of the community.

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN



Exhibit 3.2: Community Walkability

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

3.4 LAND USE GOALS AND POLICIES

This section discusses the goals and policies that guide the vision and arrangement of Specific Plan land uses. Goals and policies pertaining to Circulation, Public Utilities, Public Services, Resources and Implementation are found in those Chapters. Goals are general statements about the desired outcomes of the Specific Plan. Policies are implementable actions to meet the intended goals.

The General Plan Land Use Element provided detailed guidance for the Specific Plan. A complete list and consistency analysis of applicable General Plan goals and policies is provided in Appendix A. The following JTSP land use goals are used to implement the project vision and to guide the form and character of the emerging community.

General Land Use Goals and Policies

Goal 3.1: Foster a distinctive community with a strong sense of place

- **Policy 3.1.1:** *Locate a town center and civic hub in a central location to serve as gathering places for the community and attractive destinations accessible via greenways, trails and transit.*
- **Policy 3.1.2:** *Locate the schools and parks as focal points and gathering places within each neighborhood.*
- **Policy 3.1.3:** *Design neighborhoods so that most dwelling units are within one-quarter mile of an open space area such as a park, school, greenway or other open space.*

Goal 3.2: Provide a diverse mix of land uses

- **Policy 3.2.1:** *Structure the development standards to allow opportunities for the integration of residential uses into the local commercial and office zones as a*

permitted use to provide a close link between work and home.

- **Policy 3.2.2:** *Allocate land uses to result in an approximate 1 to 1 ratio of housing to job-generating uses to encourage close home-work linkages to reduce automobile dependence.*

Housing Goals and Policies

Goal 3.3: Provide a range of housing choices and opportunities within easy walking distance of transit, employment, shopping and recreation

- **Policy 3.3.1:** *Assign a range of housing types (i.e., apartments, townhouses, lofts, single family detached homes) within the residential land use categories assigned on the Land Use Plan and within the density ranges shown on Table 3.2.*
- **Policy 3.3.2:** *Allocate a balanced mix of residential land use types across the Plan Area in the full range of permitted densities, from 0.2 du/acre to 40 du/acre. Strive for an overall target of 10 du/ac.*

Goal 3.4: Provide affordable housing opportunities within the Town Center and within ¼ mile of the Transit Center, transit stops, schools, parks and shopping.

- **Policy 3.4.1:** *An adequate number of HDR sites shall be made available to meet the obligation of the affordable housing ordinance. Sites shall meet or exceed the criteria of the ordinance for suitability as affordable housing.*

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

Employment Goals and Policies

Goal 3.5: Provide a variety of employment opportunities, which can provide both jobs and services for Plan Area residents, ranging from retail, public service, corporate and medical office jobs.

***Policy 3.5.1:** The permitted uses in the GC, CC, MU and O designations shall be broad to encourage and allow a full range of uses to serve the Plan Area with employment.*

***Policy 3.5.2:** Locate a regional serving commercial center on Jackson Road on the GC site in the Town Center. Locate a community/neighborhood scale center on Excelsior Road. Provide convenient access to these sites from the adjacent streets and provide pedestrian and bicycle connections from the adjacent neighborhoods.*

Sustainability Goals and Policies

Goal 3.6: Encourage sustainable building and landscape designs and standards.

- ***Policy 3.6.1:** Create Design Standards to promote the inclusion of measures related to the conservation of energy, water, soil, building materials and other non-renewable resources.*
- ***Policy 3.6.2:** Include recharging stations, preferred parking and other incentives for alternative energy vehicles in all non-residential zones.*

Recreation and Open Space Goals and Policies

Goal 3.7: Provide a connected, accessible open space network to enhance existing natural resources.

- ***Policy 3.7.1:** Establish a network of open space and recreation amenities including a community park,*

neighborhood parks, linear parkways, and pedestrian and bike connections throughout the Plan Area.

- ***Policy 3.7.2:** Create a comprehensive system of multi-purpose drainageways, utilizing green infrastructure to mimic the natural hydrologic processes. These greenways will provide an interconnected system of both natural and created open spaces, becoming signature elements of the Plan Area.*
- ***Policy 3.5.3:** Set aside the eastern area of Plan Area as a wetland preserve, consistent with the SSHCP. Enhance the public enjoyment of this passive open space by providing adjacent trails, viewing areas and interpretive signage, where feasible.*

Goal 3.8: Incorporate buffers and/or compatible land uses to preserve and protect sensitive land uses and existing assets.

- ***Policy 3.8.1:** Designate appropriately sized buffers between proposed developed areas and the open space preserves, natural open space and other sensitive resources, consistent with the SSHCP and/or Federal permits.*
- ***Policy 3.8.2:** Require buffers for adjacent agricultural land uses designated for interim protection using techniques including, but not limited to; linear parkways, open space, fencing, tree windrows and berms. Provide agricultural disclosure for new residential uses adjacent to active agricultural uses.*

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

3.5 LAND USE PLAN

The Land Use Plan is the culmination of a comprehensive collaboration between County staff, the applicant's team and landowners; a process which identified physical constraints, examined adjacent land uses and analyzed General Plan policies and influences on the land use planning process. The Land Use Plan emerged from the strong framework provided in the 2030 General Plan, specifically from the Land Use Element.

The Land Use Plan, shown on Exhibit 3.3, illustrates the arrangement of land uses, transportation networks and open spaces that will comprise the JTSP community. Table 3.2 provides a detailed summary of the land use zones, acres and dwelling uses allocated on the Land Use Plan and evaluated in the EIR analysis.

3.5.1 Relationship between Zoning and General Plan

A summary of the JTSP land use categories is presented in Table 3.2. The table also lists the County General Plan land use designations that are consistent with the categories of the JTSP. It is important to understand the difference between General Plan land use designations and zoning districts. The General Plan land use designations define each designation in broad terms, while the zoning districts and accompanying regulations contain detailed development standards.

Rezoning of the Plan Area to the Jackson Township Special Planning Area (SPA) will occur in phases as areas are ready for development, as shown on Exhibit 8.1. The initial phase to be rezoned subsequent to the Specific Plan approval is a portion of Area 1A/1B, which is owned by the participating landowner and Applicant Excelsior Estates LLC. The remaining portion of the Applicant owned property and properties not owned by the

applicant, herein referred to as non-participating property, will be the subject of future entitlement applications for rezoning consistent with the adopted Land Use Plan, adoption of an SPA and other approvals required for development to commence.

The provisions in the SPA, the Specific Plan and the Development Standards, Appendix A, constitute Zoning.

Table 3.1: Land Use Categories/GP Designation Consistency

SYM	JTSP CategoryDescription	Consistent General Plan Land Use Designation
Residential Zones		
LD	Low Density Residential	Low Density Residential
MD	Medium Density Residential	Medium Density Residential
HD	High Density Residential	Medium Density Residential
Commercial, Office and Mixed Use Zones		
GC	General Commercial	Commercial and Offices
CC	Community Commercial	Commercial and Offices
MU	Mixed Use	Commercial and Offices
O	Office	Commercial and Offices
Public/Open Space Zones		
PQP	Public and Quasi-Public	Public and Quasi-Public
P	Park	Recreation
OS	Open Space	Recreation
WP	Wetland Preserve	Natural Preserve
AG	Agriculture	General Agriculture

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

Table 3.2 Land Use Summary

Residential Designations	Acres	Ave. Density	Density Range	D.U.'s	% of D.U.'s	Projected Jobs
LD- Low Density Residential	382.6	6.0	1.0-8.9	2295	40.3%	
MD-Medium Density Residential	124.5	10.0	9.0-15.9	1245	21.9%	
HD- High Density Residential	82.0	25.0	16.0-30.0	2050	36.0% ⁴	
Subtotal	589.1			5,590	98.2%	
Commercial + Office Designations		f.a.r.	Approx. s.f.			
GC-General Commercial	59.7	0.25	650,100	n/a ¹		1,300
CC-Community Commercial	16.2	0.25	176,400	n/a ¹		353
MU-Mixed Use	19.7	0.50	429,000	100 ²	1.8% ⁷	858
O- Office	35.2	0.50	766,600	n/a ¹		2,737
Subtotal	130.8		2,022,100	100	1.8%	5,248⁴
Public/Quasi Public Designations						
PQP-Tank Site	1.0					0
PQP-High School/Middle School	70.0					274
PQP-Elementary School	30.0					198
Subtotal	101.0					472⁵
Park + Open Space Designation s						
P- Community Park	40.6					
P- Neighborhood Park	38.2					
OS- Wetland Preserve	259.8					
OS- Greenbelt/Drainage Corridor	55.6					
OS- Landscape Corridor	14.5					
Subtotal	408.7					
AG-Agriculture	74.7					
RW- Primary Roadways	86.7					
TOTAL	1,391.0		10.6³	5,690 units	100%	5,248 jobs

Table 3.2 Footnotes

1. Dwelling units are not permitted in these designations.
2. 100 dwelling units are assigned to the 7.5 acre MU parcel only, 0 units assigned to the 12.2 acre MU parcel.
3. Double net density calculation: Residential acreage 589.1 +7.5 MU=596.6-59.6 (10% net residential exclusion per Policy 120 CB-1) = **537 acres**
5690 du /537=10.6 du/ac.
4. Job generation is based on 1 employee per 500 s.f in GC, CC, MU and employee per 280 s.f in office.
5. Job generation in PQP-Schools is based on data provided by Elk Grove Unified School District.

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

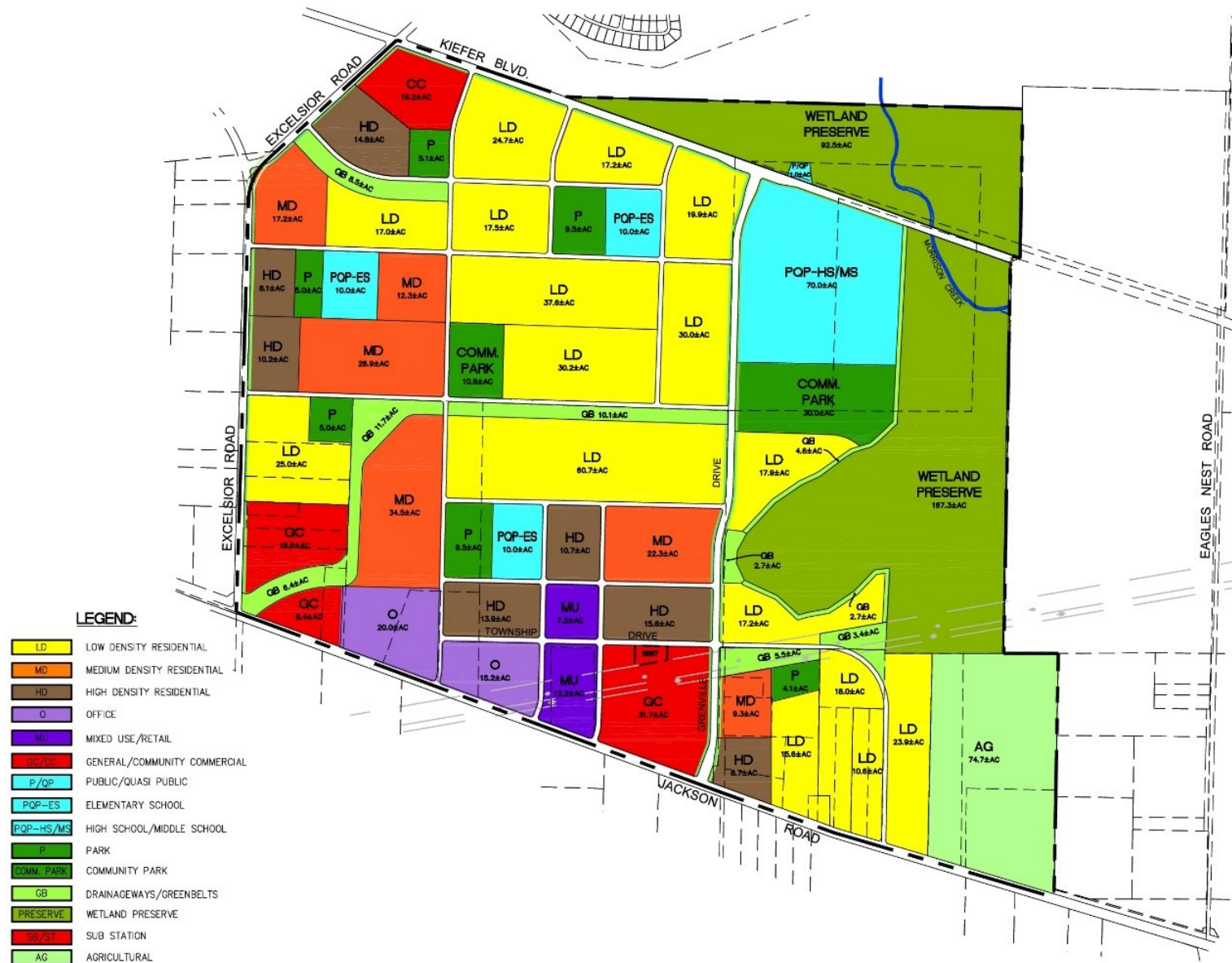


Exhibit 3.3: Land Use Plan

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

3.6 RESIDENTIAL LAND USES

3.6.1 Low Density Residential (LD)

The LD land use category provides for single family detached homes on standard suburban size lots, however, attached homes are also allowed. Alternative lot configurations such as alley, cluster or halfplex lots may also occur. The density range is 1.0 to 8.9 dwelling units per gross acre (du/ac) and the projected average density is 6.0 du/ac.



Low Density Residential Example

3.6.2 Medium Density Residential (MD)

The MD land use category accommodates a variety of housing types. This density allows for single family detached housing, as well as detached and attached housing types. MD housing types may include, but are not limited to lot configurations such as standard, halfplex, cluster, alley, courtyard, greencourt, zero-lot line, brownstones, townhomes, or condominiums. The density range is 9.0 to 15.9 dwelling units per gross acre (du/ac) and the projected average density is 10.0 du/ac.



Medium Density Residential Example

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

3.6.3 High Density Residential (HD)

The HD land use category anticipates a variety of attached and multi-family housing types. The HD sites are strategically located in the Town Center and near the Village Center to promote alternative transportation through the proximity to jobs, goods, services and transportation hubs. The HD sites will provide both rental and for-sale housing opportunities such as but not limited to apartments, brownstones, townhomes or condominiums. HDR sites may be identified to provide affordable housing units in conformance with the Affordable Housing Ordinance Title 22.35. The density range is 16.0 to 30.0 dwelling units per gross acre (du/ac) and the projected average density is 25 du/ac.



High Density Residential Example

3.6.4 Affordable Housing

Affordable Housing obligations are a component of new development projects, as outlined in Title 22 of the Code, Chapter 22.35. The ordinance outlines a variety of options with which to satisfy the obligation. The JTSP will meet its affordable housing obligation by paying the Affordability Fee on all newly constructed market rate units at the time building permits are paid. The County establishes the fee and adjusts it annually.

The ordinance requires at least 50% of the funds collected from large development projects (750 dwelling units or larger) is to be used by the housing agency to construct the affordable units within the development. The ordinance describes the characteristics of the land to be considered as appropriate for the construction for affordable housing. These characteristics include a minimum size of 4 acres, minimum density of 20 units per acre, be free of environmental constraints and be within ¼ mile of at least 3 existing or planned amenities, such as schools, parks, transit, grocery store or public library. The 7 HD sites in the Plan Area all meet the criteria to serve as sites to accommodate affordable housing.

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

3.7 COMMERCIAL AND OFFICE USES

3.7.1 General Commercial (GC)

The GC land use category is designated for larger, visible sites within the Town Center and along Jackson Highway. The three GC commercial sites are targeted to serve the immediate region and the Jackson Township community, including shopping centers, larger format retailers and a range of freestanding uses such as banks, restaurants, entertainment, offices and public uses. The target floor area ratio (f.a.r.) is 0.25.



Example of General Commercial Uses

3.7.2 Community Commercial (CC)

The Community Commercial (CC) site serves as the Village Center for the Plan Area and neighboring communities. The 17 acre site is strategically located on Excelsior Road so that it serves as a close destination for the North and West neighborhoods, as well as for the Independence at Mather community to the north. The CC zone provides the opportunity for both community and local oriented uses, including retail and services such as a grocery store, restaurants, professional and personal services. The target f.a.r. is 0.35.



Example of Community Commercial Use

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN



Example of Mixed Use in the Town Center

3.7.3 Mixed Use (MU)

The two Mixed Use (MU) sites form the geographic and cultural hub of the Town Center, serving as a gateway to the community. Anticipated uses include retail commercial, services, civic and quasi-public uses in a compact, urban style setting. The northern MU site permits integrated residential uses, in both vertical (different uses stacked above one another) and horizontal (different uses on a single parcel) mixed use opportunities. The southern MU site has the constraint of overhead powerline easements which prohibits residential uses. However, this MU site is envisioned to provide an urban style plaza in the center, which enriches its function as a centerpiece of the Town Center. The target floor area ratio (f.a.r.) for the non-residential uses is 0.50.

3.7.4 Office (O)

The three office sites are located on Jackson Highway within the Town Center. Uses anticipated within this zone generally include professional offices, research/development campuses, medical offices and clinics; hospitals, law firms; accountant offices; insurance, real estate, and financial; governmental offices; social services; and non-profit organizations. Retail commercial activities that complement or are accessory to the primary uses of the zone are also appropriate. The target f.a.r. is 0.50.



Example of Office Use

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

3.8 PARKS, OPEN SPACE, PUBLIC AND AGRICULTURE

3.8.1 Parks

Parks provide locations in the Plan Area for recreation and community gathering. Two community parks and six neighborhood parks are distributed throughout the Plan Area. This category is intended to provide locations for parks and other related compatible public services/uses. The proposed parks meet the parkland requirements of the Cordova Recreation and Park District. Both active and passive recreational activities are permitted.



Example of Park Playground

3.8.2 Open Space

This category is to provide for open space uses, including greenbelts. The larger greenbelts are multi use corridors, combining drainage, detention basins, water quality basins, local and regional trails and nodes. The greenbelts form the overall pedestrian and bikeway trail network and provide passive recreation opportunities. Greenbelts may also provide space for compatible recreation amenities such as benches and gathering areas for the adjacent community.



Example of Greenbelt Trail

3.8.3 Wetland Preserve (WP)

The 260 acre wetland preserve abuts the east and north boundaries of the Plan Area. The function of the WP is to preserve and protect existing natural resources, while also providing visual open space for the Plan Area. Uses within and access into the WP areas are restricted pursuant to the SSHCP and/or the United States Army Corps of Engineers (USACE).

CHAPTER 3-COMMUNITY VISION/LAND USE PLAN

3.8.4 Public/ Quasi –Public (P/QP)

This category is to provide for the establishment of public and quasi-public uses, such as fire and police facilities, utilities, local government offices/facilities, public schools, community centers, places of worship and other similar uses. The intent of this zone is to identify appropriate locations for these uses without impacting, disrupting, or otherwise removing other lands for residential or other uses. The land use plan identifies one (1) site for a joint high school/middle school, three (3) sites for public elementary schools and one (1) site for a potential water supply tank. P/QP uses are permitted uses in most zones, allowing public agencies the flexibility of siting, as determined at the time services are needed.



3.8.5 Agriculture

The Agriculture category is applied to approximately 75 acres located in the southeast quadrant of the Plan Area, comprised of 6 large agricultural-residential properties. The Development Standards describe the allowed uses and Section 9.2.4 describes the subsequent entitlement process for the properties within the AG zone.

CHAPTER 4: CIRCULATION & MOBILITY

4.1 OVERVIEW

This chapter provides a discussion of the existing and proposed circulation system for the Plan Area. The circulation system includes a hierarchy of roadways and non-motorized transportation options. The mobility plan includes bicycles, pedestrians and transit. Emphasis is placed on ensuring connectivity between uses and on creating a safe and efficient circulation system that allows for multiple transportation options. The circulation system is designed to link with the existing local and regional transportation systems.

The land uses are sited to provide close proximity between housing, open space, recreation, schools, entertainment, shopping, and services. These community elements are incorporated as part of an extensive interconnected mobility system of multi-use trails, paths, shaded sidewalks and transit facilities. These elements will result in a pedestrian and bicycle friendly environment that will promote non-vehicular use as a primary choice becoming a way of life for residents.

4.2 TRANSPORTATION AND CIRCULATION GOALS AND POLICIES

The land use design, roadway system, and mobility network were influenced by the numerous General Plan goals and policies related to smart growth principles. The following are goals and policies directly related to circulation aspects:

Goal 4.1: Create and maintain a balanced and connected multi-modal transportation system that provides choices for the efficient and safe movement of people, good and services.

Policy 4.1.1: Implement the roadway system as shown in Exhibit 4.1 and the street sections, Exhibit 4.2.

Policy 4.1.2: Implement the mobility system as shown in Exhibit 4.5, which illustrates the non-vehicular system of multi-use trails, on-street bike lanes and transit facilities.

Goal 4.2: Coordinate with transit service providers to identify improvements and facilities for local and regional routes.

Policy 4.2.1: Transit facilities shall be provided in locations determined by and in coordination with the transit provider and may include a transit center/stop, shelters, signage and other amenities as appropriate to the location.

Goal 4.3: Establish a transportation management plan to guide transportation alternatives in the Plan Area and provide for the creation, funding and administration of a transportation management association (TMA) or join an existing TMA.

Policy 4.3.1: The TMA or transportation coordinator will prepare and distribute materials to residents, employers and public services related to transportation options available in the Plan Area, such as bus routes, timetable, carpools, “bike-to-school pools”, etc.

Policy 4.3.2: The TMA or transportation coordinator will provide information about telecommuting and may offer training and support to businesses that elect to implement telecommuting programs.

CHAPTER 4-CIRCULATION & MOBILITY

Policy 4.3.3: *The TMA will coordinate with the school district to make information available to residents regarding safe routes to school for elementary school children.*

Policy 4.3.4: *The TMA will coordinate with the County Parks Department to explore the provision of a bicycle repair station in close proximity to the regional bike trail.*

Goal 4.4: Provide facilities and incentives which encourage public transit use, vehicle sharing and carpooling.

Policy 4.4.1: *Fund a transit program to provide each Plan Area household with access to transit facilities, consistent with General Plan Policy LU-120.*

Policy 4.4.2: *Locate at least one joint use park and ride lot, operated as a non-State-owned facility on a parcel occupied by retail, office or a related use in close proximity to Jackson Road and the transit center.*

Policy 4.4.3: *The TMA will explore establishment of a vehicle sharing program.*

Goal 4.5: Provide a complete trail and pathway system which provides off-street connectivity within the Plan Area for both cyclists and pedestrians, designed to minimize barriers and reduce potential travel disruptions.

Policy 4.5.1: *Construct the local and regional Class I trails and Class II bike lanes as shown on the Mobility Plan, Exhibit 4.3, in complete segments as adjacent development and roadway construction progresses. Avoid dead-end or isolated trail segments by providing interim segments if necessary.*

Goal 4.6: Provide a safe, pedestrian friendly system to promote walking as a mode of transportation.

Policy 4.6.1: *Design and construct a network of sidewalks and paths throughout the Plan Area. All street sections shall accommodate pedestrians with either attached or landscape-separated sidewalks.*

Policy 4.6.2: *Install pedestrian safety and visibility features such as bulbouts, raised crosswalks, high visibility striping and pedestrian refuge islands in medians where space allows.*

4.3 ROADWAY SYSTEM

Primary vehicle access to and from the Plan Area will be from a network of primary streets, including the existing roads which border the Plan Area; Jackson Road, Excelsior Road and Kiefer Boulevard. Planned roadways internal to the Plan Area consist of Grenville Drive (formerly Treeview Lane), which has both four lane and two lane segments, and the remainder of new roads are two lane streets on a grid pattern.

Exhibit 4.1 depicts the locations of roadway types within the Plan Area. Jackson Road consists of five lanes, Kiefer Boulevard is four lanes and the primary segment of Excelsior Road is three lanes. Additional lane and frontage improvements will be completed by others for Jackson and Excelsior Roads due to their location on Plan Area boundaries. The north and south segments of Grenville Drive are four lanes and the interior segment is two lanes with a center median. The segment of Excelsior Road beyond the intersection with Douglas Road is two lanes. The remainder of the internal collector and local residential streets consist of two lanes. Roadways in the Town Center feature diagonal and parallel parking, wide sidewalks

CHAPTER 4-CIRCULATION & MOBILITY

and slower traffic speeds, which enhance the bicycle and pedestrian travel in the Town Center.

4.3.1. Typical Cross-Sections

Thirteen different street cross-sections are proposed within the Plan Area to accommodate a wide range of roadways ranging from a five-lane thoroughfare to residential collector streets. Street sections A through M are labeled alphabetically and are shown in Exhibit 4.2. These cross-sections are referenced for specific roadways on Exhibit 4.1. Table 4-1 compares each cross-section type including the number of lanes, ROW, presence of medians, bicycle lanes and pedestrian facilities. The locations of these street sections will be identified at the tentative tract map level for individual projects. The following describes some of the key attributes of the roadway cross-sections:

- Lane widths – On thoroughfare and arterial streets (Sections A through D), the lane closest to the landscaped median is 12-feet, while the other lanes are 11-feet. These widths, which are consistent with County design standards, reduce operations and maintenance costs, and decrease pedestrian crossing distances at signalized intersections. Two-lane collector in the Town Center (G) and the 2 lane segment of Grenville Road (E) have 12 foot lanes. The lane widths on all other two-lane collector streets are 11 feet.
- Medians – A 12-foot landscaped median is provided in sections A through E. The landscaped median provides aesthetic landscaping opportunities, safety benefits, and left-turn ingress at select locations.

- Complete Streets – Roadways within the Plan Area are designed to serve multiple modes of transportation. This includes sidewalks or Class I trails on all streets and Class II bicycle lanes on all four-lane and six-lane roads and the majority of the collector streets (Sections A, B, D, E, and J) as shown on the Mobility Plan Exhibit 4.3

4.3.2 Intersections

Intersections within the Plan Area may be controlled by traffic signals, roundabouts or stop signs, depending on the roadway type, location and traffic volumes. Major streets are designed to provide adequate spacing between signalized intersections. This includes planned intersections along Jackson Road, Kiefer Boulevard and Excelsior Road, which comply with the spacing requirements for these major roadways. The Plan Area roads and intersections comply with the level of service per General Plan Policy CI-9: *“Plan and design the roadway system in a manner that meets Level of Service (LOS) D on rural roadways and LOS E on urban roadways, unless it is infeasible to implement project alternatives or mitigation measure that would achieve LOS D on rural roadways or LOS E on urban roadways.”*

4.3.2.1 Roundabouts

Roundabouts may be considered at intersections of two-lane streets where traffic conditions create favorable conditions for their implementation, in consultation with County Department of Transportation (DOT). Roundabouts provide safer and more efficient operations than traffic signals or stop signs at the intersection of two-lane roadways. By yielding at the entry rather than stopping, vehicle delay is typically reduced, which corresponds to a decrease in fuel consumption, air pollution and greenhouse gases.

CHAPTER 4-CIRCULATION & MOBILITY

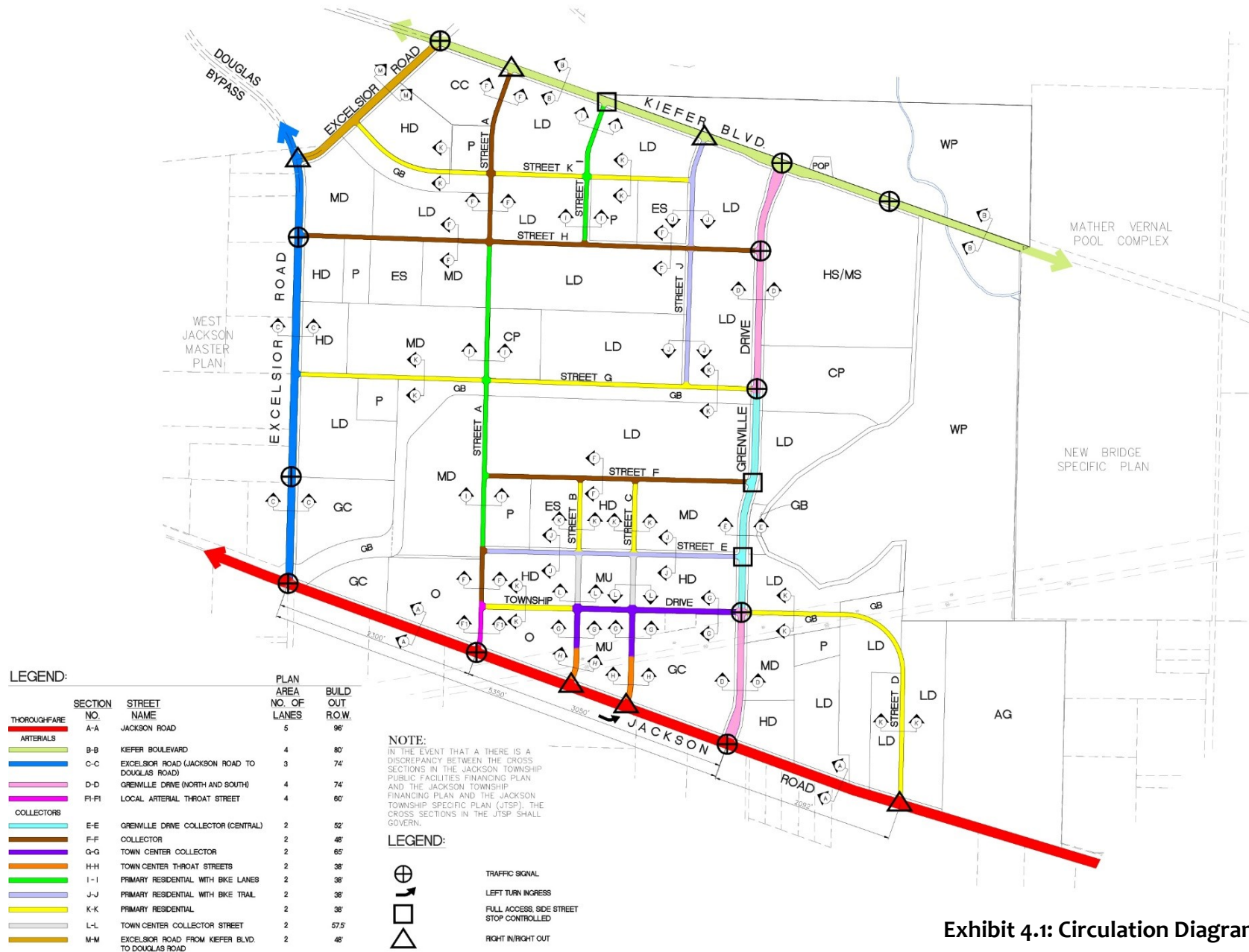


Exhibit 4.1: Circulation Diagram

CHAPTER 4-CIRCULATION & MOBILITY

NOTE:
FUTURE FRONTAGE
IMPROVEMENTS ON SOUTH
SIDE TO BE INSTALLED BY
OTHERS. SEE APPENDIX FOR
DETAIL OF ULTIMATE
IMPROVEMENTS.

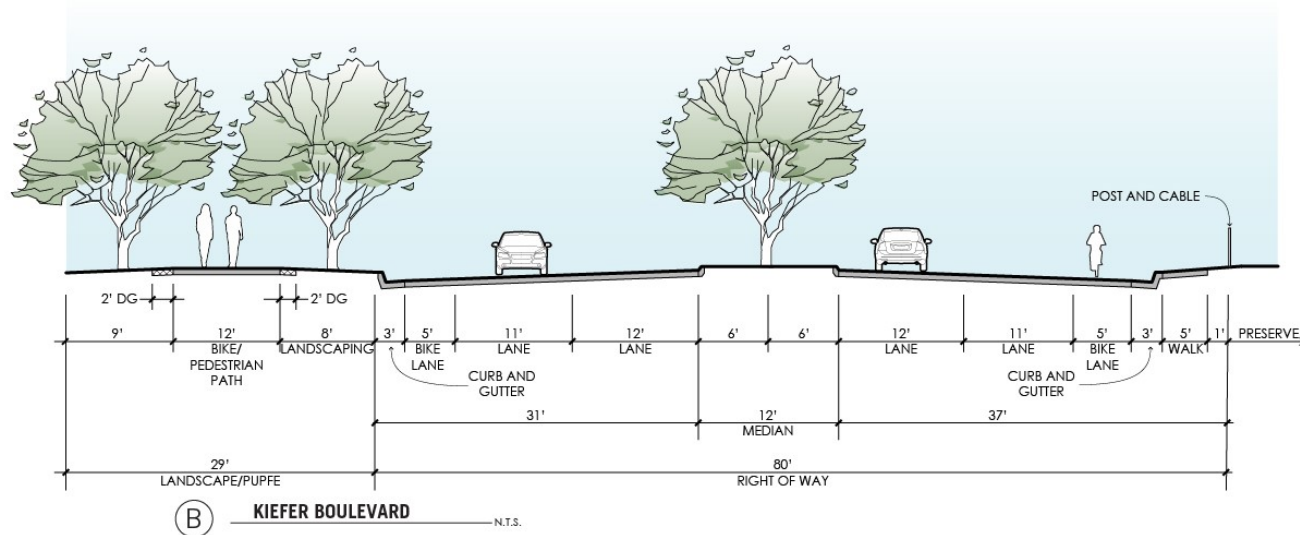
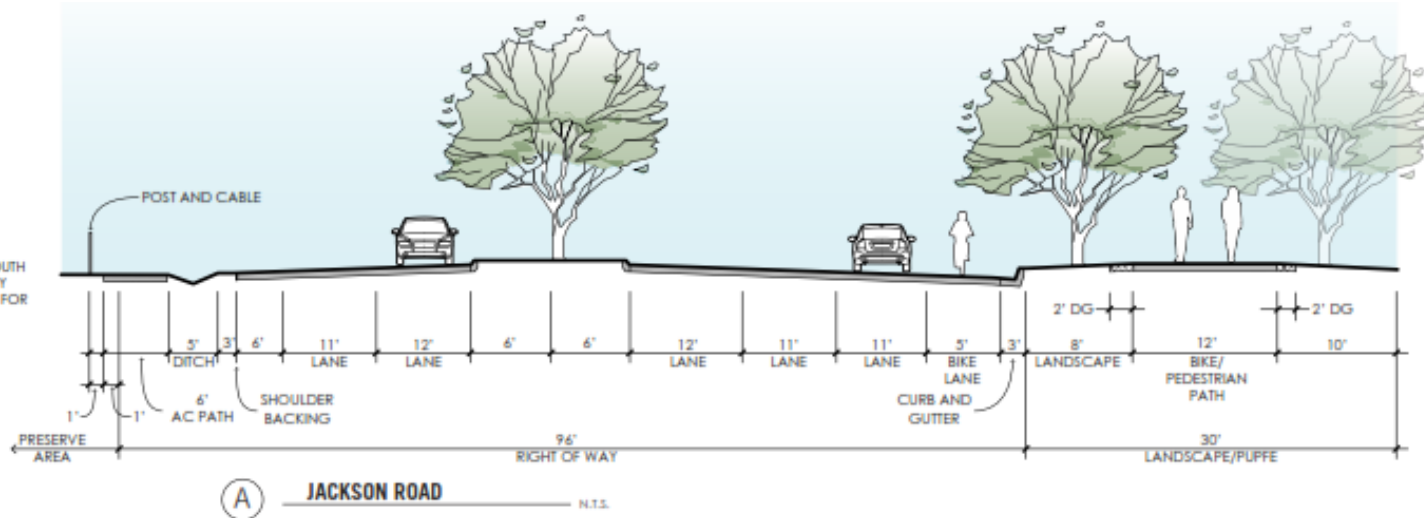
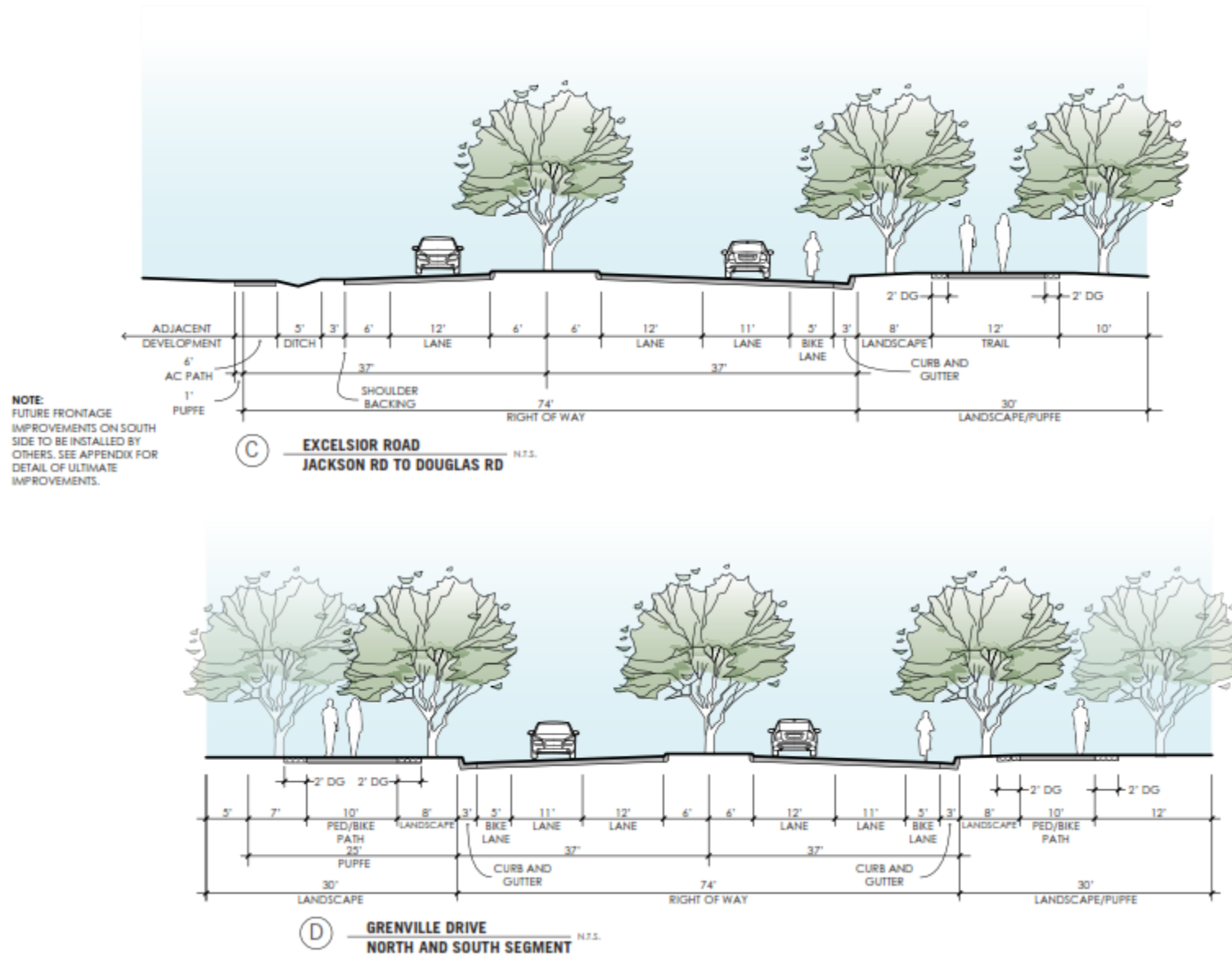
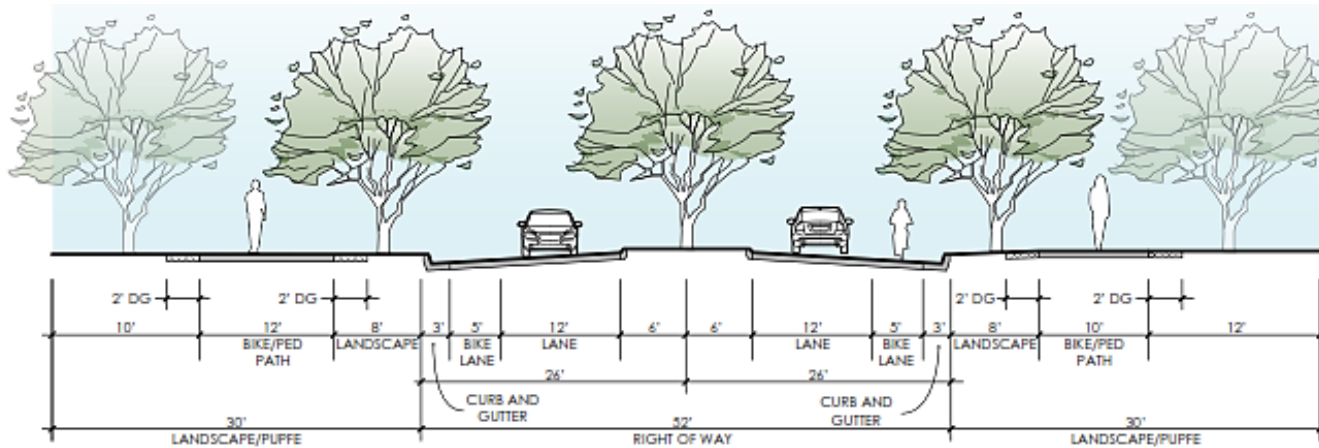


Exhibit 4.2: Street Sections A and B

CHAPTER 4-CIRCULATION & MOBILITY

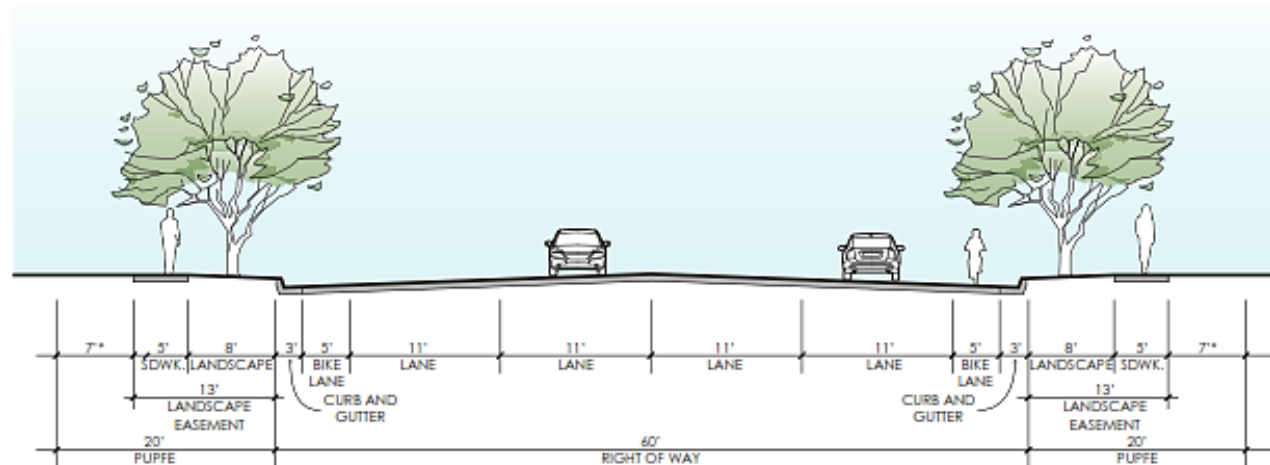


CHAPTER 4-CIRCULATION & MOBILITY



**(E) GRENVILLE DRIVE
CENTRAL SEGMENT** N.T.S.

NOTE:
NO FRONT ON LOTS,
DRIVEWAYS, OR PARKING
ARE ALLOWED ALONG THIS
SECTION.

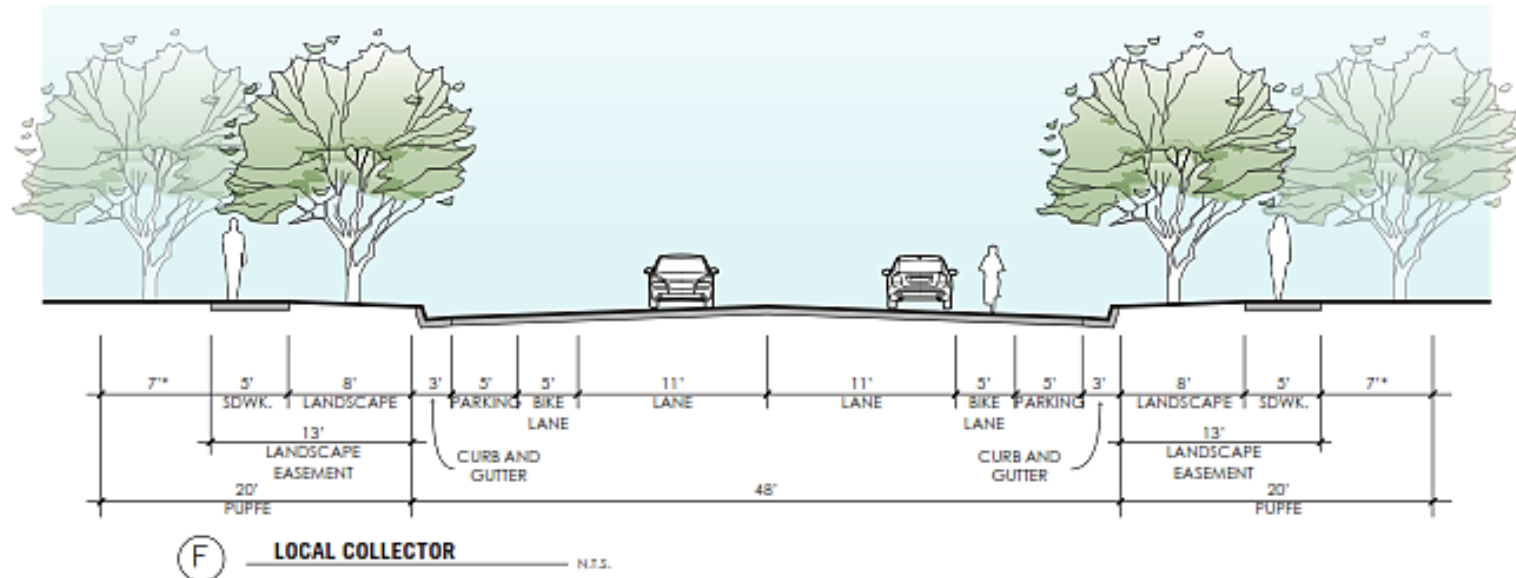


**(F1) 60' LOCAL ARTERIAL
THROAT STREET** N.T.S.

NOTE:
* 7' PUFFER BEHIND SIDEWALK
MAY BE MODIFIED SUBJECT
TO FINAL UTILITIES

Exhibit 4.2: Street Sections E and F1

CHAPTER 4-CIRCULATION & MOBILITY



NOTE:
WHEN CONDITIONS
WARRANT AND WITH DOT
APPROVAL, STRIPING MAYBE
REVISED TO DELETE PARKING
AND ADD A 2-WAY CENTER
TURN LANE. SEE APPENDIX 'K'
FOR ALTERNATIVE SECTION.

* 7' PUPFE BEHIND SIDEWALK
MAY BE MODIFIED SUBJECT
TO FINAL UTILITIES

Exhibit 4.2: Street Section F

CHAPTER 4-CIRCULATION & MOBILITY

Exhibit 4.2: Street Section G and Plan View

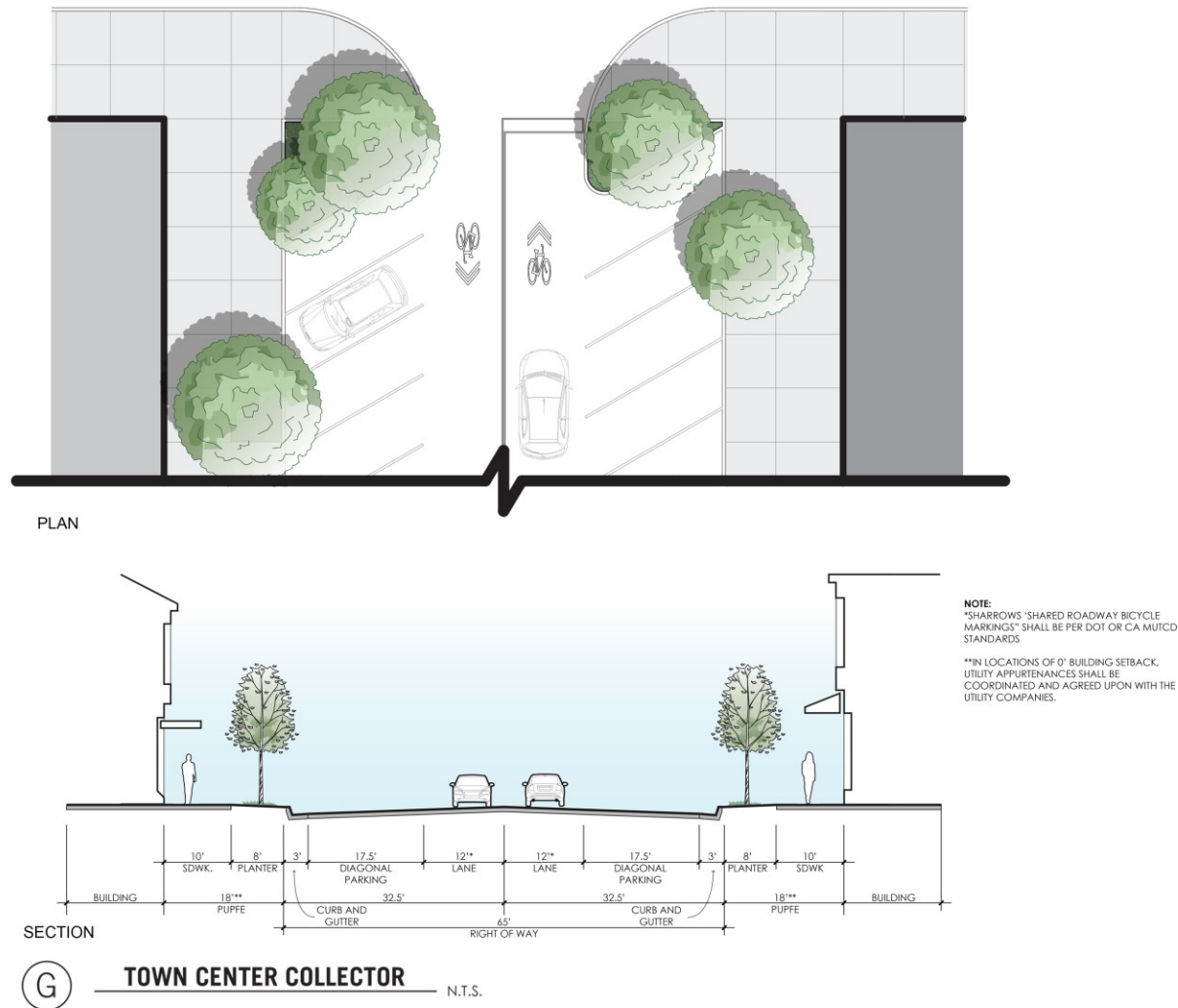


Exhibit 4.2: Street Section G and Plan View

CHAPTER 4-CIRCULATION & MOBILITY

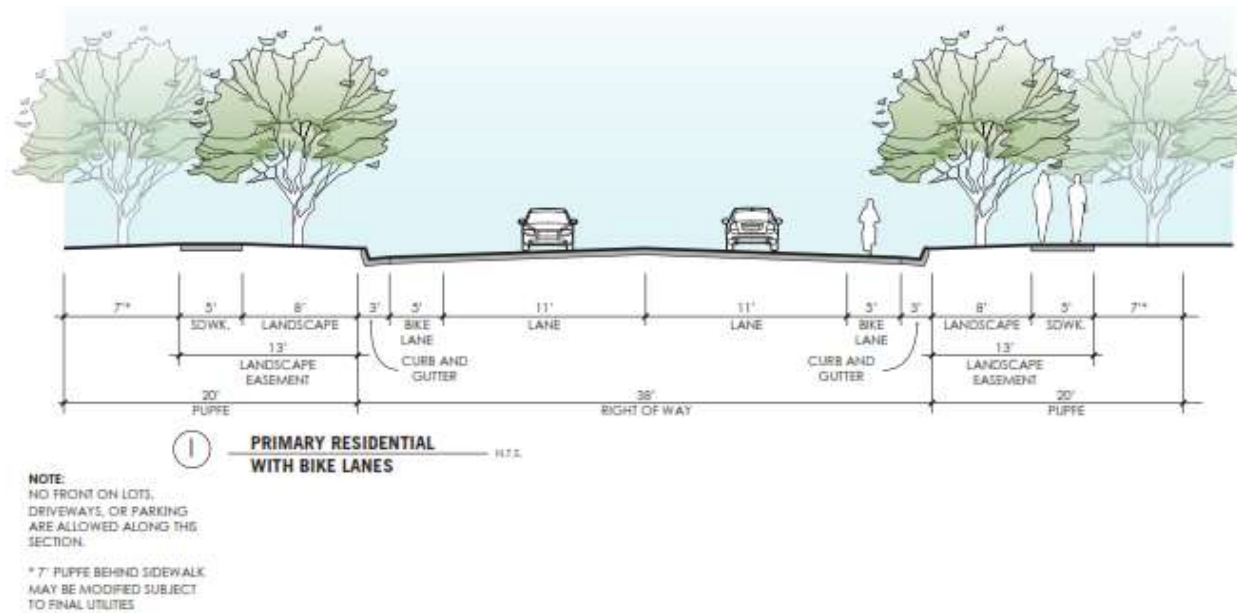
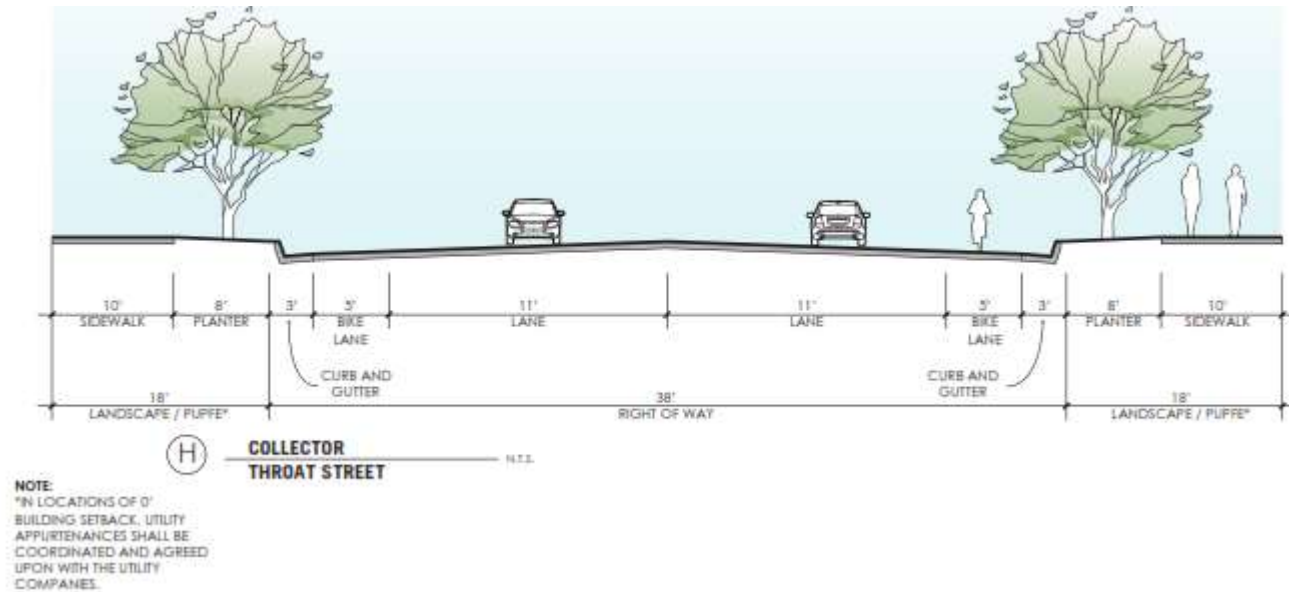


Exhibit 4.2: Street Section H and I

CHAPTER 4-CIRCULATION & MOBILITY

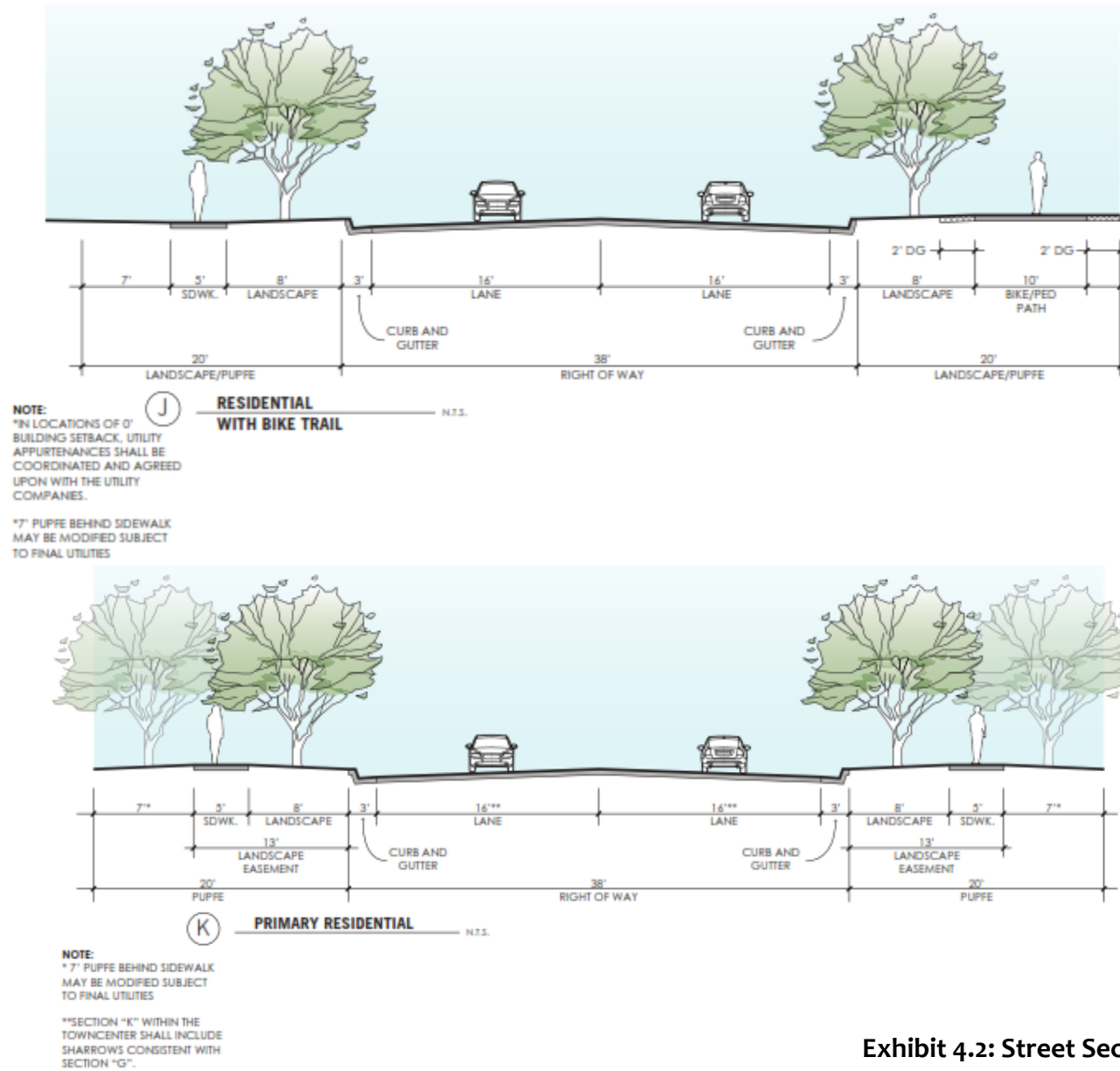


Exhibit 4.2: Street Sections J and K

CHAPTER 4-CIRCULATION & MOBILITY

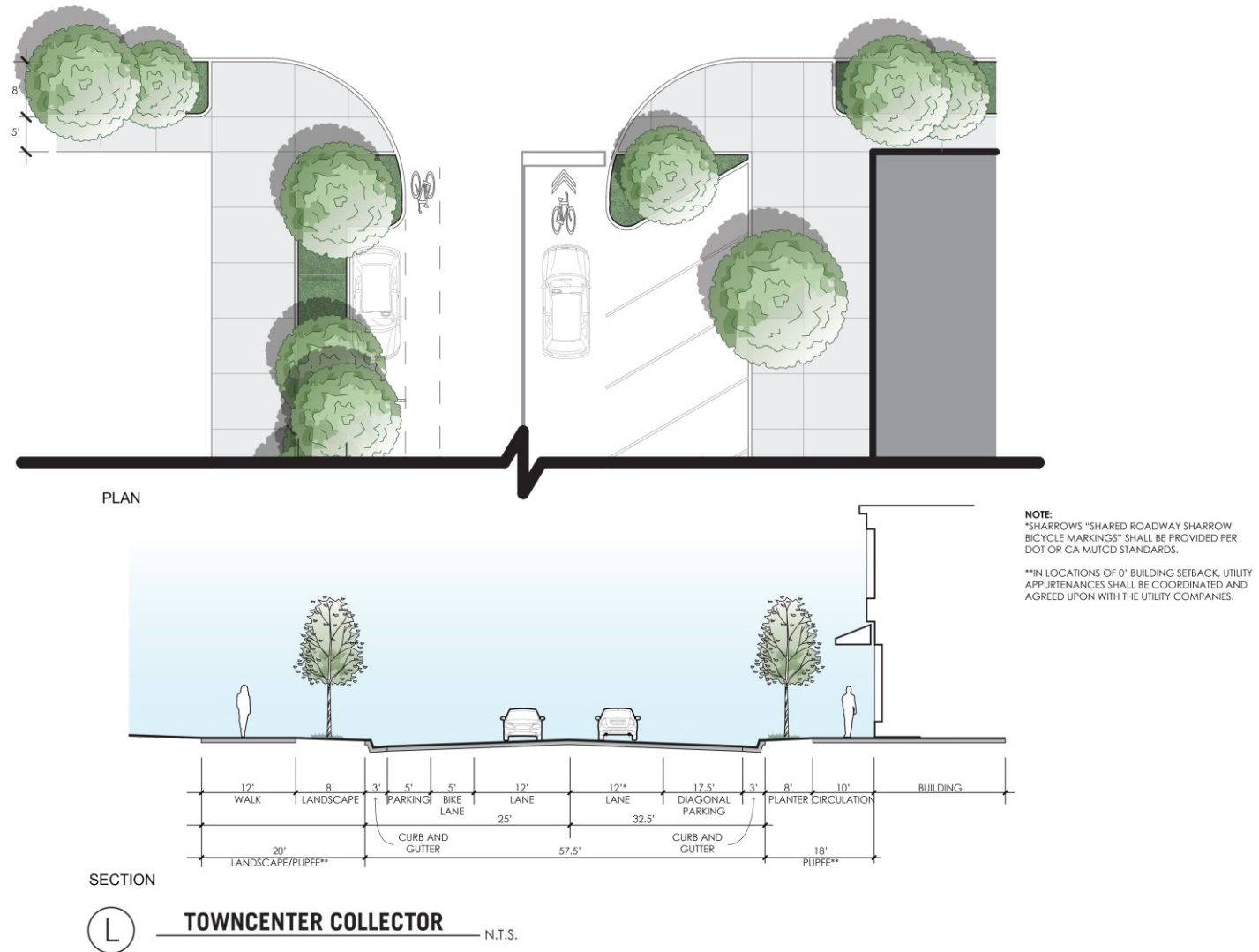
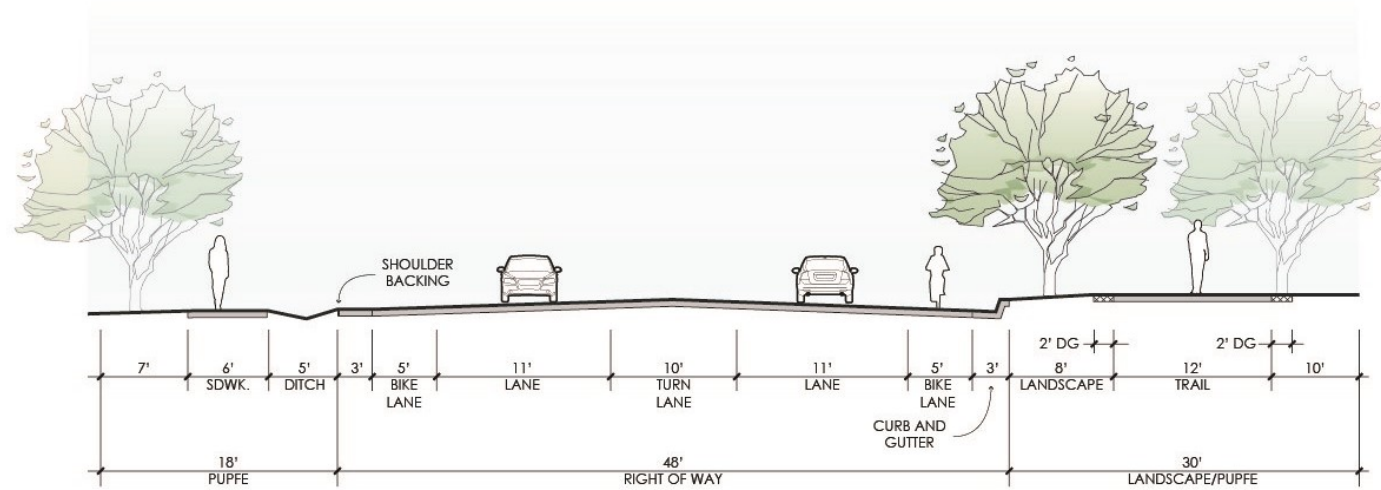


Exhibit 4.2: Street Section L and Plan View

CHAPTER 4-CIRCULATION & MOBILITY



NOTE:
FUTURE FRONTAGE
IMPROVEMENTS ON WEST
SIDE TO BE INSTALLED BY
OTHERS. SEE APPENDIX FOR
DETAIL OF ULTIMATE
IMPROVEMENTS.

(M)

EXCELSIOR RD
KIEFER BLVD TO DOUGLAS RD N.T.S.

Exhibit 4.2: Street Section M

CHAPTER 4-CIRCULATION & MOBILITY

Table 4-1: Plan Area Roadway Cross-Sections

ROADWAY TYPE	PLAN AREA # OF LANES	BUILD OUT R.O.W	CENTER MEDIAN	CENTER TURN LANE	CLASS I BIKE TRAIL	CLASS II BIKE LANE	ON-STREET PARKING	PATH/ SIDEWALK
THOROUGHFARE								
Section (A-A) Jackson Road	5'	96'	12'		✓	✓	N/A	6'/12'
ARTERIALS								
Section (B-B) Kiefer Boulevard	4	80'	12'		✓	✓	N/A	12'/ 5'
Section (C-C) Excelsior Road –Jackson to Douglas Road	3'	74'	12'		✓	✓	N/A	6'/12'
Section (D-D) Grenville Drive	4	74'	12'		✓	✓	N/A	10'
Section (F1-F1) Arterial Throat Street	4	60'	N/A			✓	N/A	5'
COLLECTORS								
Section (E-E) Grenville Drive	2	52'	12'		✓	✓	N/A	12'/10'
Section (F-F) Collector	2	48'	N/A			✓	Parallel	5'
Section (G-G) Town Center Collector	2	65'	N/A				Diagonal	10'
Section (H-H) Town Center Throat Streets	2	38'	N/A			✓	N/A	10'
Section (I-I) Primary Residential with Bike Lanes	2	38'	N/A			✓	N/A	5'
Section (J-J)Primary Residential with Bike Trail	2	38'	N/A		✓ 1 side		Parallel	5'/10'
Section (K-K) Primary Residential with Parking	2	38'	N/A				Parallel	5'
Section (L-L) Town Center Collector Street	2	57.5'	N/A			✓ 1 side	Diagonal +Parallel	12'/10'
Section (M-M) Excelsior Road-Kiefer Boulevard to Douglas Road	2'	48'	N/A	✓		✓	N/A	5'
FOOTNOTES: 1. Sections A-A, C-C and M-M occur on Plan Area boundaries. The cross sections shown and number of lanes demonstrate the Plan Area obligation. Future frontage improvements for Sections A-A, C-C and M-M will be completed by others. See Appendix at the end of this document for cross sections showing ultimate improvements for these sections.								

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4.4 MOBILITY SYSTEM

The Mobility Plan, Exhibit 4.3, displays the mobility network, which consists of a transit loop within the Plan Area and designated corridors for bicycles and pedestrians. This system compliments the street network where vehicles, bicycles and pedestrians mix. This multimodal network is an important component for connectivity and promoting non-vehicular travel within and outside of the Plan Area. The mobility network is designed to allow intuitive and efficient movement throughout the Plan Area and includes sidewalks, off street Class I bike trails, on-street Class II lanes, Class III routes and a transit center/stop. Neighborhood electric vehicles (NEVs) are permitted to use the general purpose lanes on two-lane streets with posted speed limits of 35 miles per hour (mph) or less.

4.4.1 Bikeway System

The bikeway system is illustrated in Exhibit 4.3, Mobility Plan. The bikeway system includes Class I trails, Class II lanes and Class III routes. The JTSP promotes frequent connections between the Class I system and adjacent uses. Where a street is adjacent to open space, a park or a walkway, the Class I bike path (separated from the street) may replace the standard sidewalk. Where a cul-de-sac or loop street, multi-family or non-residential project is adjacent to the Class I path, a paved connection will be provided. The Class I system within a greenbelt may meander to minimize environmental impacts and create visual interest. Barriers (e.g., bollards, rail fence, post and cable, posts, etc.) will be provided along bike paths within greenbelt areas. Class II bike lanes are designated on-street bike routes, five feet wide, delineated with signage and striping. Class III routes are not

identified on the Mobility Plan but shall be determined in conjunction with the individual tentative maps.

4.4.1.1 Class I Facilities

Numerous Class I trails are provided throughout the Plan Area. Regional Class I trails are 12' in width and local Class I trails are 10' in width. The Class I trails are predominantly located within the greenbelts traversing the Plan Area and along Jackson Road. Excelsior Road, south side of Kiefer Boulevard and Grenville Drive. The signature trails that are designed to provide significant connectivity are located within three primary greenbelts, which are identified as the North, Central and East Greenbelts. A detailed description of these mobility features is provided in Section 6.2.4.2, titled Multi-functional Greenbelts and are shown on Exhibit 6.1 in the Public Services Chapter. These Class I trails are located within the greenbelts and have minimal street crossings, elevating the safety and ease of use. These trails are envisioned to provide convenient opportunities for pedestrians and cyclists to use alternative modes to reach frequent destinations within the Plan Area, such as to schools, parks, shopping and transit. The Regional Trail within the Central Greenbelt is anticipated to connect with the planned



West Jackson Master Plan Area to the west and the NewBridge Specific Plan Area to the east. In addition, the paths provide emergency and maintenance vehicle access to open space areas.

Example of Class I Regional Trail

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CHAPTER 4-CIRCULATION & MOBILITY

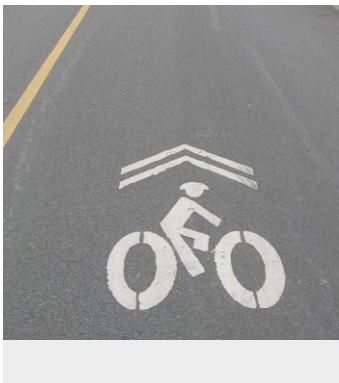
4.4.1.2 Class II Bicycle Lanes



Class II bicycle lanes are provided on expected bicycle commute corridors on the primary periphery roadways of Jackson Road, Excelsior Road and Kiefer Boulevard, which border the Plan Area. Internal to the Plan Area, several collector streets have Class II bicycle lanes to provide

ample routes for users to reach destinations, such as shopping, schools and parks. The Class II lanes also provide users with opportunities to use the on-street lane to reach the Class I off-street trails.

4.4.1.3 Class III Bicycles Routes



Class III (shared use of general purpose lane) facilities may also be provided on local streets. Class III routes will be designated with pavement markings as shown in the photo. Class III routes are not identified on the Mobility Plan but shall be determined in conjunction with the individual tentative maps.

4.4.2 Pedestrian System

A primary objective of the JTSP is the provision of a pedestrian-friendly, walkable community. The JTSP is designed with a basic grid roadway network intended to provide superior access for all modes and balance vehicle traffic across multiple streets. Pedestrians also have full access to Class I bikeways described in Section 4.4.1. Specific pedestrian treatments shall be determined in conjunction with the subsequent tentative maps.

4.5 TRANSIT SYSTEM



Raised Crosswalk example

Transit service for the Plan Area will likely be operated by Sacramento Regional Transit (RT). No transit service was provided to the Plan Area or vicinity prior to the Specific Plan. The General Plan Circulation Map and the RT Transit Master Plan identify Jackson Road as a Bus Rapid Transit (BRT)/Hi-Bus route.

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Coordination and consultation with RT and County Department of Transportation (DOT) staff occurred during the Specific Plan process to identify potential routes and transit facilities to serve the Plan Area, in conjunction with the other Master Plan projects in the Jackson Corridor. The Mobility Master Plan, Exhibit 4.3, identifies a potential RT transit route through the Plan Area and a Transit Center/stop in the Town Center. The proposed transit route will provide bus stops within one quarter mile of approximately 90% of residents. The Transit Center, as shown on Exhibit 4.3, is located just north of Jackson Road within the southern MU site. This location is surrounded by commercial, office, mixed use and high density residential zoning, enhancing its potential for strong ridership. The funding sources for transit will be funded by the Project through fees and assessments, as discussed in Section 9.2.3.

CHAPTER 5: PUBLIC UTILITIES

CHAPTER FIVE: PUBLIC UTILITIES

5.1 OVERVIEW

This chapter provides an overview of the public utilities required to serve the Plan Area. The intent of this chapter is to describe the timely implementation of public utilities to maintain the specified levels of service for the Plan Area. This chapter describes the backbone infrastructure for water, wastewater, drainage and dry utilities necessary to serve the Plan Area. As the Plan Area develops, the utility systems are subject to refinements and modifications. The goals and policies for each public utility are provided in the corresponding subsection. The providers of the public utilities are shown in Table 5.1.

Table 5.1: Utility Providers	
Utility	Provider/ Authority
Water	Sacramento County Water Agency (SCWA)
Wastewater	Sacramento Area Sewer District (SASD)
Drainage/ Flood Control	Sacramento County Department of Water Resources (DWR)
Electric Service	Sacramento Municipal Utility District (SMUD)
Natural Gas	Pacific Gas & Electric (PG & E)
Communications	AT&T/Comcast
Cable/Broadband	Comcast

5.2 WATER SUPPLY AND DISTRIBUTION

Water Supply Goals and Policies

Goal 5.1: Coordinate with the Sacramento County Water Agency and other appropriate water purveyors to ensure the adequate provision of water supply to the Plan Area.

***Policy 5.1.1:** Sufficient water resources shall be identified and the necessary transmission and storage facilities shall be constructed to provide potable water to meet the Plan Area needs.*

5.2.1. Existing Water Supply and Distribution

The Plan Area is within the Zone 40 North Service Area (NSA) of the Sacramento County Water Agency (SCWA). Existing water facilities in the vicinity of the Plan Area include the Vineyard Surface Water Treatment Plant (SWTP), the Excelsior Well Field, and the Anatolia Terminal Storage and Pumping Facilities (Anatolia Facilities). A transmission line connects these facilities, a portion of which exists within the Plan Area. These existing facilities are depicted in Exhibit 5.1, Existing Water Facilities.

5.2.2 Potable Water Supply and Distribution

SCWA prepared a Water Supply Master Plan (WSMP) Amendment for the Plan Area, dated February 2016. The WSMP Amendment addresses the sufficiency of water supply for the Plan Area and updated information contained within the Zone 40 WSMP, February 2005. The 2005 WSMP was developed for the entire Zone 40/NSA to outline a flexible program of water management alternatives that could be implemented as the availability and feasibility of water supply sources changed.

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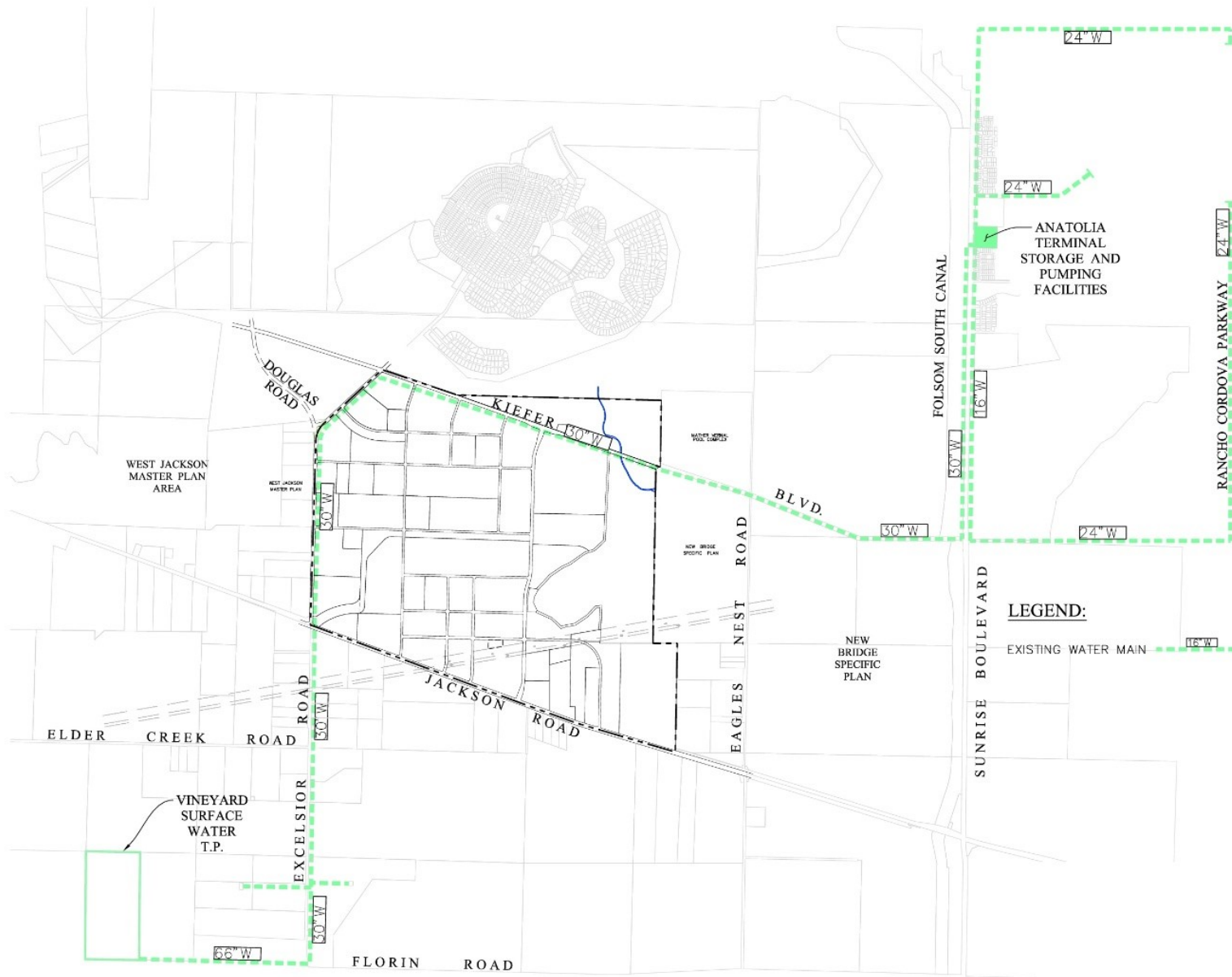


Exhibit 5.1: Existing Water Facilities

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Significant changes such as water supply variations, General Plan Amendments, annexations, incorporation or new major programs are addressed through formal updates or amendments to the WSMP. The 2016 WSMP Amendment presents an evaluation of the water demands, water supplies, water system facilities and costs specifically for the Plan Area.

SCWA provides the primary water supply to the NSA from various sources, including the Vineyard SWTP, ground water wells, treatment facilities located in the Mather area and the Anatolia Facilities. SCWA also has an emergency water connection with Cal American (CAL AM) Water District. The Anatolia Facilities are the initial source of water supply for the Plan Area. Two transmission mains will be extended to the Plan Area from the Anatolia Facilities. One main will be extended along Jackson Road and a second main will be extended along Kiefer Blvd. These facilities are shown in Figure 5-2, Proposed Off-site Water System.

The Jackson Township Potable Water System Study, August 2017, was prepared by Stantec Consulting to provide detailed analysis of the water distribution system and to verify the base information in the WSMP Amendment prepared by SCWA. Various hydraulic models were prepared to calculate the maximum day (4.24 MGD), peak hour (8.48 MGD) and fire flow (4000 gpm for 4 hours) demands of the Plan Area. The average annual use is 2,374 acre feet. The modeling of the water demands of the Plan Area verify that the proposed facilities extending to the Plan Area from the Anatolia Facility have the necessary capacity to serve the Plan Area at buildout. The Potable Water System Study is provided in Appendix C.

A second series of modeling was done of the NSA WSMP backbone infrastructure, with all the future transmission mains and reservoirs identified to meet the water demands of the entire service area at buildout. Exhibit 5.3, NSA Buildout System, shows the additional facilities to be installed with the development of the NSA. The modeling confirmed that when all the infrastructure is in place, the Plan Area will maintain adequate flows comparable to the initial modeling with water supplied from the Anatolia Facility.

5.3 On-Site Potable Water Distribution System

A new municipal water distribution network will be constructed in the Plan Area, as shown on Exhibit 5.4, Proposed On-site Potable Water Distribution System. Peaking factors, fire flow requirements and a normal pressure range (typically 35 to 65 psi) were considered in planning and designing the distribution pipe network as required by the County's Standard Specifications. New 12 inch "backbone" water lines will form the basis of a grid extending through the Plan Area as the backbone roads are constructed. Within neighborhoods, local distribution lines will be a minimum of 8-inch diameter. Looping of water mains is required as needed to meet the minimum standards of the SCWA and Sacramento Metro Fire District.

Individual final map applications will include additional analysis of the water system to confirm that SCWA and Fire District minimum flows and pressures under peak demands are maintained. All subsequent development applications will be reviewed to ensure consistency with the WSMP Amendment in accordance with the County Standards, Fire Codes and State Laws and the water conservation provisions of the Plan Area.

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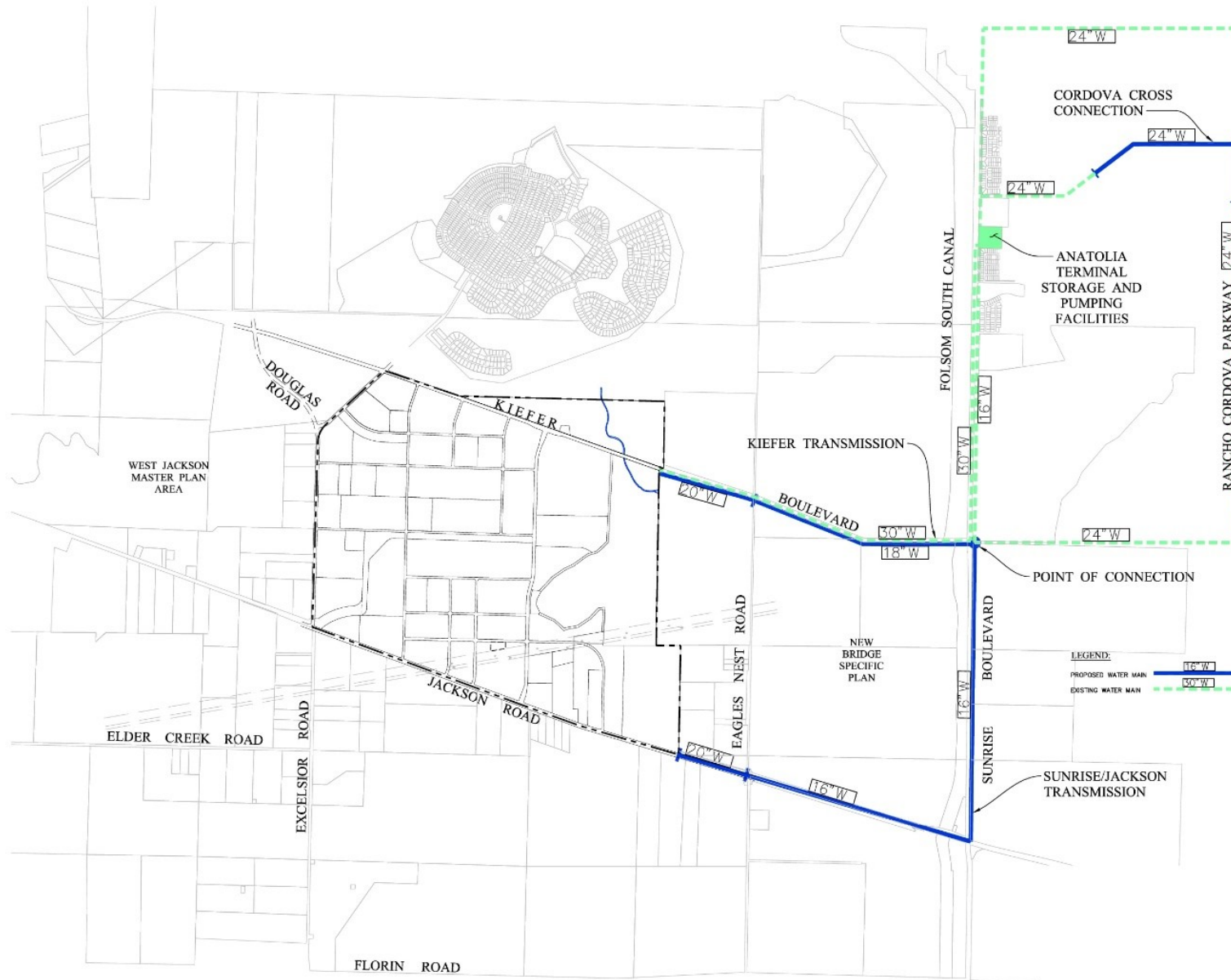


Exhibit 5.2: Proposed Off-site Water Supply

CHAPTER 5: PUBLIC UTILITIES

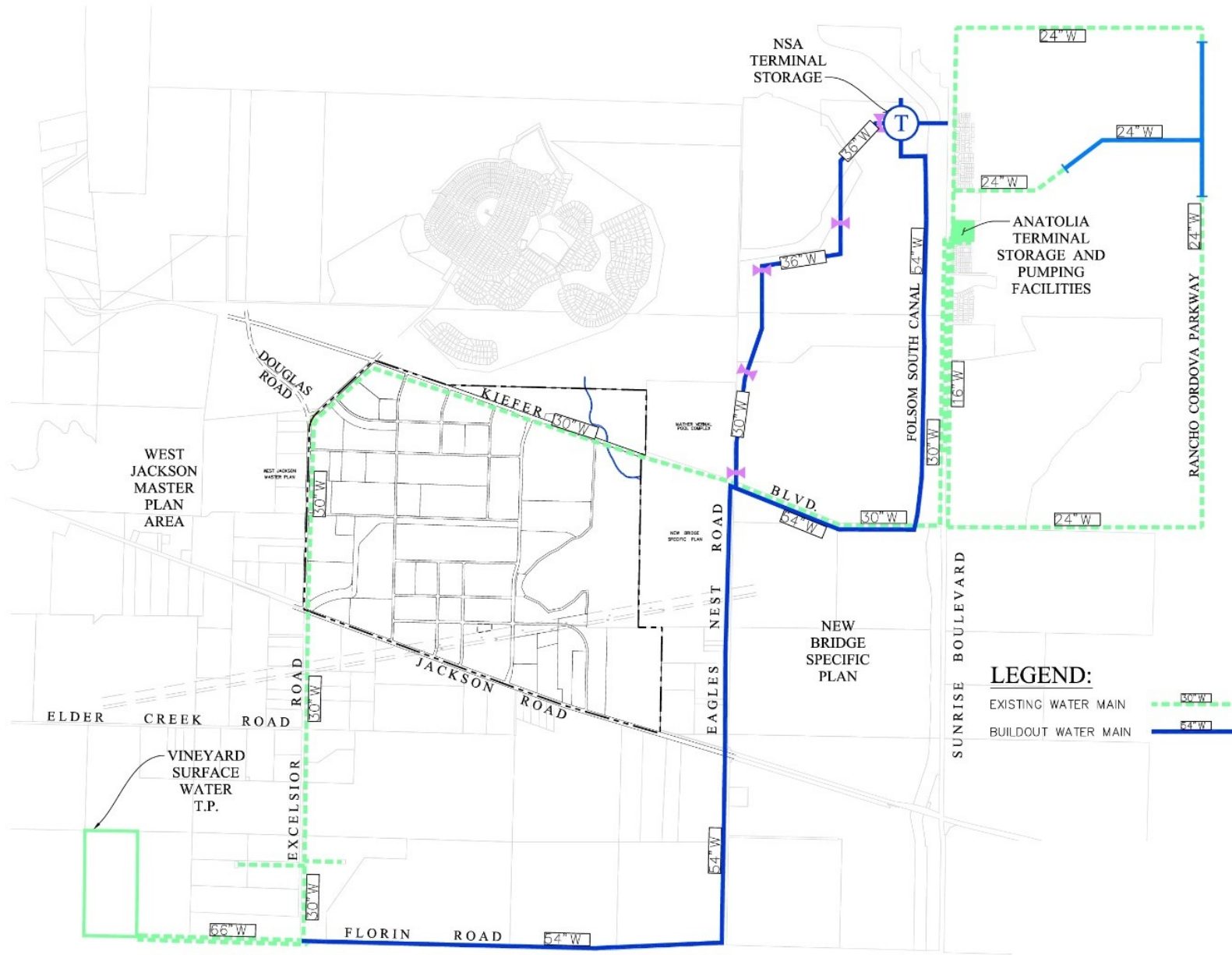


Exhibit 5.3: NSA Buildout Water System

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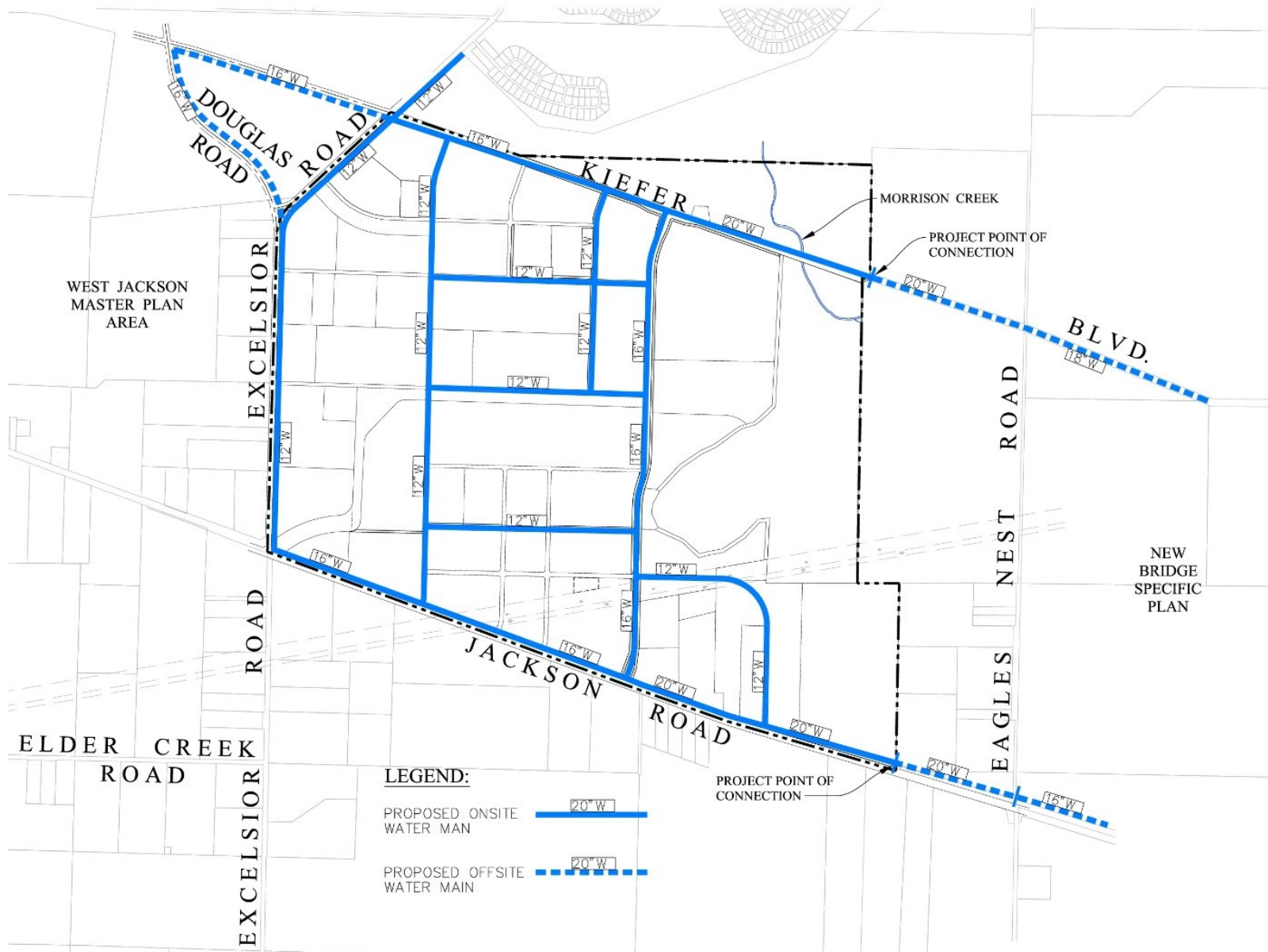


Exhibit 5.4: Proposed On-site Potable Water Distribution System

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5.2.3 Water Supply Assessment

The California Water Code requires coordination between land use lead agencies and public water suppliers to ensure that prudent water supply planning has been conducted and that planned water supplies are available to meet both existing and planned future project demands. California Water Code Sections 10910-10915 require land use lead agencies to identify the public water system that may supply water for a proposed development project and to request from said public water system a water supply assessment (WSA) for the project. The WSA documents that the public water system has sufficient supplies to meet the water demands associated with the Plan Area, in addition to meeting the existing and planned future water demands projected through 2040. The Plan Area WSA is an appendix to the EIR.

5.3 WASTEWATER SYSTEM

Wastewater Goals and Policies

Goal 5.2: Design the wastewater system consistent with the Sacramento Area Sewer District's (SASD's) long-term infrastructure master plan as identified for the Plan Area.

***Policy 5.2.1:** Adequate wastewater infrastructure shall be installed to meet the needs of the Plan Area.*

***Policy 5.2.2:** The Plan Area shall be annexed into the SASD service area.*

5.3.1 Wastewater Overview

No wastewater collection or treatment facilities were existing in the general vicinity of the Plan Area prior to the Specific Plan. The designated sewer trunk interceptor to serve the Plan Area is the Bradshaw Interceptor, located at the intersection of Jackson Road and Bradshaw Road, approximately 2 miles to the

west of the Plan Area. It is estimated that the Plan Area will generate an average daily wastewater flow of approximately 5.96 million gallons per day (MGD) at build out, as shown in Appendix D, Wastewater Master Plan.

5.3.2 Planned Off-Site Wastewater System

In order to serve the Plan Area, an offsite sewer trunkline must be extended from the Bradshaw Interceptor to the intersection of Jackson Road and Excelsior Road, in the southwest corner of the Plan Area. The wastewater trunkline is shown on Exhibit 5.5, Off-site Wastewater System.

5.3.3 Planned Onsite Wastewater Collection System

The proposed layout of the on-site wastewater collection system is shown in Exhibit 5.6, Proposed Wastewater System. A larger version of this exhibit is provided in Appendix D, Wastewater Master Plan.

The majority of the Plan Area will be served by an onsite gravity collection system, excepting a 237 acre portion at the northwest corner, which requires a sewer pump station. A force main will be extended from the pump station south along Excelsior Road for approximately 2,600 lineal feet to a discharge manhole in Excelsior Road, where it enters the gravity system and continues to the trunkline at the intersection of Jackson Road.

5.4 DRAINAGE AND FLOOD CONTROL

This section identifies the existing drainage conditions for the runoff from the Plan Area, provides runoff impacts from the proposed development, provides storm water quality treatment and provides for mitigation of the hydrologic impacts from within the Plan Area. Moreover, the proposed drainage infrastructure elements which occur within the greenbelts have been creatively planned to provide aesthetic benefits and

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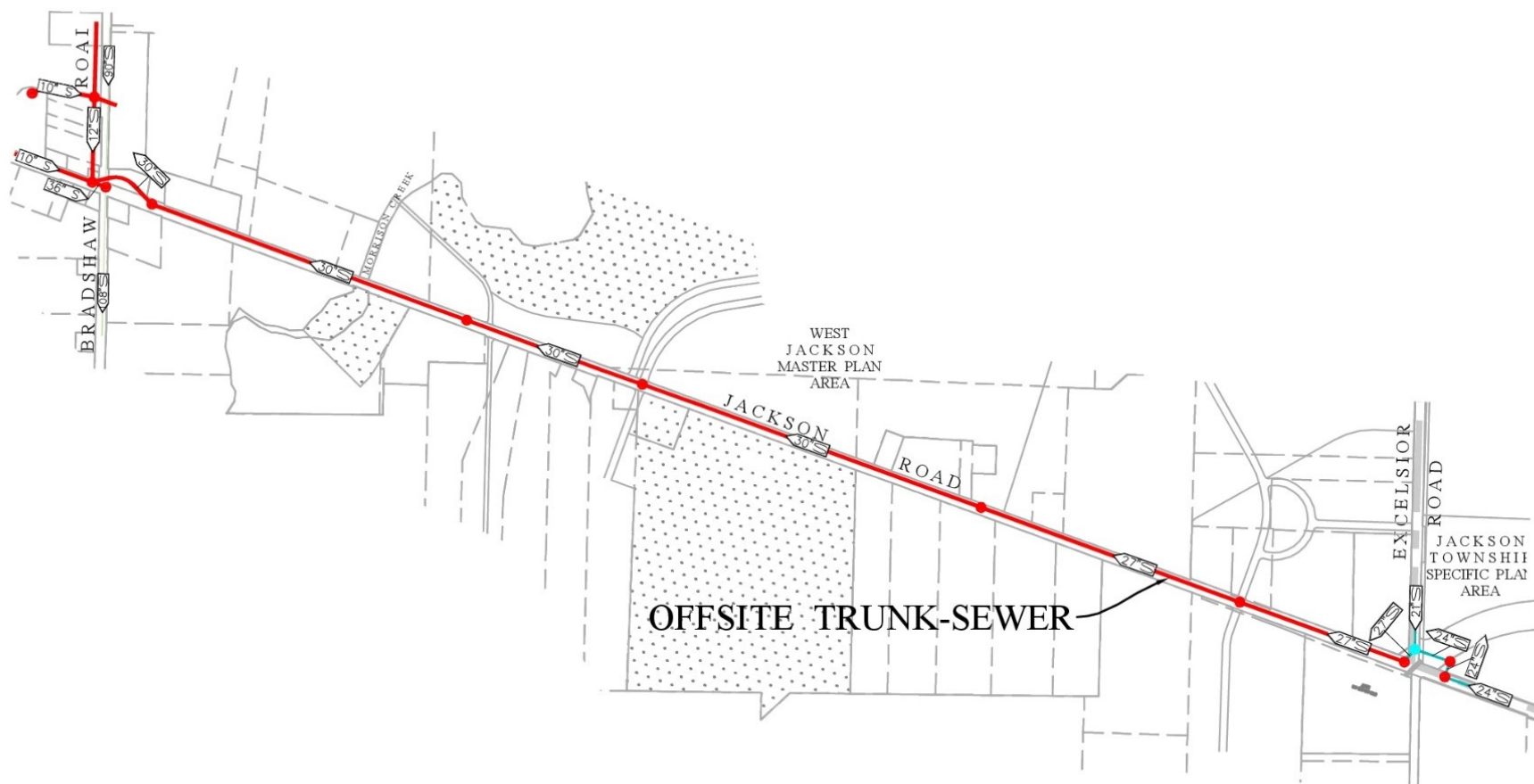


Exhibit 5.5: Off-Site Wastewater Trunkline

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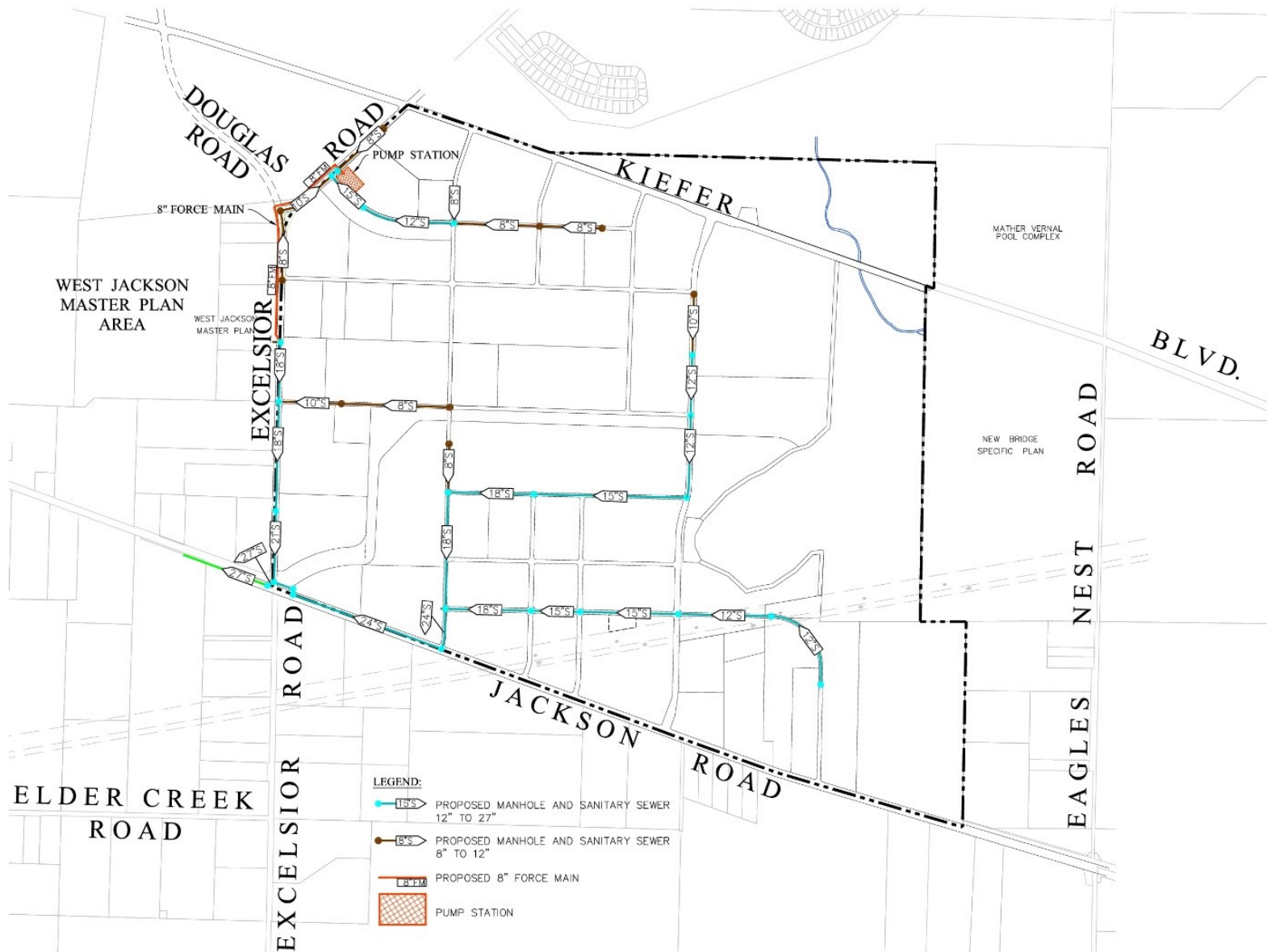


Exhibit 5.6: Proposed On-site Wastewater System

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integrate elements of sustainability through the integration of open space, pedestrian and bikeway corridors as part of the multi-purpose drainage corridors, adding long term value to the community.

Drainage Goals and Policies

Goal 5.3: Design and implement the drainage system to provide adequate facilities that ensure safe stormwater conveyance, detention and water quality treatment which provide community benefit.

***Policy 5.3.1:** Construct the storm water conveyance system, detention/water quality basins as multi-purpose facilities to provide recreation opportunities in conjunction with drainage functions.*

Goal 5.4: Incorporate low impact design (LID) features as design elements for storm water improvements within the land plan.

***Policy 5.4.1:** Construct integrated LID facilities, where feasible, such as local surface infiltration, street tree plantings, reduction of directly connected impervious surfaces, vegetated buffers and swales and increased surface drainage flow paths.*

5.4.1 Drainage Shed Description

The Plan Area is tributary to two watersheds. The two drainage tributaries are the Elder Creek Watershed and the Morrison Creek Watershed, as shown in Exhibit 5.7, Plan Area Watersheds.

Morrison Creek enters and exits the north east corner of the Plan Area. The Morrison Creek watershed is located in the northwest quadrant of the Plan Area, however it does not flow

directly into Morrison Creek. This watershed flows west to a low lying pond created from surface aggregate mining on properties to the west of Excelsior Road.

The majority of the Plan Area falls within the Elder Creek watershed, draining in a northeast to southwest direction. The primary discharge is through a double box culvert located at the intersection of Jackson Road and Excelsior Road.

5.4.2 Planned Drainage Improvements

The planned drainage system improvements includes the storm water pipe collection network and constructed drainageways, which provide flood control and water quality treatment. Exhibit 5.8, On-site Drainage Collection System, illustrates the preliminary drainage system to convey the storm water runoff generated within Plan Area.

5.4.2.1 Drainageways

Two constructed drainageways are provided within the greenbelts to convey the flows from the watersheds to the existing points of discharge. Generally, these drainageways are designed as wide, integrated drainage corridors, with meandering low flow swales to provide conveyance of small storm events, water quality and detention basins to provide treatment and peak flow attenuation. At-grade, flat benches are provided on both sides of the channelized drainageway, with a Class I trail along one side, which also provides access to the drainage facilities for maintenance. The drainage corridors were analyzed for the 10, 100 and 200-year level of protection in accordance with the County Department of Water Resources and the Regional Water Quality Control Board standards.

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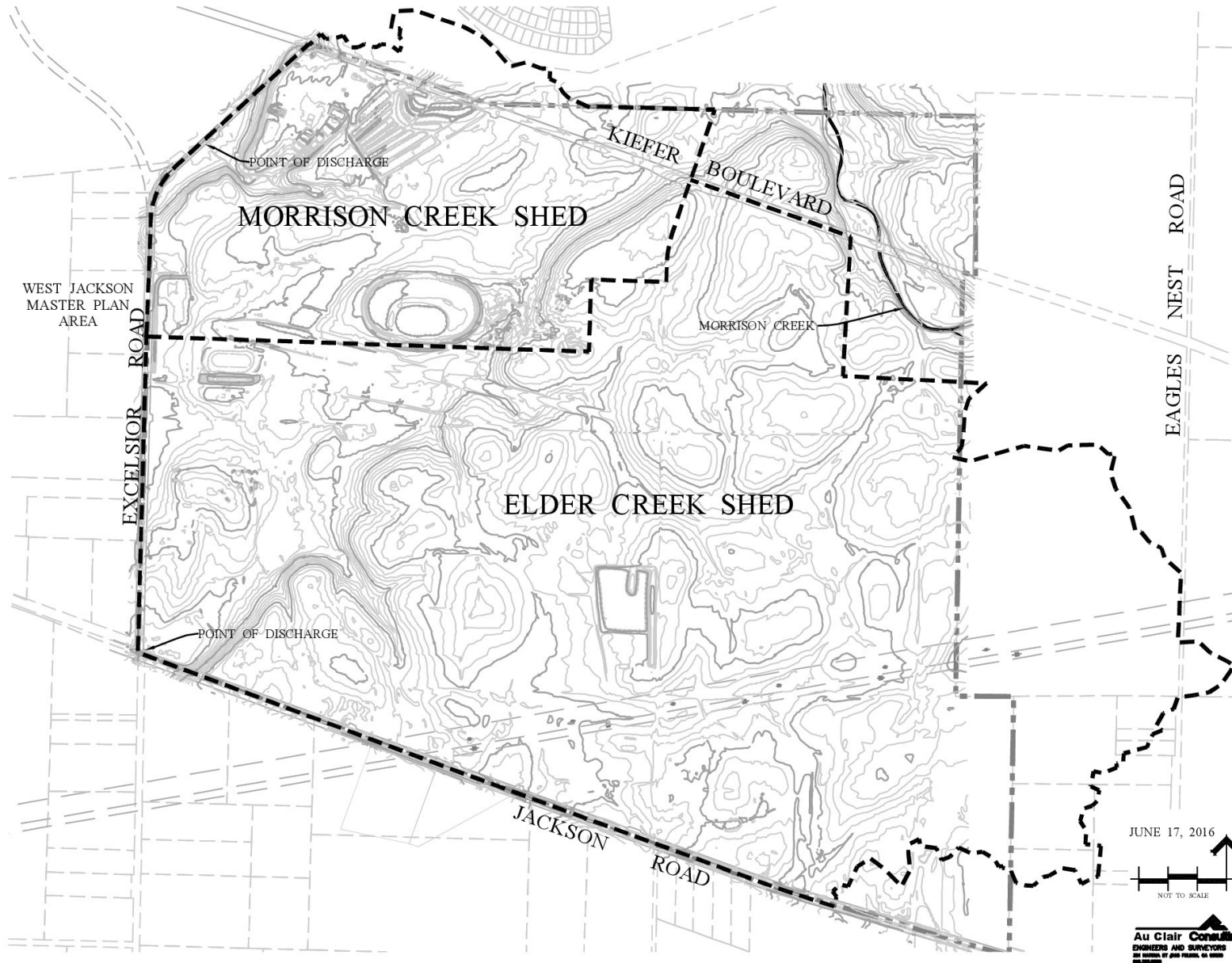


Exhibit 5.7: Plan Area Watersheds

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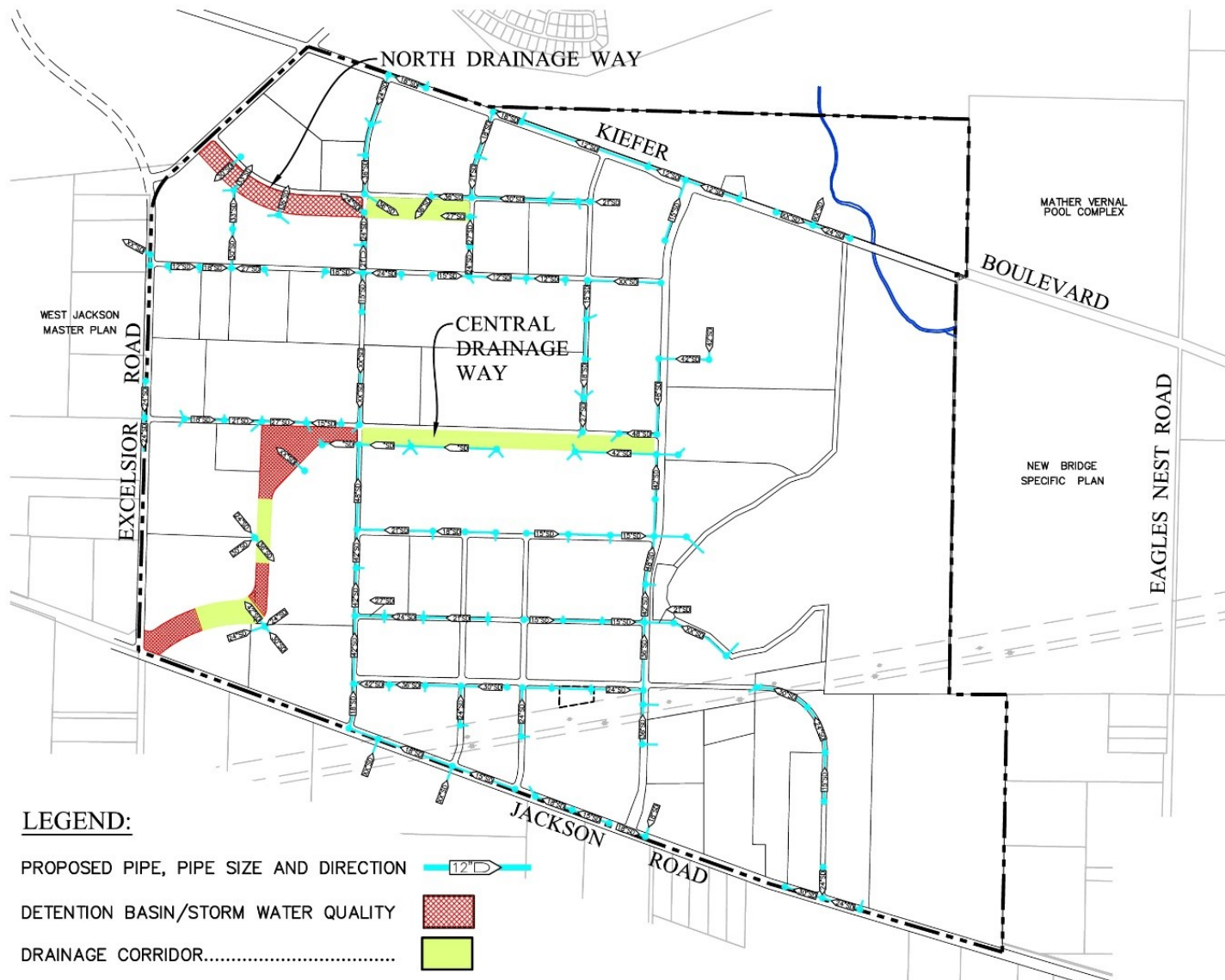


Exhibit 5.8: On-site Drainage Collection System

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The North Drainage Way (Morrison Creek tributary) extends through the northwest quadrant of the Plan Area to the discharge point at Excelsior Road. A small tributary shed area north of Kiefer Boulevard will be piped to the North Drainage Way.

The Central Drainage Way (Elder Creek tributary) accepts the majority of drainage collection for the Plan Area, as shown on Exhibit 5.7. The flows enter the Plan Area from the east and the drainageway extends the length of the Plan Area, with the discharge point located at the intersection of Excelsior and Jackson Roads. The Central Drainage Way varies in width, getting progressively larger in size as it extends from east to west. An illustrative cross section of the North and Central Drainage Ways are shown in Exhibit 5.9.

5.4.2.2 Detention Basins

Detention basins are located within the North and Central drainageways, with one within the North Drainage and three in the Central Drainage. The Central Drainage basins may be constructed as part of the initial phase of development or may be sequenced, as needed, as development progresses. The Master Drainage Study, Appendix E, includes the analysis and calculations for the alternative development scenarios.

5.4.3 Storm Water Quality/ Treatment / Water Conservation

DWR requires new development to implement storm water quality treatment and mitigation measures. A variety of systems and facilities are integrated into the overall storm water management plan, which will provide storm water quality treatment. The drainage study includes a variety of treatment

measures to be implemented within each development area. The onsite design of the local drainage facilities will include storm water quality features in the site design of each sub area. The detailed design for the majority of these facilities will be completed as a part of the tentative map process and included in the civil engineering improvement plans, since the facility design is dependent on the layout of each development area.

Detailed hydrologic/hydraulic models, as required by Sacramento County Department of Water Resources (DWR), were used to generate preliminary design flows and for the sizing of the onsite detention facilities. Refer to Appendix E, Master Drainage Study, for technical information on the modeling and sizing of the backbone drainage system.

5.4.3.1 Open Space Drainage Corridors

The primary drainage conveyance through the Plan Area watershed will be in naturalized drainage corridors, with many corridors having pedestrian and bikeway facilities adjacent to the drainageway. Exhibit 5.9, Illustrative Drainageway Corridors, provides a conceptual cross section of the drainageways. The hydraulic characteristics are a key design factor, providing forms and characteristics of natural stream geometry. Recreating these landforms with the drainageway geometry increases long-term stability and opportunity for successful establishment of riverine habitat. These drainageways will function to convey the normal, as well as the 100-year and 200 year storm events, in a stabilized corridor.

5.4.3.2 Low Impact Development (LID)

The DWR policies and adopted design standards incorporate the use of Low Impact Design (LID) measures at a local level and

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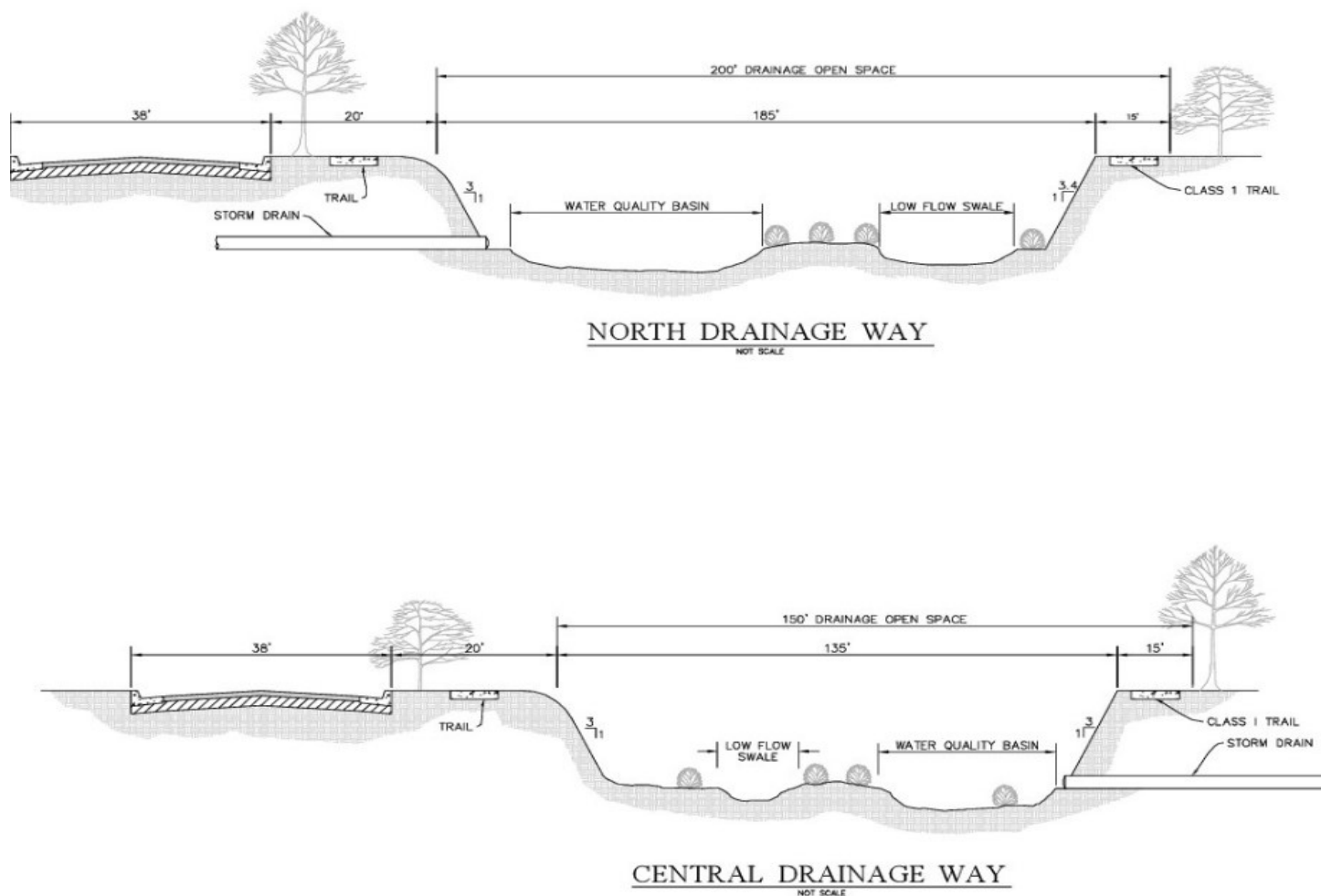


Exhibit 5.9: Illustrative Cross Sections of North and Central Drainage Ways

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requires that new development provide onsite mitigation. The available LID techniques will be evaluated and implemented as part of the final onsite design process, based on hydrologic suitability and physical constraints (i.e. infiltration).

5.5 DRY UTILITIES

Dry utilities include electricity, natural gas and communication facilities.

Dry Utility Goals and Policies

Goal 5.5: Ensure that adequate dry utilities are in place to serve the Plan Area.

Policy 5.5.1: Project proponents shall coordinate with local service purveyors to ensure the provision of services in conjunction with project phasing.

5.5.1 Existing Electrical Facilities

The Plan Area is within the service area of Sacramento Municipal Utility District (SMUD). A SMUD/ PG&E transmission corridor traverses the southern portion of the Plan Area and contains two SMUD transmission circuits (the Cordova - Hedge 230 kV & the Cordova - Pocket 230 kV lines) and two PG&E transmission circuits. Additionally, SMUD has 12 kV distribution facilities running along Jackson Highway and Excelsior Road which will likely be relocated, converted to underground and/or removed as the Plan Area develops.

5.5.2 Proposed Electrical Facilities

Peak electric demand at buildout is estimated at 44 megavolt amperes (MVA). Planned electric backbone facilities include a new substation at the northwest corner of the General

Commercial site located at Jackson Road and Grenville Drive, just north of and adjacent to the SMUD/PG&E transmission corridor. Overhead 69 kV sub-transmission facilities will extend to and from the substation, in addition to running along Jackson Highway, Excelsior Road and Kiefer Boulevard. The new 69 kV facilities require a 20' non-exclusive easement, which can also include the joint trench facilities (underground electric, natural gas, telephone and cable television/broadband). Should the developer make the decision to underground the 69 kV, SMUD will request a total of 37.5' exclusive easement. Underground electric main line facilities will extend from the new substation to the individual parcels in conjunction with roadway improvements. The substation and 69 KV alignments are shown in Exhibit 5.10, Electric Facilities.

SMUD is planning to construct a bulk substation near the Plan Area, which will serve new growth in the vicinity, including the Plan Area.

5.5.3 Existing Natural Gas Facilities

The Plan Area is within the service area of Pacific Gas & Electric Company (PG&E) for natural gas. An existing 6" steel main line traverses the northern portion of the Plan Area within the Kiefer Boulevard right of way.

5.5.4 Proposed Gas Facilities

PG&E will supply natural gas service upon request and in accordance with the tariffs on file with the California Public Utilities Commission (CPUC). Service will be extended from the existing gas main to individual parcels in conjunction with roadway improvements. Joint trenches will be placed in franchise or in public utility easements (PUE's) parallel and

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adjacent to the road rights of way. PUEs along both sides of public roadways will typically be a minimum of 12.5' wide for the local streets and 18' wide for the larger collectors, arterials and thoroughfare roads. In some cases, the PUE's may be narrower with provision for transformer cubicles where needed to serve power in the local development area. These modified setbacks will be coordinated with the utility companies.

5.5.5 Existing Telephone /Communications Facilities

Both AT&T and Comcast serve the Plan Area. Together these two providers will offer dial tone, video and internet within the Plan Area. AT&T has fiber optic and copper overhead facilities on Jackson Highway and copper facilities on Excelsior Road (joint poles with SMUD). Comcast's closest existing facilities are at Sunrise Boulevard and Jackson Highway, to the east of the Plan Area.

5.7.2 Proposed Facilities

Underground phone and cable/broadband facilities will be extended to individual parcels in conjunction with roadway improvements. Joint trenches will be placed in franchise or in PUE's parallel and adjacent to the road rights of way. PUE's along both sides of public roadways will typically be a minimum of 12.5' wide for the local streets and 18' wide for the larger collectors, arterials and thoroughfare roads. AT&T can serve the Plan Area from existing facilities. Comcast anticipates extending facilities northwest along Jackson Highway to serve the Plan Area.

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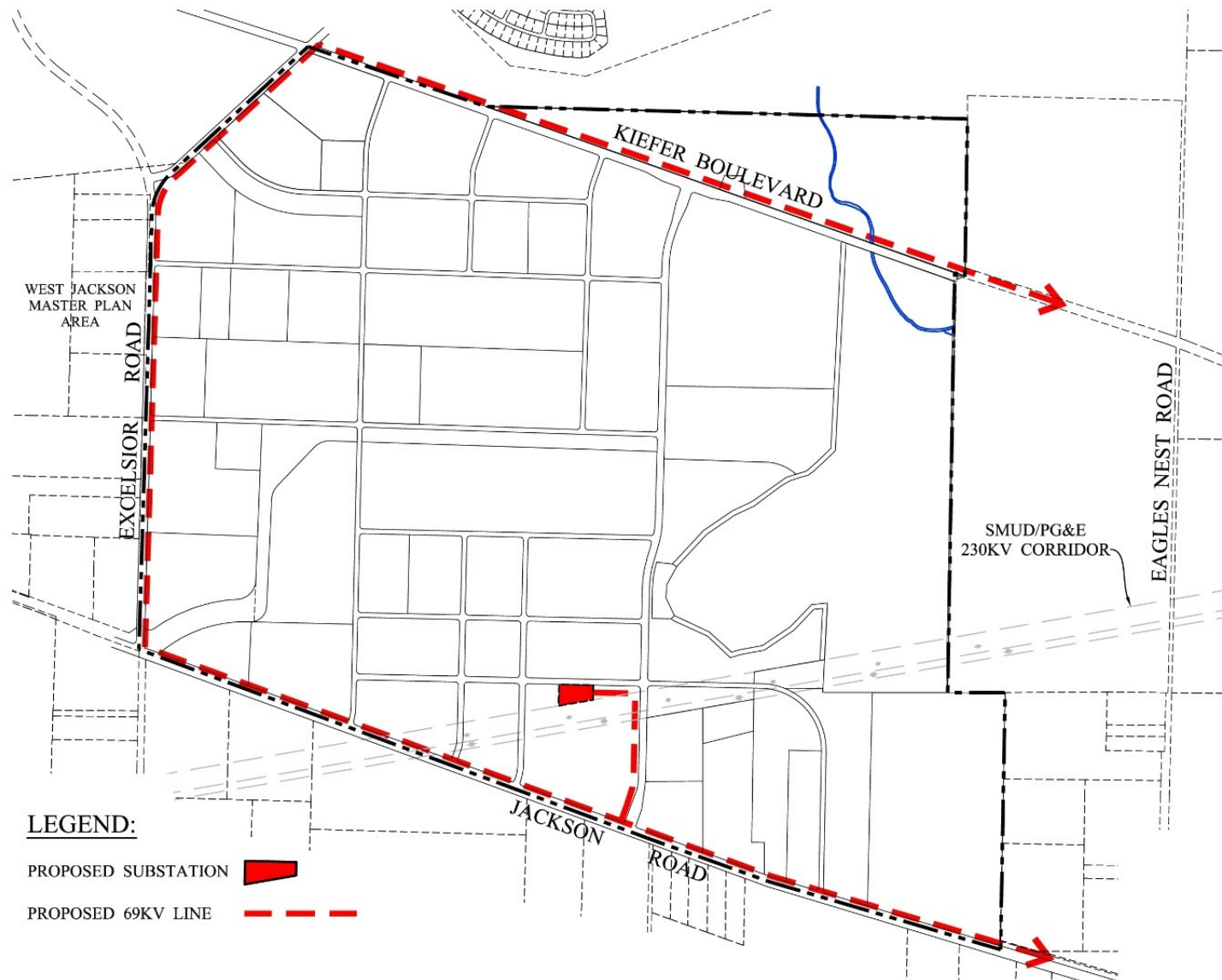


Exhibit 5.8: Electric Facilities

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CHAPTER 6: PUBLIC SERVICES

6.1 OVERVIEW

This chapter describes the services necessary to meet the needs of Plan Area. The coordinated delivery of public services is essential to ensure a complete community, one that provides recreational, educational, public safety and library services for the residents. Goals and policies for each public service are addressed in the corresponding subsection. Phasing and financing obligations relating to public services are outlined in the Specific Plan development agreements and in Chapter 8, Implementation, of the Specific Plan. Table 6-1 summarizes the public service providers to the Plan Area. Most public service demands are based upon a per capita or population factor. Table 6.2 shows the projected population for the Plan Area, which is used in determining the demand for the public services addressed in this chapter.

6.2 PARKS, RECREATION AND OPEN SPACE

The parks and open space system in the Plan Area is a key feature required in order to meet the health, wellness and support of community values envisioned for the Plan Area. The intent of this section is to ensure sufficient and timely improvement of the parks and open space system, which is an integral part of the community framework. Park services for the Plan Area are provided by the Cordova Recreation and Parks District (CRPD).

Table 6.1: Service Providers

Service	Provider/Authority
Parks and Recreation	Cordova Recreation & Parks District (CRPD)
Trail Maintenance	Sacramento County Parks Department
School District	Elk Grove Unified School District
Library	Sacramento County Library
Law Enforcement and Protection	Sacramento County Sheriff's Department
Fire Protection	Sacramento Metropolitan Fire District
Solid Waste	Sacramento County Department of Waste Management and Recycling

Table 6.2: Population Projection

Zoning Category	D.U.	PPH	Total Population
LDR	2,295	3.10	7,114
MDR	1,245	2.80	3,486
HDR and MU	2,150	2.20	4,730
TOTAL	5,690		15,330

CHAPTER 6-PUBLIC SERVICES

Parks, Recreation and Open Space Goals and Policies

Goal 6.1: Provide a coordinated parks and open space system to support a full range of passive and active recreation opportunities to serve as unifying elements of the community.

Policy 6.1.1: Design the park sites in conjunction with CRPD to ensure a balanced set of facilities that meets the needs of the Plan Area residents.

Policy 6.1.2: Locate parks within approximately ¼ mile walking distance of residents.

Policy 6.1.3: Design parks to function as both recreation and social gathering spaces for the community.

Goal 6.2: Provide adequate park sites in size and location to meet CRPD and Title 22 land dedication requirement and 2010 Parks Master Plan.

Policy 6.2.1: Prepare a JTSP Parks Master Plan to identify the park sizes, location and types and a preliminary list of facilities and amenities to comply with the 2010 Master Plan.

Goal 6.3: Designate open space land use to provide protection of Plan Area floodplains, habitat and other sensitive resources, where feasible.

Policy 6.3.1: Designate open space land uses, including greenbelts and wetland preserves, to provide passive recreation opportunities, resource protection, wildlife

habitat, corridors for pedestrian and bicycle trails, storm water conveyance and water quality treatment.

6.2.1 Proposed Parks and Open Space System

Table 6.3 provides the calculations of the acreage needed to meet the minimum acreage requirement, using the park demand factors pursuant to Title 22.40.045. The park system includes active community and neighborhood park sites and greenbelts, as depicted in the Public Facilities Exhibit 6.1. The system is comprised of two community parks, six neighborhood parks, numerous greenbelts and open spaces.

Table 6.3: Parkland Calculations			
Zoning Category	D.U.	Factor	Acres Req'd.
Single family: LDR/MDR	3,540	0.0142	50.3
Multi family: HDR/MU	2,150	0.0119	25.6
TOTAL REQUIRED	5,690		75.9 acres
Parkland Provided			
Facility Type	#	% Credit	Acres Credit
Community Park	2	100%	40.6
Neighborhood Parks	6	100%	38.2
TOTAL PROVIDED			78.8 acres
DIFFERENCE			+2.99 acres

1. Actual yields of residential units will be tracked as part of the Specific Plan Implementation process. Adjustments to park acreage, if needed to satisfy obligations, will be identified at the time of Tentative Subdivision maps.

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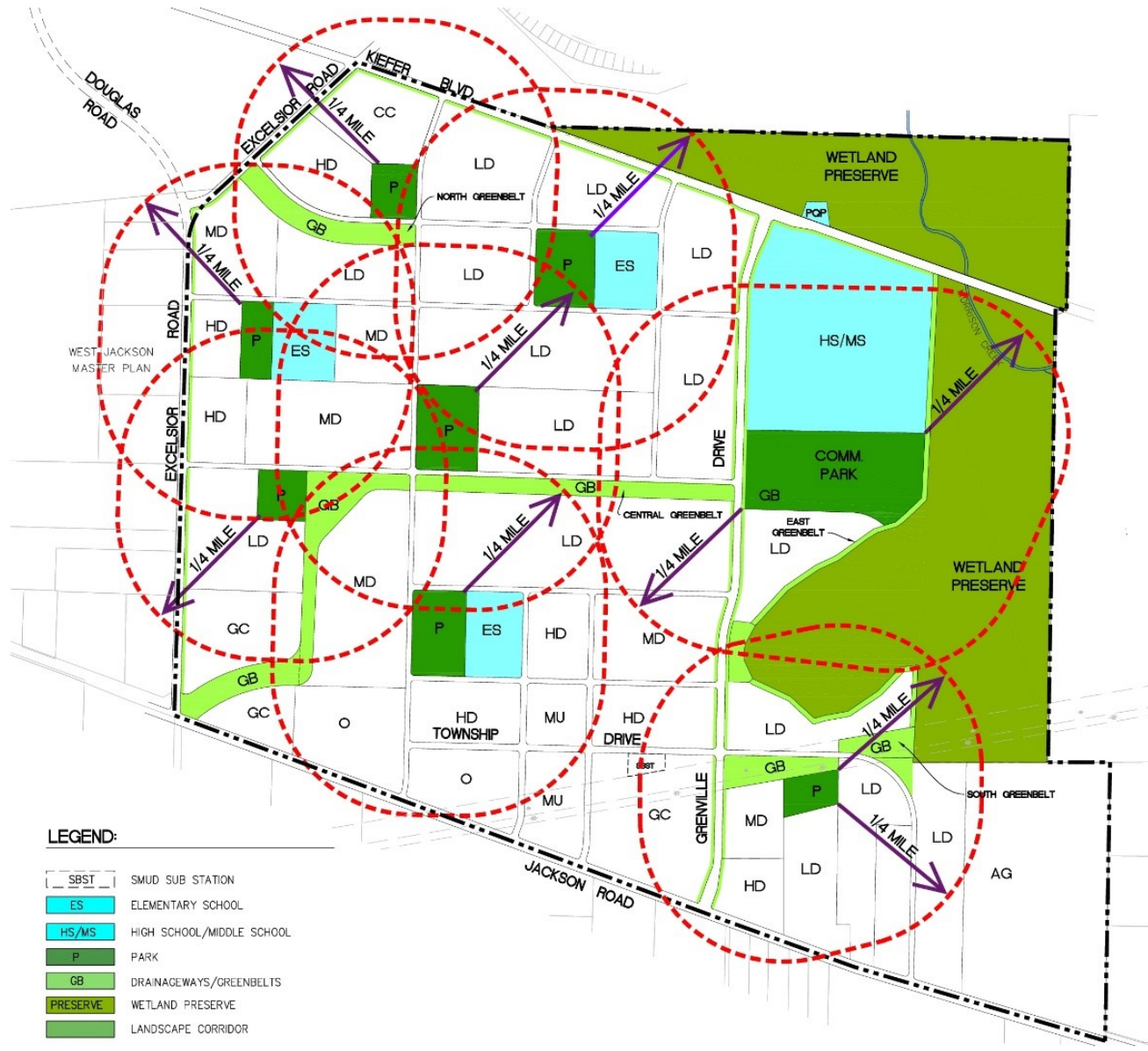


Exhibit 6.1: Public Facilities

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The placement and sizing of parks is reflective of community need, CRPD policy, proximity to users, ability to promote joint-use activities and existence of natural resources. Parks are generally located within neighborhoods to create a local focal point, are adjacent to or connected with open space areas to create the desired interconnectivity within the community. Construction of park and recreation facilities shall be performed in accordance with the Development Agreement and consultation with the CRPD. All parks depicted on the Public Facilities Exhibit 6.1 will be owned and maintained by the CRPD.

6.2.2 Community Parks

Two Community Park sites are provided. The larger of the two Community Parks (Park A) is approximately 30 acres, located in the eastern quadrant of the Plan Area, directly adjacent to the joint High School/Middle School site and the wetland preserve. The placement of Community Park A is intended to create a prominent community gathering area of complementary public uses, which is easily accessible for the entire Plan Area. The Community Park A is envisioned to provide for large active facilities, such as lighted softball, baseball and soccer fields, basketball courts, parking, restrooms, large covered picnic area and playgrounds, water playground, and an off-leash dog area.

This park is strategically located adjacent to the primary Central Greenbelt and the East Greenbelt along the wetland preserve, making a convenient biking, walking or running circuit and a good location for amenities such as a trailhead and nature/wildlife interpretive facilities.

The second Community Park (Park B) is approximately 10.6 acres in size and is located near the center of the Plan Area. The facilities in this park may include soccer fields, basketball courts, large covered picnic area, restrooms, playground and parking.



Depiction of possible Community Park amenities

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6.2.3 Neighborhood Parks

The 6 neighborhood parks are planned to provide a balance between passive and active recreation uses as well as creating a sense of place for the Plan Area. All of the neighborhood parks will be easily accessible to the surrounding neighborhood through the use of the greenbelt trails, bikeways, sidewalks or residential streets. A range of recreation elements are planned for the 4 smaller neighborhood parks (approximately 5 acres each), including play areas for children, multi-purpose turf areas for youth sports and practice fields, half- basketball courts, picnic areas and covered spaces for small groups of people to gather. Three of the neighborhood parks are located adjacent to the elementary schools to provide joint-use facilities and to reinforce them as focal points for the neighborhoods. Two of these joint located parks are larger in size (9.5 acres) and may accommodate soccer and baseball fields, a restroom and parking lot in addition to the type of facilities in the smaller neighborhood parks.



Example of a neighborhood park play area and shelter

6.2.4 Open Space

The Open Space Element of the General Plan identifies four components that serve as the basis for the County-wide open space vision: greenbelts/parkways, floodplain protection, habitat protection and agriculture protection. The JTSP land plan incorporates these open space principles by designating approximately 290 acres of open space. Open space within the Plan Area is organized into three categories: wetland preserve, multi-functional greenbelts, and landscape corridors. All open space and park lands contribute to the overall open space requirement. Open space allows for multi-use functions including passive recreation opportunities, wildlife habitat, corridors for pedestrian and bicycle trails, storm water conveyance and water quality treatment. The entire open space system for the Plan Area will enhance by the cultural, community and recreational opportunities within the JTSP.

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6.2.4.1 Wetland Preserve

The land plan has been designed to preserve two (2) large open space areas in the eastern quadrant of the Plan Area. The wetland preserve parcels, totaling approximately 260 acres, allow for the preservation of wetlands and other waters, while also providing visual open space for the adjacent community. The wetland preserves are situated to protect the areas with the greatest concentration of the highest quality wetlands and to ensure consistency with the Draft South Sacramento Habitat Conservation Plan (SSHCP). If the SSHCP is not in place at the time of Specific Plan adoption, approval of an individual 404 permit and Section 7 consultation by the USACE is required. These open space areas will preserve the resources in a natural condition and setting, with all operations, management and monitoring performed consistent with the SSHCP or the USACE, as applicable. Sections 7.2 and 7.3 provides detail on the open space and preservation strategies.

6.2.4.2 Multi-functional Greenbelts

The proposed greenbelts are multi-functional facilities that provide trails, passive recreation and drainage conveyance within linear corridors, with drainage ways being a primary function in two of the four designated greenbelts. The objective is to create multifunctional facilities for stormwater conveyance and water quality treatment in a naturalized corridor which provide trails, landscaping, passive and active amenities in the upland portions.

Four primary greenbelts are depicted on the Public Services Exhibit 6.1. The largest greenbelt is the Central Greenbelt, which provides the majority of the drainage conveyance for the Plan



Area and traverses nearly the width of the Plan Area east to west. This greenbelt/drainage corridor has a length of approximately 1.5 miles and the widths vary from 100 to 200 feet. The North Greenbelt is also a multi-purpose greenbelt, providing drainage conveyance from a neighborhood park west to Excelsior Road, approximately 0.5 mile in length and 200 feet wide. The North Greenbelt is aligned to continue to the west to link with the planned West Jackson Plan Area. The East Greenbelt is adjacent to the wetland preserve south of Kiefer Road. This greenbelt serves as a transition and buffer between the habitat area and the adjacent land uses, including simple features such as a Class I trail, post and cable fencing and minimal landscaping. The South Greenbelt is located under a large powerline corridor in the southeast quadrant of the Plan Area. This greenbelt provides a linkage from the Town Center to the East Greenbelt, which leads to the Community Park and High School/Middle School. The South Greenbelt trail is

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designated to continue beyond the Plan Area boundary to the east, to link to the planned NewBridge Plan Area.

The greenbelts include a pedestrian and/or bicycle circulation trail system that connects the open space network, parks, schools, commercial and employment areas to the residential neighborhoods, as depicted on the Mobility Exhibit 4.3. Examples of active recreation envisioned to be accommodated within the upland portion of the greenbelts are disc golf, par-course and water stations. The portion of the greenbelts that directly abut a park site are granted park credit by CRPD. Table 6.3 details the park credit calculations.

The Class 1 trails within the greenbelts are designed to function as maintenance/service access where appropriate. Sacramento County Parks Department will maintain trails within the greenbelts. Trail alignments shall meander to create a natural appearance. Pedestrian/bicycle trail nodes will be integrated at important/appropriate locations. Additional greenbelts and linear parkways will be used to extend the trail/pathway system into individual neighborhoods and non-residential developments. They may also be used as access into and as connections between greenbelts. Additional trail corridors, greenbelts and linear parkways will be designated at the neighborhood level.

6.2.4.3 Landscape Corridors

Landscape corridors are separate parcels that parallel larger roadways which act to buffer adjacent land uses and enhance the Plan Area aesthetics. Landscape corridors are designated along primary street corridors to provide pedestrian friendly streets with large, shaded walkways that are accessible to residents, encouraging use of non-vehicular modes of

transportation. The JTSP Design Guidelines provide detail on the desired form, function and plant palette for the landscape corridors within the Plan Area.

6.3 SCHOOLS

The Plan Area is located in the Elk Grove Unified School District (EGUSD). The Elk Grove Unified School District's boundaries cover 320 square miles, stretching almost from the Sacramento River to the foothills of Amador County. The JTSP land plan provides school sites to serve the students living within the Plan Area as well as students from surrounding neighborhoods. The demand for school facilities, sizing, locations and generation rates have been based on information provided by the EGUSD and State of California criteria. Table 6.4 summarizes the anticipated number of students and number of sites necessary for each school within the Plan Area, based on student generation factors provided by the District.

School Goals and Policies

Goal 6.4: Coordinate with EGUSD for the provision of adequate school facilities, based on the phasing and buildout of the JTSP.

Policy 6.4.1: *Design the land plan to ensure school sites meet the EGUSD sizing and spacing requirements.*

Policy 6.4.2: *Locate a joint High School/Middle School site within the Plan Area to accommodate students generated from the northern portion of the EGUSD territory, including the Plan Area students.*

Policy 6.4.3: *Locate the elementary school sites adjacent to or near neighborhood parks sites to allow shared use and to serve as neighborhood amenities.*

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Three sites are designated for elementary schools of approximately 12 acres each. One site, approximately 80 acres in size, is designated for a joint high school, grades 9-12, and middle school, grades 7-8. The school locations are depicted on Exhibit 6.1, Public Facilities.

Table 6.4: Student Yields and School Site Requirements		
Single-Family (LD, MD)		3,540
Multifamily (HD and MU)		2,150
Total Residential Units		5,590
Student Generation		
Elementary (K-6) Students	Yield Rate	
Students from Single-Family	0.402	1,423
Students from Multifamily [2]	0.252	543
Subtotal K-6		1,966
Site Needs: Elementary School capacity-850 students per school. 1,966 student yield /850=2.3 K-6 sites needed, 3 K-6 sites are provided		
Middle School (7-8) Students	Yield Rate	
Students from Single-Family	0.107	377
Students from Multifamily [2]	0.060	128
Subtotal 7-8		505
Site Needs: Middle School 7-8 capacity-1,200 students per school. 505 student yield/1,200=0.4 Middle school site needed, 1 is provided		
High School (9-12) Students	Yield Rate	
Students from Single-Family	0.195	691
Students from Multifamily [2]	0.101	218
Subtotal 9-12		909
Site Needs: High School capacity-2,200 students. 909 student yield/2,200=0.4 High School site needed, 1 is provided.		
Total Students		3,380

The elementary school sites are co-located with neighborhood park sites to encourage shared use of the facilities. In addition, the school sites are centrally located to serve as a focal point and gathering area for the neighborhood and each school is situated approximately ½ mile walking distance from most of the residences. The middle school and high school will serve students from outside the Plan Area, influencing the location selected for optimum access for all residents. School sites can serve as a community resource for neighborhood meetings and functions and provide a safe and secure educational atmosphere. The sites are also linked on the greenway system to maximize the non-vehicular modes of travel to these frequented locations, as depicted on the Mobility Exhibit 4.3.

6.4 LIBRARY SERVICES

Library Goals and Policies

Goal 6.5: Facilitate the provision of adequate library services for Plan Area residents.

***Policy 6.5.1:** Satisfy the increased demand for library services through the assessment of the County Public Facilities Fee on Plan Area residents.*

The Sacramento Public Library system operates library facilities that serve the unincorporated County as well as the Cities of Sacramento, Citrus Heights, Elk Grove, Galt and Rancho Cordova. The Central Library, located in downtown Sacramento at 828 I Street, functions as the main Library. A total of 27 facilities were in operation at the time of Specific Plan preparation and the closest library to the Plan Area was the Rancho Cordova Branch, located at 9845 Folsom Boulevard, approximately 8 miles from the Plan Area.

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The Sacramento Public Library Authority prepared a Facility Master Plan for the 2007-2025 time frame. Based on the master plan, a library site is not needed in the Plan Area. New library facilities planned in surrounding areas will accommodate the Plan area residents. The increased demand of library services for the Plan Area is satisfied via the assessment of the County Public Facilities Fee, a portion of which contributes to the provision of additional library services.

6.5 LAW ENFORCEMENT

Law Enforcement Goals and Policies

Goal 6.6: Enhance community safety by increasing crime prevention awareness.

***Policy 6.6.1:** The Design Guidelines shall incorporate crime prevention through environmental design (CPTED) principles, including natural surveillance, opportunity for "eyes on the street", lighting and access control through building and landscape design.*

The Sacramento County Sheriff's Department provides law enforcement for the Plan Area. The department's main office and jail are located in downtown Sacramento. Eight substations are located throughout the County, with the closest substation to the Plan Area at 2897 Kilgore Road in Rancho Cordova, approximately 7 miles north. The Department anticipates that service to the Plan Area will be accommodated from existing stations or new substations in the vicinity, therefore a station is not required to be located within the Plan Area. The increased demand for law enforcement services associated with the Plan Area is satisfied via the assessment of the County Public Facilities Fee, a portion of which contributes to the provision of additional law enforcement services.

6.6 FIRE PROTECTION

Fire Protection Goals and Policies

Goal 6.7: Provide for adequate fire protection resources to serve the Plan Area.

***Policy 6.7.1:** Identify a fire station site in conjunction with Sac Metro to serve the Plan Area with the appropriate level of fire protection and emergency response times.*

Sacramento Metropolitan Fire District (Sac Metro) provides fire protection and emergency medical services to all areas of unincorporated Sacramento County, as well as multiple contract cities. At the time of Specific Plan preparation, a total of 42 stations were in operation. In 2015, Sac Metro completed a Department Growth Analysis study. The study provided an update to the District's needs for fire stations, apparatus and crews to account for expected growth proposals being processed by the Sacramento County Department of Community Development and the City of Rancho Cordova Planning Department. The study identified the need for one "superstation" to serve both the Plan Area and surrounding areas. The station would include a fire truck, fire engine, wildland fire rig, a battalion chief and a medic. Sac Metro economic development staff identified the MU site adjacent to Jackson Road as an optimal location for a fire station. Public facility uses such as a fire station are permitted uses in all commercial and office zones within the Plan Area. A final location will be determined in conjunction with Sac Metro representatives at the time of the first Tentative Map.

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6.7 SOLID WASTE

Solid Waste Goals and Policies

Goal 6.8: Provide for an enhanced program to increase recycling in the Plan Area.

***Policy 6.8.1:** The Plan Area CSA will prepare and implement a community based program in cooperation with County Waste Management to elevate the recycling and re-use effort.*

Sacramento County Department of Waste Management and Recycling provides solid waste and recycling services for the single family uses within the Plan Area. The Waste Management and Recycling Department operates the Kiefer Landfill and the North Area Recovery Station. Services for residential homes include weekly garbage collection, bi-weekly collection of mixed recyclables, bi-weekly collection of green waste, monthly street sweeping and one annual appointment-based bulky waste collection.

Solid waste and recycling services for multi-family apartments (5 units or more), commercial and business solid waste services are performed on a contract basis with franchised haulers that are permitted to provide services in Sacramento County.

Projected solid waste generation from Plan Area can be accommodated within the approved and permitted landfill expansion capacity. Fees will be collected from residential accounts to cover collection costs and disposal methods.

CHAPTER 7: RESOURCES AND SUSTAINABILITY

CHAPTER 7: RESOURCES MANAGEMENT AND SUSTAINABILITY

7.1 OVERVIEW

This chapter identifies the environmental conditions and sensitive resources found in the Plan Area and describes the project's sustainability features. The JTSP implements sustainable practices through compliance with established policies, actions, design requirements and implementation strategies as presented in various chapters in the Specific Plan. This chapter addresses wetland resources, vegetation and wildlife, cultural resources, air quality and sustainability features of water quality, water conservation and energy efficiency.

The existing environmental conditions in the Plan Area were taken into account during the development of the land use plan, as described in Chapter 2, Plan Area Setting. The land use plan is designed to protect sensitive resources, where feasible, to minimize the impacts of development on the existing and natural communities in the Plan Area and to utilize these features in the overall sustainability program.

7.2 WETLAND RESOURCES

Wetlands (including both depressional “wetland features” as well as other waters of the U.S./State), are an important environmental component that shaped the planning, character, and function of the Plan Area. The Plan Area contained a wide variety of uses, including cattle grazing, cropland, rural residential dwellings and the Sacramento Raceway. Refer to



Section 2.2.2 for a complete description of the pre-Specific Plan conditions on the site. Wetland features occurring within the Plan Area were identified in the pre-development condition. The primary types of wetlands typical to Plan Area are generally described below. The Environmental Impact Report (EIR) and supporting studies should be referenced for more detail.

7.2.1 Wetland Resources Goals and Policies

Goal 7.1: Identify and preserve the best quality wetlands and species habitat to avoid and minimize impacts to protected resources.

***Policy 7.1.1:** Set aside the eastern portion of the Plan Area as a wetland preserve (Preserve), consistent with the South Sacramento Habitat Conservation Plan (SSHCP). Enhance the public enjoyment of passive open space by providing adjacent trails, viewing areas and interpretive signage, where feasible.*

CHAPTER 7: RESOURCES AND SUSTAINABILITY

Policy 7.1.2: Include specific avoidance and mitigation measures in the Development Standards for all land uses which abut the Preserve, including but not limited to buffers, special setbacks and lot orientation.

7.2.1 Vernal Pools

The vernal pools within the Plan Area can be best characterized as Northern Hardpan Vernal Pools. Northern hardpan vernal pools are seasonally flooded depressions found on soils with an impermeable hardpan layer. The impermeable layer allows the pools to retain water much longer than the surrounding uplands; nonetheless, the pools are shallow enough to dry up each season. Vernal pools are scattered throughout the Plan Area, with the highest density of pools occurring in the east – central portion. Some vernal pools on site are inter-connected by riverine seasonal wetlands. This typically occurs where one pool overflows into another relatively regularly.

Vernal pools typically support a predominance of native plants. Plant species observed within the vernal pools throughout the site are typical of species which are adapted to seasonally inundated conditions. Plant species observed within the vernal pool habitat on site include manna grass, coyote thistle, spikerush, hedge-hyssop, white-headed navarretia, annual hairgrass, woolly marbles and popcorn flower. Vernal pools play a valuable role in the food chain for a wide array of animals, including birds of prey, migratory waterfowl, shorebirds, frogs, toads, salamanders and pollinating insects. They are also home for listed vernal pool crustaceans, including tadpole shrimp and fairy shrimp.

7.2.3 Seasonal Wetlands/Seasonal Wetland Swales

Seasonal wetland habitat is typically associated with shallow drainages and swales (riverine features) or depressions, that inundate long enough to support hydric soils and hydrophytic vegetation, but do not inundate sufficiently to support vernal pool species. Riverine seasonal wetlands are characterized by the seasonal flow of water induced by the onset of heavy rains. A depressional seasonal wetland is characterized by shallow land depressions that remain saturated for extended periods. Dominant plant species observed within the seasonal wetland habitat include quaking grass, Mediterranean barley, Italian ryegrass, annual beard grass, annual hairgrass, toad rush, and curly dock.

7.2.4 Marsh

Both perennial and seasonal marsh habitat occur within the Plan Area. Aside from perennial marshes remaining inundated or saturated throughout the year, both support perennial herbaceous plant species that tolerate high soil moisture and seasonal to permanent soil saturation or inundation. For both aquatic habitat types, inundation/saturation persists well into the warm season.

Plant species observed within the marsh habitat on site include broad-leaved cattail, narrow-leaved cattail, bulrush, water primrose, pennyroyal, nutsedge, creeping spikerush and four angled spikerush. In addition, wildlife species observed within the marsh habitat include: black phoebe, Brewer's blackbird, red-winged blackbird, ring-necked pheasant, and song sparrow.

Marshes provide shelter and foraging habitat for several species of wildlife on the site including resident and migratory bird species, amphibians, reptiles, aquatic invertebrates, and foraging

CHAPTER 7: RESOURCES AND SUSTAINABILITY

mammals. Wildlife expected to occur in the marsh habitat include egret, heron, waterfowl, bullfrog, pacific tree frog, opossum and raccoon.

7.2.5 Irrigated Pasture, Ditch, Drainages and Farm Ponds

Due to the historical farming use of the Plan Area, a variety of habitats occur throughout the Plan Area. Irrigated pasture habitat is found mainly in the south-central portion of the Plan Area. Irrigated pasture vegetation is typically a mix of warm-season plants dependent on summer irrigation. The abundance of the vegetation can vary, according to season and livestock stocking levels, from a few inches to a foot or more. Irrigation ditches and drainages occur on site in association with the pastures.

A number of farm ponds and other impoundments are found in the Plan Area, primarily associated with rural residences. The largest pond is located in the central portion of the Plan Area, near the end of existing Tree View Lane. This pond serves as the irrigation water supply for irrigated pastures located in the south-central portion of the site. The pond is located at a relatively high elevation and appears to have been excavated solely for the purpose of irrigation supply. The other ponds were constructed by excavation, damming a drainage swale, or some combination of the two. Water supply is assumed to be derived from runoff, although groundwater pumping could also play a role in filling these ponds.

7.3 WETLAND PRESERVATION AND COMPENSATION PROGRAM

A primary goal of the JTSP is to preserve the highest quality wetland and species habitat present within the Plan Area while also meeting the County's General Plan objectives regarding

smart growth and reduction of GHG emissions. To this end, the applicant engaged in early consultation with the Federal, State and local resource agencies about the proposed Project. These agencies included the U.S. Army Corps of Engineers (USACE), the U.S. Fish & Wildlife Service (USFWS), and the Central Valley Regional Water Quality Control Board, as well as the County of Sacramento. Much of this coordination was accomplished through discussions with the County and the resource agencies regarding the (SSHCP), under development in 2017.

The SSHCP is a regional approach for addressing impacts to, and mitigation for, species protected under the Federal and State Endangered Species Acts (ESA). It identifies urban development projects, such as the JTSP, within an Urban Development Area (UDA) and defines measures to avoid, minimize and mitigate impacts to protected species that will be affected by such development. The Plan also consolidates mitigation in areas of high habitat value, primarily located outside the UDA, thereby enhancing the long-term viability of species populations and habitat. The overall goal of the SSHCP is to implement this regional conservation strategy which will provide private and public projects with streamlined and more predictable permitting processes, should it be finalized and implemented prior to or concurrently with the development of the Plan Area. Alternatively, applicants may choose to opt out of the SSHCP process and instead address impacts to endangered species through a Section 7 consultation as part of an individual Clean Water Act Section 404 permitting process.

The Plan Area contains vernal pools and wetlands, which serve as habitat for vernal pool crustacean species protected under the Federal ESA. The Land Plan sets aside approximately 214 acres of open space which is dedicated as a Wetland Preserve

CHAPTER 7: RESOURCES AND SUSTAINABILITY

(Preserve) in the eastern portion of the Plan Area. The resulting Preserve will protect, in perpetuity, the highest quality resources within the Plan Area. Consistent with the conservation strategy in the SSHCP, the Preserve will be contiguous with a wetland preserve located on the Mather Field property to the north as well as a large, proposed preserve located on the neighboring NewBridge Specific Plan to the east.

The SSHCP further requires that projects include a variety of measures to minimize the impact of development on sensitive resources, such as vernal pools. Examples of resource avoidance and minimization measures incorporated into the design of the Plan Area include the following:

- Inclusion of a minimum 50-foot wide setback between development and the Preserve
- Controlling public access to the Preserve through permanent fencing along the boundaries
- Educational signage provided in key areas of Preserve
- Control of invasive species and management of non-native vegetation within the setback area and Preserve
- Minimization of road and trail crossings of wetlands and other waters within the Preserve
- Compliance with State and local stormwater regulations

During the Specific Plan preparation process, several development alternatives were explored to avoid impacts to the wetlands and other aquatic resources located within the Plan Area. However, because these resources are not confined to specific areas but are rather broadly distributed throughout

the Plan Area, the participating landowner determined it was not feasible to avoid all resources and design the project to be consistent with County land use policies. Tsakopoulos Family Trust (TFT), the owner of a portion of the Plan Area, has applied for a permit from the USACE pursuant to Section 404 of the Clean Water Act to allow impacts to some of these wetlands and waters. This permit will include requirements to mitigate for the loss of any wetlands or waters within the TFT subject site, thereby ensuring no net loss of these resources due to development of the Specific Plan land uses. The applicant expects to mitigate for the wetland impacts on the TFT property through a combination of on-site wetland restoration within the Preserve and the payment of in-lieu fees through the SSHCP.

7.3.1 Resource Preservation Measures

The applicant intends to dedicate the Preserve to the SSHCP implementing entity, the South Sacramento Conservation Agency (SSCA). The SSCA will implement measures identified in the SSHCP to ensure the long-term viability of the protected and restored vernal pool and wetland resources within the Preserve. These measures include both routine management activities as well as adaptive management practices. Detailed avoidance and minimization measures which apply to all lands abutting the Preserve are included in the Development Standards and Regulations, Appendix A.

Routine management activities may include such common open space management activities as controlling public access to sensitive areas, fencing along Preserve boundaries, educational signage in key areas of the preserve and trash removal. Because the Preserve will protect vernal pool habitat, other management activities could include invasive species control, thatch management activities, and hydrology studies. Adaptive

CHAPTER 7: RESOURCES AND SUSTAINABILITY

management may include pilot programs and research. Pursuant to the SSHCP, the Preserve will be routinely monitored to ensure habitat health and functionality. At the time of Preserve dedication, the applicant will pay a fee to help fund these long-term maintenance and monitoring activities in perpetuity.

7.4 VEGETATION AND WILDLIFE RESOURCES

7.4.1 Annual Grasslands

The biological community covering the majority of the Plan Area is annual grassland. Central Valley annual grassland communities are composed largely of non-native annual grasses and forbs. The dominant plant species observed in the annual grassland consists of soft brome, wild oat, medusa head, long-beaked filaree, hawkbit, mouse-tail grass, Spanish clover, tarplant, Fitch's tarweed, barley and Italian ryegrass. Annual grassland typically supports breeding, foraging, and shelter habitat for several species of wildlife including raptors and migratory birds.

7.4.2 Native and Non-native Trees

Historically the Plan Area supported few or no trees, due to the presence of hardpan soils and the absence of summer water. Growth of trees within the Plan Area was promoted by the development of irrigation facilities, the establishment of rural residential uses, and tree planting. While the pre-development condition of the Plan Area was mostly treeless, considerable areas of non-native tree species existed on site, mostly associated with rural residential parcels. The dominant tree species found within the Plan Area is eucalyptus, in addition to other typical landscape and ornamental species, such as mulberry and palm.

7.4.1 Vegetation and Wildlife Goals

Goal 7.2: Support the preservation of grasslands and native trees, where feasible, to provide habitat and foraging for wildlife.

***Policy 7.2.1:** Preserve grassland habitat as part of the on-site Preserve.*

***Policy 7.2.2:** The development standards shall include measures to actively manage grassland to ensure long-term habitat through the operation and maintenance plans.*

***Policy 7.2.3:** Preserve native trees where feasible and remove non-native trees that are potential fire hazards and high voc-emitting species, such as eucalyptus.*

7.5 AIR QUALITY

The Plan is within the Sacramento Metropolitan Air Quality Management District (SMAQMD), which is a special district created by state law to enforce local, state and federal air pollution regulations. The Specific Plan incorporates strategies to address projected air emissions associated with construction and build out of the development to help reduce and mitigate. These elements, in combination with the significant natural open space areas within the Plan Area, will result in a pedestrian and bicycle friendly environment that will promote non-vehicular use as a primary choice becoming a way of life for residents. In addition, the Plan Area employment and commercial land uses include the designation of carpool/vanpool/rideshare spaces, both proven strategies to reduce potential air emissions.

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7.5.1 Air Quality Goals and Policies

Goal 7.3: Reduce and mitigate potential impacts to air quality associated with the construction and buildout of the Plan Area.

Policy 7.3.1: The Design Guidelines shall provide specific strategies to reduce air quality impacts at the building level, such as use of photo-voltaic systems and low emitting products for furnaces and air conditioners for residential and commercial uses. Coordinated tree plantings and building orientation may also be used to reduce anticipated heating and cooling needs.

Policy 7.3.2: Use native and drought-resistant species to reduce the demand for irrigation and gas powered landscape maintenance equipment. Maximize selection of low-VOC emitting species and long-lived and evergreen species for maximum emissions removal.

Policy 7.3.3: Monitor dust and exhaust emissions during construction. Prior to the issuance of grading permits, a Construction Emission/Dust Control Plan will be submitted to the SMAQMD for review and approval. All construction activities will be required by contract specification to implement all measures from the approved Construction Emission/Dust Control Plan as applicable.

An Air Quality Mitigation Plan is in place for the JTSP. All development projects are required to follow the measures during construction and post-construction.

7.6 CULTURAL RESOURCES

The 883-acre portion of the Plan Area owned by Excelsior Estates, LLC has been subject to numerous cultural resource

surveys pursuant to Section 106 of the National Historic Preservation Act (NHPA), as required for the Section 404 permit associated with that property, as well as for CEQA. In 2008, the applicants property was subjected to an intensive pedestrian survey by archaeologists Sean Michael Jensen and Robert McCann. A second pedestrian survey was performed in 2013 by archaeologists Ric Windmiller and Steven Laumann. These two surveys identified a total of six historic-era resources located within the applicant-owned portion of the site. In 2015, ECORP Consulting completed a targeted cultural resource evaluation and testing program of these six resources. This evaluation compared the resources against the eligibility criteria for inclusion on the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). ECORP concluded that none of the resources were eligible for listing on either the NRHP or the CRHR. The remaining portion of the Plan Area (i.e., the non-participating properties) will be subject to an on-the-ground cultural resource survey and an associated records search prior to the issuance of entitlements to develop those properties.

7.7 SUSTAINABILITY

The JTSP incorporates sustainability concepts and practices in the approach to land use, circulation, public utilities, public services and environmental resources. The sustainability elements of energy efficiency, water conservation and water quality build upon the foundation of the “smart growth” land use plan. The addition of the following goals and policies will result in a sustainable, eco-aware community which grows responsibly while enhancing and respecting the local, County-wide, State and global efforts to reduce the impacts of climate change.

CHAPTER 7: RESOURCES AND SUSTAINABILITY

General Sustainability Goals and Policies

Goal 7.4: Promote the Plan Area as an eco-aware community by supporting community engagement, education and activities as part of the Jackson Township Community Association.

Policy 7.4.1: *The Community Association shall sponsor activities such as electronic waste collection drives, “free-cycle” fairs, water conservation challenges, energy saving day party and other collaborative events to highlight awareness.*

Policy 7.4.2: *The Community Association shall create and manage a community website for residents, business owners, workers and students to share and obtain information such as community activities, carpools, bike-pools, ride-sharing and transit schedules in coordination with the TMA and/or transportation coordinator.*

Energy Efficiency Goals and Policies

The JTSP incorporates energy efficiency measures and promotes renewable energy resources, which will reduce dependence on non-renewable energy and energy-related greenhouse gas (GHG) emissions. Specifically, GHG emissions will be reduced by lowering energy demand, improving water and energy efficiency, and increasing the amount of electricity and heat generated from renewable energy sources.

Goal 7.5: Encourage the incorporation of alternative energy technology and innovative, cost-effective construction techniques to improve the efficiency of buildings, site design and landscaping.

Policy 7.5.1: *All new buildings constructed in the Plan Area will feature smart energy meters, solar hot water heaters, Energy Star appliances and be “solar- ready”.*

Policy 7.5.2: *Any codes, covenants and restrictions (CC&R’s) shall permit the installation of facilities to collect, store or utilize solar energy on buildings.*

Policy 7.5.3: *Shopping centers, office complexes, parks and public places will have preferentially located parking spaces and charging stations for electric vehicles.*



NEV Charging Station

CHAPTER 7: RESOURCES AND SUSTAINABILITY

Goal 7.6: Promote environmentally responsible and efficient outdoor lighting.

***Policy 7.6.1:** All lighting applications shall be subject to the 2016 Building Efficiency Standards Section 140.7 and use fixtures approved by the International Dark Sky Association.*



Bio Swale example

Water conservation and quality is an important element of sustainability for the Plan Area. The Public Services Chapter describes specific design techniques for water quality, which include water quality basins, storm water retention/detention basins, bio-swales and other low impact design (LID) techniques. Section 5.4.3 provides more information on water quality management treatment methods. Refer to Chapter 4 of the Design Guidelines, Appendix B, for details on water conservation and best management practices.

Water Quality and Conservation Goals and Policies

Goal 7.6: Promote water conservation at all levels within the Plan Area, such as in publicly maintained facilities, private homes and businesses.

***Policy 7.6.1:** All buildings and landscaping shall be designed to conserve water in compliance with the water agency's methods, including use of advanced plumbing fixtures, high efficiency irrigation systems, low water use plant palette, water use monitoring systems and rain water harvesting systems.*

Goal 7.7: Protect surface and groundwater quality throughout the Plan Area, in accordance with the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) Phase II requirements.

***Policy 7.7.1:** Employ Best Management Practices (BMP) and other techniques to treat and protect surface and groundwater quality. Incorporate bio-filtration of surface runoff within the multi-functional open space system and within landscaped areas.*

CHAPTER 8: IMPLEMENTATION

CHAPTER EIGHT: IMPLEMENTATION

8.1 OVERVIEW

California Government Code Section 65451 requires that Specific Plans include programs of implementation strategies related to regulatory changes, programs, financing strategies and public works projects needed to carry out the proposed land use, infrastructure and development standards outlined in the Specific Plan.

This chapter provides a summary of the methods by which the Specific Plan will be implemented and provides discussion on the sequencing and financing programs that demonstrate compliance with County General Plan policies and the vision, goals and policies of the Specific Plan.

The Specific Plan is anticipated to be built-out over a 15 to 25 year period. The goal of this chapter is to describe how infrastructure and public facilities will be constructed and how public services will be delivered in a timely manner.

8.2 IMPLEMENTATION AND SEQUENCING

Implementation Goals and Policies

Goal 8.1: Provide clear implementation strategies and actions to ensure development in the Plan Area occurs in an efficient and orderly manner.

Policy 8.1.1: Provide an Infrastructure Master Plan which identifies the infrastructure that must be constructed in sequences to match the development as it progresses.

Policy 8.1.2: Provide a Phasing/Sequencing Plan to direct development in logical increments and infrastructure

extensions, yet provide flexibility for individual development areas to progress independently, where feasible.

Policy 8.1.3: Identify sequencing policies and/or timing, if required, to ensure that backbone infrastructure and public facility improvements in each Area will support the associated development in compliance with County policies and standards.

8.2.1 Implementation Approach

The current and proposed public utility providers for community infrastructure, both pre- and post-Specific Plan, are identified in Chapter 5, Public Services. The public services and service levels required for the build-out of the community are discussed in Chapter 6. Given the diversity and number of public entities that serve the Plan Area, coordination is essential to successful implementation.

A Fiscal Impact Analysis, an Infrastructure Master Plan, a Public Facilities Financing Plan and an Urban Services Plan were prepared to comply with General Plan Policy LU-120, sub-policies PC-6 and PC-7. These plans and programs demonstrate that the infrastructure needs and the associated costs are reasonably balanced throughout each development phase and that the provision of services, as well as the operations and maintenance costs, are cost-neutral to the County's General Fund and existing ratepayers.

The Infrastructure Master Plan, Appendix F, describes how the infrastructure will be constructed in sequences to match the development as it progresses. The Public Facilities Financing Plan (PFFP), Appendix G, describes the methods by which the

CHAPTER 8: IMPLEMENTATION

infrastructure identified in Appendix F will be financed and funded. The Urban Services Plan (USP), Appendix H, addresses the manner in which the public services delivery will be managed and funded.

8.2.2 Sequencing by Area Plans

The Specific Plan provides for a comprehensively planned infrastructure system with coordinated sequencing and construction of facilities. In general, the development sequencing plan has been structured to ensure that the backbone infrastructure and public facility improvements in each Area can support associated development in compliance with County policies and standards, and that the development in each Area of the Specific Plan can reasonably support the costs of the required improvements.

The geographic boundaries of each Area are reflected on the Sequencing Exhibit 8.1. Appendix J, Planning Area Detail, provides maps and statistical summaries of each Planning Area. The Sequencing Exhibit breaks the Plan Area into 4 Areas, Area 1A/B, Area 2, Area 3 and Area 4. The non-phased areas include the wetland preserve and Ag parcels, for which no development is proposed. These areas were selected based on infrastructure service, logical development areas and property ownership in the Plan Area. Area 1A /1B was identified as the first logical area to begin development. This sequencing facilitates the completion of major backbone infrastructure improvements, provides internal access from both Jackson Road and Kiefer Boulevard and provides early access to the High School/ Middle School site. Table 8.1 provides the Land Use Summary by Area.

8.2.3 Sequencing Approach

Development for Areas 2, 3 and 4 may move forward independently and in any order after Area 1A/B commences development, provided that parcels can meet the public services requirements and the sequencing policies outlined in the Infrastructure Master Plan, described in Section 8.2.4. Areas may also proceed with development of smaller sub-Areas. The Area boundaries are conceptual and may be adjusted as development progresses, pursuant to the process outlined in Section 9.4, Specific Plan Amendments and Minor Revisions.

8.2.4 Infrastructure Master Plan

An Infrastructure Master Plan (IMP), Appendix F, is an important element of project implementation. The IMP identifies the infrastructure requirements for each Area of development, including on-site and off-site facilities necessary for each Area to proceed. Identified improvements for each Area includes roadways, wastewater, water, storm drainage and dry utilities.

The IMP itemizes each facility which must be constructed to support each Area, along with any over sizing of infrastructure which may be required for adjacent Areas which are served by the same facilities. The infrastructure required to initiate development of Area 1A/B is a significant portion of the overall Plan Area backbone facilities, approximately 80%, while the proportional land of Area 1A/B is approximately 45% of the 4 Areas. In broad terms, the following percentages of the overall backbone infrastructure facilities are installed in order to facilitate initial development:

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- Off-site water infrastructure- 100%
- On-site water infrastructure- 50%
- Off-site wastewater infrastructure-100%
- On-site wastewater infrastructure-65%
- On-site drainage improvements- 65%
- Off-site major roadways (Kiefer Blvd)-100%
- On-site major roadways frontage improvements- 70%

This approach provides the ability for the Plan Area to develop in logical increments and infrastructure extensions, yet provides flexibility for individual development areas to progress independently, where feasible. The development of Area 1A/B requires the installation of significant off-site and internal infrastructure which serves the entire Plan Area. The costs for these backbone facilities in Area 1A/B are out of balance with the other Areas, requiring Developer funding of the difference of which the Area 1 A/B development can support.

8.3 FINANCING AND MAINTENANCE OF PUBLIC FACILITIES

The construction of public facility improvements to serve the Plan Area will be funded by a variety of mechanisms. Financing methods may include, but are not limited to, the mechanisms outlined in this section and shown in Table 8.2. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement related obligations are detailed in the JTSP development agreement, USP, PFFP and any reimbursement agreements.

8.3.1 County Impact Fees

Sacramento County has a number of fee programs for capital improvement projects designed to serve the Plan Area. These include the Transportation Development Fee administered by the County Department of Transportation and various impact fees administered by the Sacramento Area Sewer District (SASD), Sacramento County Department of Water Resources (DWR), the Sacramento Regional County Sanitation District (SRCSD) and the Sacramento County Water Agency (SCWA). To the extent that Jackson Township is served by these agencies, all new development will pay the appropriate fee(s).

8.3.2 School Impact Fees

The Elk Grove Unified School District (EGUSD) has established fees, in accordance with Section 17620 of the California Education Code, to be used to construct school facilities. Pursuant to Section 65995 of the California Government Code, these school impact fees will be collected by the County at the issuance of a building permit, and are forwarded to the school district, as required by law.

8.3.3 Other Agency Fees

In addition to County and School District fee programs, a number of other public agencies and Special Districts serving the Plan Area have established fees that may have capital improvement projects designed to serve Jackson Township. These may include the Sacramento Metropolitan Fire District (SMFD), Sacramento County Library System, Cordova Recreation and Parks District (CRPD) and Sacramento Transportation Authority (STA).

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8.3.4 Special Financing District/Specific Plan Fee

The Applicant/master developer and/or subsequent builders expects to construct and/or finance major backbone infrastructure and public facilities, meaning facilities that are sized to serve the entire Plan Area. As described in Section 8.2.4, some facilities are required to be constructed up-front but are sized to serve subsequent Areas. In some cases, the facility is included within the capital improvement program for an existing fee program, and the cost to construct the facility would be repaid to the developer/builder through fee credits and/or reimbursements. In other cases, a portion or all of the costs for a facility may be outside of existing fee programs. A Special Financing District is created to proportionately allocate the cost of backbone infrastructure and public facilities not currently included in public fee programs. The Special Financing District would be managed by the County to ensure that all development within the Specific Plan pays its proportionate share of costs and that initial developers/builders are repaid for any oversizing.

The Special Financing District could include a Specific Plan Fee, a Community Facilities District, and/or other funding mechanisms deemed appropriate. The purpose of the Specific Plan Fee is to reimburse the participating landowner (Excelsior Estates, LLC) and the County for costs associated with the preparation, adoption and administration of this Specific Plan and other costs incurred pursuant to CEQA. Properties owned by non-participating landowners will be required to annex into the CFD and/or other overlapping special districts (including any zones of benefit), which have been established to fund services or

improvements that benefit the property. Non-participating landowners will also be required to consent to any applicable provisions of the Specific Plan, which may involve the execution of a Development Agreement.

8.3.5 Fee Credits within Specific Plan Area

To the extent authorized by the utility providers' respective ordinances, where the Applicant/master developer and/or subsequent builders have advance funded major backbone infrastructure and/or public facilities, such as but not limited to sewer and water, subsequent builders may be required to purchase credits at the corresponding fee levels for such infrastructure or facilities from the developer/builder that advanced such funding when such credits are available.

8.3.6 Community Facilities Districts

Another funding and/or financing mechanism that may be utilized to help fund the construction and/or acquisition of backbone infrastructure and facilities within the Plan Area are Community Facilities Districts (CFDs). The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a CFD to fund various facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding of facility construction, acquisition and/or to pay off bonds.

Several existing CFDs are applicable to the Plan Area; EGUSD CFD No. 1 and Police Services CFD No. 2005-1. The EGUSD CFD funds future elementary and secondary schools and additions to existing schools. The Police Services CFD provides supplemental funding for sheriff services.

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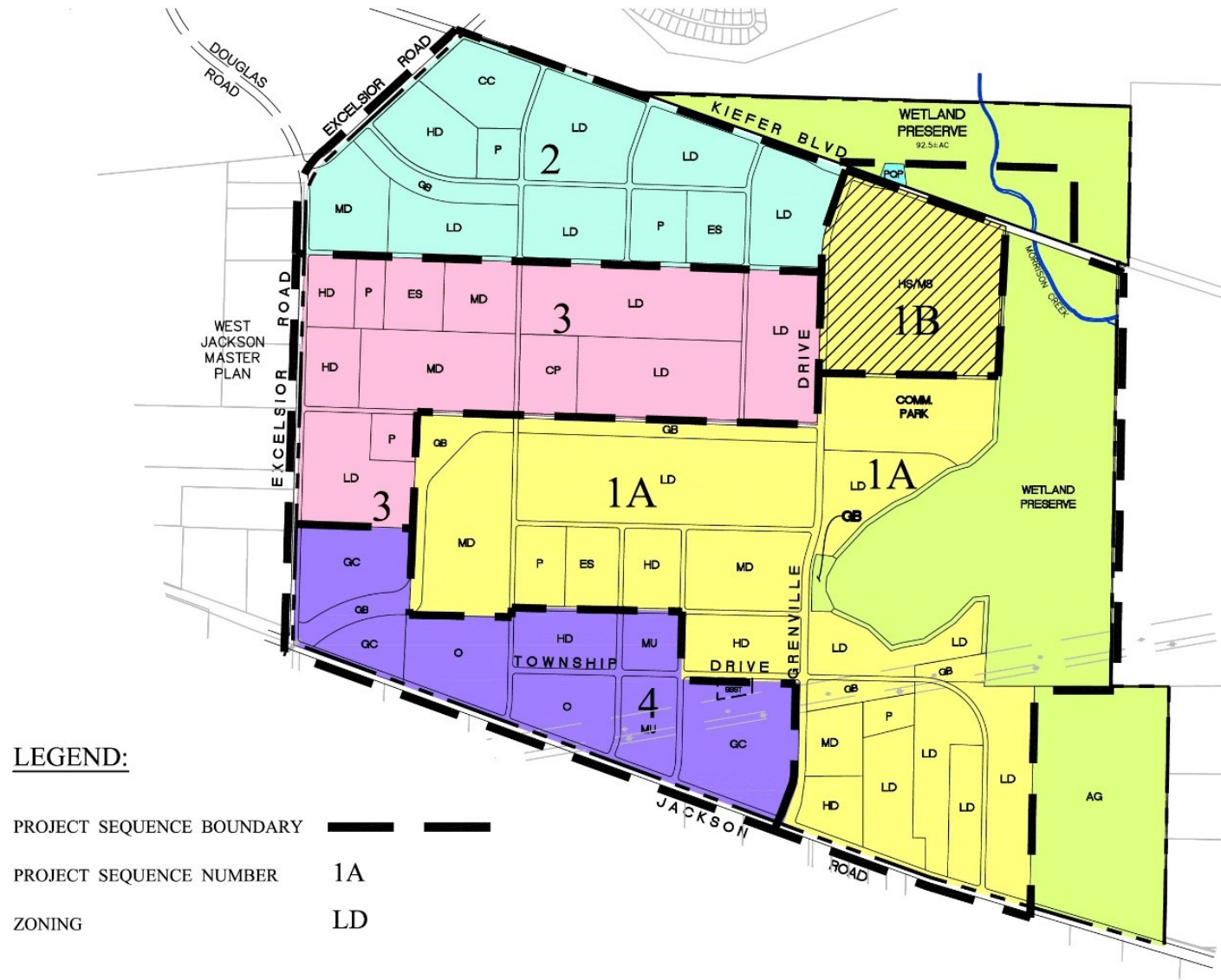


Exhibit 8.1: Plan Area Sequencing

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Table 8.1: Land Use Summary by Areas	Total Acres	Ave. Density	Density Range	Total DU's	Area A/B Acres	Area 1A/B DU's	Area 2 Acres	Area 2 DU/SF	Area 3 Acres	Area 3 DU/SF	Area 4 Acres	Area 4 DU	Area 4 SF	Non-Phase
Residential Designations														
LD- Low Density Residential	382.6	6.0	1.0-8.9	2295	163.5	980.4	96.3	577.8	122.6	736.8	0.0	0.0	0.0	0.0
MD- Medium Density Residential	124.5	10.0	9.0-15.9	1245	66.1	661.0	17.2	172.0	41.2	412.0	0.0	0.0	0.0	0.0
HD- High Density Residential	82.0	25.0	16.0-30.0	2050	35.0	875.0	14.8	370.0	17.8	457.5	13.9	347.5	0.0	0.0
Subtotal	589.1			5590	264.6	2516.4	128.3	1,119.8	181.6	1606.3	13.9	347.5	0.0	0.0
Commercial + Office Zones		<i>f.a.r.</i>	<i>Total S.F.</i>											
GC- General Commercial	59.7	0.25	649,900	0	0.0	0.0	0.0	0.0	0.0	0.0	59.7	0.0	649,900	0.0
CC- Community Commercial	16.2	0.25	176,400	0	0.0	0.0	16.2	176,400	0.0	0.0	0.0	0.0	0.0	0.0
MU- Mixed Use	19.7	0.50	429,100	100	0.0	0.0	0.0	0.0	0.0	0.0	19.7	100.0	429,100	0.0
O- Office	35.2	0.50	766,700	0	0.0	0.0	0.0	0.0	0.0	0.0	35.2	0.0	766,700	0.0
Subtotal	130.8		2,022,100	100	0.0	0.0	16.2	176,400	0.0	0.0	114.6	100.0	1,845,700	0.0
Public/Quasi Public Zones														
PQP- Tank Site	1.0				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
PQP- High/Middle School	70.0				70.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PQP- Elementary School	30.0				10.0	0.0	10.0	0.0	10.0	0.0	0.0	0.0	0.0	0.0
Subtotal	101.0				80.0	0.0	10.0	0.0	10.0	0.0	0.0	0.0	0.0	1.0
Park + Open Space Zones														
CP- Community Park	40.6				30.0	0.0	0.0	0.0	10.6	0.0	0.0	0.0	0.0	0.0
P- Neighborhood Park	38.2				13.6	0.0	14.6	0.0	10.0	0.0	0.0	0.0	0.0	0.0
OS- Wetland Preserve	259.8				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	259.8
OS- Greenbelt Drainage Corridor	55.6				40.7	0.0	8.5	0.0	0.0	0.0	6.4	0.0	0.0	0.0
OS- Landscape Corridor	14.5				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.5
Subtotal	408.7				84.3	0.0	23.1	0.0	20.6	0.0	0.0	0.0	0.0	274.3
Ag and Roads														
AG- Agriculture	74.7													74.7
RW- Primary Roadways	86.7													86.7
Subtotal	161.4													161.4
TOTAL	1,391.0		2,022,100	5,690	428.9	2,516.4	177.6	177,519.8	212.2	1,606.3	128.5	447.5	1,845,700	436.7

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One or more CFDs for Services can also be established for maintenance of certain facilities that provide special benefit to the Plan Area. Such facilities may include landscape corridors, medians, open space, bike paths/trails, detention/retention facilities and parks. The CFD for Services may be used to fund governmental services that benefit residents of the Plan Area, including law enforcement and fire services, to the extent that service levels exceed current levels.

8.3.7 Landscape and Lighting Assessment District

A Landscape and Lighting Assessment District (LLD) is a similar financing mechanism to a CFD for services. This mechanism may be established and, through annual assessments to property owners, would create a fund to maintain public facilities within the Plan Area. These facilities could include landscape corridors, medians, open space areas, parks, linear parkways, pedestrian/bike trails, storm water facilities and street lights.

8.3.8 County Services Area (CSA)

County Service Law (Government Code 2521.1 et seq.) provides a means to deliver and fund expanded services in unincorporated areas. A CSA can provide expanded services for police protection, fire protection, park and recreation facilities, library, water, etc. These expanded services can be funded through ad valorem taxes (based on assessed value), special taxes, assessments, and/or standby charges. Sacramento County CSA 1 provides funds for the maintenance and operation of street and safety lights, via a service charge. The JTSP is expected to annex into CSA 1.

8.3.9 Measure M School Bond

The EGUSD Measure M General Obligation bonds was passed by voters in 2016. Measure M provides proceeds to be used for construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities. The Measure M general obligation tax is an ad-valorem tax based on the assessed value of the property being taxed. The JTSP is expected to participate in Measure M.

8.3.10 Developer Financing

Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing and in-tract subdivision improvements. Table 8.2 identifies some possible options for funding and/or financing mechanisms for Plan Area improvements and facilities.

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Table 8.2: Funding/Financing Mechanisms		
Improvement	Facility Funding Options	Maintenance Funding Options
Roads	Fees, Special Financing District	Property Tax
Transit	Fees	Property Assesmt, Farebox Revenue
Trails/Paths	Fees, Special Financing District	TBD
Fire	Fees	Property Tax
Schools	Fees, CFD, Ad Valorem taxes	District Sources
Parks	Fees	Property Tax
Library	Fees	Property Tax
Water Improvements	Fees, Special Financing District	Customer Rates
Sewer Improvements	Fees, Special Financing District	Customer Rates
Drainage Facilities	Fees, Special Financing District	TBD
Electric Facilities	User Rates	User Rates
Open Space	Special Financing District	CSA Service Charge, SFD
Public Protection	General Fund	Existing CFD

CHAPTER 9: ADMINISTRATION

CHAPTER NINE: ADMINISTRATION

9.1 OVERVIEW

This chapter of the Jackson Township Specific Plan (JTSP) outlines the Specific Plan process and its relationship to the subsequent entitlement processes that are necessary to allow construction of individual projects. This chapter also describes the administrative procedures that will occur to implement, amend, interpret and enforce the Specific Plan.

9.2 SPECIFIC PLAN PROCESS AND SUBSEQUENT ENTITLEMENTS

This section describes the project entitlements and the relationship between the concurrent approvals which occurred with the adoption of the JTSP and the subsequent entitlement process to occur after Specific Plan adoption.

9.2.1 Specific Plan and Concurrent Approvals/Actions

Approval of the JTSP included the following entitlements and related actions:

- **General Plan Amendments**
The General Plan was amended for items specific to the Plan Area, including amending the Urban Policy Area (UPA) boundary, amending the Land Use Diagram designations and amending the Transportation Diagram and the Bicycle Master Plan accordingly.
- **Community Plan Amendments**
The Vineyard Community Plan and the Cordova Community Plan were amended to include the Jackson Township Specific Plan designations.
- **Specific Plan (JTSP)**
The Sacramento County Board of Supervisors (the Board) adopted the Jackson Township Specific Plan and Appendices A-J by ordinance.
- **Development Agreement** for the Jackson Township Specific Plan by and between the County of Sacramento and the participating landowner.
- **Public Facilities Financing Plan** for the Jackson Township Specific Plan that describes a Capital Improvement Program and a funding and financing strategy for planned improvements.
- **Urban Services Plan** for the Jackson Township Specific Plan that describes the cost to provide annual public services and the funding sources identified to cover projected costs.
- **Water Supply Master Plan Amendment** to amend the existing Zone 40 Water Supply Master Plan to include provision of water service to the Jackson Township Specific Plan Area. This action requires Sacramento County Water Agency Board of Directors approval.
- **Water Supply Assessment** for the Jackson Township Specific Plan required by the California Water Code to

CHAPTER 9: ADMINISTRATION

link land use and water supply planning activities. This action requires Sacramento County Water Agency Board of Directors approval.

- **Final Environmental Impact Report (FEIR)**

The Sacramento County Board of Supervisors certified the FEIR addressing the Jackson Township Specific Plan and other related entitlements. The FEIR includes the Draft EIR and all appendices.

9.2.2 Subsequent Plan Approvals

Additional actions or approvals must occur following the adoption of the Specific Plan, and prior to the development of the first Phase. Rezoning will occur in phases as portions of the Plan Area become ready for development. One or more special districts (or financing districts) must be created or expanded to provide public services within the Plan Area, which may require action by County Local Agency Formation Commission (LAFCO). Several plans and programs must be reviewed and accepted by the County for each Phase of development and prior to the recordation of the first large lot final map or the approval of the first tentative subdivision map or development permit for any development application within the Plan Area:

- **Rezoning**

The Specific Plan and the Development Standards (Appendix A) constitute the zoning for the Plan Area. Prior to the start of each phase/area of development, the subject property must be rezoned to “Jackson Township SPA” and affected landowners must consent to the Zoning by accepting the conditions, policies and requirements of the Specific Plan and any Mitigation

Measures. This requires non-participating landowners to participate in financing policies of the Specific Plan, including the requirement to pay the Specific Plan Fee, as described in Section 9.2.4.

- **Large Lot Tentative Subdivision Map**

A large lot tentative subdivision map for a portion of the Plan Area will be processed concurrently with the Rezoning in order to create legal parcels which conform to the parcel configurations defined by the Land Use Plan.

- Sphere of Influence Amendment (SOIA) and concurrent Annexation to County Service Area (CSA) 10 or creation of a new CSA. Note: a separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone, to implement funding and service provision.
- Annexation to Sacramento Regional County Sanitation District (SRCSD).
- Annexation to Sacramento Area Sewer District (SASD).
- Formation of new funding and/or financing mechanisms (CFDs, assessments, specific plan fees, etc.).

9.2.3 Administration of New Funding Mechanisms

The County and other Special Agencies may need to implement a series of new funding and/or financing mechanisms to implement the Specific Plan. Implementation would include formation of one or more financing districts, such as community facilities districts, assessment districts, and or development impact fee programs. It could also include issuance of bonds to provide upfront funding for capital project investments.

CHAPTER 9: ADMINISTRATION

Each of these formation processes should include, to the extent necessary, identification of rules and procedures regarding required nexus studies, credit and reimbursement policies, exemptions and/or offsets, administration and accounting procedures, and other items as required by California State Law, depending on the nature of the district and/or mechanism.

9.2.4 Subsequent Entitlements

Individual development projects within the JTSP are subject to review and approval of subsequent permits by Sacramento County. Subsequent entitlements include subdivision or parcel maps, Rezoning, Site Plan Reviews, Use Permits, Lot Line Adjustments or Lot Mergers, building and grading permits, etc. Once the plans and programs described in Section 9.2.1 are completed, individual developers may submit and process applications for subsequent entitlements.

Application and processing requirements shall be in accordance with the Sacramento Zoning Code and Sacramento County Code Title 22 (Land Development) and other regulations, as otherwise modified by this Specific Plan. Any application for a subsequent entitlement shall be subject to the Planning Application Fee Schedule, Plan Area Fees, Specific Plan Fee and any other fees in effect at the time of the application submission.

All subsequent development projects, public improvements and other activities shall be consistent with this Specific Plan, Development Standards and Regulations, Design Guidelines, the Specific Plan Development Agreements, and all applicable County policies, requirements and standards.

9.3 ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) was prepared and was certified by the Board of Supervisors concurrently with the approval of the Specific Plan. Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act provides that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. The EIR certified for this project has been written to qualify all residential projects for this exemption, assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures. Non-residential land uses may be able to rely on the EIR, pursuant to Section 15183 of the CEQA Guidelines, assuming the proposed projects are found consistent with the Specific Plan and fulfill all conditions and CEQA mitigation measures.

9.4 SPECIFIC PLAN AMENDMENTS AND MINOR REVISIONS

During the long-term build out of the Plan Area, amendments to the adopted Specific Plan may be necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a particular parcel. In these situations, the procedures listed below will be followed to amend the adopted Specific Plan.

9.4.1 Scope of Amendment

Any proposed changes to the Specific Plan can include but are not limited to changing land use designations, design criteria, development standards or policies. Changes proposed to this

CHAPTER 9: ADMINISTRATION

adopted Specific Plan shall be categorized by the Planning Director as either an amendment or a minor revision. Amendments require Planning Commission and Board of Supervisors approval. Minor revisions may be reviewed and acted upon by the Planning Director without Planning Commission or Board of Supervisors review, unless appealed. A request to change the Specific Plan shall be accompanied by an application filing fee, a detailed justification statement which explains why an amendment or minor revision is warranted, and demonstrates compliance with General Plan Policies LU-119 and 120 and provides any exhibits deemed necessary by the Planning Director. All requirements of CEQA will be applicable.

9.4.2 Specific Plan Amendments

An amendment is required when one of the following criteria is met:

- A new type of land use not specifically discussed in this Specific Plan is introduced.
- Significant changes to the distribution of land uses beyond that allowed by Section 9.5, Density Transfers, or other changes affecting land use are proposed which may substantially affect the Specific Plan or which results in non-compliance with General Plan Policies LU-119 and/or 120.
- Changes to design guidelines and/or development standards, which, if adopted, would substantially change the physical character of the Plan Area as envisioned by the Specific Plan as determined by the Planning Director.
- Changes to the approved Phasing Plan are proposed which significantly increases or alters the area

boundaries or units allocated by the proposed phasing schedule.

- Any change that would trigger the preparation of any form of negative declaration or environmental impact report.

9.4.3 Minor Revisions

A minor revision to the Specific Plan may be processed if determined by the Planning Director to be in substantial conformance with all of the applicable criteria:

- The Planning Director determines that the modification does not have a significant impact on the character of the Plan.
- The proposed adjustments to the development standards or design guidelines are offset by the merits of the design and do not significantly change the anticipated physical characteristics of the development.
- The proposed changes to the alignment of streets, which if adopted, would not substantially alter the land use or circulation concepts set forth in this Specific Plan.
- Adverse environmental impacts are not significantly increased, as defined by the CEQA guidelines, as a result of the proposed minor revision.
- The proposed change to the approved Phasing Plan boundaries will not result in increase of more than 10% in the total number of units proposed for a particular phase.
- The request is in compliance with Section 9.5, Density Transfer Provisions and with General Plan Policies LU-119 and 120.

CHAPTER 9: ADMINISTRATION

9.5 DENSITY TRANSFER PROVISIONS

Dwelling units have been allocated to all residentially zoned parcels (LD, MD and HD) and the MU parcel. Each parcel has been allocated a certain number dwelling units, based on the average density per the parcel zoning. The Land Use Plan, Exhibit 3-2, in conjunction with Land Use Detail by Parcel/Node Table J-2, found in Appendix J, Planning Area Detail, provides a detailed summary of the land use, zoning and unit allocation on a parcel-by-parcel basis.

It is the intent of the Specific Plan to permit limited flexibility in transferring units between certain parcels in response to market demand, subdivision design, permanent open space preservation or other considerations. Pursuant to the transfer process detailed below, allocated dwelling units may be transferred between any LD, MD and HD parcel and from the MU parcel.

9.5.1 Density Transfer Process

Density transfers, if consistent with the following criteria, are consistent with the Specific Plan and the JTSP EIR and do not require an amendment to the Specific Plan or the General Plan. Requests for transfers which exceed the following criteria require a Specific Plan Amendment (SPA), as described in Section 9.4.2.

- A density transfer may involve two parcels or more, provided that the transferring and receiving parcels are within the Plan Area and the total maximum number of approved units for the entire Plan Area is not increased.
- The cumulative increase or decrease in units resulting from the density transfer does not change by more than twenty percent

(20%) the number of pre-transfer units allocated to any one parcel as established by Parcel Summary Table J-2 found in Appendix J.

- The increase or decrease of units does not impact the overall Plan Area's compliance with General Plan Policies LU-119 and 120.
- The transfer of units from any parcel is reflected in the subsequent entitlements for that parcel (i.e.; tentative subdivision map or site plan review).
- The transfers will not have a materially adverse impact on planned infrastructure, roadways, schools, other public facilities or Plan Area fee programs and assessment districts.
- To request a density transfer, the owner or owners of both the transferring and receiving parcels shall submit a Density Transfer application to the Office of Planning and Environmental Review, identifying the impacted parcels, designating the number of units being transferred and providing other documentation as required by the Planning Director (Director) to determine compliance with the above criteria. The applicant shall also provide a revised Table J-1 and J-2, reflecting the adjusted unit counts and densities. The revised table will be the official record used for tracking unit allocations to each large lot residential parcel.
- If, in the opinion of the Director, such a density transfer satisfies the above criteria, it is consistent with the intent of this Specific Plan and EIR and will not require an amendment to the Specific Plan. If the Director determines that the density transfer is not consistent with the criteria, the transfer shall require an amendment to the Specific Plan. The applicant may appeal such a determination to the Planning Commission.

CHAPTER 9: ADMINISTRATION

9.6 INTERPRETATIONS

In the event that the requirements and guidelines of the Specific Plan may appear to provide alternative guidance or differ from other adopted County policies, interpretations may be necessary. These would typically arise regarding specific issues and situations in the land use development process. Interpretations may be needed when the County is considering a discretionary development application, such as a subdivision map, or a ministerial application, such as a building permit. Whenever the Planning Director determines that the meaning or applicability of any of the requirements of this Specific Plan is ambiguous, misleading, or unclear, the Director may issue an official interpretation or refer the question to the Planning Commission for a determination. The Planning Department shall keep records of the official determinations on file for future reference and to ensure consistency of interpretations over time.

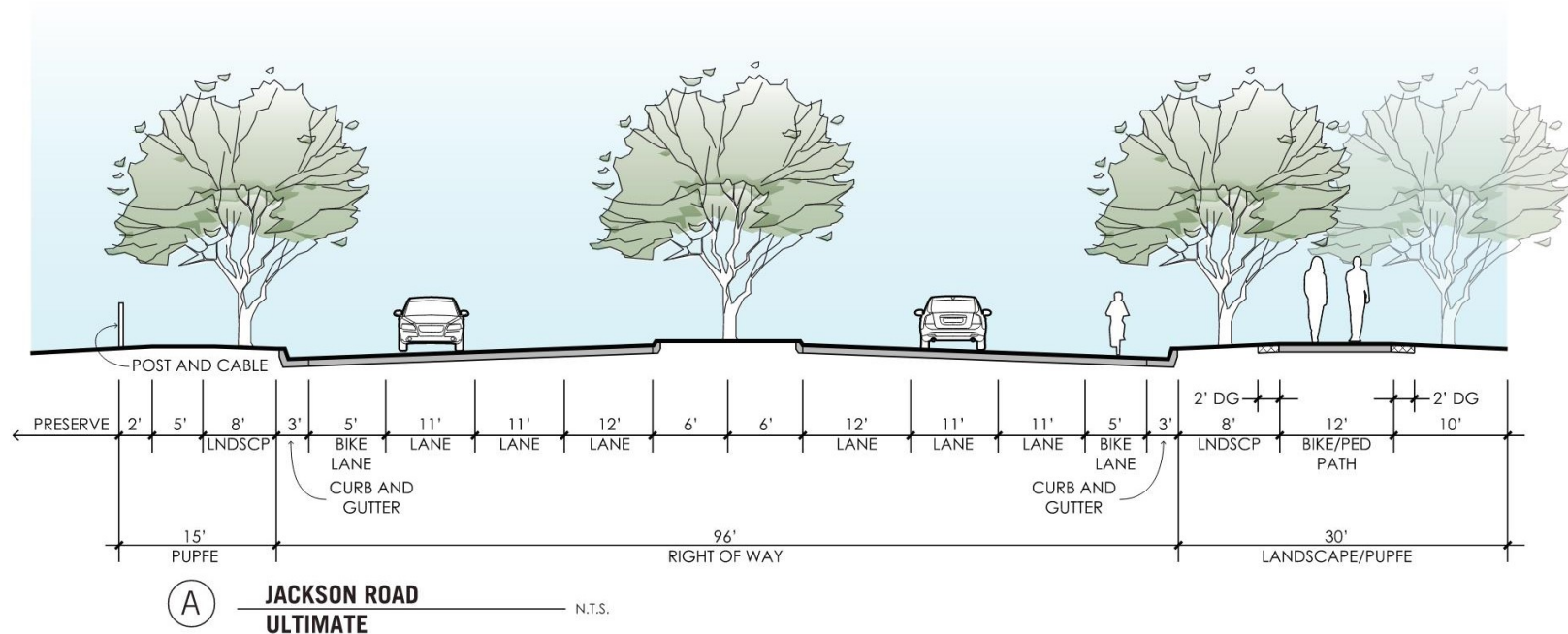
9.7 SEVERABILITY

If any regulation, condition, program or portion of the Specific Plan is held invalid by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof.

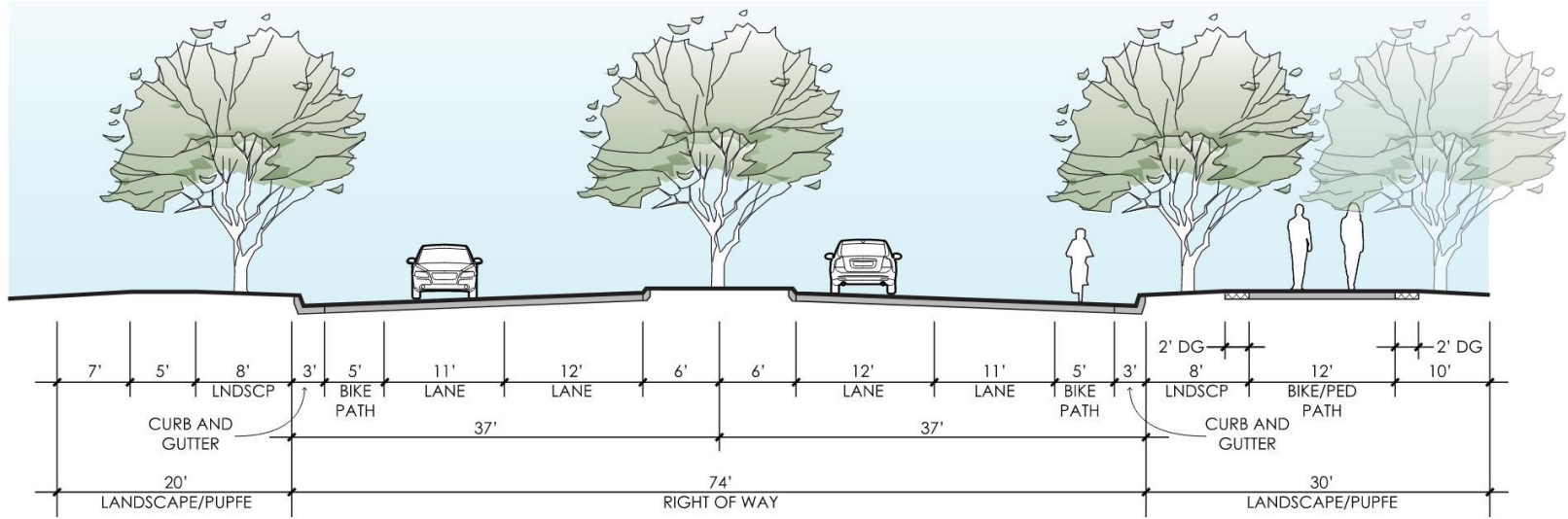
STREET SECTION APPENDIX

Ultimate Street Sections A-A, C-C and M-M

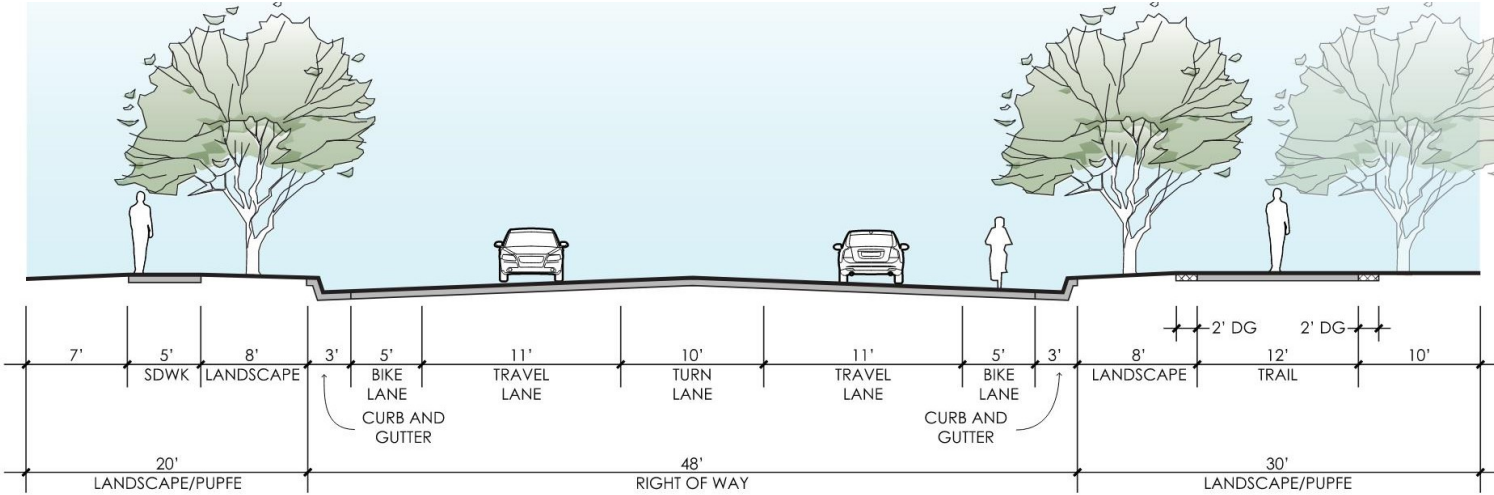
Chapter 4 of the Specific Plan provides cross sections for the proposed Plan Area roadways. The cross sections shown and number of lanes demonstrate the Plan Area obligations. Jackson Road (Section A-A), Excelsior Road (Section C-C) and Excelsior Road between Kiefer and Douglas Road (Section M-M) occur on the Plan Area boundaries. The completion of the ultimate frontage improvements for Sections A-A, C-C and M-M will be done by others. The ultimate street sections for these three roads are provided herein for reference.



STREET SECTION APPENDIX



(C) EXCELSIOR ROAD - ULTIMATE
JACKSON RD TO DOUGLAS RD N.T.S.

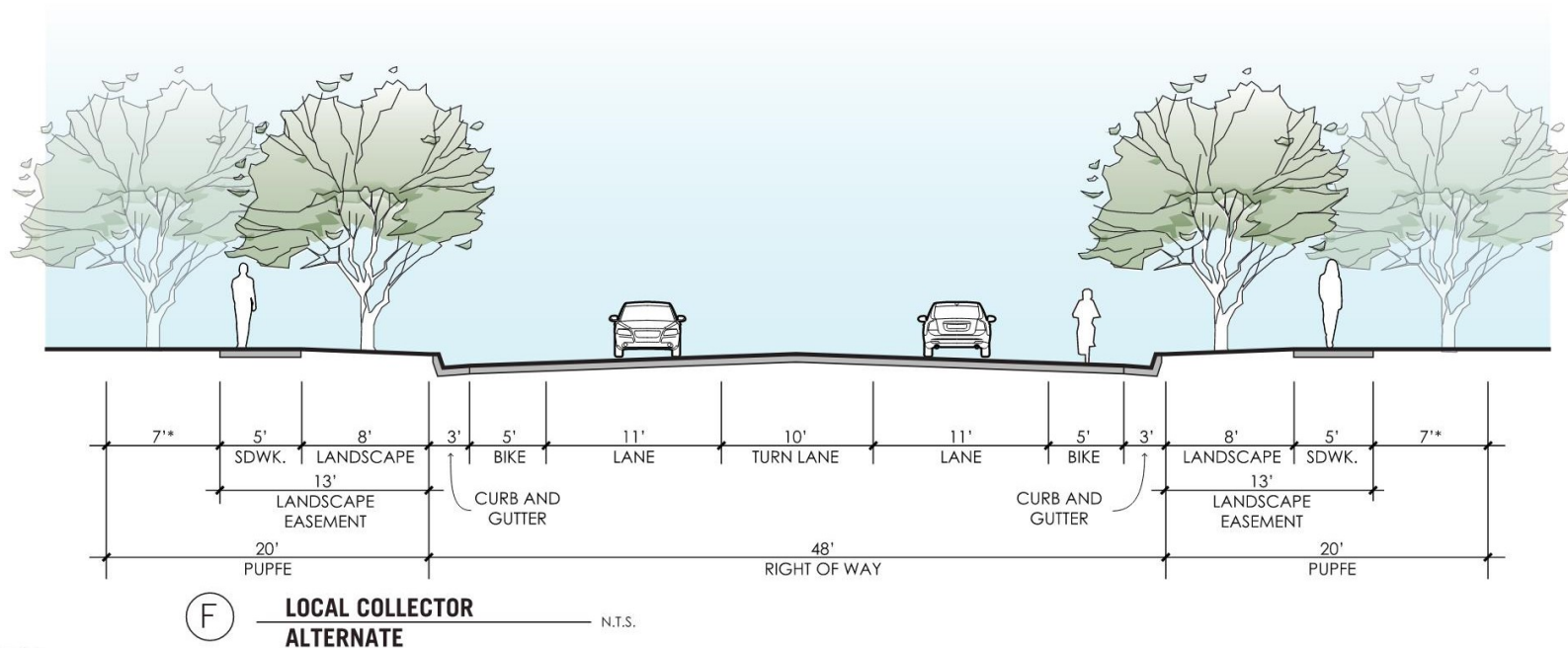


(M) EXCELSIOR RD
KIEFER BLVD TO DOUGLAS RD
ULTIMATE N.T.S.

STREET SECTION APPENDIX

Alternative Street Section F

Street section F is a local collector which has a wide variation of fronting land uses. The primary configuration of Section F is shown on page 4-8. This street is a 2 lane roadway with Class II bike lanes and on-street parking. However, an alternative striping may be considered in certain areas. If conditions warrant and with DOT approval, the striping may be revised to delete the on-street parking and add a 2-way center turn lane instead. See Section F Alternative below.



NOTE:
* 7' PUPFE BEHIND SIDEWALK
MAY BE MODIFIED SUBJECT
TO FINAL UTILITIES

JACKSON TOWNSHIP SPECIFIC PLAN

APPENDIX A

DEVELOPMENT STANDARDS AND REGULATIONS

Sacramento County, CA

September, 2021

Final Draft 9/30/21 Development Standards

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CHAPTER 1: GENERAL PROVISIONS

1.1 PURPOSE AND INTENT

This document, Jackson Township Development Standards (DS), define the development regulations for the Applicant owned portion of the overall Jackson Township Specific Plan Area, shown in Exhibit 1.1. The DS is used in concert with the Jackson Township Specific Plan (JTSP), which is the primary land use and policy document guiding long term development of the Plan Area.

The DS outlines the permitted uses, the development standards and regulations for all development within the Plan Area, initially applicable to a portion of the Applicant's property which is included in the first SPA, as shown on Exhibit 1.2. The intent is to provide a clear and concise set of regulations that builders, developers, property owners and County staff can rely on to implement development within the Plan Area in an efficient manner. Specifically, the DS contains the following chapters:

Chapter 1, General Provisions, describes the purpose and intent and the overall administrative applications.

Chapter 2, Land Use Designations, describes the categories of land uses found within the Plan Area.

Chapter 3, Use Regulations, sets forth the uses and use standards allowed in each of the land use designations.

Chapter 4, Development Standards, contains the standards that apply to all development within each land use designation.

Chapter 5, Administration, describes the review and enforcement of the DS and the administration of the various applications for development as required by Sacramento County.

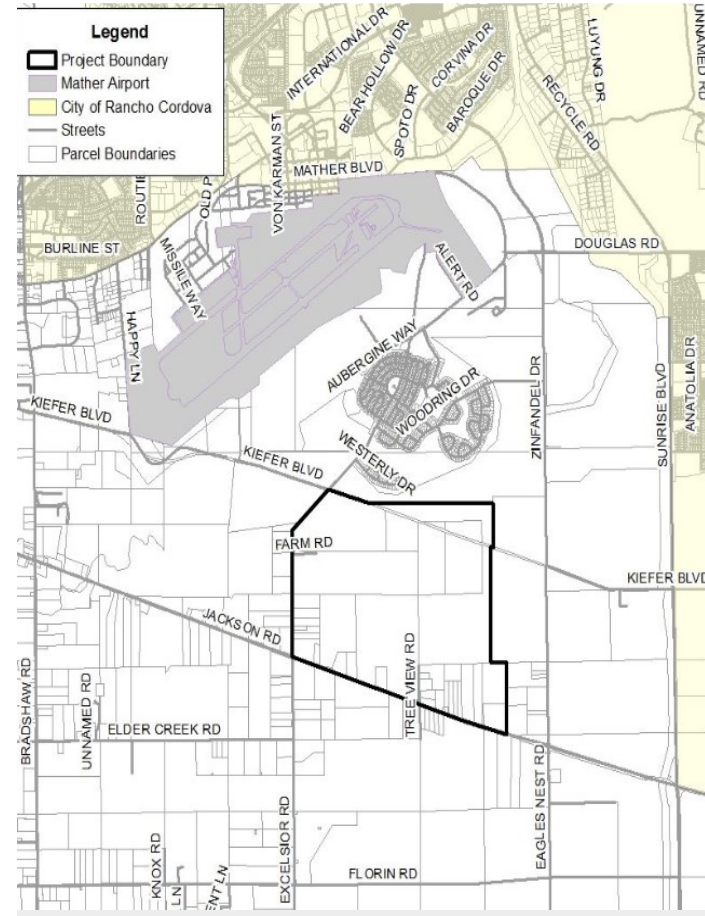


Exhibit 1.1 Plan Area Location

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Development Standards

These standards and regulations are adopted to implement the Jackson Township Specific Plan, the applicable policies of the General Plan and is specifically intended to:

- Promote a balanced mix of land uses that are consistent with the Specific Plan;
- Ensure greater public safety, promote health and healthy communities, convenience, and accessibility through the physical design of the built environment and location of land use activities;
- Encourage sustainable and efficient use of land in the Plan Area;
- Enhance the character and quality of residential neighborhoods;
- Promote a balanced supply of commercial, institutional, and transportation land uses that is compatible with adjacent land uses and has good access to multi-modal transportation networks;
- Ensure the protection, preservation and provision of adequate open space for light, air, fire, safety and recreation.

1.2 APPLICABILITY AND JURISDICTION

Rezoning of the Plan Area to the Jackson Township Special Planning Area (SPA) will occur in phases as areas are ready for development, as shown on Exhibit 1.2. The initial phase to be rezoned subsequent to the Specific Plan approval is a portion of Area 1A/1B, which is owned by the participating landowner and Applicant Excelsior Estates LLC. The remaining portions of the Applicant owned property and properties not owned by the applicant, herein referred to as non-participating property, will be

the subject of future entitlement applications for rezoning consistent with the adopted Land Use Plan, adoption of an SPA and other approvals required for development to commence.

Pursuant to County Zoning Ordinance Chapter 1.7.3, the SPA zoning of the Plan Area allows the uses and standards to be defined by the Development Standards and Regulations contained herein, as incorporated into the SPA, which was adopted by Ordinance_____.

It is the County's intent that all future entitlement applications will include rezoning consistent with the adopted Land Use Plan, amendment(s) to the JTSPA to include the additional properties and the adoption of these Development Standards.

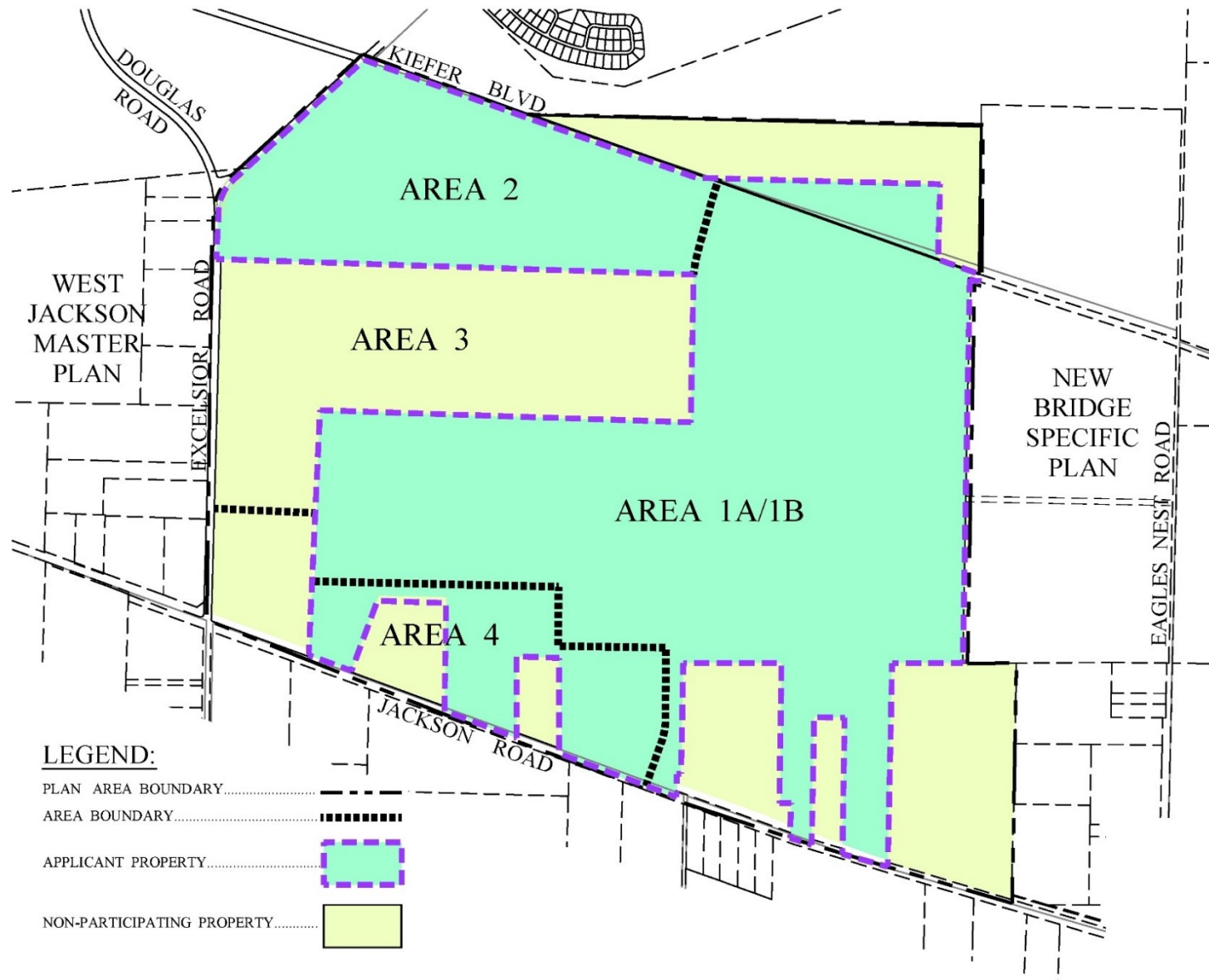
1.2.1 Applicability

These standards and regulations apply to all land, buildings, structures, and uses thereof located within the JTSPA, as shown on Exhibit 1.2. The standards and regulations contained in the DS supersede the County of Sacramento Zoning Code (the Code) except where the Code is specifically referenced, wherein that section of Code shall be applicable as referenced. For clarity, the portions of the DS which defer to the Code are noted in BOLD.

When conflicts occur between the provisions in the DS and Code or the County Improvement Standards, the provisions of the DS shall apply. Where the DS does not address a specific provision, the Code and/or Improvement Standards requirements shall govern development in the Plan Area. Notwithstanding any other provision of the DS or the Code, any land use, activity or establishment that contravenes either state or federal law, or both, is prohibited.

1.0: GENERAL PROVISIONS

Final Draft 9/30/21
Development Standards



1.0: GENERAL PROVISIONS

Exhibit 1.2: Area Boundaries

Final Draft 9/30/21

Development Standards

1.3 Delegation of Assigned Authority

Whenever a provision of the DS authorizes the Planning Director, another head of a department, or another officer of the County to perform an act or duty, that provision shall be construed as authorizing the department head or officer to delegate that responsibility to others. Whenever a provision appears requiring a public hearing body to perform an act or duty, if that body is lapsed or otherwise unable to act in a timely manner as determined by the Board of Supervisors, then that provision shall be construed as authorizing the Board of Supervisors to delegate that responsibility to another public hearing body.

1.4 Relationship to Other Plans

1.4.1 Relationship to Other Public Laws, Ordinances, Regulations and Permits

The DS are intended to complement other county, municipal, state, and federal regulations that affect land use. The DSR is not intended to revoke or repeal any other public law, ordinance, regulation, or permit. However, where conditions, standards, or requirements imposed by any provision of the DS are either more restrictive or less restrictive than comparable standards imposed by any other public law, ordinance, or regulation, the provisions that are more restrictive or that impose higher standards or requirements shall govern, as determined by the Planning Director.

1.4.2 Relationship to General Plan

It is the intent of the DS to implement the planning policies adopted by the Board of Supervisors for the County, as reflected in the Sacramento County General Plan.

1.4.3 Relationship to Private Agreements

The DS is not intended to revoke or repeal any easement, covenant, or other private agreement. However, where the regulations of the DS are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of the DS shall govern. Nothing in the DS shall modify or repeal any private covenant or deed restriction, but such covenant or restriction shall not excuse any failure to comply with the DS. In no case shall the County be obligated to enforce the provisions of any easements, covenants, or agreements between private parties.

1.4.4 Consistency with State and Federal Law

Notwithstanding any other provision of the DS, any land use, activity or establishment that contravenes either state or federal law, or both, is prohibited.

1.5 Severability

If any court invalidates any provision of the DS, then such judgment shall not affect the validity and continued enforcement of any other provision of this Code.

If any court invalidates the application of any provision of the DS, then such judgment shall not affect the application of that provision to any other building, structure, or use not specifically included in that judgment.

CHAPTER 2: LAND USE DESIGNATIONS

2.1. Purpose

To carry out the purpose and provisions of the DS, the Plan Area is divided into land use designations. This chapter contains general information such as statements of purpose and expectations for each land use type. The precise use regulations for each land use designation are found in Chapter 3. The Development Standards are found in Chapter 4.

The Land Use Plan, Exhibit 2.1, depicts the land uses assigned to all portions of the SPA. Thirteen (13) land use classifications are broken down into four sub-categories; Residential, Commercial, Public/Quasi-Public, Parks and Open Space. The land use plan identifies approximately 110 acres of AG (Agriculture) to reflect existing uses, however a future master planning effort will be required. Therefore, AG uses are not addressed in these development standards. A summary of the land use designations is presented in Table 2.1.

2.1.2 Applicability

No building, structure, vehicle, sign, or area shall be used, altered, moved, enlarged, or stored in any zoning district except as specifically allowed in underlying zoning district and by the regulations of any applicable combining district.

2.1.3 Prohibition

No property in any zoning district shall be used in any manner so as to create problems contrary to public health, safety, or general welfare or so as to constitute a public nuisance.

Table 2.1: Land Use Designations

SYM	Residential Uses	Density Range
LD	Low Density Residential	1.0-10.9
MD	Medium Density Residential	11.0-19.9
HD	High Density Residential	20.0-30.0
Commercial + Office Uses		Floor Area Ratio (far)
GC	General Commercial	0.25
CC	Community Commercial	0.25
MU	Mixed Use	0.50
O	Office	0.50
Public/Quasi Public Uses		
P/QP	Public-Quasi Public	
P/QP	High School/Middle School	
P/QP	Elementary School	
Parks, Open Space		
P	Park	
OS	Greenbelt/Drainage Corridor	
WP	Wetland Preserve	

2.2 Residential Land Uses

The residential land use designations include low density, medium density and high density residential categories.

2.1.1 Low Density Residential (LD)

The LD land use designation provides for single family detached homes on standard suburban size lots. Alternative lot configurations such as alley, cluster or halfplex lots may also occur. The density range is 1.0 to 10.9 dwelling units per gross acre (du/ac) and the projected average density is 6.0 du/ac.



Exhibit 2.1: SPA Land Use Exhibit

2.0 LAND USE DESIGNATIONS

2.1.2 Medium Density Residential (MD)

The MD land use designation accommodates a variety of housing types. This density allows for single family detached housing, as well as detached and attached housing types. MD housing types may include, but are not limited to, lot configurations such as standard, halfplex, cluster, alley, courtyard, zero-lot line, townhomes or condominiums. The density range is 11.0 to 19.9 du/ac and the projected average density is 13.0 du/ac.

2.1.3 High Density Residential (HD)

The HD land use designation anticipates a variety of attached housing types, providing rental and for-sale housing opportunities such as, but not limited to, apartments, brownstones, townhomes or condominiums. The density range is 20.0 to 30.0 du/ac and the projected average density is 25 du/ac.

2.2 Commercial and Office Uses

The commercial and office uses include General Commercial, Community Commercial, Mixed Use and Office.

2.2.1 General Commercial (GC)

GC sites are targeted to serve the immediate region and the Plan Area community with uses such as shopping centers, larger format retailers and a range of freestanding uses such as banks, restaurants, entertainment and offices. The target floor area ratio (f.a.r.) is 0.25.

2.2.2 Community Commercial (CC)

The CC land use designation provides the opportunity for both community and local oriented uses, including retail and services such as a grocery store, restaurants, professional and personal services. The target f.a.r. is 0.35.

2.2.3 Mixed Use (MU)

The MU land use designation provides the opportunity for development of a compatible mix of uses in the Town Center. Anticipated uses include retail commercial, offices, civic and quasi-public uses in a compact, urban style setting. Residential uses in MU will meet the requirements for HD. The target floor area ratio (f.a.r.) for the non-residential uses is 0.50.

2.2.4 Office (O)

Uses anticipated within Office generally include professional offices, research/development campuses, medical offices and clinics; hospitals, law firms; accountant offices; insurance, real estate, and financial; governmental offices; social services; and non-profit organizations. Retail commercial activities that are accessory to the primary uses of the zone are also appropriate. The target f.a.r. is 0.50.

2.3 Public/Quasi-Public Uses (PQP)

The P/QP category provides for the establishment of public and quasi-public uses, such as fire and police facilities, utilities, local government offices/facilities, public schools, community centers and other similar uses. The intent of this land use is to identify appropriate locations for these uses without impacting,

disrupting, or otherwise removing other lands for residential or other uses.

2.4 Parks, and Open Space

The Parks and Open Space category includes parks, open space of various types and a wetland preserve.

2.3.1 Parks (P)

Parks provide locations in the Plan Area for recreation and community gathering. This zone is intended to provide locations for parks and other related compatible public services/uses. Both active and passive recreational activities are permitted.

2.4.2 Open Space (OS)

The open space designation is to provide for open space uses, including the greenbelts and detention basins. The larger greenbelts are multi use corridors, combining drainage, water quality basins, trails and nodes. The greenbelts form the overall pedestrian and bikeway trail network and provide passive recreation opportunities.

2.4.3 Wetland Preserve (WP)

The wetland preserve designation is to preserve and protect existing natural resources, while also providing visual open space for the Plan Area. The wetland preserve abuts the east and north boundaries of the Plan Area. Uses within and access into the Preserve are restricted pursuant to the South Sacramento Habitat Conservation Plan (SSHCP) and the U.S. Army Corps of Engineers (USACE).

CHAPTER 3: USE REGULATIONS

3.1 Purpose

This chapter describes the land uses allowed within the Plan Area and the applicable use regulations. Section 3.2 contains tables that list the allowed uses, accessory uses and temporary uses in all land use designations, along with the approval process required for each use.

3.2 Permitted Uses

Use regulations are addressed in three tables: Tables 3.2 Allowed Uses, 3.3 Accessory Uses, and 3.4 Temporary Uses. The land uses and activities in the tables are classified into general use categories, use subcategories, and specific use types based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories.

3.2.1 Table Legend

The table lists the individual land use designations along the top of the table and into 3 subsections of Residential, Commercial/Employment and Public/Parks/Open Space. The far right column is the Use Standard. The use standards provide more specific detail for certain situations or are too lengthy to provide in a footnote. Users should refer to the referenced section of the document for more information. The use standards shall be in addition to, and not in lieu of, other development standards contained within this document.

“P” in a cell indicates that the use is a “Permitted Primary Use” and is allowed by right, subject to complying with the regulations of the respective zoning district in which the use is located, including Design Review, as provided by Section 6.3.2 of the County Zoning Code.

“UPM” indicates that the decision authority for the Minor Use Permit shall be the Planning Director.

“UPZ” indicates a Conditional Use that is allowed, if reviewed and approved by the Zoning Administrator.

“UPP” indicates a Conditional Use that is allowed, if reviewed and approved by the Planning Commission.

“UPB” indicates a Conditional Use that is allowed, if reviewed and approved by the Board of Supervisors.

Conditional Uses are subject to all other applicable regulations of the DS, including the use-specific standards in this Chapter and the requirements of Chapter 4, “Development Standards.” A “UPZ”, “UPP” or “UPB” designation in a given district does not constitute an authorization or an assurance that such use will be permitted. Rather, each Conditional Use Permit application shall be evaluated as to its probable effect on adjacent properties and surrounding areas, among other factors, and may be approved or denied based on appropriate findings.

“A” in a cell indicates that in the respective zoning district the use is allowed by right as an accessory use, without special conditions other than those imposed upon other accessory uses by right in the zoning district.

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“TUZ” in a cell indicates that in the respective zoning district the use is allowed only if reviewed and approved in accordance with the procedures of Section 3.3 “Temporary Use Permit”.

3.2.2 Use for Other Purposes

Approval of a use listed in Table 3.2, 3.3, and 3.4, and compliance with the applicable use-specific standards for that use, does not prohibit additional uses as long as those additional uses are specifically allowed in Table 3.2, 3.3 and 3.4 and approved under the appropriate process.

3.2.3 Uses Not Provided for in the Tables

If a use is not listed in Table 3.2, 3.3, or 3.4, included in a use definition, or shown as a permitted or conditionally permitted use in any JTSPA zoning district, the compatible County Zoning District as provided in the Code, may be utilized by County staff to determine allowance of the intended use. Table 3.1 identifies the JTSP land use categories and the compatible County Zoning designation. If the intended use is still not determined to be addressed in the Code, then the Planning Director may make a determination that either:

1. The use is substantially similar in characteristics, intensity, and compatibility to a use or uses within the zoning district, applicable to the property; or
2. The use would be appropriate in the zoning district, applicable to the property as a permitted or conditional use.

Table 3.1 Compatible Zoning Categories

	JTSP Land Use Designation	Compatible County Zone
SYM	Residential Uses	
LD	Low Density Residential	RD-1 through RD-7
MD	Medium Density Residential	RD-7, RD-10, RD-15
HD	High Density Residential	RD-20 through RD-40
	Commercial + Office Uses	
GC	General Commercial	GC, CMC
CC	Community Commercial	LC, NMC
MU	Mixed Use	CMC
O	Office	BP
	Public/Quasi Public Uses	
P/QP	Public-Quasi Public	BP
P/QP	High School/Middle School	BP
P/QP	Elementary School	BP
	Parks, Open Space	
P	Park	O
OS	Greenbelt/Drainage Corridor	O
WP	Wetland Preserve	O

In those cases where the Planning Director makes a determination that the use meets either of the above, the use shall conform to all the regulations, conditions of approval, and use standards applicable to the similar described use(s). If the use would be appropriate in the zoning district as a conditional use, a Conditional Use Permit shall be heard by the designated hearing body for the similar use.

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Table 3.2: Allowed Uses												
LEGEND	RESIDENTIAL USES			COMMERCIAL/ EMPLOYMENT USES				PARKS/OPEN SPACE/PUBLIC USES				USE STANDARD
	LD	MD	HD	MU	GC	CC	O	PQP	PARK	OS	WP	
P Permitted Primary Use A Permitted Accessory Use UPM Minor Use Permit UPZ Conditionally Permitted Use by Zoning Administrator UPP Conditionally Permitted Use by Planning Commission UPB Conditionally Permitted Use by Board of Supervisors												
Dwelling, Single family detached	P	P										
Dwelling, Single family attached	UPZ	P	P									
Dwelling, Duplex/halfplex		P	P									
Dwelling, Multiple family		UPZ	P	P	P	P	P					
Family Day Care home ¹	P	P	P	P								3.3.1
Residential Care Home ¹	P	P	P									3.3.2
Places of Worship, Religious Institution	UPZ	UPZ	UPZ	P	P	P	P	P				
Private Social Club, Hall, Lodge				P	P	P	UPM	P				
Art Gallery, Studio	UPZ	UPZ	UPZ	P	P	P	P	P				
College, University	UPP	UPP	UPP	UPP	UPP	UPP	UPP					
School, K-12 Public	P	P	P	P	P	P	P	P				
School, K-12 Private	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P				
Government, Local Agency Buildings/Uses				P	P	P	P	P				3.3.3
Cemetery								UPP				
Community Garden	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P	P			
Public Park	P	P	P	P	P	P	P	P	P	P		
Open Space	P	P	P	P	P	P	P	P	P	P		

1. This use shall follow the adopted Zoning Code standards- see corresponding use standard for Code reference.

3.0: USE REGULATIONS

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Table 3.2: Allowed Uses		LD	MD	HD	MU	GC	CC	O	PQP	PARK	OS	WP	USE STANDARD
Wetland Preserve												P	
Water Impoundment/Lake/Pond/Basin											P		
Adult Day Care Center		UPP	UPP	UPP	P	P	P	P	P				
Child Day Care Center		UPP	UPP	UPP	P	P	P	P	P				
Congregate Care Facility		UPP	UPP	UPM	UPZ	P	P	P					
Hospital/Convalescent Hospital						UPP	UPP	UPP					
Major Utility ¹		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ				3.3.4
Minor Utility ¹		P	P	P	P	P	P	P	P	P	P		3.3.4
Solar Energy Facility ¹		UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM		3.3.5
Wind Turbine Facility ¹		UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM		3.3.5
Wireless Communication Facility ¹		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		3.3.6
Animal and Pet Services	a. Grooming and Short Term Boarding					P	P						
	b. Kennel, Cattery, Boarding & Training					UPZ	UPZ	UPZ					
	c. Vet Hospital					P	UPZ	UPZ					
General Business Services		P	P	P	P	P	P	P					
Personal Services	General				P	P	P	P					
	Beauty, Barber, Spa				P	P	P	P					
	Driving Instruction				P	P	P						
	Self Service laundry				P	P	P	P					
General Repair Services					UPZ	P	UPZ						
Bar/tavern					P	P	P						
Catering Service					P	P	P						
Restaurant, Carryout, Drive-thru, Sit Down					P	P	P						3.3.7.3

1. This use shall follow the adopted Zoning Code standards- see corresponding use standard for Code reference.

3.0: USE REGULATIONS

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Table 3.2: Allowed Uses	LD	MD	HD	MU	GC	CC	O	PQP	PARK	OS	WP	USE STANDARD
On Sale Alcoholic Beverages				UPM	UPM	UPM						3.3.7.4
General Recreation Facility/Indoor				P	P	P	UPZ					3.3.7.5
Arcade, Video or Computer Gaming Center				UPZ		UPZ						
Dancing in a Bar/Restaurant, Incidental				UPZ	UPZ	UPZ	UPZ					
Live/Motion Picture and Performing Arts				UPZ	UPZ	P						
General Financial Institutions				P	P	P	P					
Payday Loan/Check Cashing					UPM	UPZ						
Bed and Breakfast Inn					UPZ	UPZ						3.3.7.6A
Hotel, Motel				UPP	UPP	P						
Office Use, General				P	P	P	P					
Laboratory- Medical, Dental or Optical				UPM	P	P	P					3.3.7.7
Assembly and Light Manufacturing							UPZ					
General Retail Sales up to 49,999 s.f.				P	P	P	P					
General Retail Sales 50,000-350,000 s.f.					P	P						
General Retail Sales over 350,000 s.f.					UPP							
Neighborhood Convenience Store/Market up to 6,000.s.f.				P	P	P						3.3.7.8
Liquor Store/Off-Sale Alcoholic Beverages				P	P	P						
Wholesale					P							
Nursery					P							
Convenience Recycling Facilities					P	UPZ		P				3.3.7.10
Auto Sales, New and Used					P							3.3.7.9A
Auto Service Station					P	P						3.3.7.9B
Automobile Wash					UPZ	UPZ						
Parking Lot or Garage			UPM	P	P	P	P					3.3.7.9C

3.0: USE REGULATIONS

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TABLE 3.3 Allowed Accessory Uses LEGEND A Permitted Accessory Use UPM Minor Use Permit	LD	MD	HD	MU	GC	CC	O	PQP	PARK	OS	WP	
A. Coin Operated Dispenser or Amusement					A	A						3.3.9.1
B. Dish Antenna	A	A	A	A	A	A	A	A				3.3.9.2
C. Dwelling, Residential Accessory	A	A	A									3.3.9.3
D. General Accessory Structures	A	A	A									
E. Home Occupation ¹	A	A	A									3.3.9.4
F. Residential Garage Sales	A	A	A	A								3.3.8.6
G. Residential Swimming Pools and Spa Equipment	A	A	A									3.3.9.10
H. Outdoor Display, Storage and Comfort Features					UPM	UPM						3.3.9.5
I. Parking and storage of commercial vehicles					A							

1. This use shall follow the adopted Zoning Code standards- see corresponding use standard for Code reference.

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Table 3.4: Allowed Temporary Uses	RESIDENTIAL USES			COMMERCIAL/ EMPLOYMENT USES				PARKS/OPEN SPACE/PUBLIC USES			
LEGEND TUZ Temporary Use Permit by the Zoning Administrator	LD	MD	HD	MU	GC	CC	O	PQP	PARK	OS	WP
A. Farmers Market				TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		
B. Community Stand	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ			
C. Promotional Sale/Display				TUZ	TUZ	TUZ	TUZ				
D. Seasonal Sale/Display				TUZ	TUZ	TUZ	TUZ				
E. Temporary Concession				TUZ	TUZ	TUZ	TUZ				
F. Temporary Construction Buildings	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		
G. Temporary Sales/Construct.Office	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		
H. Temporary Use of Mobile Homes and Commercial Coaches	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		
I. Temporary Uses, General	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		

3.3 Use Standards

The use standards of this Chapter apply to the named use in every land use designation where the use is allowed per Table 3.2, unless otherwise specified in the use standard or as specified in a Conditional Use Permit approval. The use standards shall be in addition to, and not in lieu of, all other generally applicable development standards in the DS.

Where the provisions of the use standards or requirements conflict with other provisions of this DS, the more restrictive standards or requirements shall apply.

The use standards are not intended to replace or otherwise limit in any manner other County regulations or to preclude the imposition of reasonable use permit conditions, as authorized in the DS. Chapter 7 of the Code shall be utilized to clarify interpretation of common wording and language issues that may occur in the DS.

3.3.1 Family Day Care Home

Family day care homes shall be regulated in accordance with the **Zoning Code, Section 3.5.1.F.**

3.3.2 Residential Care Homes

Residential care homes shall be regulated in accordance with the **Zoning Code, Section 3.5.1.I.**

3.3.3 Government and Local Agency Uses and Buildings

1. State and Federal Government Uses and Facilities

a. A government use or building owned by a state or federal government entity and located on federal or state owned property shall be permitted by right in any district.

b. A federal or state government use within a privately-owned building, facility, or premises shall be permitted in any zoning district and shall be regulated as set forth the DS for the proposed use to the extent permitted by law.

2. Government Uses and Facilities Other than Federal and State

a. A government use or building owned by a government entity other than state or federal government within a privately-owned building, facility, or premises shall be permitted in any land use designation and shall be regulated as set forth in DS for the proposed use to the extent permitted by law.

b. If not permitted by paragraph 2.a. above, a government use or building owned by and located on property owned by a government entity other than state or federal government may be allowed by Conditional Use Permit in any use designation.

3.3.4 Public Utilities

Public utilities within the Plan Area shall be regulated in accordance with the Zoning Code, Section 3.6.6.A and B.3.3.5.

3.3.5 Solar Energy and Wind Turbines

Solar energy facilities within the Plan Area shall be regulated in accordance with the **Zoning Code, Section 3.6.6.C**. Wind turbine facilities shall be regulated in accordance with the **Zoning Code Section 3.6.6.D**.

3.3.6 Wireless Communication Facilities

Wireless communication facilities shall be regulated in accordance with the **Zoning Code, Section 3.6.7**.

3.3.7 Commercial Use Standards

1. General Standards for All Uses in Commercial Zoning Districts

a. Conduct of Business on Lot

The entire business operation shall be conducted within a completely enclosed building or completely fenced within the buildable area of the lot. The sale, lease, and rental of merchandise which is specifically allowed in this zoning district may be displayed in the required yard areas provided no merchandise, in combination with display platforms, shall exceed six (6) feet in height when displayed within 25 feet of a street right-of-way and no merchandise shall exceed 10 feet in height when displayed within 50 feet of a street right-of-way. Such merchandise shall not project over required landscaped areas.

2. Commercial Service Uses

A. Kennel, Cattery, Animal Boarding and Training

A kennel, cattery, or animal boarding and training use shall comply with the following minimum standards:

a. Every lot or parcel used for a kennel shall have a net lot area of not less than one acre, except in commercial and mixed-use zoning districts.

b. Small animal training shall be permitted by right in the agricultural zoning districts, on the condition that the owner of each animal shall be present during such training.

c. Cattery facilities, fully operated indoors, shall be permitted by right in the commercial zoning districts.

3. Eating/Drinking Uses

a. Restaurant, Carry-out/Drive-through/Sit-down

For drive-through windows, a Conditional Use Permit from the Zoning Administrator is required when the design standards for drive-through windows are not met, or if the drive-through window and/or order station with amplified sound is located within 300 feet of a residential zoning district (RD-1 through RD-40), or if the drive-through window or order station without amplified sound is located within 75 feet of a residential zoning district (LD, MD, HD). If the building size is 100 square feet, or less, then a Minor Use Permit by the Planning Director is required.

4. On Sale of Alcoholic Beverages.

1. A Minor Use Permit shall be required for any new restaurant or similar establishment that serves beer, wine and/or distilled spirits in conjunction with the business, and requires or obtains a special license #23, #41, #47, or #75 from the Department of Alcoholic Beverage Control (ABC).

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2. A Minor Use Permit shall be required for any existing restaurant or similar establishment that serves beer, wine and/or distilled spirits in conjunction with the business, and requires or obtains a special license #41, #47, or #75 from ABC in the event of any of the following:

- a. The type of ABC license for the address of the establishment is changed.
- b. The ABC license is transferred to a different address.
- c. The use itself is expanded in any way, including, but not limited to those operational standards such as hours of operation or restrictions on amplified music that are applied by ABC.

3. Uses such as places of worship, social centers, art galleries, fraternal halls or private clubs that sell or serve beer, wine and/or distilled spirits only to members and their guests or at special events are permitted to serve alcoholic beverages by right and not subject to the restrictions in Section 3.7.3.B.

5. Entertainment/Recreation Uses

A. Recreation Facility, Indoor

An indoor recreation facility with capacity exceeding 300 persons or a theater with four or more screens shall be subject to a Conditional Use Permit by the Zoning Administrator. Indoor shooting ranges shall require a conditional Use Permit by the Zoning Administrator. In the MU, GC and CC zoning districts, the use shall be permitted, regardless of size or location, subject to a finding that the use is incidental to the business center and intended to serve its employees and customers; otherwise, the

use is subject to a Conditional Use Permit by the Zoning Administrator.

6. Lodging Uses

A. Bed and Breakfast Inn

Permitted subject to issuance of a Conditional Use Permit by the Zoning Administrator. The use permit may authorize limited ancillary social gatherings such as conferences, weddings, fundraisers, and other similar events attended by any non-lodger, subject to any conditions imposed including, but not limited to, restrictions on the frequency and timing of events and the maximum number of persons per event. Except as expressly authorized in the use permit, such activities are prohibited.

7. Office Uses, General

A. Medical, Dental, or Optical Laboratory

Permitted in the listed zoning districts, if in compliance with the following standards.

1. Outdoor storage of materials shall be prohibited unless fully enclosed in a structure or screened from public view with landscaping.
2. The use shall not create adverse levels of noise or vibration beyond ambient levels in the surrounding neighborhood. The applicant shall be required to take all measures necessary to reduce noise levels to ambient levels and to demonstrate there shall be no vibration affecting properties beyond the limits of the lot.

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3. The location, arrangement, size, and intensity of operations and design of the use shall be compatible with the neighborhood in which it is located and shall safeguard surrounding properties from glare, unsightly view, odors, or other undesirable characteristics, as determined by the Planning Director.

8. Neighborhood Convenience Store, Food Market (Up to 6,000 square feet)

1. In commercial and mixed-use zoning districts, the use is permitted if located 500 feet or more from a residential zoning district, and 1,000 feet or more from the property line of any public or private school (kindergarten through twelfth grade). If located less than 500 feet from a residential zoning district, or less than 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade), the hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m., unless a Conditional Use Permit is approved by the Board of Supervisors for extended hours. The distance shall be measured from the entrance of the commercial structure to the zone district boundary or the school property line.

2. The use shall comply with all of the following standards:

- a. The use shall be consistent with all applicable development requirements of Chapter 4, "Development Standards."
- b. Signs shall be posted prohibiting consumption of alcoholic beverages in the business or in the parking areas.

c. All illegal activities observed on or around the business shall be promptly reported to authorities.

d. Business policies shall be posted on the interior in a conspicuous place.

e. At least two toilet facilities shall be available to the public at all times.

f. Signs shall be posted prohibiting loitering in parking areas.

g. Bicycle security racks shall be provided.

3. The use shall comply with all of the following additional standards, unless the Sheriff's Department waives the standard in writing:

a. Project lighting levels shall be 1.5 foot-candles of minimum maintained illumination per square foot of parking surface during business hours and 0.25 foot-candles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etc., from one-half (½) hour before dusk to one-half (½) hour after dawn.

b. All light fixtures shall be vandal resistant.

c. Management shall be responsible for the removal of litter from adjacent property and streets that results from this project (with adjacent property owner consent).

d. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police. Design to allow for window surveillance by employees of all outside areas from the employees primary work positions.

e. Building security to resist crime attempts by both hardware and electronic systems:

(i) Raised cashier stations to give an advantage of height against would-be criminals.

(ii) Display counter height that is low enough that the cashier has visibility throughout the store and mirrors that allow monitoring of any corners or hidden areas.

(iii) Buzzers on doors of the coldbox, so that the clerks will know when someone has removed merchandise from the refrigerator areas.

(iv) Cashier station that is visible from the parking area, with no blocking of windows or doors (such as with posters or signs) and counters that are clean of excess displays that impair the visibility.

(v) Two-way mirrors on inside doors to storage, utility, and office areas that create uncertainty as to how many people are actually in the store so as to deter criminals.

(vi) Timed drop safe adjacent to cashier so that no more than \$30.00 is available and premised posted that no more than \$30.00 is available.

(vii) Height tape installed next to exit.

(viii) A prominently-displayed video camera for identifying robbers or shoplifters.

9. Vehicle-related Uses

A. New and Used Auto Sales

The sale, lease, and rental of merchandise, which is specifically allowed, may be displayed in the required yard areas, provided no merchandise, in combination with display platforms, shall exceed six (6) feet in height when displayed within 25 feet of a

street right-of-way and no merchandise shall exceed 10 feet in height when displayed within 50 feet of a street right-of-way. Such merchandise shall not project over required landscaped areas.

B. Automobile Service Station

The following requirements apply to all automobile service stations.

a. Location

Appropriate sites for an automobile service station shall consider locations that will most likely reduce the danger from fire and explosion, to provide for the free flow of traffic to reduce the danger of traffic accidents arising from ingress to and egress from automobile service station sites.

b. Public Street Frontage

The minimum public street frontage shall be 135 feet on each public street for all new primary service stations.

c. Setback Requirements

Setback requirements for the main building on an automobile service station site shall be the same as those required for other structures located in the same zoning district in which the automobile service station is located.

d. Pump Islands

Service station pump islands may be placed in required yards provided they are at least 15 feet from the street right-of-way.

e. Landscaping

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Landscaped areas shall be established and maintained on all automobile service station sites. The landscaped area shall comprise a minimum of 20 percent of the lot area. Not less than 70 percent of the landscaped area as required in this Section shall be covered with live landscaping such as lawn, ground cover, trees, or shrubs, and not more than 30 percent shall be covered with hard surfaces such as gravel, landscaping rock, concrete, artificial materials, or other impervious materials.

f. On-site Lighting

Lighting shall be designed, controlled, and maintained so that no source of light is visible from off the property; lighting does not unreasonably disturb occupants of adjacent properties; and does not interfere with traffic. There shall be no flashing, moving, or animated lights on automobile service station sites.

g. Architecture

The design of every structure including signs on an automobile service station site shall consistent with the JT Design Guidelines and Countywide Design Guidelines.

h. Refuse Areas

Any refuse area on an automobile service station site shall be fenced or screened from the view of any pedestrian or vehicle traffic. The design of such fences and screens shall be compatible with the design of the main building. All discarded parts and materials shall be

deposited into a completely enclosed container concealed from adjacent properties.

j. Fences and Walls

Where an existing or a proposed automobile service station site abuts property that is zoned or used residentially, there shall be a solid masonry wall of at least six (6) feet in height along the property line between the automobile service station site and the abutting property, except that within the first 25 feet from the street right-of-way line the fence or wall shall not exceed 2.5 feet in height.

k. Structure Height

Structures located within the buildable area of the lot shall be subject to height limits of the zoning district classification of the site. Canopies constructed over pump islands that are located outside the buildable area of the lot shall not exceed the design clearance height plus the allowable roof structure height as described in Sections 3.3.7.9.B.k.

(i) The design clearance height is the vertical distance between the finish grade and a height equal to the vehicle height for which unencumbered clearance will be provided by the design of the service station. The maximum allowable design clearance height is 16 feet, however lower design clearance heights are permitted at the option of the owner.

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(ii) The allowable roof structure height shall not extend higher than two and one-half (2½) feet above the design clearance height. For purposes of this Section, the allowable roof height is the vertical distance above the design clearance height measured to the highest point of the coping of a flat roof or to the highest part of a mansard roof on to the average height of the highest gable of a pitched or hipped roof.

(iii) Deviations from the design clearance height or allowable roof structure height may be permitted in conjunction with a Conditional Use Permit hearing if the final approving body finds that the overall architectural character of the service station is aesthetically enhanced by such deviation and total service station design is aesthetically compatible and complementary of the surrounding structures.

I. Automobile Service Stations Within or Adjacent to Shopping Centers

The site design and architectural style of an automobile service station located within a shopping center shall be consistent where possible with the site design and architectural style of the shopping center. Internal circulation of traffic within a shopping center shall be designed so as not to create traffic hazards between an automobile service station and other parts of the shopping center.

C. Parking Lot or Garage

1. In residential zoning districts, a parking lot shall be allowed as a primary use only when the parking lot is intended to serve as off-street parking for a business on an adjacent parcel.

2. In commercial and mixed use zoning districts, ground level and underground facilities are permitted by right. Multi-story parking structures are permitted subject to approval of a Conditional Use Permit by the appropriate authority.

10. Convenience Recycling Facilities

Convenience Recycling Facilities are permitted in the GC and CC zoning districts, subject to the Locational, Operational and Design Standards in Section 3.3.7.10.a.

Facilities are permitted if located more than 500 feet from a residential zone or property lines to the nearest solid building wall when all operations (including materials storage) is conducted completely indoors or measured from property line to property line when self-contained movable bins are used for outdoor storage.

a. Locational Standards

(i) The facility shall be operated only in a convenience zone as defined under the California Beverage Container Recycling and Litter Reduction Act (Public Resources Code Section 14500 et seq.).

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(ii) The facility shall be located within a shopping center, which may consist of multiple parcels with a minimum size of five acres. The Convenience Recycling Facility must be located on a site under the same management as the shopping center.

(iii) The facility shall not be located on a property where there is a service station or liquor store, or convenience store that is not part of and integral to a shopping center over five acres.

(iv) There shall be a half mile distance between convenience recycle centers.

(v) The facility shall be located at least 100 feet from a property zoned or occupied for residential use. The distance is measured from the front door of the Convenience Recycling Facility to the nearest property zoned or occupied for residential use.

b. Operational Standards:

(i) Written proof of legal access to on-site restroom facilities for employees and customers shall be provided and posted in a visible location on the interior of the recycling facility.

(ii) Materials at a convenience recycling facility may be processed on site and all crushing of materials and weighing of the material shall occur within the kiosk.

iii. No bags or trash blowing on the premises shall be permitted. Repeat violations may result in additional

operational restrictions for the subject property and or revocation of permit.

iv. The facility shall provide spill buckets and insure the employees and customers use them to prevent excessive waste. If material is spilled on the pavement, it must be cleaned up immediately. The waste within the spill buckets must be disposed of in a sewage disposal area and shall not be deposited in the storm drain. The facility will be cited for excessive buildup of spilled materials on the pavement.

v. Hours of operation: Operating hours shall not exceed 8:00 a.m. to 6:00 p.m. for the kiosk. The hours of operation for the reverse vending operation shall be from 7:00 a.m. to 7:00 p.m. Collection and transportation of receptacles may occur from 7:00 a.m. to 8:00 p.m.

vi. The operator cannot serve customers transporting materials using any of the following: shopping carts, flat beds with wheels, wagons, or make shift carts with wheels. Only customers arriving on a bicycle without a trailer, with two wheel carts, in a motor vehicle (truck/car) or walking on site and hand carrying recyclable materials will be served. If shopping carts are abandoned on the property, the operator shall pay for a daily cart retrieval service and remove them from the property as soon as possible.

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vii. The use of a roll up door is permitted but the size of the door shall be limited to 100 square feet of open door area.

viii. The facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation and shall display a notice stating that no material shall be left outside the collection receptacles.

ix. No outside storage of materials shall be permitted. Overflow bags of material left outside are prohibited.

x. Convenience Recycling Facilities shall be located within a fully enclosed structure or kiosk that meets the Community Design Guidelines and shall not be located within a cargo container, unless the cargo container is ancillary to the structure or kiosk.

b. Design Standards for Permanent, Enclosed Buildings:

i. Convenience Recycling Facility structures shall meet the Community Design Guidelines and be reviewed by the Design Review Administrator.

ii. Design Review is required for new facilities in order to accomplish the following objectives: a) the orientation of the proposed facility shall minimize visual and acoustical impacts to surrounding properties; b) the architectural design, signage and color of the facility shall not intentionally detract from the existing commercial use or community service facility on the site. Improvements may be required to ensure compatibility,

including but not limited to landscaping, screening, and parking lot improvements.

iii. The facility shall provide best management practices for review by the Office of Planning and Environmental Review. This shall include a brief description of the business including the following: number of employees on site, amount of material accepted on a weekly and monthly basis, square footage of facility, materials accepted, how material is stored and collected and how the facility is cleaned.

c. Design Standards for Kiosks:

i. The minimum size of any freestanding kiosk structure shall be 400 square feet. It may have no more than two other temporary components that attach to it, for temporary storage. The kiosk will be manned by one or two individuals to serve the customers.

ii. The facility, shall occupy no more than six (6) parking spaces not including spaces that will be periodically needed for removal of materials or exchange of the collection receptacles. No parking spaces required for the primary host use may be occupied by the facility.

iii. The facility shall be located within the buildable portion of the property and not be located in any required setback, and shall not obstruct pedestrian or vehicular circulation.

iv. Outdoor customer staging areas are only permitted with the issuance of a Minor Use Permit by the Zoning

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Administrator. The number of sorting bins and barrels shall be determined by the minor use permit. The outdoor staging area shall not exceed 100 square feet in size within a controlled designated area. Unused barrels shall be stored indoors at all times. The facility shall be clearly marked with signage indicating the staging areas where the customers line up to drop off the materials. The facility shall not impair the landscaping required for any host use.

vi. No parking spaces are required for customers. One space shall be provided for the facility attendant, if needed, as determined by the Design Review Administrator.

vii. Design Review is required for new facilities in order to accomplish the following objectives: a) the orientation of the proposed facility shall minimize visual and acoustical impacts to surrounding properties; b) the architectural design, signage and color of the facility shall not intentionally detract from the existing commercial use or community service facility on the site. No standalone cargo containers are permitted. Any proposed kiosk must be compatible with the shopping center. Improvements may be required to ensure compatibility, including but not limited to landscaping, screening, and parking lot improvements. The landscaping may consist of landscape planters in portable containers. The free-standing structure used for recycling must be architecturally compatible with the shopping center.

viii. Signage must be painted on the building and cannot be on the roof.

ix. The facility shall not be located in the rear of a shopping center between commercial buildings and adjacent residential zones, and shall be visible from the street.

x. The facility shall provide best management practices for review by the Office of Planning and Environmental Review. This shall include a brief description of the business including the following: number of employees on site, amount of material accepted on a weekly and monthly basis, square footage of facility, materials accepted, how material is stored and collected and how the facility is cleaned as part of the Design Review application.

3.3.8. Specifically Prohibited Uses

A. Cannabis

No commercial or industrial cannabis growing, processing and/or sales is permitted within the Plan Area.

3.3.9 Use-Specific Standards for Accessory Uses

The specific standards of this Section shall apply in addition to the general standards of Section 3.3. In the event of conflict, the more restrictive standard in the opinion of the Planning Director shall apply.

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1. Coin-Operated Dispenser or Amusement

Coin operated dispensers are permitted by-right as an ancillary use and shall occupy no more than 25 percent of the gross floor area of structure(s) committed to the primary use.

2. Dish Antenna

A dish antenna less than three (3) feet in diameter that receives signals only is not subject to this Section. A dish antenna greater than three (3) feet in diameter or that sends signals shall comply with the standards of this Section.

a. In a Commercial or Office Zoning District

(i) A dish antenna is permitted to send or receive signals to or from satellites if the power output of the associated transceiver does not exceed two (2) watts of power and the dish is six (6) feet in diameter or less. The signal intensity must be maintained below applicable ANSI standards.

(ii) Dish antenna(s) may be installed on the roof of a commercial or industrial structure provided that the antenna is enclosed on all sides by a solid screening structure that is installed to the maximum attainable height of the dish and is composed of materials that are similar in style and color to the predominant composition of the building. Both the antenna and the screening structure are subject to all applicable building code requirements including building structure and wind load integrity.

(iii) Dish antenna(s) installed directly on the ground shall be located within the buildable portion of the lot with respect to applicable building setback requirements. The maximum attainable height of the dish shall not exceed the diameter of the dish plus three (3) feet.

b. In Any Other Zoning District

(i) The dish antenna is permitted to receive signals only.

(ii) Only one dish antenna is permitted on each lot.

(iii) The distribution of signals to more than one dwelling unit is permitted, provided the distribution is limited to the same parcel or same project as the antenna site.

(iv) The location of the antenna on the lot shall meet all accessory structure requirements applicable to zoning district.

(v) The dish antenna shall be installed directly on the ground. The maximum attainable height of the dish shall not exceed the diameter of the dish plus three (3) feet.

c. Exceptions

In any situation where the standards of Section 3.9.2.B do not allow reasonable access to customarily received satellite signals, a Conditional Use Permit shall be considered by the Planning Commission with the objective of ascertaining the most aesthetically acceptable alternative siting solution. In no case may the final decision result in denial of reasonable access to satellite signals.

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(i) The decision on the use permit application must provide for a reasonable quality of signal reception, taking into consideration the particular circumstances of the property and its surroundings.

(ii) The decision on the use permit application may take into consideration all the alternative site locations and reception solutions on the property and the use permit may be conditional for the purpose of reducing the visual impact of the dish antenna as seen from adjacent properties or for the purpose of reducing the potential of safety or health accident. Such conditions may include, but are not limited to: partitions, screening, landscaping, mountings, fencing, height of antenna, and site location within the parcel.

(iii) To assure that a property is not denied reasonable access to the satellite signals, because the filing fee of a Conditional Use Permit may be excessive in light of the purchase and installation cost of the equipment, a Conditional Use Permit for a home video satellite antenna shall be one-half the normal fee for a Conditional Use Permit.

(iv) To assure that property is not denied reasonable access to satellite signals by the imposition of conditions that are unreasonably out of proportion in light of the purchase and installation cost of the equipment, the Commission shall give consideration to the costs incurred toward satisfying the conditions as they relate to the cost of the system.

3. Dwelling, Residential Accessory

Residential accessory units within the Plan Area shall be regulated in accordance with the **Zoning Code, Section 3.9.3.D**

4. Home Occupation

Home occupations within the Plan Area shall be regulated in accordance with the **Zoning Code, Section 3.9.3.F.**

5. Outdoor Display, Storage and Comfort Features

1. Accessory comfort features and customer conveniences, not used for advertising, including but not limited to tables, benches, litter receptacles, bicycle racks, and mailboxes may be permitted in the yard areas. This provision does not include amusement machines, telephone booths, sales booths and playground equipment.

2. In any zoning district, no equipment, material, goods, furniture, or appliances may be stored or displayed outside an enclosed building or outside of a solid screen fenced area and be visible from a public street, unless that equipment, material, good, furniture, or appliance is normally used out of doors. No equipment or goods may be displayed within required yard areas unless located within the buildable portion of the lot. Display of new goods is allowed with a setback of 25 feet upon issuance of a minor use permit.

6. Garage Sales

Garage sales are permitted on any parcel where the sale operator resides, not to exceed three sales per calendar year and two consecutive days for each sale. Signs shall not exceed a total of 12 square feet. All signs and merchandise must be displayed within the property boundaries.

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7. Bus Shelter

Bus shelters, whether owned and maintained by a public agency or other person, shall be a permitted use in any zoning district and shall comply with the standards in Section 3.3.9.7.1-4.

1. Shelters shall be installed at a location approved by the Sacramento Regional Transit District or other transit providers to provide temporary shelter for persons waiting to utilize the transit district's transportation facilities.
2. The shelters shall be constructed of aluminum frames and panels with Alcoa bronze duranodic finish or equal. The roofs shall be of bubble type construction, and the wall panels shall be of transparent materials, either tempered glass or plastic. Security lights may be installed. Shelters of other designs and constructed of other materials may be constructed provided the design and materials are first approved by the Design Review Administrator.
3. The size of such shelters shall be approximately six (6) feet in width, 10.5 feet in length, and eight (8) feet in height; however, shelters may be sized in multiples of the length and width dimensions but may not exceed the eight (8) foot height dimension.
4. Advertising signs are subject to the provisions of Section 4.13.4.H, "Mass Transit Shelter Signs."

8. Storage of Flammable and Combustible Liquids

The storage of flammable and combustible liquids is limited to volumes as established by the local Fire Districts. Storage of flammable liquids in the fuel tank of a motor vehicle, motorboat, mobile power plant, or mobile heating plant, and the storage or use of paints, oils, varnishes, or similar flammable mixtures when such liquids are stored for maintenance, painting, or similar purposes is excluded from this requirement. Additional permitting may be required by the Environmental Management Department.

9. Storage of Unregistered or Inoperable Private Vehicles

Storage of not more than two unregistered or inoperable vehicles may be allowed outside a fully enclosed building on a parcel of land located in any residential zoning district, and shall comply with the following standards:

1. The parcel size is 10,000 square feet, or larger, for the first vehicle and that 5,000 additional square feet is provided for the second vehicle.
2. Vehicles are the legal property of persons who reside in the on-site dwelling, as evidenced by a certificate of ownership issued by the Department of Motor Vehicles.
3. Vehicles shall not be stored in the front yard or side street yard.
4. Vehicles shall be stored behind a six (6) foot high solid wood fence and not be visible from any public street.

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5. For purposes of this Section, “unregistered vehicles” includes any vehicle that is considered non-operational pursuant to a current certificate of non-operation issued by the Department of Motor Vehicles of the State of California.

10. Residential Swimming Pool and Spa Equipment

An accessory swimming pool or spa shall comply with the standards in Section 3.3.9.10, items 1-2.

1. Swimming pool and spa equipment may encroach into a front or side street yard not to exceed five (5) feet providing said equipment is within a solid fenced yard or enclosure.

2. Swimming pools and spas shall not be located:

- a. Within a recorded setback except rear yards of through lots unless otherwise prohibited by recorded subdivision map.
- b. Within a public utility easement.
- c. Within a public easement.
- d. Within the required front or side street yards.
- e. Within three (3) feet of side or rear property lines except that the Chief Building Inspection Division may approve setbacks less than three (3) feet from side or rear property lines as provided for in the Swimming Pool Code, County Code Section 16.36. For the purpose of this Section, setback shall be from the right-of-way line or property line to the water line.
- f. The provisions herein shall not alter the regulations of a special planning area.

11. Cargo Containers

1. In commercial and office zoning districts, cargo containers shall comply with the following standards:

- a. Cargo containers shall be located in the buildable portion of the lot.
- b. Cargo containers shall not occupy required parking areas or required landscaping areas.
- c. In commercial zones, cargo containers shall not be visible from public view.

2. In all zoning districts where cargo containers are permitted, cargo containers shall be painted a solid neutral color, or a color(s) that match the adjacent structures. Acceptable neutral colors include, but are not limited to: beige, taupe, and browns. Colors shall be maintained for the life of the container.

3. Cargo containers shall not display signage and shall be kept free of graffiti.

4. Cargo containers used on school or park sites located in residential zones must be screened from public view and located at least 25 feet from a property used for residential purposes. Cargo containers on school or park sites in must be painted in a neutral color and kept graffiti-free.

12. Loading Dock

Permitted provided it is setback at least 75 feet from the boundary of an adjacent residential property, unless a reduced setback is allowed upon approval of a Special Development Permit by the Zoning Administrator. Also, limited hours for loading and unloading may apply.

13. Dwelling, Caretaker

Permanent living quarters (does not include the temporary use of a mobile home) for a caretaker or night watchman shall be accessory to a permitted primary use, and permitted in any commercial, mixed-use or industrial zoning district, subject to the standards items 1-4 below.. A Minor Use Permit for a caretaker shall be required in the GC and O zoning districts.

1. The caretaker living quarters shall be located within the principle building.
2. The caretaker living quarters shall be occupied by the owners or an employee of the business.
3. A minimum of one parking space shall be provided for the caretaker living quarters, in addition to parking spaces required for the primary use.
4. The caretaker living quarters shall have no more than two bedrooms, and shall provide no more than 650 square feet of habitable living area.

14. Dwelling, Live-Work Units.

Any live-work units shall be accessory to a permitted primary use, and shall comply with the following standards. Exceptions to any of the standards in items 1-2 below shall be permitted by a Minor Use Permit.

1. All living space within the live-work unit shall be contiguous with, and an integral part of the working space of the primary use. Access to individual units shall be from common access areas, corridors, or hallways.

2. The live-work unit shall be occupied by the owner or an employee of the business, and shall not be rented separately from the working space.

15. Prohibited Accessory Uses

A. Minor Repair and Maintenance of Personal Vehicles

It shall be unlawful for any person to engage in or permit others to engage in minor vehicle repair or maintenance in any residential zoning district under any of the following circumstances:

1. Using tools not normally found in a residence;
2. Conducted on vehicles registered to persons not currently residing on the lot or parcel; and
3. Conducted outside a fully enclosed garage and resulting in any vehicle being inoperable for a period in excess of 24 hours.

3.3.10 Use Standards for Temporary Uses

The DS allows for the establishment of certain temporary uses for limited duration, provided that such uses comply with the general and specific standards of this Section.

1. General Requirements for all Temporary Uses and Structures

All temporary uses or structures shall meet the following general requirements, unless otherwise specified in the DS:

- a. The temporary use or structure shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.

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- b. The temporary use shall comply with all applicable general and specific regulations of Section 3.3.10, unless otherwise expressly stated.
- c. Permanent alterations to the site are prohibited.
- d. All temporary signs associated with the temporary use or structure shall be properly permitted and removed when the activity ends or permit expires, whichever occurs first.
- e. The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site.
- f. The temporary use regulations of this Section do not exempt the applicant or operator from any other required permits, such as Environmental Management Department permits.
- g. If the property is undeveloped, it shall contain sufficient land area to allow the temporary use or structure to occur, as well as any parking and traffic circulation as required that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers, 100-year floodplains, river protection setbacks, and required landscaping. At the conclusion of the temporary use or at expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored or improved to the condition that existed prior to the use.
- h. If the property is developed, the temporary use shall be located in an area that is not actively used by an existing approved principal use, and that would support the proposed temporary use without encroaching or

creating a negative impact on existing buffers, open space, landscaping, traffic movements, pedestrian circulation, or parking space availability.

i. Tents and other temporary structures shall be located so as not to interfere with the normal operations of any permanent use located on the property, shall be anchored, and meet the requirements of the Building Official, including fire rating.

j. Off-street parking shall be adequate to accommodate the proposed temporary use.

k. Applications for temporary structures to be located in the 100-year floodplain shall be required to submit a plan to the Building Department for the removal of such structure(s) in the event of notification by the Sacramento County Department of Water Resources. The plan shall include the following information:

1. The name, address, and phone number of the individual responsible for the removal of the temporary structures and the property owner;
2. The time frame prior to the event at which a structure will be removed; and
3. A plan to remove the temporary use earlier than the scheduled removal date, if required.

l. The Zoning Administrator may approve a temporary use permit to allow the use of property in any zone for a period not to exceed 10 days within a given year for an exposition, concert, carnival, vaccination clinic, amusement ride, sale of old clothes and second hand

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merchandise, or other similar activity, unless specifically allowed as a promotional display per 3.3.10.2.B. Temporary use permits are not required when these uses are conducted within mall areas or in a completely enclosed building. The temporary use, if located in a zone other than a commercial or industrial zone, shall be under the supervision of a public agency or an organization, school or place of worship that qualifies for an exempt fee license pursuant to the business license ordinance. The permit shall be issued annually, and shall list all dates for the temporary event and uses permitted during the year.

2. Additional Standards for Specific Temporary Uses

A. Community Stands

Community stands are permitted as a temporary use, subject to the issuance of a Temporary Use Permit by the Zoning Administrator and complying with following standards:

1. Community stands shall be operated by nonprofit organizations.
2. In the LD, MD and HD zoning districts, community stands shall be supervised by a public agency or nonprofit organization.
3. Community stands shall obtain a license from the State of California Department of Food and Agriculture (CDFA) and a permit from the EMD before operating. There shall be no annual limit to the number of occurrences and the temporary use permits shall be valid for up to three (3) years.

4. Products sold shall be limited to shell eggs and crops that are locally grown; nonpotentially hazardous prepackaged food products from an approved source that were locally grown or produced; nonpotentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced; and agricultural and food preparation related items.

5. Non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced shall be limited to a 50-square-foot storage and sales area.

6. Agricultural and food preparation related items shall be limited to 25 percent of the total storage and sales area of the farm stand.

7. No activities related to the sale of products from Community Stands shall take place on public right-of-way.

8. No part of this use, including merchandise or parking area, shall be located within the triangular clear visibility area defined in this Code.

9. Hours of operation, stand size (up to a maximum of 1,500 square feet of indoor sales area and 3,000 square feet of total enclosed area), setbacks, signs and parking requirements shall be regulated by the temporary use permit for the Community Stand.

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B. Promotional Displays and Sales

Promotional displays and activities including, but not limited to, amusement rides, street dances, concerts, live entertainment, and promotional out of door “parking lot” sales may be conducted in the commercial and industrial zoning districts for the purpose of promoting a use regularly and lawfully in operation on the premises. The activities shall be conducted only within the buildable portion of the lot or parcel and subject to first obtaining approval of a Temporary Use Permit by the Zoning Administrator. Temporary signs are permitted only with the approval of the Zoning Administrator. Time limits of use shall not exceed 30 days within a given year. Promotional displays and sales are permitted for 30 consecutive days within the first 90 days of the grand opening of a business and may be permitted for an additional period of up to 30 days within a given calendar year, annually. Beyond the grand opening display period, temporary signs may have their display time split up into as many as 10 three-day periods, or may join the time allotments as the business sees fit and described in detail in the application for a Temporary Use Permit. Businesses that violate the provisions of this Code may have the Temporary Use Permit denied by the Zoning Administrator. Temporary signs, in conjunction with promotional display and sales are further regulated by Section 4.13.7.

C. Seasonal Display and Sales

Seasonal display and sale of items such as flowers, pumpkin, plants, and Christmas trees may be sold as a temporary use in the CC, GC and MU zoning districts subject to obtaining a business license. Seasonal items may be sold as a temporary use

in zoning districts other than commercial or industrial, upon securing approval of a Temporary Use Permit by the Zoning Administrator and obtaining a general business license. The Zoning Administrator shall specify the period of sale, and the period permitted to clear the lot of all seasonal items and other evidence of the temporary use. Temporary signs are permitted, subject to provisions of Section 4.13, “Sign Regulations” for commercial and office zoning districts and subject to approval by the Planning Director in all other zoning districts. The sale of seasonal items or plants in connection with and on the same premises as a supermarket, hardware, home maintenance or repair store, or other established business, if a temporary structure and electrical wiring are not employed in connection with such sales is exempt from the regulations and requirements for a Temporary Use Permit.

D. Temporary Concessions

Temporary concessions shall comply with the standard of this Section. Temporary concessions are allowed only in specified commercial and industrial zoning districts subject to the conditional approval of a Temporary Use Permit by the Zoning Administrator. The permit shall include any conditions appropriate to assure compliance of the requirements of this Section, shall include time limits as to when the Temporary Use Permit is valid and may include additional conditions and requirements that are found appropriate to assure the use will not be detrimental to health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood:

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1. Every temporary concession shall be a temporary day-to-day use and all equipment, including any stand, cart, table, or vehicle, shall be removed at the end of each sales day.
2. Every operator of a temporary concession shall have notarized written permission (on a form provided by the County) from the property owner or lessee of property on which the concession is located, a copy of which shall be filed with the operator's application. The operator shall also have a copy of the permission statement required by these provisions at the concession location for inspection upon request by any person authorized to enforce the provisions of this Section.
3. No activities relating to the operation of a temporary concession, including customer parking, shall occur on public property. All parking areas shall be maintained or surfaced so as to be dust-free.
4. All stands, carts, vehicles, and displays of merchandise shall be set back not less than 25 feet from the right-of-way line of any public street, provided, however, that a table, stand, or cart of 16 square feet in size may be located at not less than 12.5 feet setback from a County right-of-way line.
5. No concession stand, cart, vehicle, merchandise, or parking area shall be located within the triangular clear visibility area defined in this Code.
6. No additional signs beyond the signs otherwise permitted in the zoning district in which the temporary concession is located shall be permitted, except

temporary signs flat against the table, cart, stand, or vehicle that shall not exceed two (2) square feet per each lineal foot of such equipment parallel to the street where the setback is 25 feet or more from the right-of-way line. Where the table, stand, or cart is set back less than 25 feet, the area of the signs shall not exceed a total of six (6) square feet, and shall be placed flat against such equipment.

7. Only one temporary concession vendor at a time may conduct business on any parcel of property.
8. At least one trash receptacle shall be provided on site.
9. Every operator of a temporary concession stand shall have legal access to restroom facilities within 1,000 feet of the concession. (May be public restroom assigned permitted access to private restrooms, or a self-contained recreational vehicle.)
10. Sale of produce is permitted only in accordance with state food and agricultural regulations, in Title 3 of the California Code of Regulations; as such, sale must take place at a producer's "roadside stand", or authorized by a "Direct Marketing Certificate" or "Produce Dealer's License".
11. The area used for sales or display of merchandise by the temporary concession shall be limited to 200 square feet. Such area shall be identified on the use permit and the use permit shall be valid only for the area so identified.
12. Notwithstanding provisions elsewhere in this Code or the Sacramento County Code, the following uses are

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exempt from the regulations and requirements for a Temporary Use Permit:

- a. The sale from stands of fireworks preceding and in connection with the celebration of the Fourth of July;
- b. Temporary concessions attendant to certain permitted retail uses: stands, carts, vehicles, and displays of merchandise are permitted within the pedestrian circulation areas of shopping centers, malls, and large retail buildings with over 60,000 square feet of gross floor area; and
- (i) The temporary concessions shall be located within the buildable portion of the lot, and when located outside, no more than 25 feet from the entrance.
- (ii) The use shall be subordinate and incidental to the primary use and have access to the restrooms.
- c. Sales of products by nonprofit organizations within the buildable area of a commercial lot.

14. Temporary Concessions for the Preparation and Sale of Food for Immediate Consumption

The Planning Commission may consider a Temporary Use Permit for a temporary concession for the sale of food intended for immediate consumption. This provision is intended to be applied only in unusual situations where a convenience to customers can be demonstrated because of the locational factors or temporary circumstances and where a permanent facility or a mobile vendor service would be infeasible or inappropriate. The development standards for such concessions are those of Sections 3.10.3.E.1 through 3.10.3.E.11, with the additional requirement that

appropriate licensing must be secured from the Environmental Management Department.

E. Temporary Construction Buildings

Temporary buildings for commerce or industry incidental to residential development, and temporary structures and trailers for the housing of tools, equipment, building assembly operations, and supervisory offices in connection with major construction projects may be authorized in any zoning district by the Chief Building Inspector.

F. Temporary Sales/Construction Offices

A temporary office established to handle sales or construction of lots and homes may be authorized by the Zoning Administrator in any zoning district by Temporary Use Permit. Parking shall be provided in accordance with Section 5.9, "Off-Street Parking." Conditions of approval may regulate hours of operation, landscaping, or other aspects deemed necessary by the Zoning Administrator. Temporary signs may be permitted subject to approval by the Zoning Administrator.

1. Use of Mobile Home at Construction Sites

A commercial coach, mobile home, or other licensed vehicle used for the temporary housing of tools, equipment, or building assembly operations in connection with major construction projects or for providing public utility services during an emergency shall be permitted in any zoning district, with authorization by the Chief Building Inspector.

2. Use of Commercial Coaches as Temporary Offices

a. A commercial coach may be used for a temporary office where such use is authorized in Table 3.2-B, “Allowed Uses in the Mixed Use, Commercial, and Industrial Zoning Districts,” and provided that a permit is secured from the Chief Building Inspector.

b. A commercial coach may be used for a temporary office in any other zoning district, where such use is incidental to a use other than a residential use permitted in said zoning district, provided that a Temporary Use Permit is first obtained from the Zoning Administrator and further provided that a permit is obtained from the Chief Building Inspector.

3. Use of Commercial Coach for Temporary Classrooms
Commercial coaches may be used as temporary classrooms for private schools in any zoning district where private schools are permitted, provided that a Temporary Use Permit is obtained from the Zoning Administrator and further provided that a permit is obtained from the Chief Building Inspector.

CHAPTER 4: Development Standards

4.1 Overview

The development standards contained in this chapter seek to promote coordinated, sound development, effective use of land, and high quality site planning that considers the unique character and context of the Jackson Township community. These development standards implement the goals and policies of the JTSP and the 2030 General Plan. These standards also seek to encourage innovation in development, to provide a quality community that meet anticipated demands for housing, services and employment while allowing a variety of approaches to design that establishes a sense of place in a healthy, safe and sustainable manner.

4.2 Format and Use of Development Standards

Development standards set the specific requirements for each project or design solution. They define the dimensional requirements that apply to structures built within each of the land use designations, including required lot sizes, lot coverage; setbacks; building and structure heights; and other requirements related to the building envelope, location, and configuration of buildings and structures which are unique to the Plan Area.

The development standards contained herein set the basic, quantitative requirements for development that support the goals and policies of the JTSP. These standards shall be used in conjunction with the JTSP Design Guidelines for expectations on the qualitative design criteria that will be used to evaluate development projects during the Design Review process.

Development examples illustrate typical or possible building types and designs that are encouraged, but are not intended to encompass all possible solutions that may be allowed within the Plan Area.

Development standards in this Chapter are structured by topic areas and ensure projects within each of the Plan Area land use zoning districts are compatible and sensitive to the context of the existing community. To understand the complete application of all development and design requirements, the user of this code should review the development standards Section for the applicable land use zoning district of the project, including Section 4.12 “Off-Street Parking” and Section 4.13, “Sign Standards.” Additional standards apply to certain uses and in special zoning districts, as specified in Chapters 3, “Use Standards”. Chapter 7 of the County Code, “Definitions” should be consulted for the terms used in this chapter.

The standards are organized as follows:

- 4.3: Development Standards for LD and MD Detached
- 4.4: Development Standards for MD and HD Attached
- 4.5: Development Standards for GC, CC, MU O and PQP
- 4.6: Wetland Preserve Interface Standards
- 4.7: General Setback Standards for All Districts
- 4.8 General Height Standards
- 4.9 Density Bonuses
- 4.10: Landscape Standards
- 4.11: Wall and Fence Standards
- 4.12: Off Street Parking Standards
- 4.13: Signage Standards
- 4.14: Prohibited Activities

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4.3 Development Standards for LD and MD Detached

The residential development standards in this section apply to all detached residential homes and halfplexes within the LD and MD land use designations. These standards apply to new construction, retrofitting, and remodeling of existing construction within the Plan Area. The development standards in this section are to be used in close concert with the Design Guidelines to achieve high quality projects that fit within the community. All detached residential projects shall be subject to the development standards, summarized in Table 4.1, and Design Review. Refer to the Countywide Design Guidelines Chapter 2, for the applicable Design Review process.

Where exact dimensions for setbacks, heights, and other standards are too difficult to meet due to site restrictions, alternative and creative solutions that meet the intent and purpose of this document may be approved by the County through the Design Review process, for those projects subject to Design Review.

The development standards for all detached residential products are summarized in Table 4.1 and corresponding Exhibits 4.1 through 4.6. For the creation of new lots, the lot area and width requirements regulate minimum lot size and configuration for each zoning district and are not necessarily as optimum project design standards. Refer to the Design Guidelines for ways to provide compatibility, access and connectivity with surrounding neighborhoods.

4.4.1 Lighting for Subdivision Developments

Site and street lighting shall comply with Section 5, “Street Light Design” of the *Sacramento County Improvement Standards* and the following standards:

1. Lighting fixtures shall provide pedestrian safety and be adequately spaced and scaled without interference from landscaping, and directed away from adjacent areas to minimize light pollution caused by glare or spillage into neighboring properties.
2. Nighttime pollution of the sky is discouraged by following illumination levels required for safety per Illuminating Engineering Society of North America (IESNA).

4.4.2. Landscaping.

Landscaping shall be provided in conformance with Section 4.10, Landscaping Standards.

4.4.3 Walls and Fences

Walls and fences shall be located and constructed in conformance with Section 4.11, Wall and Fence Standards.

4.4.4 Parking

Parking shall be provided in conformance with Section 4.12 Parking Regulations.

4.4.5. Signage for Subdivision Developments

Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Section 4.13, Sign Regulations.

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4.4.6 Number of Kitchens

Any single-family dwelling shall have no more than one kitchen. For purposes of this Section, a kitchen is an area within a dwelling that has noncommercial appliances to cook food. Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of developmentally disabled persons. Outdoor kitchens are exempt.

Table 4.1: Detached Residential Standards

[illegible]

Footnotes for Table 4.1:

1. Density bonuses or increases may be allowed for the provision of affordable housing, project amenities, proximity to transit, and/or other special project considerations, as noted in Code Section 5.2.3.
2. Unless otherwise noted, lot area standards are based on net acreage calculations.
3. Cornices, sills, eaves, canopies, awnings, window bays, and similar features may encroach into any required yard area a distance not to exceed 24 inches. Accessory structures must maintain a minimum three (3) foot setback from property lines for any portion of the structure.
4. The setback for all residential structures in each category shall be the minimum distances measured from the street right-of-way. Front setbacks shall be measured from front property line if street dedication is required for future right-of-way. Setbacks shall allow enough room for utilities, if greater than those outlined.
5. The main building may project into the required rear yard provided that an equal area is provided as a yard or court within the buildable portion of the lot.
6. As part of Design Review for single-family subdivisions, front yard setbacks may be varied up to 25 percent.
7. Refer to Section 4.7 for detailed height and setback requirements.

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Exhibit 4.1: LD Standard Setbacks

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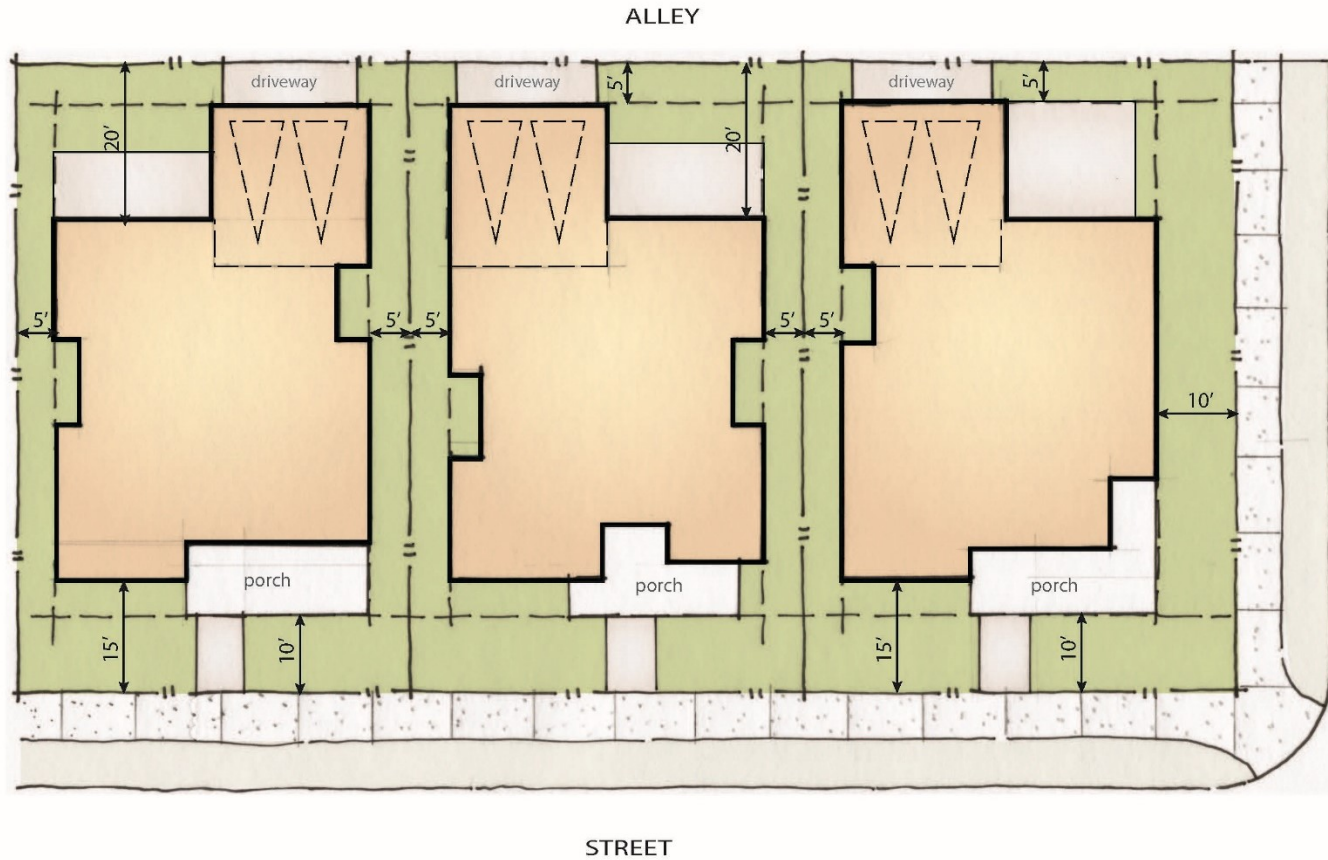


Exhibit 4.2: LD Alley Setbacks

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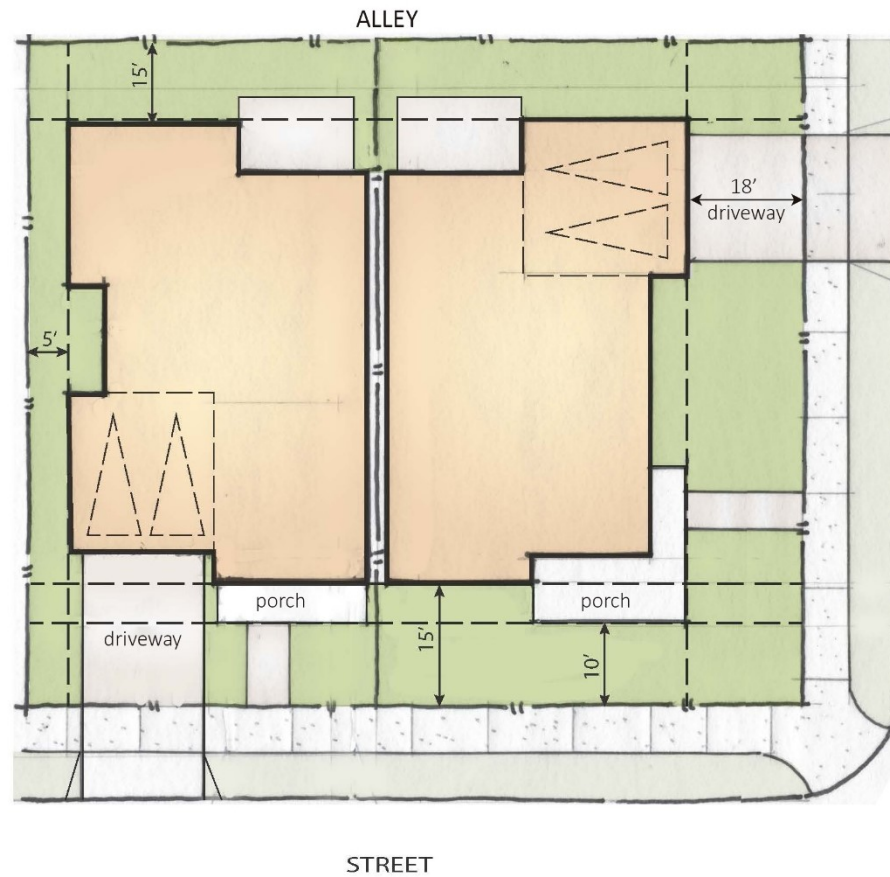


Exhibit 4.3: LD and MD Halfplex Setbacks

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STREET

Exhibit 4.4: MD Standard/Zero Lot Line Setbacks

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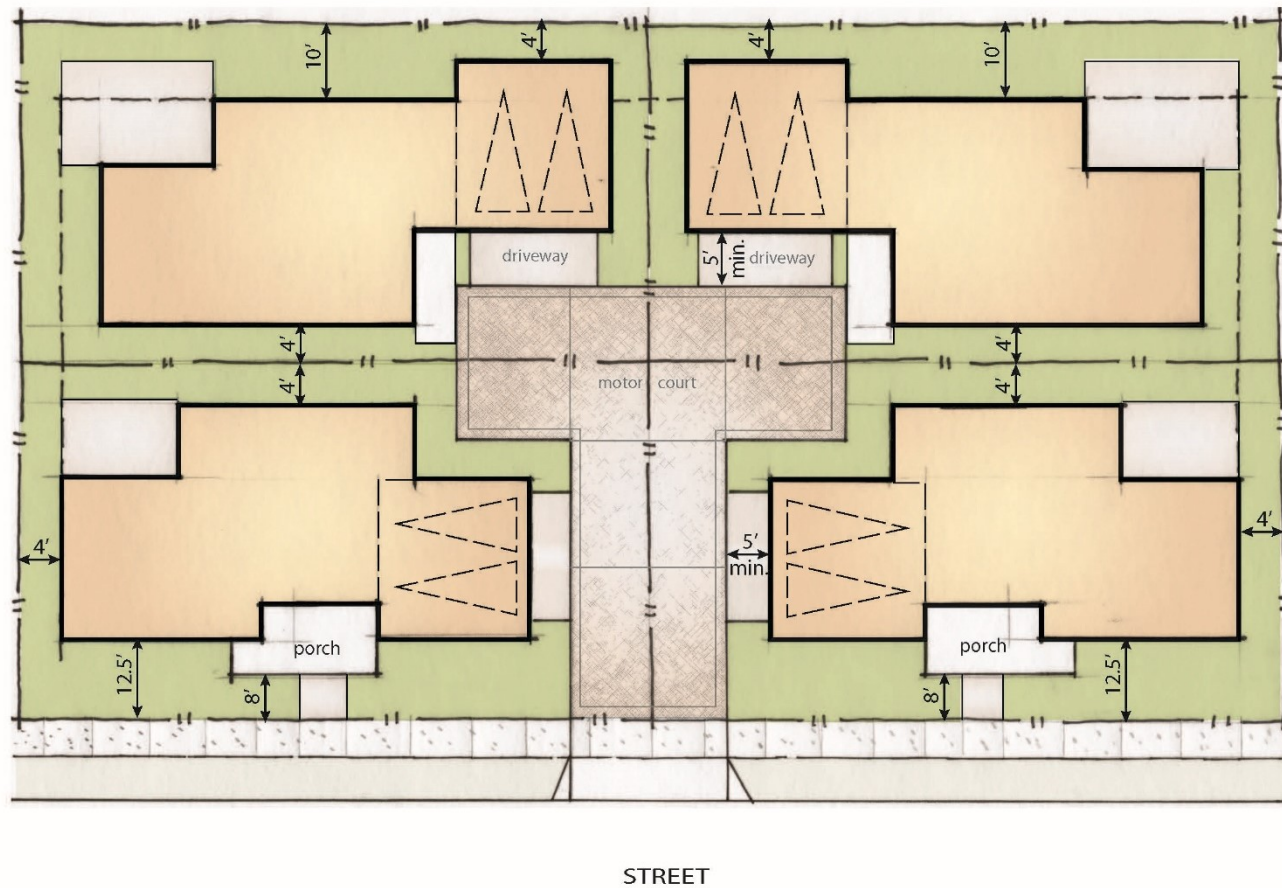


Exhibit 4.5: MD Cluster Setbacks

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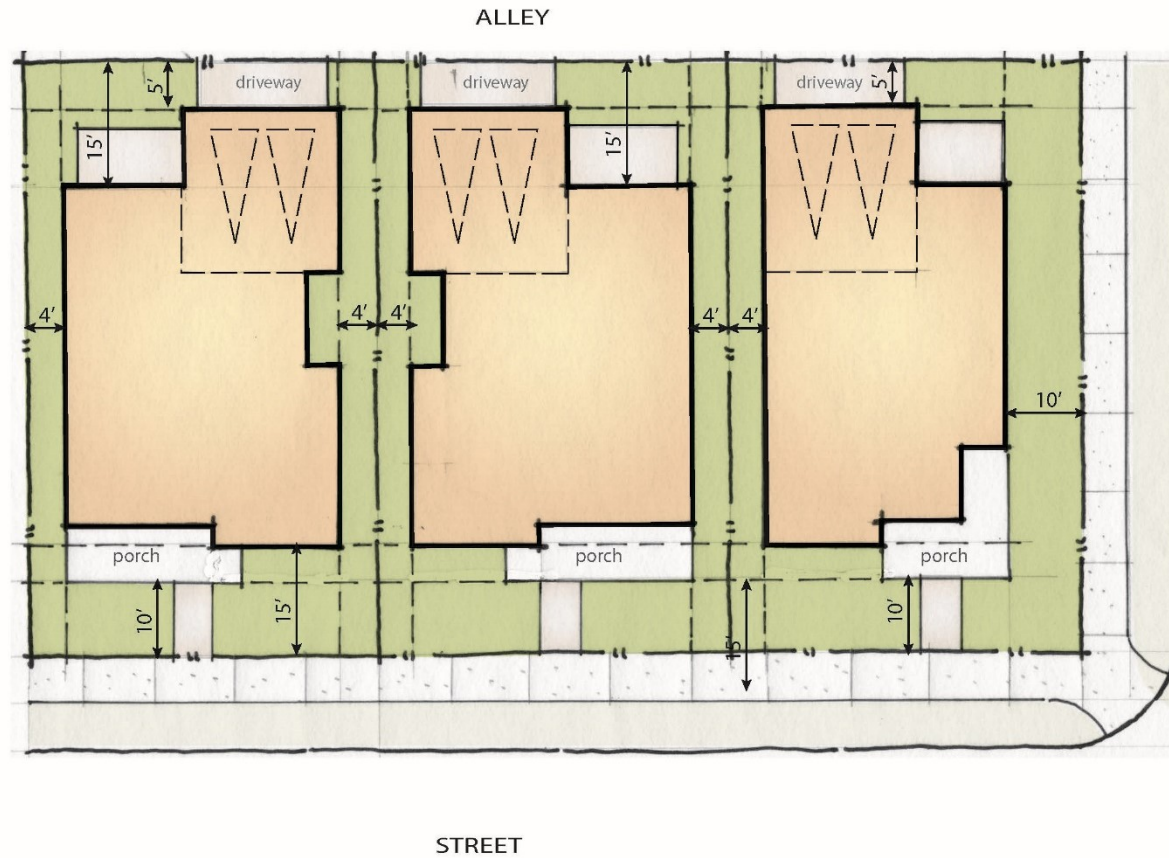


Exhibit 4.6: MD Alley Setbacks

4.0: DEVELOPMENT STANDARDS

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4.5 Standards for MD and HD Attached

The development standards in this Section apply to all attached residential projects in the MD and HD land use designations. The development standards in this section are to be used in close concert with the Design Guidelines to achieve high quality projects that fit within the community. All attached residential projects shall be subject to the development standards summarized in Table 4.2.

Where exact dimensions for setbacks, heights, and other standards are too difficult to meet due to site restrictions, alternative and creative solutions that meet the intent and purpose of the standards and guidelines are met.

4.5.1 Multifamily Development Noise Standards

For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45 d under future (cumulative case) traffic conditions.

4.5.2 Landscaping

Landscaping shall be provided in conformance with Section 4.10, Landscaping Standards.

4.5.3 Walls and Fences

Walls and fences shall be located and constructed in conformance with Section 4.11, Wall and Fence Standards.

4.5.4 Parking

Parking shall be provided in conformance with Section 4.12 Parking Regulations.

4.5.5 Signage

Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Section 4.13, Sign Regulations.

4.5.6 Driveway Dimensions

1. Street design and width shall be confirmed with the Fire Department and DOT.
2. For driveway access with 10 or fewer units, a T-shaped turnaround shall be allowed. A dimension of 20 feet by 80 feet will accommodate most vehicles.
3. Dead end driveways shall be less than 150 feet long, and have appropriate turnarounds as needed.
4. Circular cul-de-sacs shall be designed with a radius of 40 feet or less to the greatest extent possible.
5. The minimum widths for internal streets or driveways, per Fire Department Standards, shall be according to items a.-d below.

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- a. For uncurbed driveways with no parallel parking when a fire lane is not necessary: 16 feet.
- b. For curbed internal streets with no parallel parking: 19 feet.
- c. For curbed internal street with parallel parking on one side: 28 feet.
- d. For curbed internal street with parallel parking on both sides: 36 feet.

4.5.7 Lighting for Multifamily Housing

Site and street lighting shall comply with Section 5, “Street Light Design” of the Sacramento County Improvement Standards and the following standards.

- 1. Lighting fixtures shall provide for pedestrian safety and be adequately spaced and scaled without interference from landscaping, and directed away from adjacent areas to minimize light pollution caused by glare or stray light into neighboring properties.
- 2. Illumination shall be 0.25 foot-candles at grade level for surface areas of alcoves, walkways, and yards other than required for exits.
- 3. Illumination shall be one (1) foot-candle at floor level for open parking areas and carports.

- 4. All lights shall be placed on a timer or photo electronic cell capable of turning the lights on and off one-half (½) hour prior to dawn and one-half (½) hour past dusk.

4.5.8 Trash and Recycling Enclosures

- a. All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate; and shall be located a minimum of 25 feet from any residentially zoned property, and property used for residential purposes.

4.5.9 Maintenance

All development standards shall be continuously met for every project. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris, and abandoned vehicles.

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Table 4.2: Attached Residential Standards

	MD Townhouse ² Exhibit 5.7	HD Townhouse ² Exhibit 5.8	HD Condo/ Apartments ² Exhibit 5.9
Density range ¹	11.0-19.9 du/ac	20.0-30.0 du/ac	20.0-30.0 du/ac
Minimum net lot area in s.f.	2,500	n/a	n/a
MINIMUM SETBACKS FROM PROPERTY LINE ³			
Living area from public street	12.5'	12.5'	25.0'
Porch at front	8.0'	8.0'	8.0'
Living area from alley/private drive	12.5'	12.5'	12.5'
Garage/carports at alley/rear	n/a	5'	5'
Separation between buildings	12'	20'	20'
Side at corner	12.5	12.5'	12.5
Rear	15'	15'	15'
Rear abutting LDR or AG	20'	20'	25'
MAXIMUM BUILDING HEIGHTS ⁵			
Main building	40'	50'	50'
Front or rear porch	16'	16'	16'
Detached garage/carport	16'	16'	16'
OPEN SPACE REQUIREMENTS ⁴			
Min. Open Space/Landscaping	20%	20%	30%
Common Outdoor Amenities	Required for projects with 10 units or more		
Min. Private Open Space/Unit	50 s.f.	40 s.f.	40 s.f.

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Table 4.2 Footnotes:

1. See Code Section 5.2.3 for density bonuses or intensity increases. Density bonuses are automatic when State Density Bonus or County Housing Incentive Programs (HIP) are used. A Special Development Permit is required for density bonus projects not using the above criteria as noted in Code Section 6.4.6.G.
2. Other creative housing types may be permitted with variations in these development standards upon review and approval in the Design Review process.
3. Setback requirements, encroachments, and internal street widths are subject to review by local service providers and may be restricted based on the County Access Drive Standards or other guidelines used for multifamily residential developments to ensure adequate spacing is available for all necessary utilities.
4. Common open space and outdoor amenities include common patios, common greens, community gardens, pools, pedestrian walkways, tot-lots and recreation areas. It does not include areas used for vehicular access and parking. Public parks and open space within a project may be counted up to one-half ($\frac{1}{2}$) of the common open space requirement.
5. Refer to Section 4.7 for detailed setback and height requirements.

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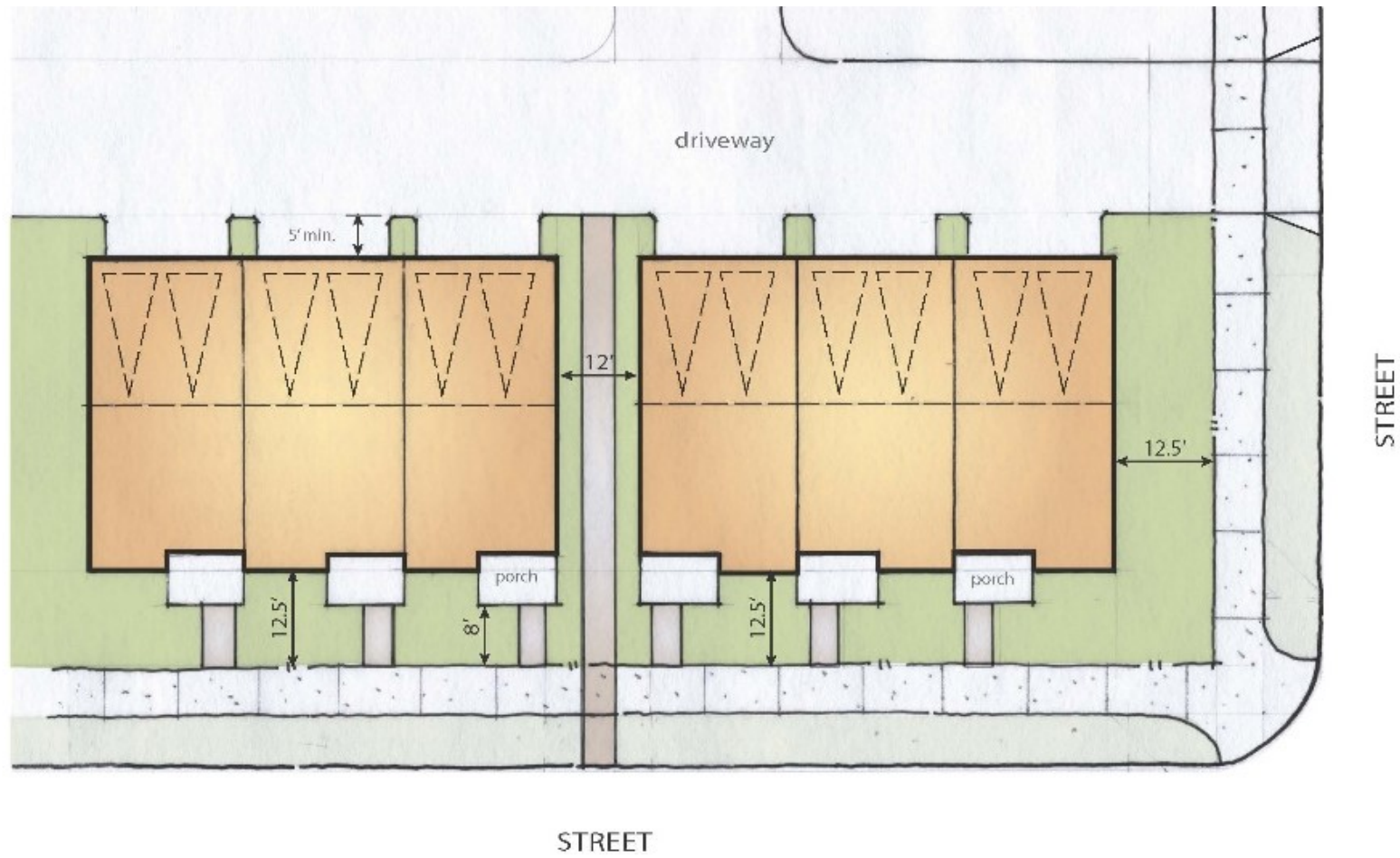
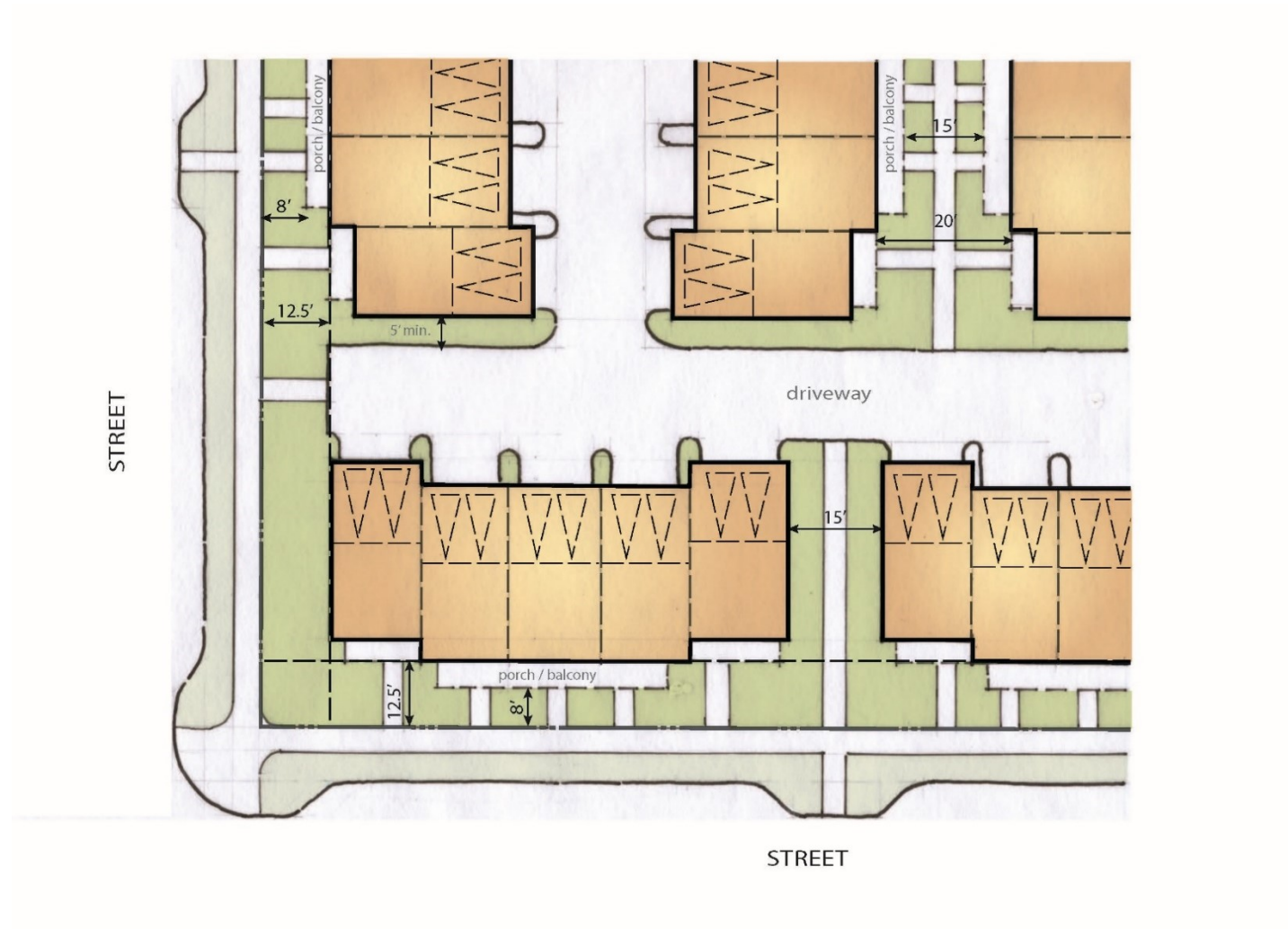


Exhibit 4.7: MD Townhouse Setbacks

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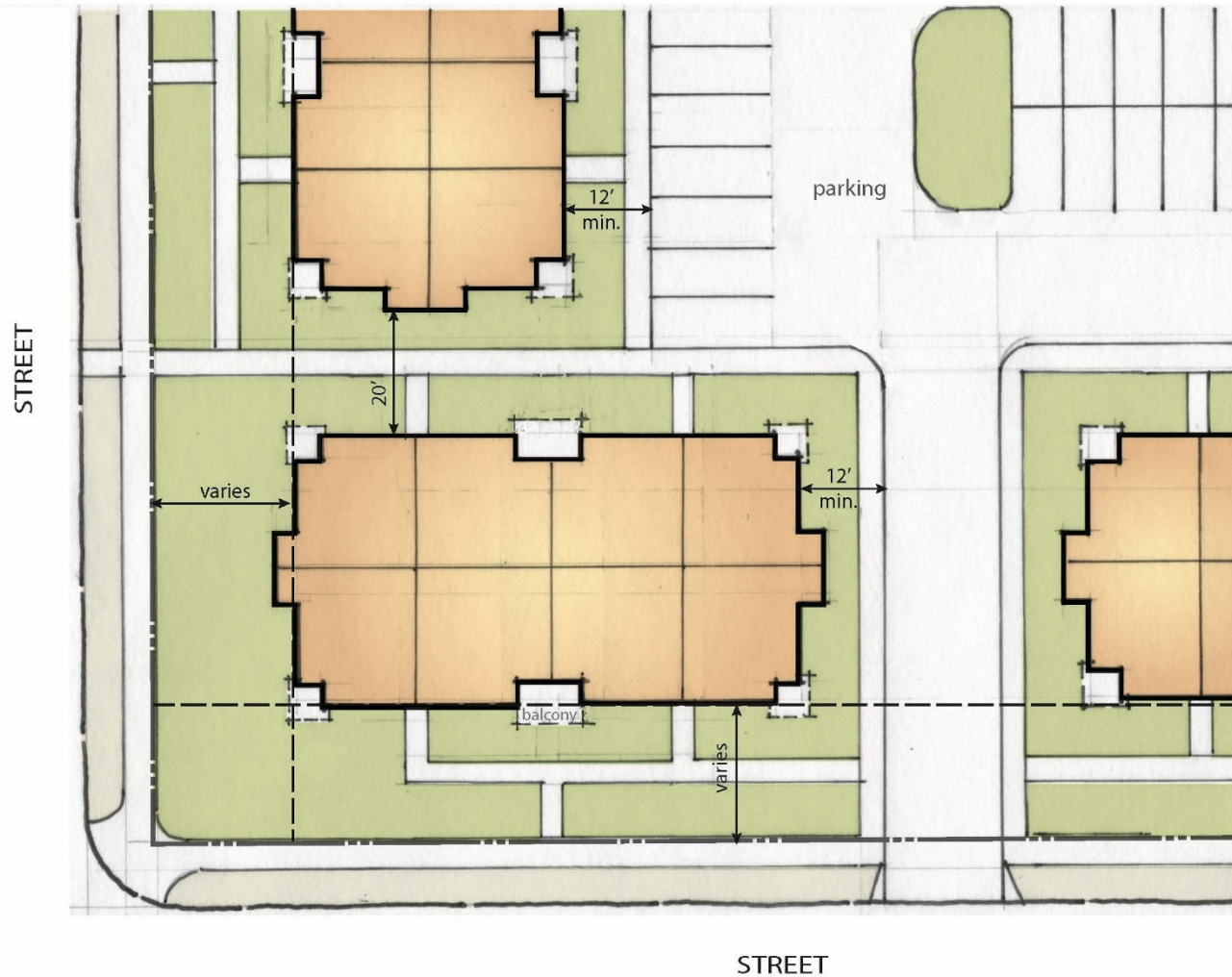


Exhibit 4.9: HD Apartment/Condo Setbacks

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4.6 Mixed Use, Commercial, Office, and Public Quasi Public Standards (GG, CC, MU, O and PQP)

The commercial development standards in this section apply to all projects in the MU, GC, CC, O and PQP land use designations. The development standards in this section are to be used in close concert with the Design Guidelines to achieve high quality projects that fit within the community. All commercial projects shall be subject to the development standards applicable to commercial land use designations, summarized in Table 4.3, the applicable section references from the Code and Design Review. Alternatives to these standards may be approved as part of the Design Review process if the intent and purpose of the standards and guidelines are met.

4.6.1 Landscaping

Landscaping shall be provided in conformance with Section 4.10, Landscaping Standards.

4.6.2 Walls and Fences

Walls and fences shall be located and constructed in conformance with Section 4.11, Wall and Fence Standards.

4.6.3 Parking

Parking shall be provided in conformance with Section 4.12 Parking Regulations.

4.6.4 Signage

Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Section 4.13, Sign Regulations.

4.6.5 Services and Utilities

1. Trash and Recycling Enclosures

a. All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate.

b. Trash and recycling enclosure areas shall be designed to the County's latest stormwater quality source control design standards.

c. There shall be adequate area provided for recycling containers and enclosures. Recycling enclosures shall be located for functional use by occupants and by the disposal and hauling companies, providing collection services. The appropriate authority can allow flexibility on the requirements in subsections a-b to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.

2. Compliance with Noise Ordinance (County Code Section 6.68)

All commercial activities, including truck loading, operation of machinery, and human activity areas, located within proximity of a residential or agricultural residential zone shall comply with the County Noise Ordinance. If complaints are received and non-compliance verified by the Environmental Management Department, then the Planning Director may require the property owner to submit an acoustical study prepared by a qualified acoustical engineer. Said study shall provide

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recommended physical and operational measures to bring the property into compliance. The Planning Director may require compliance with such measures as a condition of the business license as provided for in County Code Section 4.06.090. This requirement shall be applicable to existing and new commercial uses.

3. Shopping Carts

All businesses shall comply with Chapter 9.76 of the Sacramento County Code relating to Unauthorized Use of Shopping Carts.

4.6.6 Circulation, Access, and Pedestrian Facilities

1. Circulation

Incorporate attractive and well-marked pedestrian networks that provide connectivity and safe travel from the public rights of way and through parking areas. Design shall reflect the need for safely mixing and separating modes (i.e. trucks, autos, transit, pedestrians and bicyclists), while enhancing the pedestrian linkages to other buildings, transit and parking areas.

2. Access

Provide cross-access between projects to the extent practicable to support mixed use development, active design and walkability, while maintaining security and visibility.

4.6.8 Maintenance.

All development standards shall be continuously met for every project. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in

good repair. Premises shall be kept free of junk, debris, and abandoned vehicles.

4.6.9 Illustration of Standards and Setbacks

Exhibits 4.10 through 4.14 are provided to help illustrate the standards and setbacks contained within Table 4.3. The exhibits should be considered guidance only in execution of the development standards for each individual site.

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Table 4.3: Mixed Use, Commercial, Office and PQP Standards

	Mixed Use (MU)	General Commercial (GC)	Community Commercial (CC)	O (Office)	Public Quasi Public (PQP)
Average Lot Coverage Floor area Ratio (FAR)	50%	25%	25%	50%	50%
Maximum Structure Height	50'	50'	50'	50'	50'
Feature Structure Height (non-occupied)	55'	Up to 60 ft. for tower structure	55'	N/A	N/A
Setbacks	See Exhibit 4.11	See Exhibit 4.12, 4.13	See Exhibit 4.14	See Exhibit 4.15	See Exhibit 4.15
Front	0'	50'/30/20'0' ¹	30/20' ¹	25'	25'
Side (non-residential)	0'	0'	0'	0'	0'
Rear (abutting LD or MD)	N/A	25/100' ²	25' ²	25/100' ²	25'
Projections ³					
Roof overhangs, eaves	3' into setback	3' into setback	3' into setback	N/A	N/A
Canopies, awnings	6' into setback, 10 ft. clear height	6' into setback, 10 ft. clear height	6' into setback, 10 ft. clear height	N/A	N/A
Balconies	6' into setback, 12' height to bottom	6' into setback, 12' height to bottom	N/A	N/A	N/A
Off-street Parking	Parking requirements are per Section 4.12 AND Table 4.9 "Parking for Commercial Uses."				
Loading, Trash, Recycling					
Setback for Trash and Recycling Enclosures	31' from Public Street, 15' from edge of Private street, 25' from LD,MD, HD				
Setback for Loading Docks	75' from LD,MD,HD				
Loading, Delivery, Service	Internal only, no street loading	Screened, away from pedestrian zones	Screened, away from pedestrian zones	Provide delivery/drop off	Screened, away from pedestrian zones

Footnotes:

1. Setback is 50 feet along Jackson Highway and varies on all other street frontages- see Exhibits 5.
2. Setback is 25 feet for single story structures / 100 feet for multi-story structures

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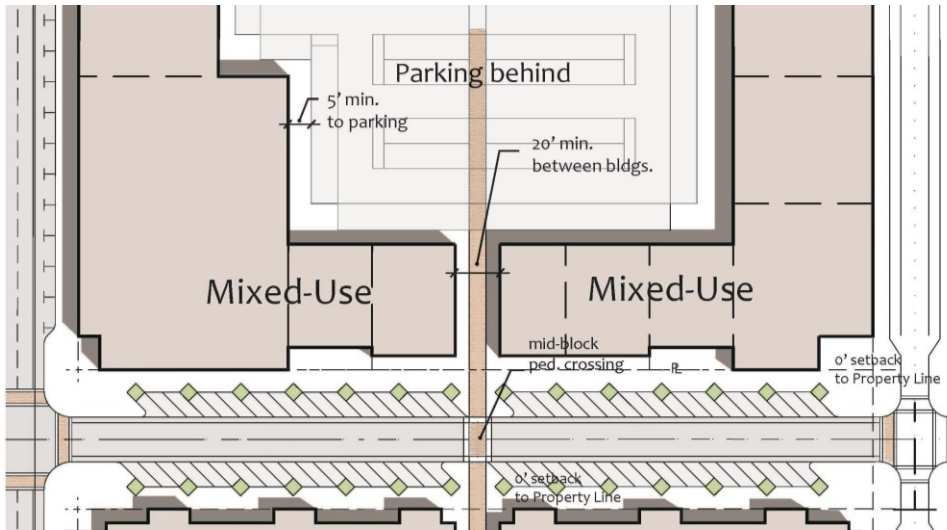


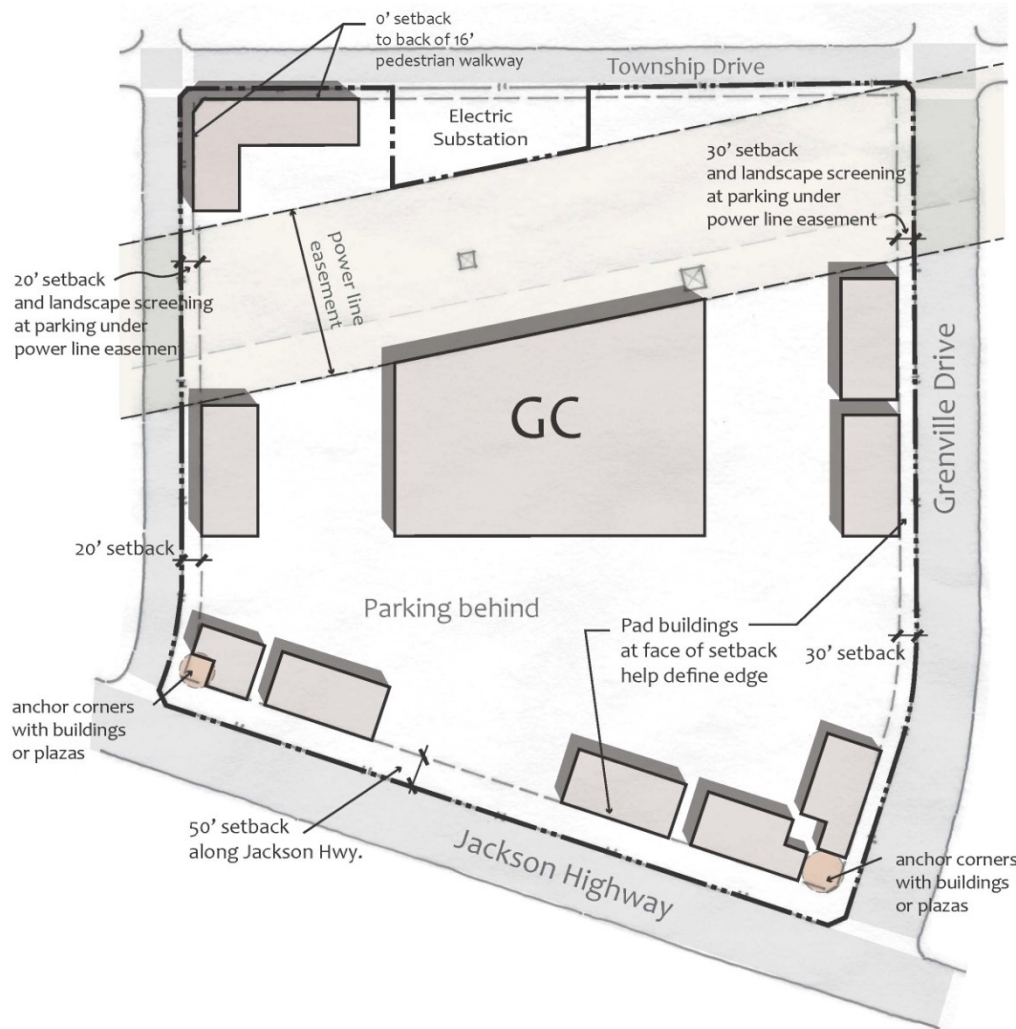
Exhibit 4.11: Illustration of MU Setbacks and Standards

4.6.2.1 Mixed Use (MU)

. The lot frontage on Township Drive is intended as an active pedestrian zone with zero (0') setback and buildings placed at the back of a 16 foot pedestrian walkway.

The northern MU site, MU1, is allocated with high density residential units. The high density uses are integrated into the MU site, following the MU standards in Table 4.3. The southern site, MU2, is partially encumbered by powerlines, therefore making residential uses infeasible.

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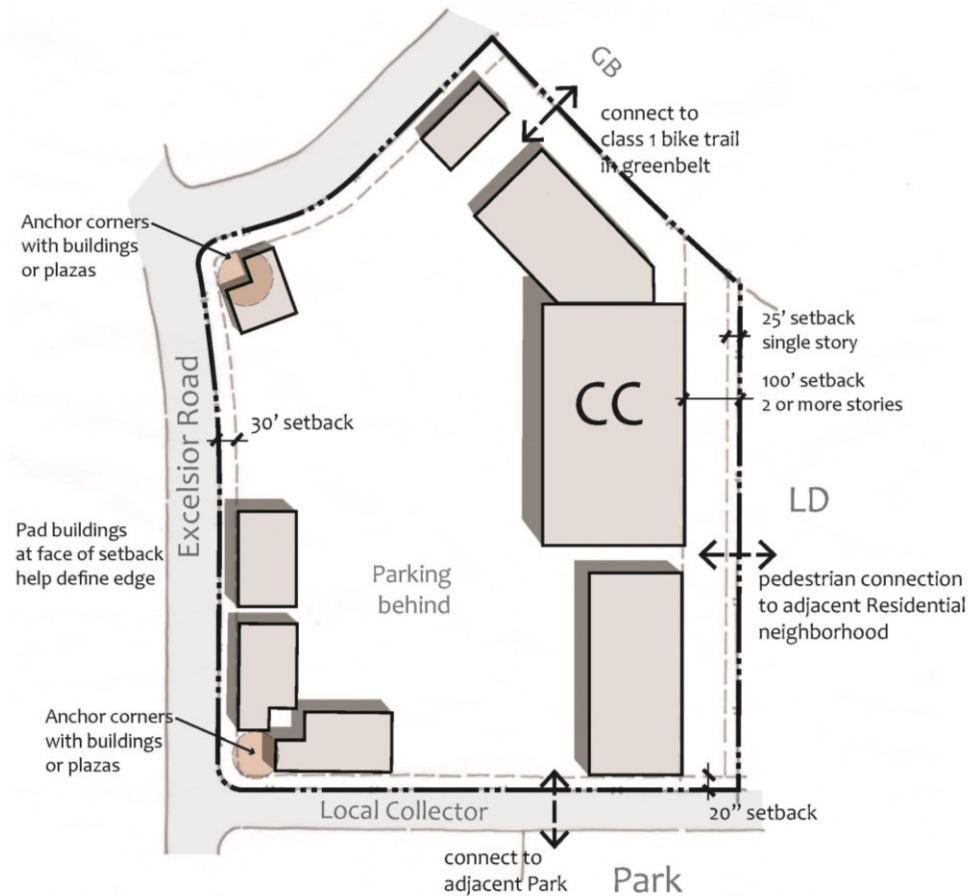
4.6.2.2 GC Site

This site, located at the northwest corner of Jackson Highway and Greenville Drive, acts as a gateway to Jackson Township. The back half of the site is divided by a 275 foot power line easement, which may function as parking for large format retail, park-n-ride, or other compatible uses.

Development of the GC site along Township Drive on the north is restricted due to the power line easement and the location of an Electrical Substation. The northwest corner of GC site has reduced setbacks to allow this portion be developed similar to the adjacent MU block with zero (0') setback and buildings placed at the back of a 16 foot pedestrian walkway.

Exhibit 4.12: Illustration of Setbacks for GC Site

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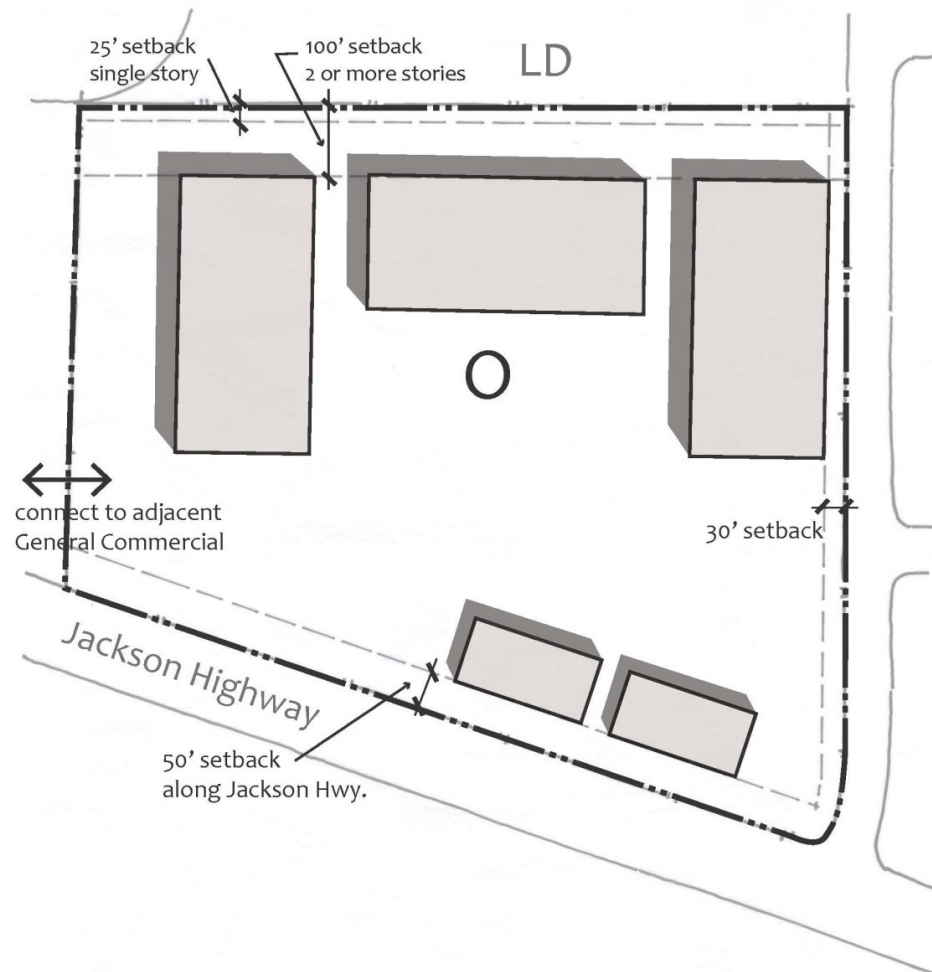
4.6.2.4 Community Commercial (CC)

The CC site is located at the corner of Excelsior Road with the intersection of new Douglas Road.

Setbacks along Excelsior Road are 30 feet while setbacks from the local collector are 20 feet. The north side is adjacent to a greenbelt/drainage corridor with a class 1 bike trail. LD designated property abuts the CC site on the east, therefore setbacks shall be 25 feet for single story structures or 100 feet for two or more stories to provide appropriate building separation.

Exhibit 4.13: Illustration of Setbacks for CC

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4.6.2.5 Office (O) and Public Quasi Public (PQP)

The setback standards for both O and PQP sites are depicted in Exhibit 4.14. PQP uses are similar in scale and density to Office uses.

The two O sites are located on Jackson Road. The western O site, depicted in Exhibit 5.15, abuts MD designated property on the north, therefore setbacks shall be 25 feet for single story structures or 100 feet for two or more stories to provide appropriate building separation.

Exhibit 4.14: Illustration of O and PQP Setbacks

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4.7: Setback and Height Standards for All Zoning Districts

A. Measuring Setbacks

Street right-of-way dimensions and width are described in the adopted County Improvement Standards.

Where there is no street right-of-way, access easement, or future street right-of-way, as identified through an official control or private road, a setback is measured from the property line. The descriptions and accompanying diagrams in Figures 4-1 through 4-8 define the front, side, and rear yard areas and the methods for measuring setbacks.

1. **Front Yard Setback.** The front yard setback is the depth, measured perpendicularly from the nearest point of the front lot line, at the back of the sidewalk, to the nearest part of the main building. Where a PUPF is required, setbacks shall be measured from the back of the curb to the main building.

2. **Front Yard Setback on a Curved Street.** For lots fronting on a curved streets or the curved portion of a cul-de-sac street, the setback is measured along a chord from the center point along an arc coincidental with the edge of the street right-of-way to the nearest part of the main building (Figure 4-6). Where a PUPF is required, setbacks shall be measured from the back of the curb.

3. **Side Yard Setback.** The side yard setback is the depth, measured perpendicularly, from the nearest point of the side lot line to the nearest part of the closest building.

4. **Corner Street Side Yard Setback.** The corner street setback is the depth, measured horizontally, from the nearest part of the closest building to the nearest point of the side lot line at the back of the sidewalk. Where a PUPF is required, setbacks shall be measured from the main building to the street right-of-way line, at the back of curb.

5. **Rear Yard Setback.** The rear yard setback is the depth, measured perpendicularly from the nearest point of the rear lot line to the nearest part of the main building. For irregularly shaped lots, the rear lot line is defined as the point where the width of the lot is a minimum of 10 feet (as shown in Figure 4-7).

B. Use of Setback Areas

Except as otherwise permitted in the DS, every part of a required setback shall be open from its lowest point to the sky (refer to Section 4.7.C for a description of allowed encroachments into setbacks). For nonresidential development, all setback areas visible from public streets and areas shall be landscaped, as required in Section 4.10.B.

C. Allowed Encroachments into Setbacks

Refer to the Development Standards tables, found under the applicable land use district in this chapter for allowed encroachments into setback areas. Where not otherwise provided in the Zoning Code, the following setback encroachment standards shall apply.

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1. Cornices, sills, eaves, canopies, awnings, and similar features may encroach into any required yard area a distance not to exceed 24 inches.
2. Window bays, having a minimum of 50 percent glass, may encroach 24 inches into a required yard area when the finished floor of the window bay is at least 15 inches above the finished floor of the room. The roof overhang above the window bay may not encroach 24 inches into the yard area.
3. Accessory structures must maintain a minimum three (3) foot setback from property lines for any portion of the structure, including the encroachment described by this Section, except for small accessory structures or sheds as noted in Table 4.8.
4. Fire escapes, outdoor stairways, balconies, and mechanical equipment shall not encroach more than 36 inches into a yard or court. Ordinary projections of chimneys and flues may be permitted by the Chief Building Official where the same are so placed as not to obstruct the light and ventilation.
5. Except as otherwise restricted in these standards, bus shelters may be located within the front or side yard setback of any lot.
6. Lot Area or Setback Reduction for Dedications.

Where a lot area or a lot width, depth, or setback has been reduced for an existing legally created lot by not more than 15 percent as a result of acquisition or dedication for an existing

or future highway, road, drain, or other public purpose, as a result of a dedication pursuant to a result of a Rezoning, Variance, or Conditional Use Permit, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.

E. Accessibility Accommodations-Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act

1. During the building permit review process, staff may approve reduced setbacks for structures relating to disability access (as defined by the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act), such as ramps or handrails, as follows:

- a. Accessibility structures must be clearly labeled as such on building plans.
- b. Staff may deny or approve modified reduced setbacks if it is determined that the structures can accommodate accessibility needs within or closer to standard requirements.
- c. In no case shall reduced setbacks result in structures contrary to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
- d. In no case shall accessibility related structures encroach onto public utility, road, or other recorded easements.

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2. Applicants are not required to provide documentation of disability nor are they required to remove the accessibility structures should an immediate need no longer be present.

F. Building Attachments

When the subordinate building is connected to the primary dwelling by a continuous roof structure as specified herein, it shall be considered as a portion of the primary dwelling.

1. The continuous roof structure shall consist of a design that is compatible to the primary dwelling as it relates to slope of roof, roof covering and overall appearance. The area spanned by this roof area shall be equal in width to minimum 30 percent of the adjacent accessory building wall, with length not exceeding three times its width.

2. The connecting structure may be open or enclosed. If enclosed, it may have a connecting door to the accessory building, but not necessarily to the main building.

3. When the subordinate “building” is connected to the main building by a roof structure without walls for the purpose of a pedestrian walkway except as specified herein, it shall be considered as a separate building used for non-habitable purposes.

G. Building Height Standards and Exceptions

Building heights shall be defined in accordance with Zoning Code Section 7.3, Definitions and Acronyms. In addition to the

height regulations in Tables 4.1, 4.2 and 4.3, some uses may be eligible for height exceptions pursuant to the **Zoning Code Section 5.2.2**. The maximum height of any building shall comply with the Mather Airport Comprehensive Land Use Plan (CLUP). The height provision for buildings or structures shall be interpreted so that both the limitation as to the number of stories and the limitation of the height in feet apply.

4.8 Density Bonuses and Intensity Increases

Density bonus and intensity increases within the Plan Area shall be in accordance with the **Zoning Code, Section 5.2.3.4.9**.

4.9 Preserve Interface Standards

The Land Plan sets aside approximately 260 acres of open space which is dedicated as a Wetland Preserve (Preserve), as shown on Exhibit 4.1. The Preserve is owned and managed by the South Sacramento Habitat Conservation Plan (SSHCP) implementing entity (IE). The IE is responsible for managing the Preserve and monitoring the Preserve Setback areas. The IE will implement measures identified in the SSHCP to ensure the long-term viability of the protected and restored vernal pool and wetland resources within the Preserve. This section of the DS incorporates avoidance and minimization measures from the SSHCP, which are implemented to further minimize impacts to protected species and resources. These measures include standards that are applicable to the designated Preserve Setback Areas, section 4.5.1 and for the Abutting Setback Areas, section 4.5.2. Refer to Exhibit 4.15 which identifies the Preserve

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Setback Area, Abutting Setback Area and Exception Area. These standards are subject to modification as the SSHCP is implemented. Additional measures which are applicable at the time of construction are provided in the mitigation and monitoring program (MMP) as a part of the EIR.

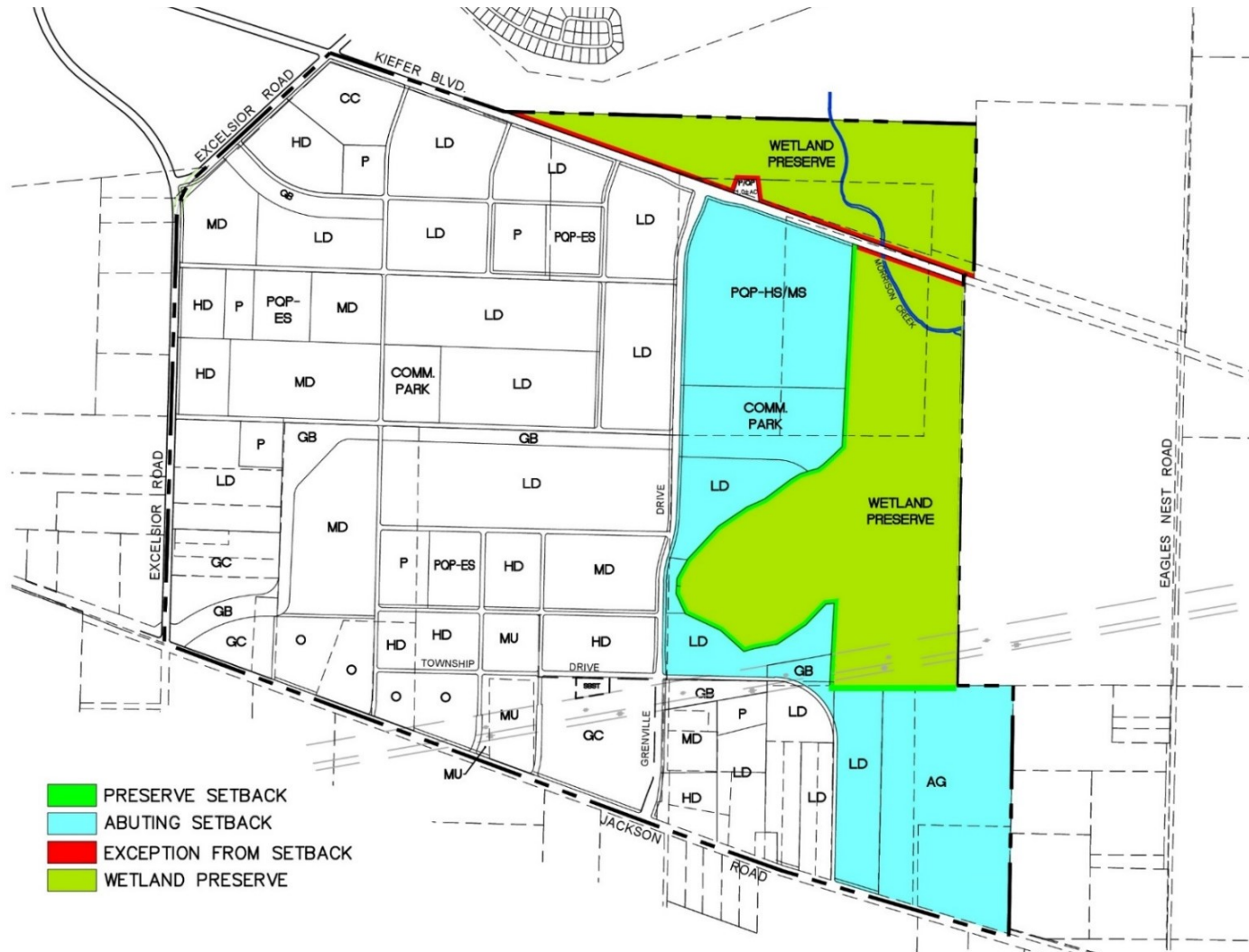
4.9.1 Standards for Preserve Setback Areas

The following standards apply to the Preserve Setback areas as shown on Exhibit 4.15.

1. Project construction activities adjacent to the Preserve must establish a minimum 50-foot-wide setback outward from the boundary of any existing preserve or planned SSHCP preserve (hereinafter “Preserve Setback”). This minimum 50-foot-wide Preserve Setback will function as a transition area between urban development and the Preserve, and must be managed to maintain the natural community of vegetation.
2. Certain types of recreational trails or facilities (e.g., benches, trash receptacles, shade structures, fencing) that can be constructed with minimum ground-disturbance and in compliance with EDGE-7 may be allowed within the Preserve Setback, as specified in Section 5.2.5 of the SSHCP, “Covered Activities in UDA Preserve Setbacks”. Preserve Setback design must locate trails on the side nearest Project development, away from the Preserve boundary. Trails may be permeable or semi-permeable hiking trails or paved community trails. The maximum trail width will be 16 feet total, including 2-foot shoulders. Post and cable fencing, split rail, or other open fencing will be installed adjacent to recreation trails to keep pedestrians on the trail. (EDGE-3a)

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3. If approved by the SSHCP Implementing Entity and the Cordova Recreation and Park District, the Preserve Setback trail may also be used as a firebreak. In instances where a trail cannot act as a firebreak, the firebreak should be located between the trail and the Preserve boundary (see SSHCP Section 5.2.7). Firebreaks allowed inside the Preserve Setback must be created by methods that will avoid disturbance to the soil's restrictive layer, such as frequent mowing, minor scraping of surface vegetation or shallow tilling. Firebreak width within Preserve Setback shall be the minimum width needed to comply with applicable local codes. (EDGE-3b)
4. To prevent potential impacts from irrigation water or from accumulation of leaf litter onto the grasslands or vernal pools of the Preserve, the planting of any shade trees or landscaping vegetation is limited to the area of the Preserve Setback located between the recreation trail and the adjacent urban development (i.e. away from the Preserve). (EDGE-3c)
5. The Design Guidelines, Appendix B, provide a plant list for the landscaping within the Preserve Setback Area. The landscaping shall not include invasive plant species listed on the California Invasive Plant Council (Cal-IPC) California Invasive Plant Inventory Database, or listed on the Cal-IPC California Invasive Plant Watch List (see <http://www.cal-ipc.org/paf/>). Any shade trees planted along Preserve Setback trails shall be native species that are found in California grasslands and that can survive in the vernal pool-grassland border without long-term irrigation or fertilization (e.g., valley oak, black oak, blue oak, oracle oak). In general, no more than 30% of any 1,000-foot segment of a Preserve Setback trail shall have canopy cover from tree plantings (to be consistent with maximum tree densities generally naturally found within native California grasslands or savanna).
6. Drip irrigation will be allowed for a maximum of five years to establish shade trees or landscape vegetation between the recreation trail and the adjacent Project development. The SSHCP Implementing Entity has the discretion to allow irrigation to continue past five years if extenuating circumstances necessitate it (e.g. during a drought) and the continuance of irrigation does not affect the Preserve. Any irrigation systems located within Preserve Setback shall be inspected quarterly to determine if such systems are affecting soils or vegetation away from the intended plantings. Irrigation system repairs shall be completed immediately if it is determined that the irrigation system is affecting vegetation or soil moisture away from intended tree planting.
7. If annual monitoring of the adjacent Preserve detects adverse indirect effects of the Preserve Setback planted vegetation (e.g., leaf litter accumulation, irrigation runoff, plant encroachment), then the SSHCP

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Implementing Entity shall identify appropriate adaptive management of the Preserve Setback tree or landscape plantings, in accordance with the terms and conditions of the Preserve's conservation easement.

8. If trails are established in the Preserve Setback, the trail must be sloped to direct rainwater leaving the trail surface into adjacent low-velocity bio-retention swales or cells, to keep rainwater runoff and trail contaminants from entering the Preserve. Low-velocity bio-retention swales or cells are typically small linear features that will be placed on one or both sides of trail. Trails and their adjacent bio-retention swales or cells must be located on the side of the Preserve Setback nearest development. (EDGE-5)
9. Activities that have the potential to cut into, disrupt, or remove the soil's restrictive layer (hardpan or duripan) shall be avoided within the Preserve Setback, in order to protect the soil perched aquifer and the micro-watersheds supporting existing vernal pool hydrology. However, in certain circumstances, the SSHCP covered activities may result in punctures or other minor disruption of the soil hardpan or duripan, if approved by the SSHCP Implementing Entity and the SSHCP Technical Advisory Committee according to the process described in Chapter 9 of the SSHCP.

4.9.2 Standards for Land Uses Abutting Preserve Setback Areas

The following standards apply to the Abutting Setback Land Use areas, as shown on Exhibit 4.15.

1. The Land Use Plan was designed to locate compatible land uses in areas immediately adjacent to the Preserve Setback, which includes the High School /Middle School, Community Park, Low Density Residential (LD), Greenbelt, Agriculture and Preserve Setback. Compatible uses are generally described as open space such as parks, ball fields, detention basins, and agriculture and low density residential neighborhoods. In the case of the High School/Middle School and Community Park, measures shall be taken to locate less intensive activities closer to the boundary with the Preserve Setback and locate more intensive activity (e.g., buildings, classrooms and driveways) away from the Preserve.
2. The compatible land use will provide minimize potential indirect effects of adjacent urban development upon the Preserve. The soil surfaces in a compatible land use area may be re-contoured, provided that the soil restrictive layer remains undamaged and most of the soil-profile above the restrictive layer remains intact, to the maximum extent possible.

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3. To the maximum extent practicable, the subdivision layout for the adjacent LD neighborhood will be designed to minimize lot configurations which back on to the Preserve Setback. The subdivision layout for the adjacent LD neighborhoods shall strive to provide approximately five (5) total access points along the entire Preserve Setback boundary to provide access to the trails as well as a visual connection to the Preserve. (EDGE-2)
4. The roads, sidewalks, and other impermeable surfaces adjacent to the Preserve will be designed to slope away from the Preserve. Stormwater flows will be directed away from the Preserve and the Preserve Setback area, and directed into the Project's stormwater control facilities inside the development area. (EDGE-4)
5. To the maximum extent practicable, outdoor lighting will be designed to minimize light pollution into the Preserve, except where necessary for public safety or security. Minimization measures may include light fixture placement (e.g., as low to the ground as possible), lamp designs (e.g., shielding, low glare, or no lighting), directing light away from preserves, or other means to avoid or minimize light pollution. (EDGE-8)
6. The owner/applicant of Abutting Setback properties, as shown in Exhibit 4.15, will coordinate with the IE during the development design process to identify vehicular access points and facilities for delivery and pickup of

grazing animals (livestock), such that these activities will not significantly alter the Preserve's habitat and are consistent with protection of the livestock, protection of adjacent public property, and include adequate public safety. (EDGE-9)

4.10 Landscape Standards

A. Purpose

Landscape standards in this Section apply to all new development, buildings, or structures that may be erected or enlarged, and/or the maintenance of existing landscaping for all land use zoning districts in the Plan Area, unless otherwise noted in this Section. Landscape standards are provided to:

1. Ensure the use of native and/or drought tolerant landscaping which is appropriate to the climate and conditions in Sacramento County, provide shade, screen loading and services facilities, help frame views and edges, and provide natural transitions that enhance the quality, walkability, safety and aesthetics of the surrounding built environment;
2. Ensure the healthy establishment and appropriate long term care and maintenance of all existing and new landscaping provided for all types of development;
3. Promote sustainable landscaping practices that lower urban heat island temperatures, improve air quality, conserve water and energy, restore, and enhance

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environmentally sensitive areas; and emphasize the use of river friendly landscaping practices and stormwater best management practices.

4. Set provisions for the removal and replacement of unhealthy trees and/or hazardous conditions and proper pruning of trees to remove hazardous obstructions; and
5. Protect the function of trees for shading, carbon and particulate capture, water quality, energy conservation, and aesthetics while ensuring adequate clearance and visibility for safety, lighting of merchant signage, and balancing other needs and functions of the property.

B. General Requirements for all Land Use Districts Except Residential Zones (See Section 4.10.C for Residential Districts)

1. General Requirements

a. Unless otherwise indicated, the minimum container sizes for trees shall be 24- inch box for 35 percent of the trees, and the remainder shall be 15-gallon.

The minimum container sizes for shrubs shall be five (5) gallon for 70 percent of the shrubs, and the remainder shall be one (1) gallon. The minimum container sizes for groundcovers shall be one (1) gallon. The required percentages may be considered for adjustment as part of the Design Review process.

b. Unless otherwise indicated, tree plantings for all projects shall include 40 percent evergreen species. The required

percentage may be considered for adjustment as part of the Design Review process.

c. Varied tree and plant species shall be used throughout the site. No one species shall comprise more than 75 percent of trees, shrubs, or groundcovers proposed for the site.

d. All landscape and streetscape improvements must meet the County's Improvement Standards, unless otherwise approved by an adopted streetscape plan, corridor plan, or other special area zoning code; and shall be consistent with the current edition of the County's Design Guidelines and the following standards.

e. Use of irrigation may be waived in the event of mandatory water conservation measures by the water purveyor for the community in which the property is located. Trees and shrubs shall be watered in a manner to keep them alive.

2. Landscaping of Setback and Frontage Areas. All areas between the edge of the street right-of-way and the building or parking lot, and visible from the public street, except for driveways and screen areas, shall be landscaped. See Section 4.10.F for parking lot landscaping requirements.

a. Frontage Landscaping Adjacent to Parking Lots and Driveways

- (i) A planter at least 25 feet wide in the O zone and eight (8) feet wider all other zones, excluding curbing, shall be

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provided between the edge of parking areas and: 1) sidewalks, where sidewalks are detached from curb and gutter, and 2) street right-of-way where sidewalks are attached. In addition, where the right-of-way is located behind a public sidewalk or curb, any area within the street right-of-way shall be developed as a planter or landscaped area in conjunction with the required eight (8) foot area in this subsection. The planter shall be designed to comply with parking lot shading and street tree requirements in this Chapter.

(ii) Within this planter, trees approved by the Planning Director shall be planted no further than 30 feet on center and at least four (4) feet but not further than 10 feet from the back of the sidewalk. The planter shall also include shrubs, ground covers, and other natural growth, or stormwater quality features and drainage treatments. Nothing in this Section shall preclude the installation of additional landscaping and the planting of additional trees so long as it is consistent with the visibility regulations for the County.

(iii) Bus shelters may be located within this planter if approved by the Director of the Department of Transportation or his or her designee and the regional transit agency, but shall not be placed so as to reduce the number of trees which are otherwise required by this Section.

b. Frontage Landscaping Adjacent to Buildings. Within the area between the right-of-way and buildings, trees approved by the Planning Director shall be planted no further than 30 feet on center and at least four (4) feet but not further than 10 feet from the back of the sidewalk. The planter shall also include shrubs, ground covers, and other natural growth, or stormwater quality features and drainage treatments. Nothing in this Section shall preclude the installation of additional landscaping and the planting of additional trees so long as it is consistent with the visibility regulations for the County.

c. Landscaped Parkways. When required by the County's Improvement Standards, a six (6) to eight (8) foot landscaped parkway shall be provided between the curb (i.e., edge of the street right-of-way) and detached sidewalk.

(i) Landscape parkways may include earth berms, hedges, fences, or walls, in combination with trees and plantings, and may be used for stormwater purposes.

(ii) Alternative landscaping methods and landscape parkway requirements may be considered as part of the Design Review process.

(iii) Street Trees. Approved trees for planting in County right-of-way and public easements shall be subject to the County's Improvement Standards. Trees not listed in the Improvement Standards, may be planted with the approval of the Office of Planning and Environmental

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Review of tree selections that can provide the greatest benefits (i.e., benefits to shading, health, air quality, water and energy conservation) is recommended. The planting of street trees applies to new construction or major reconstruction.

d. Clustering and Alternative Design. Alternative design approaches, such as clustering of trees, may also be approved during Design Review.

e. Pedestrian Walks and Connections. Required landscape areas should include pedestrian walks and well-marked paths of travel and connections, steps, and similar hard surface areas, provided that such hard surface areas do not cover more than 25 percent of the required landscape areas. Barrier free, four (4) foot wide paved walk may be provided through the required planter at street and driveway intersections to provide unencumbered access for the disabled from the sidewalk to the parking lot.

Such walk shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if such are provided.

3. Landscape Screening Adjacent to Residential Parcels. For all uses except single-family uses, a minimum seven (7) foot wide continuous landscaped planter area shall be provided adjacent to the interior property lines of all adjoining parcels zoned for residential purposes. Landscaping shall consist of screen trees approved by the Office of Planning and Environmental Review,

spaced 30 feet on center, in combination with other plant materials to provide a dense visual screen.

Trees shall be planted a minimum of five (5) feet and no further than 10 feet from the required fencing. Fencing requirements for specific uses can be found in Section 4.11.

4. Landscape Screening. Shrubs and other natural growth, combined with berms and other landscape features, at least three (3) feet in height, shall be designed to enhance, soften, and visually screen loading and parking areas, trash enclosures, mechanical equipment, walls, and other unsightly uses visible to public right-of way, except near street and driveway intersections where landscaping shall not exceed 2.5 feet in height in accordance with the visibility regulations of the Sacramento County Improvement Standards. Consideration shall be given to public safety as part of the design and maintenance of these areas. A five (5) foot landscape planter shall be installed around the perimeter of trash enclosures.

5. Landscape Maintenance. All landscaped areas shall be mowed, trimmed, and/or maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials may be stored in the landscaped areas. Refer to Section 4.10.G for additional standards on landscape care and maintenance.

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6. Stormwater Quality Landscaping.

a. On-site storm water quality landscaping, approved in setback areas or public right-of-way or integrated into the project may count toward required landscaping.

b. Pervious pavement and permeable pavers may be a substitute for impermeable hard surfaces but may not substitute for required landscaped planting areas. Ornamental or landscape rock and gravel areas, artificial turf, or areas covered with other artificial materials may be combined with landscape areas, provided that they are approved through the design review process.

7. Disabled Access. The design of landscaping shall provide for the access needs, safety, and comfort of the disabled in conformance with the standards of the Americans with Disabilities Act (ADA).

8. Tree Preservation. Existing mature and native trees and shrubs shall be preserved and incorporated within the project site design to the extent feasible. Removal of protected trees shall be consistent with the County General Plan, the County Tree Ordinance, Section 4.10.H of the DS, and applicable project-specific CEQA mitigation measures.

9. Sustainable Design. Landscaping for projects shall be designed to integrate principles of sustainability to the greatest extent feasible. This includes principles of water conservation, the use of trees for energy conservation and to improve air

quality, and the use of storm water control features for treatment and run-off reduction, with an emphasis on the use of drought-tolerant and/or native plants.

Landscaping plans shall cohesively incorporate the following requirements and guidelines:

a. The County of Sacramento Water Efficient Landscape Ordinance.

b. The JTSP and the County Wide Design Guidelines.

c. The Sacramento Stormwater Quality Partnerships River-Friendly Landscape Guidelines - Sustainable Practices for the Landscape Professional.

d. The Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

f. The integration of these practices shall not compromise requirements for landscaping as established by the County Zoning Code and the Water Efficient Landscape Ordinance.

10. Irrigation

a. All landscaped areas shall be provided with a permanent or temporary irrigation system, demonstrated on site plans, to ensure the establishment and ongoing maintenance of landscaping. Alternative and innovative methods of irrigation such as use of cisterns for rainwater harvesting and other techniques that recycle water on-site, is encouraged when feasible.

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b. Drip irrigation systems are recommended for water conservation and run-off reduction for more efficient means of watering trees, shrubs, groundcovers, perennials, and ornamental grasses than a conventional spray system. However, if proper maintenance of drip irrigation systems cannot be provided, a conventional spray or bubbler system is preferred.

c. Turf and groundcover areas are more effectively irrigated with efficient, low angle spray heads. Head-to-head spray coverage is recommended. Avoid overspray onto sidewalks and adjacent properties.

d. All trees, shrub and groundcover areas, and lawn areas shall be irrigated separately to allow individual control of the irrigation needs for these plant types. Tree irrigation systems shall include bubblers, drip, or similar application, located within a watering basin for each tree.

11. Design Review. Landscape Plans shall be required and reviewed as part of the Design Review process. For existing buildings and uses, additional landscaping may be required in order to meet the intent of these requirements.

C. Requirements for Residential Zoning Districts

The following landscape requirements address required front and side-street yard areas that apply to all new single-family and duplex units for lots sizes of 10,000 square feet or less.

1. Trees for Single-family Housing. The developer/home builder of new single family homes shall plant a minimum of one (1) tree in the front yard of each newly constructed single-family home. For lots of 7,500 square feet or more that meet or exceed the minimum street frontage requirements measured at the public rights-of way line, a minimum of two trees shall be planted in the front yard.

2. Reduction of Street Trees for Single-family Housing. One (1) street tree in planted landscape areas between the curb and sidewalk, in the front yard of the lot may count toward the minimum street tree requirements for single-family or multifamily housing.

3. Required Yard Area Hardscape Restrictions. The maximum amount of paving and hardscape is regulated by Table 4.2.

4. Landscape and Maintenance Requirements. The remaining unpaved or uncovered portion of the required setback area shall be landscaped, irrigated, and maintained. The landscaping may consist of a combination of grass, annuals, perennials, groundcover, shrubs, trees, edible gardens, and any other recognized landscape material as approved by the Planning Director. Landscape design elements such as rocks, planters, and mulch may be used, provided that living vegetation is the primary groundcover. Use of irrigation may be waived in the event of mandatory water conservation measures by the water purveyor for the community in which the property is located.

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5. Irrigation. An automatic irrigation system shall be installed in the front yard of new construction to provide consistent coverage of all planted areas. A home on a corner lot shall have an automatic irrigation system that covers the yard fronting both streets. Automatic controllers with rain shut-off valves or microclimate sensing capabilities provide greater water conservation.

6. Vehicle Parking Requirements. Vehicles, including, but not limited to, automobiles, boats, campers, trailers and other recreational vehicles must be parked on a surfaced area in conformance to the DS (See Section 4.12 for parking standards) and may not be parked within the required landscaped area.

7. Landscape Alternatives. In the case of a circular driveway that may exceed the maximum hardscape restriction for the yard area, off-setting landscaping may be provided in the area between the required yard area and the dwelling. Other options for landscaping the required yard areas, including the use of additional hardscape materials, artificial turf, or other landscape elements may be approved through the Design Review process.

8. Multifamily Residential. Multifamily residential open space and landscaping requirements can be found in Table 4.4.

9. Landscaping Adjacent to Soundwalls.

a. Earthmounds. When the sound and visual attenuation requires a wall exceeding six (6) feet above the grade of the

adjacent roadway, earthmounds or terraced landscaping shall be used such that no more than six (6) feet of the wall is visible from the roadway. The mounds shall not exceed a 3:1 slope. The mounds may support the wall or be placed against the wall on the street side. Drainage shall be contained.

b. Landscaping. All setback areas shall be landscaped with groundcover, shrubs, vines, mounds and trees such that at least 50 percent of the wall shall be screened from the adjacent public street within five (5) years. Trees shall be placed so as to cover the 50 percent of the total landscaped area with shade canopy within 15 years of planting. Thirty percent of the trees shall be evergreen.

c. Maintenance. An automatic sprinkler system shall be installed and maintenance program shall be established to provide ongoing maintenance of the wall and landscaped area. The proposed maintenance program shall be submitted with the application and may consist of one, or a combination, of the following:

1. A homeowners association agreement;
2. An assessment district, Lighting and Landscape Act District, or similar district;
3. Other viable alternative presented in public hearing and found acceptable to the appropriate authority. The proposed maintenance program shall be submitted with the application.

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F. Parking Lot Landscaping

1. General Landscaping in Parking Lots

a. No Planter shall be less than five (5) feet wide or have an area less than 40 square feet, excluding curbing. Smaller planter sizes may be considered through the Design Review process.

b. Each Planter shall include an irrigation system.

c. Not more than 25 percent of the parking landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete, or other impervious materials. Pervious pavement and permeable pavers may be considered a substitute for impermeable hard surface areas described in Section 4.10.C 7.

d. All landscaping shall be within planters bound by a curb at least six (6) inches high. Curbs separating stormwater management landscaping or other landscaped area intended to filter runoff, from parking areas, shall provide curb cuts to allow stormwater run-off to pass through them.

2. Interior Parking Lot Landscaping. The standards for interior landscaping are applicable to all zoning districts where there are more than five (5) parking spaces on the entire site, except for existing parking lots where compliance with interior landscaping standards would result in the loss of existing required parking spaces.

a. Landscaping shall be dispersed throughout the parking area.

b. The layout of interior landscaped areas shall meet the criteria described in subsections i-iv and illustrated in Exhibit 4.15.

(i) Interior landscaping is arranged in landscape strips at least five (5) feet wide between rows of parking stalls, exclusive of landscaped bumper overhang areas and curbing. Stormwater management planters provided in landscaping strips shall be at least eight (8) feet wide to count toward required parking area landscaping and may include bumper overhang areas.

(ii) Interior landscaping is arranged in areas at the ends of rows of parking or within islands between parking spaces with rows of parking. Landscaped areas at the end of aisles shall be a minimum of eight (8) feet in width, excluding curbing, and shall not obstruct the driver's vision of vehicle and pedestrian cross traffic. Landscape islands or tree wells shall be located no more than eight (8) parking spaces apart, unless an interior landscape strip between the adjacent rows of stalls, wide enough to accommodate large shade trees, is provided.

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(iii) Interior landscaping may be combined with perimeter landscaped areas as long as the interior landscape areas extend at least five (5) feet into the parking area from the perimeter landscaping.

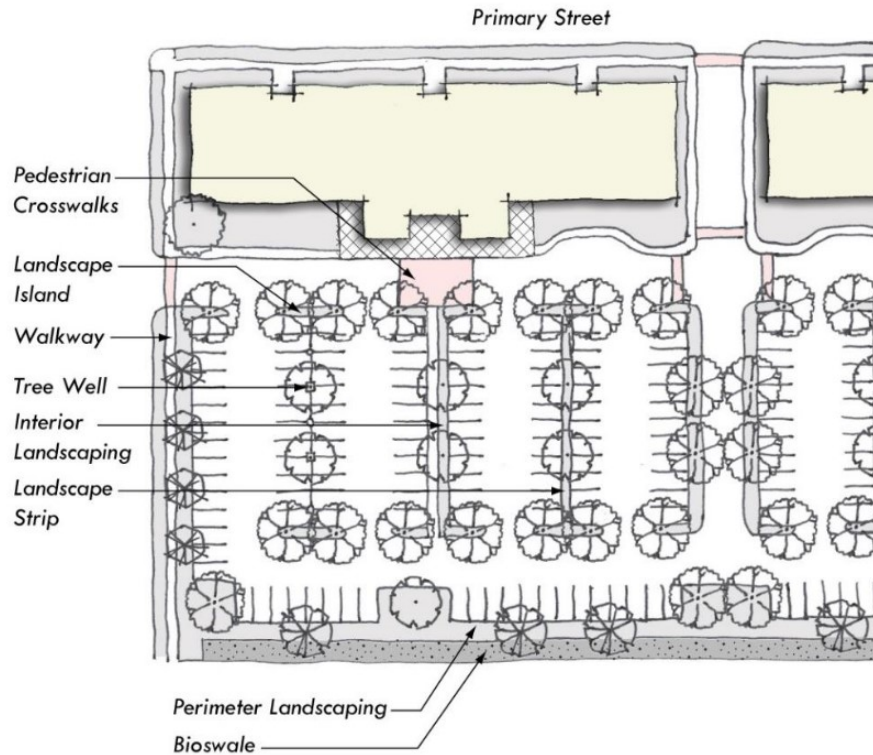


Exhibit 4.16: Parking Lot Landscaping

(iv) Individual tree planting spaces, where an individual tree is planted in space surrounded by pavement and tree well planters shall have minimum planting area of 40 square feet, excluding curbing. Shade trees having larger canopies that provide urban heat island reduction benefits may require larger planter areas.

3. Parking Lot Shading. Parking lot landscaping, including perimeter and interior landscaping requirements, shall include shade trees approved by the Planning Director, placed so as to cover a percentage of the total parking area with tree canopies within 15 years of securing a building permit, per Table 4.4.

Table 4.4 Parking Lot Landscaping Requirements	
Parking Spaces Required ¹	Minimum % of Total Parking
5-24	30%
25-29	40%
50+	50%

[1] The percentage of area required to be shaded shall be based on the number of above ground and uncovered parking spaces provided.

a. Tree selection, planting approach, and irrigation shall be designed to provide for the rapid growth and sustained health of shade trees and shall comply with the County's water efficient landscape ordinance. Small ornamental trees are appropriate for accent planting but shall not be used to meet shading requirements.

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b. Minor exceptions to parking lot shading standards may be permitted through the Design Review process for parking layouts incorporating stormwater quality features, or alternative shading mechanisms.

4. Additional Standards for Large Parking Areas.

a. Solutions that minimize the visual impact of residential and commercial driveways shall be used whenever possible, including shared driveways, alley access, or other design approaches that minimize the number and width of driveways and curb cuts.

b. Surface parking shall be divided into smaller, landscaped lots or courts with well-defined and safe pedestrian connections from the public street to the buildings, landscaping, shade trees, and lighting as needed. Refer to Parking Lot and Driveways Sections of the County-Wide Design Guidelines for additional information.

(i) Parking rows in single or double set configurations shall be limited in length to no more than 270 feet (or approximately 30 adjacent parking spaces).

c. Reduction of parking stall sizes shall be allowed to be reduced by two (2) feet, provided the bumper overhang area is incorporated into adjacent sidewalk or landscape areas.

G. Landscape Care and Maintenance for Commercial. Multi-family and Institutional Developments

This Section addresses the appropriate long-term care and maintenance of all landscaping provided for commercial, multifamily and institutional developments. It is also intended to set provisions for the removal and replacement of unhealthy trees and or hazardous conditions and provide adequate clearance and visibility of merchant signage, when the aesthetics of the tree and shading requirements will not be reduced.

1. Care and Maintenance

a. All landscaping and irrigation, required to be installed as part of development project, shall be maintained for the life span of the project and in such a manner so as to not create hiding places or hinder visibility.

b. All plant materials (trees, shrubs, and groundcovers) shall be maintained free from physical damage or injury arising from vehicle encroachment, lack of water, weather events, chemical damage, insects and other pests, and diseases. Plant materials showing such damage shall be replaced with the same or similar species. Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to safety, drainage, or appearance.

c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled

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if such untreated diseases are capable of destroying an infected tree or other trees within a project.

d. Property owners may refer to the integrated pest management strategies in the Sacramento Stormwater Quality Partnership's River-friendly Landscape Guidelines and can cooperate with the University of California Agricultural Extension Service and the County Agricultural Commission on methods and procedures by which infestations can be reduced or retarded.

2. Tree Pruning

a. Prior to pruning any tree within a landscaped area previously required to be installed as part of a development approval, a County Tree Pruning Permit shall be approved by the Planning Director or his or her designee, and the County Tree Coordinator. Tree Pruning shall be performed by a California Landscape Contractor (C-27 or C-61). The licensed contractor shall also be certified by the International Society of Arboriculture as a Certified Tree Trimmer or Certified Arborist or other qualified tree expert. The Planning Director or his or her designee shall require the following information upon submitting the Tree Pruning Permit request:

- (i) A site plan indicating the type of tree, size, and location of the trees to be pruned;
- (ii) Reasons for pruning;

(iii) Evidence that the pruning shall be performed by a certified arborist, certified tree trimmer, or other qualified tree expert;

(iv) Number of trees to be pruned.

b. Tree pruning is limited to:

(i) Removal of dead wood and diseased, crowded, and weakly attached trunks and branches which create a hazard to private property and citizens;

(ii) Providing adequate clearance and visibility for safe use of parking stalls, travel ways, and walkways for the passage of persons and vehicles;

(iii) Removing visibility obstructions to traffic signs;

(iv) Providing adequate visibility for security patrols;

(v) Repair of split trees and limbs in order to save the tree and its appearance;

(vi) Removing or pruning roots of trees which are causing damage to public or private property such as curbs, gutters, sidewalk, drainage lines, and parking lot surfaces; and

(vii) Providing visibility for merchant signage and parking lot lighting only when the aesthetics of the tree and the parking lot shading requirements will not be reduced.

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H. Removal and Replacement of Landscaping

1. All plant material removed from a project in which the Planning Director has approved the landscape plan shall be replaced with the following replacement sizes: shrubs (5-gallon size), groundcover (flats). Replacement of trees shall be as specified in Section 4.10.I.
2. Tree removal shall be limited to trees which are in poor health, structurally distressed, or unsafe and shall be in compliance with the regulations and procedures for tree preservation and protection in Title 19 of the Sacramento County Code. The removal of a tree shall be the final recourse upon determining that it is infeasible to save the tree by any other method (e.g., pruning, treatment of diseases, fertilizing). Prior to the removal of any tree, a Tree Removal Permit shall be approved by the Planning Director and the County Tree Coordinator or his/her designee.
3. The following information shall be required:
 - a. A statement of the health and condition of the trees to be removed by a Certified Arborist or licensed Landscape Architect;
 - b. Reasons for removal; and
 - c. Landscape Plan indicating size, quantity, species, and location of the trees to be removed and replaced.

4. Failure to obtain an approved tree removal permit prior to removing a tree shall require the owner of the project to replace the removed tree as stated in the Replanting Requirements in Section 4.10.I.

I. Replanting Requirements and Replacement Fee

1. Replacement trees shall be required for trees removed with or without a Tree Removal Permit, as set forth in Table 4.5.
2. Trees removed with a Tree Removal Permit shall be replaced by 24-inch box specimen trees. A 15-gallon size tree may be used as a replacement tree with an additional replacement fee. The replacement fee is based on the difference of the wholesale value between a 24-inch box and a 15-gallon tree as set forth in a fee schedule approved by the Board of Supervisors. The replacement fee may be waived by the Planning Director if the loss of the tree resulted from causes completely out of the control of the property owner.
3. Trees removed without a Tree Removal Permit or severely and improperly trimmed with or without a Tree Pruning Permit shall be replaced and a replacement fee may be required. The replacement tree is based according to the size of the tree removed or damaged as indicated in Table 4.5.

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Table 4.5 Size of Replacement Trees

Size of Damaged/ Removed tree	Size of Replacement Tree
2 inches	24 inch box
4 inches	36 inch box
6 inches or greater	48 inch box

4. A 15-gallon size tree may be used as a replacement with an additional replacement fee, as set forth in a fee schedule approved by the Board of Supervisors. Replacement fees shall be deposited into a Parking Lot Shade Tree Violation account. Fees shall be used for tree planting/tree care on public property and for public education on tree planting and care, as determined by the Board of Supervisors.

5. Mitigation Monitoring and Reporting Program (MMRP). Prior to accepting an application for tree removal or pruning, the County Tree Coordinator, or his or her designee shall determine if there is an active MMRP that affects the proposal. If there is an active MMRP an application will not be required and the applicant is to be referred to the Sacramento County Division of Planning and Environmental Review.

4.11 Development Standards for Walls and Fences

All proposed walls and fences shall comply with the requirements of this section.

A. General Standards

1. All Fences Adjacent to Drives and Street Intersections. When fences, walls, and/or landscape screening are adjacent to street

intersections and points of ingress and egress the visibility requirements of the Sacramento County Improvement Standards shall be adhered to. Application of CPTED strategies shall be considered in the design of these features.

2. Perimeter Fences for Swimming Pools. Perimeter fences shall be required around private pools, not otherwise restricted from unauthorized access from the public, subject to the construction requirements contained in the California Building Code Section 3109.4.3.

3. Masonry Walls. A graffiti-resistant aesthetic surface treatment, appropriate to the location, shall be required. Long spans of masonry walls or fences shall provide breaks for pedestrian connections at least every 300 feet. Application of CPTED strategies shall be considered in the design of these features.

4. Vacant Property. A Temporary Use Permit is required from the Zoning Administrator for security fencing, including chain link, which may be erected on all property lines and to the edge of the sidewalk. The vacant property shall be maintained in a weed and litter free condition.

5. Permitted Materials. A fence may be constructed of permanent material, such as wood, chain link, stone, rock, concrete block, masonry brick, brick, decorative wrought iron or other material approved by the Planning Director.

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6. Prohibited Materials. Fencing materials prohibited include, but are not limited to, the following. This Section shall only apply to fences located in the front yard, street side yard, and fences abutting any alley or other public right-of-way.

a. Cast-off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.

b. Plywood less than five-eighths inches thick, plywood not of a grade approved the Planning Director, particle board, paper, and visqueen plastic, plastic tarp, cloth, or similar material.

7. Maintenance. All fences shall be properly maintained so as not to create a hazard, public nuisance, or blight.

8. Exceptions. Fences deviating from the standards in this Section are permitted with Special Development Permit from the Zoning Administrator. Fence standards may be modified by a condition of approval by the appropriate authority as part of a separate entitlement.

B. Residential Fences. Applicable to LD and MD zones.

1. Front Yards. Fences in the front yard shall be limited to:

a. Solid walls or fences as defined in Chapter 7 of the Code not exceeding three (3) feet,

b. Fences constructed of chain link or similar woven wire materials, not exceeding four (4) feet, or

c. Open fencing not exceeding seven (7) feet. Fences exceeding these heights up to seven (7) feet may be allowed with the issuance of a UPM.

Fence height for fences within five (5) feet of a public right-of-way or right-of-way with PUPF shall be measured from the grade of the right-of-way or right of-way with PUPF. Beyond five (5) feet, fence height shall be measured from highest elevation of the ground on either side of the fence.

2. Side Street Yards. Fences shall not exceed seven (7) feet in height. Retaining wall and fence combinations that exceed seven (7) feet in height may be permitted with the issuance of a Minor Use Permit. Fence height for fences within five (5) feet of a public right-of-way or right-of-way with PUPF shall be measured from the grade of the right-of-way or right-of-way with PUPF. Beyond five (5) feet, fence height shall be measured from highest elevation of the ground on either side of the fence.

3. Interior Yards. Fences shall not exceed seven (7) feet and may be located on a retaining wall not to exceed four (4) feet in height. Fence height for interior property lines shall be measured from the highest elevation at the interior property line or at the finished grade of the rear or side yard setback, whichever is higher.

4. Corner Lot Exceptions to yard locations. Regardless of which street frontage of the lot determines where the front lot line is, as defined in the Zoning Code Chapter 7, Section 3, for purposes

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of measuring fence height, the frontage with the primary entrance to the main dwelling shall be considered the front yard and the other frontage(s) shall be considered the side street yard(s). In the case of a corner lot with a duplex, or two or more dwellings, where primary entrances face both frontages, both frontages shall be considered the front yard. Where a home demonstrates multiple established primary entrances on both frontages, both frontages shall be considered the front yard.

C. Multi-Family and Institutional Use Fences

1. Front and Side Street Yards.

a. Multi Family Uses. Only open ornamental security fences may be located directly outside and adjacent to the back of the sidewalk. All other fences along a public right-of-way in the multifamily zoning district shall be subject to the requirements for sound walls in Section 4.11.E.

b. Institutional Uses. Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.

2. Adjacent to Residential Zoning Districts. Either a solid wood fence or masonry wall of at least six (6) feet in height shall be provided along the interior property lines when located adjacent to residential districts, except where pedestrian connections are needed.

D. Commercial Fences

1. Front and Side Street Yards. Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.

2. Adjacent to Residential Zones. A masonry wall of at least six (6) feet in height shall be provided along the interior property lines for all industrial, commercial, and mixed-use projects when located adjacent to residential zoning districts, except where pedestrian connections are needed.

3. No fencing requirements for interior yards for commercial and industrial uses not located adjacent to Residential Zones.

5. Screen Fences

a. Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, masonry wall, or chain-link fencing with slats. Screen fencing shall also be located within the buildable portion of the lot, unless otherwise noted in this Code.

b. Outdoor storage areas, abutting a public street frontage, shall be screened with a six (6) foot high fence, constructed of wood, brick, rock, or other masonry material and designed to shield stored materials from public view.

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Outdoor storage yards along a scenic corridor shall not be permitted, unless conditional Use Permit is issued by the appropriate authority.

E. Sound Walls Adjacent to Streets

1. Whenever sound walls are required by a condition of approval to mitigate sound impacts adjacent to street, the following standards shall apply. These standards shall not preclude the use of other innovative methods of project design, utilizing greater setbacks, building design, mounding, terracing, or single-story structures.

Application of CPTED strategies shall be considered in the design of these features.

a. Setbacks. Walls shall be located behind the sidewalk and required landscaping, unless otherwise approved, and have an average setback of 19 feet from the ultimate public street right-of-way, but can vary in setback to minimum of 13 feet.

b. Height. Maximum height of a wall shall not exceed six (6) feet above the finished grade at the base of the wall on the roadway side, in Section 4.10.9.a. unless otherwise approved through a use permit, as described in this Section.

c. Type of Wall. Walls shall be constructed of graffiti resistant solid brick or masonry material that requires minimum maintenance and provides the required sound and visual

attenuation. An aesthetic surface treatment appropriate to the location shall be required.

d. Landscaping. Provide landscaping and maintenance per Section 4.10.9.

F. Non-Conforming Fences

1. Continuation and Maintenance. A non-conforming fence may be continued, and may be maintained, except as provided in subsection 2-5.

2. Maintenance or Repair of Existing Nonconforming Fence. Maintenance or repair, including structural repairs, may be made to any non-conforming fence or portions thereof if the repairs do not result in a different condition of conformity, or if the repairs bring the fence into compliance with this Section.

3. Reconstruction of Damaged Nonconforming Fences. A property owner may reconstruct a non-conforming fence damaged by fire or other calamity if the constructed fence is in conformity with this Section.

4. Removal of Worn Nonconforming Fence. If because of normal wear and tear a non-conforming fence is no longer fully upright or is no longer serviceable, the property owner either shall remove it or shall replace it with a new fence in conformity with this chapter.

5. Non-conforming Commercial Fences Adjacent to Residential Zones. Existing wood fences and chain link fences with slats

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shall be maintained with metal posts, minimal gaps, no broken boards and no sections that lean. Nonconforming fencing shall be the responsibility of the commercial property owner where the fence is located and activities on the premises shall comply with the County's Noise Ordinance.

4.12 Parking Regulations

4.12.1. Purpose

The purpose of these regulations is to require off-street parking and loading spaces for all land uses in the Plan Area, sufficient in number to accommodate all vehicles which will be congregated at a given location at any given point in time by drivers and passengers who use or occupy the facility. Specifically, the off-street parking standards are provided to:

1. Ensure off-street parking and loading facilities adequately serve a majority of the traffic generated by development or land uses on site over time;
2. Maintain efficient use of land by avoiding excessive amounts of parking;
3. Provide adequate off-street parking, circulation, and access to support the viability of businesses and preserve surrounding neighborhood property values;
4. Allow parking alternatives, including shared parking and reductions to off-street parking requirements for sites in close proximity to transit, providing good connectivity to the surrounding area and bicycle and

pedestrian facilities, and/or other transportation demand management measures, as appropriate; and

5. Ensure off-street parking and loading facilities are designed in a manner that promotes the general welfare of the community, protects public safety, and minimizes adverse impacts to adjacent land uses.

4.12.2 Applicability

The standards of this Chapter shall be applied to new construction, establishment, change, or expansion of any land use or building in the County, including increases in floor area, seating capacity, dwelling units, occupants, employees, and other units of measurement used to generate the vehicular requirements in this Chapter. Operations associated with a land use shall not commence, nor a building occupied, unless off-street parking and loading facilities conform to the requirements of this Chapter. Exceptions to the standards in this Chapter are permitted when a deviation has been granted through a Conditional Use Permit or Special Development Permit, in accordance with the provisions and references in Chapter 5.

4.12.3 General Provisions

Accessible off-street parking areas shall be provided and maintained as set forth in this Chapter. The parking access area shall provide parking and maneuvering room for motor vehicles and for pedestrian safety and walkability based on the anticipated occupancy of a given building, structure, or area of

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land or water. In addition, every use shall provide at least the minimum number of vehicular off-street parking spaces required by Section 4.12.9; motorcycle parking spaces required by Section 4.12.14; and bicycle parking spaces required by Section 4.12.15 in accordance with the following methods.

1. Parking requirements for uses not specifically listed in the tables will be determined by the Planning Director, based on comparable uses in the table or through a parking analysis of similar facilities in the region.
2. Where there is a combination of principal uses in any one facility, the sum of the parking requirements of these uses shall be provided unless otherwise indicated or a reduction of parking is permitted.
3. Calculations
 - a. Rounding. If the calculation of parking needs results in the requirement for a fraction of a parking space, such a parking space need not be provided unless the fraction exceeds 50 percent.
 - b. Gross Floor Area. Where the standards for parking set forth in this Chapter are based upon gross floor area, gross floor area shall be defined by the area within the surrounding exterior walls of a building (or portion thereof) including shared bathroom spaces, storage areas, and circulation areas, but exclusive of courts, vent shafts, and parking areas.

c. Seating Capacity. Where the standards for parking set forth in this Chapter are based upon seating capacity, the capacity shall be determined by reference to the building occupancy permitted or actual seating capacity of an area based upon the number of seats or one (1) seat per 18 inches of bench or pew length and one (1) seat per 24 inches of booth length for dining, but in no case shall seating be less than determined, as required by the Uniform Building Code, Section 3301. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.

4.12.4 Building Permit for New Construction

Plans submitted for a building permit to construct a building which has parking areas shall include the design of the required parking area, drawn to scale. Such plans shall include all parking spaces and maneuvering areas, curb cuts, landscaping and other improvements. The building permit shall not be issued until such parking plans have been approved by the Planning Director or his or her designee, and no final completion inspection approved until the parking spaces and required landscaping are installed. No business license shall be approved until final completion inspection is obtained, except that a business license may be issued providing a cash bond is posted by the property owner to assure completion.

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4.12.5 Change of Occupancy or Use

For a change of occupancy where the parking demand is increased and where no new construction requiring a building permit is anticipated, but a new business license is required, the Planning Director or his or her designee shall review the parking requirements of the proposed use. No new business license shall be issued until the Director or designee has approved the parking plan. Two copies of such plan drawn to scale shall be submitted for approval. The plan shall show the whole property in question and shall show the means of ingress and egress, location of the building, parking spaces, and landscaping, pedestrian paths of travel, pedestrian access and connections from the public street through parking lot to building entry, barrier curbs, irrigation system, lights and any other proposed facilities. If the plan conforms to the intent and provisions of this Section, the Director or designee shall approve both copies, keeping one copy on file and returning the other copy to the Tax Collector for issuance of any business license.

4.12.6 Nonconforming Use of Existing Facilities

Any building or use for which parking facilities become substandard by the adoption of this section shall be considered a nonconforming use. Such nonconforming use may continue, but no enlargement or expansion shall be made in such use or building, unless the required number of parking spaces or parking area as designated by this regulation are provided. Any

change of occupancy or use in an existing building or lot which requires more parking spaces shall provide the additional parking areas required in this section.

4.12.7 Parking of Inoperable or Unregistered Vehicles

1. It shall be unlawful for any person to park or store, or permit others to park or store, any automotive vehicle or any trailer without current registration from the Department of Motor Vehicles or in an inoperable condition on any lot in a residential zoning district.
2. An automotive vehicle or a trailer without current registration from the Department of Motor Vehicles in an inoperable condition may be parked or stored in a fully enclosed building.

4.12.8 Change of Parking Requirements

When parking requirements as set forth in this Chapter are amended, such amendment shall not invalidate a previously approved development plan, Conditional Use Permit, or building permit.

4.12.9 Vehicle Parking Requirements

Parking requirements shall be applied uniformly in accordance with the general provisions, based on land uses, regardless of the zoning district in which a land use is to be located; unless otherwise specified in these standards. On-street parking may count toward satisfying off-street parking requirements for commercial service and retail uses and visitor parking at a 1:1

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ratio. Motorcycle and bicycle parking spaces shall also be required and provided in accordance with Sections 4.12.14-15.

1. Vehicle parking requirements for Single family residential uses in the LD and MD zones are provided in Table 4.6.
2. Vehicle parking requirements for attached housing uses in MD, HD and MU zones are provided in Table 4.7.

Table 4.6: Single Family Residential and Group Living Parking Requirements in LD and MD Zones

Unit Type	Minimum parking required
1. Dwelling, Duplex or Halfplex	Two spaces per dwelling unit, 9' wide x 19' long within the buildable lot area or property driveway of the front yard
2. Dwelling, single family	
3. Family Day Care Home, Foster Home	Standard is the same as 1 and 2 above, plus one additional space for every 10 or more persons receiving care in the home
4. Residential Care Home	Standard is the same as 1 and 2, plus 1.5 additional space for every 6 or more persons receiving care in the home

Table 4.7: Attached Housing Parking Requirements in MD, HD or MU Zones

Unit Type	Minimum stalls required
Studio	1
1 bedroom	1.5
2-3 bedroom	2.0
4 plus bedrooms	2.0
Visitor	0.5

- 1) One (1) parking space per unit shall be covered (carport or garage). Exceptions may be approved for affordable housing projects as part of the Design Review.
- 2) Condominiums, townhouses, or similarly owned units where certain parking spaces are deeded, granted by easement, or otherwise permanent assigned spaces shall be located to be visible from a window(s) of the unit to which it is assigned, whenever possible, unless such spaces are contained within a garage. The location and regulation of unassigned spaces shall be placed under the control of the project homeowners' association.
- 3) Permanent, assigned, covered or uncovered spaces must be standard spaces, a minimum of nine (9) foot wide by 19-foot long. For projects with assigned spaces for each unit, up to 50 percent of the unassigned spaces may be compact spaces, and for projects with no assigned spaces, up to 30 percent of the spaces may be compact spaces. Unassigned standard and compact spaces shall be evenly distributed throughout the project.
- 4) Visitor parking may be satisfied with on-street parking spaces on the property or on adjacent street frontages, at a 1:1 ratio. Visitor parking

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need not be in addition to required parking, where one or none of the parking spaces are not assigned. For townhomes and other attached housing, street parking and private driveways may be counted toward visitor parking.

- 5) The American with Disabilities Act (ADA) requirements and standards shall be met.
- 6) Parking and paving directly touching against residential buildings shall be avoided. Paved surface parking areas shall be separated from the primary residential building by a minimum four (4) foot wide walkway and/or a minimum seven (7) foot wide landscape strip.
- 7) Tuck under and subterranean parking may be permitted for projects in the HD and MU zones.
- 8) Off-site parking is allowed in HD and MU zones up to 25% of required spaces, pursuant to Section 4.12.9E.

C. Vehicle parking requirements for Public, Civic and Institutional Uses are provide in Table 4.8.

Table 4.8 Public/Service and Institutional Uses Parking Requirements	
Use Type	Minimum parking requirements
Place of worship or other Religious Institution	One space per four fixed seats within the main assemble room or one space per 50 square feet of the seating area used for assembly
Social Club, Fraternal Hall/Lodge	Ten spaces per 1,000 square feet of seating area used for assembly
Business, Trade, or Vocational School	One space per three persons (using maximum building occupancy)
College, University	One space for every three employees, plus one space for every three students
School, K-12, Public or Private	Elementary and Junior High Schools: one space per employee, plus one space for every 10 seats in the Auditorium or multi-purpose room whichever is greater, plus loading space for two buses. High Schools: one space per employee, plus one space for every five students
Public Park and Ancillary Uses	None required for sites up to 5 acres in size. Sites above 5 acres provide one space per 20,000 s.f of useable park area
Convalescent Hospitals, Congregate Care Facilities	One space for every three beds licensed by the County or State, plus one space for every three employees

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Table 4.8 (Continued)	
Adult Day Health Center/Child Day Care Center	One space per employee, plus one parking space for every eight children enrolled or adults
Hospital	Two parking spaces for each bed licensed by the State, plus one space for every three employees; outpatient facilities shall provide additional parking as required for a medical office
Utility, Major or Minor	One space for every two employees on the premises at any one time including overlaps in shifts
Other Institutional Use Not Specified Above	One space for every three occupants based upon the maximum occupant load of the institution at any one time, as determined by the UBC

D. Vehicle parking requirements for Commercial and Office uses are provided in Table 4.9.

Table 4.9 Commercial/Office Parking Requirements	
Use Type	Minimum stalls required based on gross floor area (s.f.) or # of employees/occupants
Commercial Services	
Veterinarian, Animal Hospital	1 space/250 s.f.
Banks, Savings and Loans, and Credit Unions	1 space/300 s.f.
Physical Fitness Centers, Health Studios and Similar Uses	1 space/200 s.f.

Beauty/ Barber Shop and Similar Uses	1 space/250 s.f.
Eating and Drinking Uses	
Bar, Restaurant (Sit down, carry out and drive thru)	1 space/3 seats, based on the capacity of fixed and movable seating, as determined under the UBC. Outdoor seating which is less than 25 percent of indoor seating is exempt. Any additional outdoor seating beyond 25% shall provide 1 space/1.5 seats.
Entertainment/Recreation	
General Recreation Facility/Indoor	1 space/3 occupants who would use the premises at any one time based on the maximum occupant load, as determined by the UBC.
Dance Halls, Ballrooms, Skating	1 space/ 100 square feet of dance or skating floor area. Incidental areas in restaurants, bars and other recreational uses shall provide parking according to the specified area standard above.
Batting Cages, Driving Ranges	1½ spaces for each station
Motion or Live Theater	One space per three seats
Other Recreation Uses not listed	One space for every three occupants who would use the premises at any one time based on the maximum occupant load, as determined by the UBC.

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Table 4.9 (Continued)	
Lodging	
Bed and Breakfast Inn	One space per guest room and two spaces for the resident owner or manager
Hotel or Motel	One space per sleep room, suite, or housekeeping unit. For other principal uses on the premises such as restaurants, bars and meeting rooms, refer to applicable standards for such uses. For secondary or other accessory uses, 70 percent of the requirement specified for the use is applicable.
Use Type	Minimum stalls required
Office Uses	
Office Use, General	1 space/300 square feet of gross floor area ^{1,2,3}
Medical and Dental Offices	1 spaces/250 square feet of gross floor area ³
Retail Uses	
Retail Furniture, Major Appliance & Floor Covering Sales	1 space/ 1,000 square feet of gross floor area plus 1 parking space for each employee ³
General Retail Activities ¹	1 space/300 square feet of gross floor area

Building Material Sales	1 space/300 square feet of gross floor area in the main retail building, plus parking required in the uncovered sales area per requirement
Uncovered Sales Areas (auto, boat or trailer sales; lumber or building material yards; plant nurseries; or other similar uses	1 customer space/1000 square feet of uncovered sales area, up to a maximum of 20 customer spaces, plus one parking space for each employee
Other Commercial Uses not specified	One space for every two occupants based on maximum load, as determined by the UBC

Table 4.9 Footnotes

- 1) Interior hallways used for access to office suites are not counted in the floor area
- 2) Medical and dental offices and complexes exceeding 10 percent of the gross floor area of the office complex shall comply with the medical/dental parking requirements
- 3) For services located in a commercial or mixed-use center, parking equal to the number of spaces required for each use, unless mutual parking agreements allow a shared parking reduction.
- 4) Applies to stand-alone uses, shopping centers and mixed-use retail developments that utilize a common parking area through mutual parking agreements
- 5) Up to 10 percent of the required number of spaces may be contractually committed to be used for park-and ride purposes without affecting the total parking requirement of the center.

E. General Requirements for Shared and Off-site Parking

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The following guidelines are intended to serve as criteria for evaluating proposals for shared parking. Shared Parking is parking that can be used to serve two or more individual land uses without conflict or encroachment. Off-site parking, where allowed in parking tables, may be provided on parcels within 300-feet of site to meet minimum parking requirements.

1. Site Plan: All requests for shared parking must be accompanied by a site plan which includes sufficient information to identify the type and intensity of the uses which are proposing to share parking.
2. Ownership: When first approved, the shared parking facility must be under common ownership or under the control of a single site plan through lease arrangements. All requirements and conditions imposed upon the shared parking facility shall be listed on the site plan and shall be binding upon all subsequent purchasers.
3. Time of submittal: All requests for shared parking must be submitted in writing at the same time as an application for site plan review.
4. Shared parking arrangements may be approved by the Planning Director if the above criteria is met.

4.12.11 Vehicle Parking Size, Location, and Configuration

Every use shall provide the required off-street parking spaces in accordance with the dimensional and location requirements in this Section.

A. Off-Street Parking Space and Driveway Sizes

1. Table 4.10 provides the parking dimensions that regulate the dimensions and drive aisle requirements for various angles of parking and one-way and two-way aisles, except for residential garages. Vertical clearance of all enclosed parking spaces shall be a minimum of seven (7) feet.
2. Special Provision for 90 Degree Single loaded Parking Aisles. Parking lot aisles which serve as access to parking spaces on one (1) side only may be reduced to a width of 20 feet provided either a landscaped planter or pedestrian sidewalk at least five (5) feet in width is installed adjacent to said aisle.
3. Residential Garages and Accessory Dwellings. Parking within enclosed garages, carports or outdoor spaces shall be required as provided in Table 4.11.
4. Shared Driveways. Shared driveway access with adjacent lots is encouraged, subject to compliance with the following requirements; the driveway is directly adjacent to a shared property line; an easement for the use of the driveway is obtained; and the driveway width is adequate to serve the additional number of vehicles to be served.

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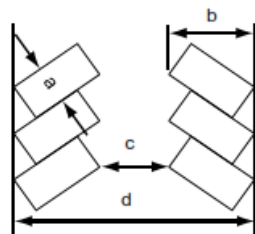
Table 4.10 Parking Dimensions

Angle	Stall Width a	Stall to Curb b	Aisle c	Two Rows+ Aisle d
90°	9'-0"	19'-0"	25'-0"***	63'-0"
	9'-6"	19'-0"	24'-8"***	62'-6"
	10'-0"	19'-0"	24'-0"***	62'-0"
60°	9'-0"	21'-0"	20'-0"***	62'-0"
	9'-0"	21'-0"	19'-0"*	61'-0"
	9'-6"	21'-3"	18'-6"*	61'-0"
	10'-0"	21'-6"	18'-0"*	61'-0"
45°	9'-0"	19'-10"	20'-0"***	59'-8"
	9'-0"	19'-10"	16'-4"*	56'-0"
	9'-6"	20'-2"	15'-2"*	55'-6"
	10'-0"	20'-6"	14'-0"*	55'-0"

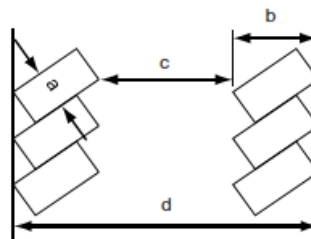
***Two-way aisle

* One-way aisle

Key Diagram:



One-Way Aisle



Two-Way Aisle

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Table 4.10 (continued) Parallel Parking Dimensions

9'-0"	20'-0"	12'-0"	30'-0"
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Key Diagram:

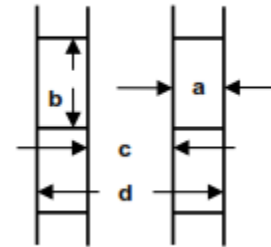


Table 4.11 Garage Parking

Unit Type	Garage Space Type	Minimum Dimension Requirements	Additional Regulations
Single-family or Multifamily	Attached or Detached Two Car	20' x 20' (400 sf) minimum interior, 19' driveway	Constructed of the same materials as the principal dwelling
Single-family	Attached or Detached	20' depth; 640 sf minimum	Third space may be tandem
Multifamily Rental	Single Unit-Assigned Parking	9' x 19'	Space shall be covered and assigned
Multifamily Ownership	Single Enclosed Garage	12' x 20'; 10' driveway	Automatic garage door required

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5. Compact Car Spaces. Up to 50 percent of the required number of parking spaces may be sized for compact cars. Compact car parking spaces shall be at least eight (8) feet in width and 16 feet in length, and shall be clearly marked, "COMPACT". Compact parking spaces shall be distributed throughout the parking lot. Where an entire section of the parking lot is restricted to compact car parking with an angle of 90 degrees, the aisle width may be reduced from the standard 25 feet to 23 feet; such compact sections, if used, should be located so as to minimize the distance from the section to the appropriate building or activity.

6. Parking Spaces for the Disabled. Parking spaces shall be provided for the disabled in accordance with the Uniform Building Code and American with Disabilities Act and subject to approval by the Chief Building Inspector. Designated spaces are to be incorporated into the overall parking requirement for the project.

7. Employee Parking. Parking spaces for all commercial business and industrial uses designated for employees, where employee parking is required, shall be identified by the employer as "employee parking."

8. Electric Vehicle Parking. Parking spaces providing electric vehicle charging stations shall be designed to comply with the California Building Standards Code and other federal and state regulations. Electric vehicle charging station may qualify for parking reductions, as addressed in Section 4.12.13. Parking

spaces designated for electric vehicle charging stations shall be counted toward meeting the minimum parking requirement.

B. Vehicular Maneuvering Area, Access, and Circulation

All parking areas shall be designed so that the parking spaces have suitable maneuvering space and access to and from a public street or alley.

1. Access to Parking Areas. Access to parking areas and curb cuts for driveways shall be approved by the Sacramento County Engineering Division to insure an efficient and safe traffic flow into the parking areas and along the public streets.

2. Where two way access driveways are used, the design shall include either a) planter with lawn or other low groundcover separating the entrance and exit lanes, including small signs denoting "enter only" and "exit only" appropriately placed, when approved by the Engineering Division; or b) painted line separating entrance and exit lanes, with stenciled enter/exit markings appropriately painted on the pavement. Provide well-marked pedestrian paths of travel to entry/exit points and at potential conflict points.

3. Back out Parking. Parking areas for commercial, industrial, and multiple family residential uses, not including duplexes and single-family residences, shall be designed so that vehicles are not permitted to back out of the parking area onto a public street, enter and exit a facility or lot without reentering a public right-of-way, or make other hazardous turning movements.

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4. Dead-end Aisles. Dead-end aisles are discouraged. When used, 90-degree angle stalls are required.

C. Vehicle Parking Location

Off-street parking shall be located in a parking area or building, as follows:

1. Residential Development. All off-street parking for residential uses such as a single-family detached dwelling, duplex or halfplex, shall be located on the same parcel as the development they are intended to serve, but shall not be located within a required corner setback area, except as otherwise provided in this Chapter.

a. No more than 40 percent of the land area between the front lot line and the front wall of the primary dwelling that is furthest from the front lot line (Exhibit 4-17, Example 1), or the area leading directly to a carport or enclosed garage (Exhibit 4-17, Example 2), whichever is greater, may be paved or used for vehicle parking. Use of permeable paving is encouraged for vehicular areas on lots that exceed 15,000 square feet. On lots of 15,000 square feet or less, impervious surfacing is required for vehicle parking. A Minor Use Permit may be issued for alternatives to these requirements.

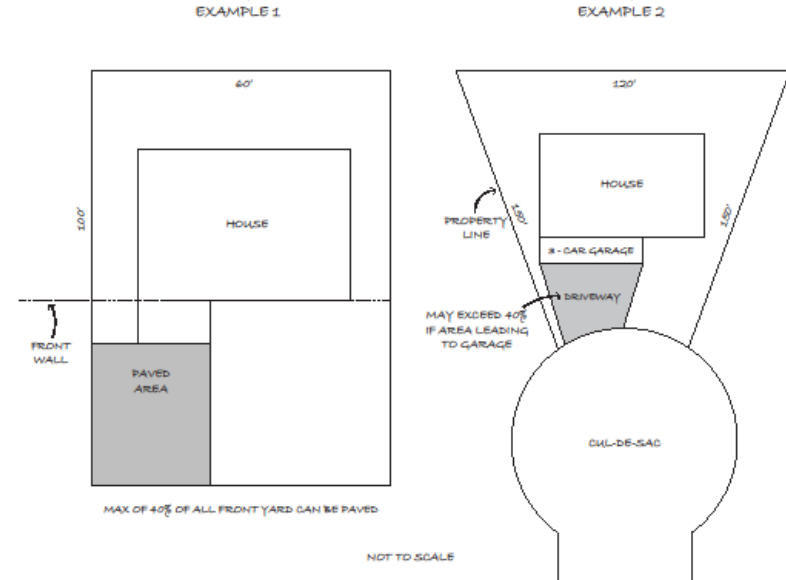


Exhibit 4.17: Off-street Vehicle Parking Location

2. Multifamily Residential or Mixed-Use Development. At least one (1) space for each residential unit shall be located on-site; other required parking spaces may be located off-site, subject to standards for off-site parking in Section 4.12.9E and the following standards.

- Residential parking garages shall be located adjacent and behind the building elevation.
- Surface parking for commercial uses shall be located to the side or behind buildings, when feasible, and is

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discouraged at street corners, and in the front setback, but may be permitted subject to approval by the County at the time of Design Review.

3. Non-residential Development. Parking required to serve non-residential uses may be located on the same or different site as the uses served, subject to complying with the standards for off-site parking in Section 4.12.9E. The owners of adjoining buildings or lots may provide parking space in common if the total parking space provided is equal to the sum of the individual parking needs or a shared parking reduction is granted.

a. Surface parking areas may be permitted in the front, side, or rear setback areas, but discouraged at street corners and shall be subject to approval by the County at the time of Design Review. All parking areas shall be screened from public view.

4. Places of Public Assembly. The parking for places of public assembly requiring more than 50 parking spaces may be located on the premises, within 600 feet of the premises, or a combination of both.

D. Vehicle Parking Configuration

1. Tandem Parking. The minimum dimension for two parking spaces in tandem shall be nine (9) feet in width by 34 feet in length. Tandem parking shall be permitted for multifamily housing, the residential components of mixed-use projects, day

care homes, and non-residential uses, subject to the following conditions.

a. For day-care homes and non-residential uses, a full-time parking attendant shall be on duty at all times when the parking facility is available for use.

b. For multifamily housing and the residential components of mixed-use projects; tandem spaces are required to be assigned for the same dwelling unit. Up to 10 percent of the total off-street parking spaces provided may be tandem parking.

2. Tuck Under Parking. Tuck under parking, defined as parking below the unit and accessible from outside the unit, shall be permitted when parking access is restricted to an alley, the rear 40 percent of the site, or designed such that parking areas shall not to be visible from the street or from an adjacent property.

3. Parking Structures. Parking structures, buildings or structures use for motor vehicle parking, shall be permitted, subject to the following standards.

a. Parking structures shall not exceed the height of the main structure on the same property, if applicable, unless approved during Design Review.

b. In addition to the standards herein, parking structures shall be subject to applicable regulations, including setback requirements, of the base zoning district.

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c. All setback areas not occupied by the parking structure shall be fully and permanently landscaped and lit for security.

d. Parking structures, with at grade parking shall be screened by the architecture of the building and/or landscaping at the street level, or other standard establish during Design Review, unless the parking structure contains ground floor commercial uses adjoining the street.

4. Valet Parking. Valet parking may be authorized through a special development permit as a mean of satisfying applicable off-street parking requirements, subject to satisfying the criteria for off-site parking in Section 4.12.9E.

E. Parking Restrictions

No motor vehicle or equipment used for, or designed primarily for, commercial, industrial or agricultural purposes with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, and no trailer used for, or designed primarily for, commercial, industrial or agricultural purposes, shall be parked or stored on any residential zoned property except when loading, unloading, or rendering service. The parking of commercial vehicles is prohibited in required yards of any commercial/office zone/PQP zone as identified in Table 4.3.

F. Truck Loading and Unloading Areas

All retail and wholesale stores, warehouses, supply houses, buildings devoted to manufacturing trade, hotels, hospitals or other buildings where large amounts of goods are received or shipped shall provide loading and unloading space adequate to handle the volume and frequency of truck traffic to the building or shopping center. The minimum number of spaces shall be determined in accordance with the estimated volume of truck traffic and loading requirements. Each required loading space shall be not less than 10 feet wide, 35 feet long, and 14 feet high, exclusive of driveways.

4.12.12 Improvement Requirements for Parking and Loading Areas

A. Drainage and Stormwater Quality Facilities

Drainage facilities shall be provided in all parking areas adequate to handle the drainage requirements of the subject property in accordance with the County Improvement Standards, to alleviate the creation of flooding and drainage problems for the subject property or any surrounding properties. Stormwater quality control facilities in parking areas must satisfy the County's stormwater management requirements and shall be designed in accordance with the current edition of the Stormwater Quality Design Manual for the Sacramento and South Placer Region.

1. All surface water runoff shall be conveyed into a public right-of-way or storm drain, directed into planting areas, and/or a

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stormwater quality source control or treatment facility, as addressed in the standards that follow.

a. Drainage Systems shall be provided in accordance with Section 9 of the County's Improvement Standards.

b. Runoff shall be treated per the requirements of the latest National Pollutant Discharge Elimination System (NPDES) permit prior to entering the public right of-way or storm drain, and shall comply with the source control measures in the Stormwater Quality Design Manual for:

(i) Loading and unloading areas: to minimize the chance of spills and leaks of pollutants that may include toxic compounds, oils and greases, nutrients, suspended solids, fluid from delivery vehicles, and other contaminants, into the storm drain system;

(ii) Wash areas in parking lot for vehicles and equipment: to minimize the chance of wash water that may contain oils and greases, metals, suspended solids, soluble organics, food waste, and/or detergents, from entering the storm drain (iii)

Waste and recycling storage areas in parking areas: to keep rain, run-off, and other site water from leaching pollutants into the storm drain system.

B. Surfacing Requirements

1. Surfacing shall be provided for all parking and loading areas, aisles, and driveways, in accordance with specifications of the Sacramento County Engineering Division to eliminate dust and

maintain a passable surface, strong enough to bear vehicle loads at all times. Alternative paving materials, such as pervious or porous pavements and light-colored or high-albedo surfaces are encouraged, per the requirements of the Stormwater Quality Design Manual and must be approved by the Planning Director and/or Engineering Division. The Engineering Division may specify an appropriate surface where a paved surface is not required.

2. Parking areas using porous pavements, excluding single-family dwellings or duplexes, shall be identified on parking area plans and provide documentation that the paving surface has been designed to support anticipated vehicle weights and traffic volumes that may result in maintenance issues such as surface cracking, crumbling, and erosion.

3. At a minimum, vehicle storage areas must consist of a gravel surface.

C. Marking of Parking Spaces

Parking spaces shall be marked or maintained on the pavement in a visible manner; and when required, aisles, loading zones, pedestrian walks, crossings, fire lanes, and any other directional markings or signs shall be installed as permitted or required by the Sacramento County Engineering Division to ensure the proper utilization of space, adequate traffic flow, and general safety.

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D. Bumper Curbs, Wheel Stops

To ensure the proper maintenance and utilization of these facilities, parking areas shall be designed so that a parked vehicle does not overhang required sidewalks, planters or landscaped areas. A permanent curb, bumper, wheel stop, or similar device shall be installed which shall be adequate to protect the required sidewalks, planters, and landscaped areas from vehicular overhang and to protect any structure from vehicular damage. If such protection is provided by means of a method designed to stop the wheel, rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two (2) feet from the edges of the required sidewalks, planter or landscaped areas and from any building. The Sacramento County Engineering Division may require other barrier curbs or wheel stops as deemed necessary to protect areas within or adjacent to the parking area from vehicular encroachment.

The innermost two (2) feet of each parking space (between the curb and any planter or sidewalk or bumper or wheel stop) may remain unpaved, and may be planted with low ground cover, and added to any required or proposed landscaping to allow for bumper overhang and reduce impervious surfaces. This additional planting area is considered to be part of the parking space and may not count toward satisfying any landscaping requirement.

F. Additional Standards for Multifamily Residential and Mixed-Use Developments

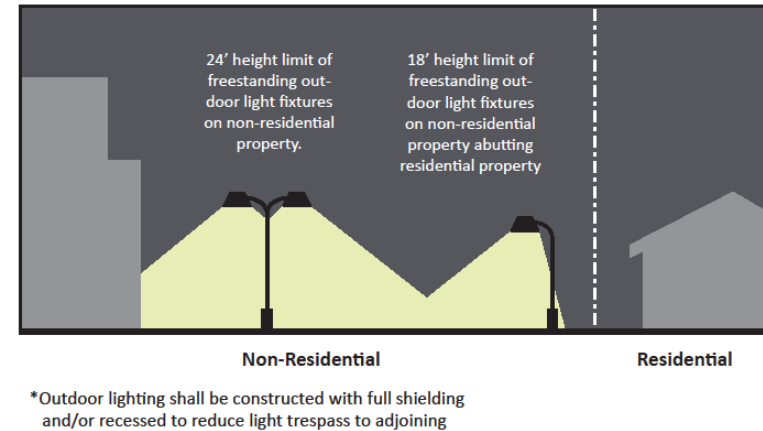


Exhibit 4.18: Shielding Provisions for Outdoor Lighting

Parking improvements in multifamily residential and residential portions of mixed-use developments shall comply with the following standards:

1. The design and materials used for covered parking structures shall be compatible with the design of the main structure on the property.
2. Metal carports with decking for roofs shall be prohibited. Metal posts painted to match the color scheme of the project may be acceptable, but shall not intrude in the minimum required designated area for the parking space. Trees, lattice/trellis structures, and/or decorative masonry walls shall be incorporated as part of carports to minimize visual impact.

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3. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every seven spaces.

4. Units and parking/driveway areas shall have a minimum five (5) foot landscaped separation, but in general are encouraged to be located as far apart as possible.

G. Parking Area Screening

1. Parking lots and loading areas shall be screened from major public streets and adjacent residential uses with plants, trees, low walls, fences, berms, or grade changes that are a minimum of 30 inches tall. On that portion of any parking area located between the building line and the street where such a fence would interfere with visibility, the fence shall conform to the visibility requirements of the County's Improvement Standards.

2. A six (6) foot high wall and landscaping shall be provided adjacent to properties zoned for residential uses. The height of the fence shall be measured from the paved surface of the parking lot and may be modified with approval of a special development plan, where the appropriate authority finds that due to a significant difference in elevation between parcels, different screening requirements are necessary.

H. Parking Area Lighting

1. Lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties, as illustrated in Exhibit 4.18. Each fixture shall be directed downward and away from adjoining properties and public right-

of-way, so that no light fixture directly illuminates an area outside of the site, and the light source is not visible from residential properties. New light fixtures, serving uncovered parking lots shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America. New light fixtures, installed for parking area canopies or similar structures, shall be recessed or flush-mounted, using flat lenses.

2. The minimum lighting level shall be one (1) foot-candle of maintained illumination on the parking surface during the hours of use between one-half ($\frac{1}{2}$) hour before dusk and one-half ($\frac{1}{2}$) hour after dawn.

3. Light poles shall be located so as not to interfere with motor vehicle door opening, vehicular movements, or pedestrian travel paths; be away from trees that may obstruct the lighting; and placed in perimeter planters and landscape islands between rows of parking. Light poles are discouraged within end row planters, planting islands parallel to parking spaces, tree wells, and in the required clear path of pedestrian walkways.

I. Alternative Energy Systems

Alternative energy systems (solar and wind), including provision of solar panels on parking lot shade-structures or carports and solar lighting fixtures or parking meters are permitted as an accessory use in all non-residential, multifamily residential, and mixed-use parking areas, subject to Design Review approval.

J. Trash and Recyclable Receptacles. One (1) trash and one (1) recyclable receptacle shall be provided in parking areas with 40

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vehicular parking spaces or more. An additional set of receptacles shall be required for 100 vehicular parking spaces or more.

4.12.13 Parking Reductions

Reductions to required parking shall follow the standards and processes set forth in the **Zoning Code, Section 5.9.5**.

4.12.14 Motorcycle Parking Requirements

As defined in the DS, motorcycle parking includes parking for all two-wheeled motorized vehicles, including scooters, mopeds, and similar vehicles.

A. Motorcycle Parking Requirements. Parking areas with 40 or more automobile parking spaces must provide motorcycle parking according to the following standards.

1. One (1) motorcycle space must be provided for each 40 automobile parking spaces. For each one (1) required motorcycle space provided, the number of required vehicle spaces is reduced by one (1).

2. Motorcycle parking spaces shall be a minimum dimension of four (4) feet by seven (7) feet, with up to four (4) motorcycle spaces permitted for each vehicular space.

4.12.15 Bicycle Parking Requirements

A. Bicycle Parking Facility Classifications. Bicycle parking facilities and terms used in this Section are defined as follows:

1. **Class I Bicycle Facility.** Includes the following: a) an enclosed box with a lockable storage compartment, or bicycle locker, accessible only to the bicycle owner/operator; or b) a locked room in a structure designated for storing and securing bicycles.

2. **Class II Bicycle Facility.** A stationary bicycle rack designed to secure the frame and both wheels of the bicycle, where the bicyclist supplies only the locking device.

3. **Class III Bicycle Facility.** A stationary bicycle rack, typically with a cement slab and vertical metal bar, where the bicyclist supplies a padlock and chain or cable to secure the bicycle to the stationary object.

4. **Short-Term Parking.** Easily accessible bicycle spaces provided for the convenience of shoppers, customers, and other visitors, visiting for a short duration of less than two (2) hours. Short-term bicycle parking should be in proximity to the main entrance of a building, within 100 feet and visible to pedestrian and bicyclists; or located in a common bicycle parking facility along a pedestrian access route.

5. **Long Term Parking.** Bicycle parking in a secure and weather-protected place to serve employees, students, residents, commuters, and others who generally stay on the site for several hours. Long-term parking does not have to be provided onsite, but should be within a reasonable distance, no greater than 400 feet from the site, to encourage bicycle use. Bicycle parking must be provided in racks or lockers.

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Table 4.12 Bicycle Parking Facility Requirements [1]				
Use	Bicycle Spaces		Bicycle Facility Class	
	Long Term	Short-Term	Long Term	Short Term
Dinner restaurants, cocktail lounges	One bicycle space for every 50 vehicle spaces required or two spaces, whichever is greater	One bicycle space for every 30 vehicle spaces required or two spaces, whichever is greater	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks
All commercial, mixed-use, and service uses not otherwise listed	One bicycle space for every 30 vehicle spaces required or two spaces, whichever is greater	One bicycle space for every 30 vehicle spaces required or two spaces, whichever is greater	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks
Industrial	One bicycle space for every 50 vehicle spaces required or two spaces	None required	Class I lockers, or Class II racks in an enclosed lockable area	N/A
Office and institutional uses within commercial and industrial zoning districts	One bicycle space for every 30 vehicle spaces required or two spaces, whichever is greater	One bicycle space for every 60 vehicle spaces required or two spaces, whichever is greater	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks
Institutional uses in other zoning districts	Bicycle parking shall be determined at the time of issuance of a Conditional Use Permit.			
Multiple Family	For multifamily housing, a minimum of one (1) bicycle parking space per unit shall be provided on-site, with guest bicycle parking spaces provided at one (1) space per 10 units on-site.	Class I lockers or Class II racks shall be located close to and with direct access to multifamily buildings entries. Bicycle parking for guests shall be clustered in common areas for easy convenience.		
[1] Where the application of the above table results in the requirement for a fraction of a bicycle parking space, such a space need not be provided unless the fraction exceeds fifty (50) percent.				

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B. Minimum Bicycle Parking Requirements

Bicycle parking spaces shall be provided in compliance with the minimum requirements in Table 4.12 and the standards in Section 4.12.15.C.

C. Design Standards

Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. Each bicycle parking space shall be at least two (2) feet wide by six (6) feet long, with a five (5) foot maneuvering space behind the bicycle. The facilities shall be located on a hard, dust free surface, preferably asphalt or concrete slab and/or may also be mounted on a flat wall surface, with appropriate maneuvering space behind the bicycle.

4.13 Permits and entitlements for signs

4.13.1 Sign Permit Required

A sign permit shall be required for all permanent signs (building attached or freestanding) prior to erection, relocation, alteration, or replacement of a sign, unless otherwise exempted by this chapter. The process for application, review, and decision regarding a sign permit shall be as established in Section 4.13.1.A. A sign permit shall not be required for general maintenance of existing signs or the replacement of the sign face (including message) when the area of the sign is not being changed and a building permit is not required (e.g., the replacement of a sign face on a can sign). A sign permit is also not required for the establishment of temporary and special

event signs; however, such signs shall be consistent with the development standards and time duration limits established in this Section 4.13.7.

A. Uniform Sign Program Required

In order to provide for the integration of project signage and ensure compatibility with the architecture of related buildings, a uniform sign program (either major or minor) shall be required as part of Design Review for all new multi-tenant shopping centers, office parks, and other multi-tenant, mixed-use, or otherwise integrated developments of three (3) or more separate tenants/uses that share buildings, public spaces, landscape, and/or parking facilities. There are two (2) types of uniform sign programs: major and minor. Both programs provide a process for the County's review of and decisions related to requests for signs for multi-tenant projects. The intent of the uniform sign programs is to allow for the integration of a project's signs with the design of the structures involved to achieve a unified architectural statement and to approve common sign regulations for multi-tenant projects. This section also describes the allowed deviations and the standards for approval of a major uniform sign program.

The differences between the programs are as follows:

1. Minor Uniform Sign Program. A minor uniform sign program does not allow for deviations from the signage standards in this title.
2. Major Uniform Sign Program. The intent of the major uniform sign program is to:
 - a. Provide a process for the application of sign regulations in ways that will allow creatively designed

signs that make a positive visual contribution to the overall image of the County, while mitigating the impacts of large or unusually designed signs; and
b. Allow for the installation of signs larger, taller, and/or more numerous than otherwise permitted by this title.

4.13.2 Exempt signs

The signs listed in this section are not subject to the sign permit requirement, but still must satisfy all other applicable permit requirements (e.g., building, electrical, plumbing, grading, encroachment, etc.). Any exception to the limitations for exempt signs listed herein shall require a Special Development Permit pursuant to Section 4.13.1.C. However, consideration of the request shall not evaluate the message or graphic design of a sign.

A. Exempt Signs without Limitations

The following signs are exempt from a sign permit:

1. All devices which are excluded from the definition of a “sign”
2. Official or legal notice required by a court or government agency (government/civic signs)
3. Signs erected and maintained in compliance with a government function or required by a law, ordinance, or government regulation, including signs erected by a public utility (government/civic signs)
4. Signs on licensed commercial vehicles, including trailers, which are not used for the display of off-site commercial messages, or general advertising; provided, that the vehicles/trailers shall not be used as parked or stationary outdoor display signs.

5. Change of copy that does not alter the size, location, or illumination of a sign

B. Exempt Signs with Limitations

The following signs are exempt from a sign permit; provided, that they meet the size, height, duration, and/or maximum number limitations listed:

1. Construction signs not to exceed one sign per street frontage and a maximum of twenty (20 ft²) square feet in area or a maximum of thirty-two (32 ft²) square feet if combined with a future tenant sign. Construction signs may not be illuminated. Such signs shall be removed at the earliest time following final building inspection approval, issuance of a valid certificate of occupancy, or the opening for business to the public.
2. Directional signs, signs whose function is guiding traffic, parking, and loading on private property, with no advertising. Sign area shall not exceed twenty-four (24 ft²) square feet in residential districts and thirty-six (36 ft²) square feet in nonresidential districts. The maximum height for freestanding directional signs shall be six (6' 0") feet unless the Director allows additional height upon a written finding that the visibility would be impaired without the additional height. The area and number of directional signs do not count towards the total allowed as described in Table 4.14.
3. Pedestrian signs that are solely oriented to the pedestrian user which identify or list the names and locations of tenants at a multi-tenant site.
4. Flags, provided they meet the standards listed in Table 4.13.

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Table 4.13 Standards for Flags

Site	Maximum Number of Poles	Maximum Height	Maximum Number	Maximum Area of All Flags	Image Types	Illumination	Minimum Setback from ROW ¹
Commercial, office, and industrial zones	2	Tallest building	Not limited	24 sf.	Commercial and noncommercial	3, 4	5 ft.
Residential	1	20 ft.	Not limited	15 sf.	Noncommercial	4	10 ft.
Residential subdivision entryway ⁶	1	30 ft.	Not limited	40 sf.	Noncommercial	4	10 ft.
Agricultural residential and agricultural zones	1	25 ft.	Not limited	24 sf.	Noncommercial	4	10 ft.
All other properties	2	20 ft.	Not limited	15 sf.	Noncommercial	4	10 ft.

Footnotes:

1. No flag may be placed within the clear-vision triangle.
2. The pole may be a maximum of twenty-five (25' 0") feet tall when all on-site buildings are less than twenty-five (25' 0") feet tall.
3. Illumination of commercial flags not allowed.
4. Noncommercial flags may be illuminated only in times of officially declared or commemorated emergency, mourning, or memorial.

5. Pole must be set back from right-of-way a distance equal to that of the pole height. Minimum setback is ten (10' 0") feet.

6. "Residential subdivision entryway" means any common area maintained by a private entity (such as a homeowners association) on private property when such entryway is located adjacent to a four (4) lane public road or wider.

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5. Future tenant signs identifying or announcing the future use of a project while under construction. One sign shall be allowed per street frontage and the sign shall be removed upon occupancy of the site. In an integrated development, one sign per establishment is allowed. The maximum size of the sign shall be thirty-two (32 ft²) square feet and the maximum height shall be six (6' 0") feet. Future tenant signs may not be illuminated.

6. Gas pricing signs, as required by State law, which identify the brand, types, octane rating, etc., provided the signs do not exceed three (3 ft²) square feet.

7. Garage, Yard, Estate, and Other Home-Based Sales Signs. Signs advertising the one (1) day sale of items from a garage, yard, estate, or other home-based sale.

9. Name plates, as described below. Name plates may only be lit by either an indirect light (e.g., porch light) source, low-wattage spotlight without glare to the adjoining property, or internal light source with opaque (nontransparent) background.

a. Residential, Individual Unit. Occupant name, street number, and street name signs not exceeding two square feet in area per single-family or multifamily unit;

b. Residential, Multifamily Site. Building number, building name, the units located in the building, and other directional signs not exceeding fifteen (15 ft²) square feet in area;

c. Nonresidential. Signs for commercial, office, and industrial uses not exceeding two square feet, with copy

limited to business identification, hours of operation, address, and emergency information;

10. Noncommercial signs as defined in the DS, consistent with the following requirements and not located within or over a public right-of-way or over the roofline of any building, and outside of any clear-vision triangle:

a. Signs shall measure no more than six (6 ft²) square feet.

b. During the time period beginning ninety (90) calendar days before a special, general, or primary election and ending twenty-one (21) calendar days after such election, the total allowed sign area for noncommercial signs may be increased by an additional forty-two (42 ft²) square feet in area (for a total of forty-eight (48 ft²) square feet).

11. Public Notice. Any public notice or warning required by a Federal, State, or local law or regulation.

12. Real Estate Signs. Real estate signs are allowed on private property set back five (5' 0") feet from the public right-of-way and out of any required clear-vision triangle, with the following limitations:

a. For residential property, one sign with a maximum sign area of six (6 ft²) square feet (each side). Additionally, a maximum of three (3) attached rider signs are permitted on each real estate sign identifying. On weekends and holidays, signs needed to direct traffic from major collector and arterial streets to the subject

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property. One (1) sign may be placed for each change in direction to a maximum of five (5) signs, each with a maximum sign area of six (6 ft²) square feet.

b. For commercial property, one (1) on-site sign per street frontage with a maximum sign area of thirty-two (32 ft²) square feet for parcels with less than one (1) acre and forty-eight (48 ft²) square feet for parcels larger than one (1) acre with an eight (8' 0") foot height limit.

c. Removal. All real estate signs must be removed not later than the close of the transaction proposed by the sign.

13. Window Signage. Temporary window signage, provided that is consistent with the regulations in Table 4.15 (Temporary Sign Standards); for the purposes of this section, temporary window signage shall mean signage painted on or affixed to windows for a period of less than three (3) months. Permanent window signage, provided it does not exceed the overall sign area permitted for the facade, and is consistent with the regulations in Table 4.14 (Signs Permitted by Type and Development Characteristics); for the purposes of this section, permanent window signage shall mean signage not including directory and hours of operation which is painted on or affixed to windows for a period exceeding three (3) months.

4.13.3 Prohibited signs

The signs listed in this section are inconsistent with the purposes and standards of this chapter as described below and as such are prohibited in all zoning districts, unless specifically authorized by another provision of this chapter.

1. Abandoned signs;
2. Animated, moving, flashing, blinking (intermittent light), fluctuating, reflecting, revolving, or other similar signs;
3. Inflated signs, balloons, and figures, but not including “party jumps” or other inflatable party devices intended for short-term use;
4. Pole signs (not including ground-mounted freestanding signs, commonly called “monuments” or signs constructed with poles as the substructure; provided, that the poles are covered with architectural cladding or coverings);
5. Electronic readerboard signs other than time/temperature signs, except pursuant to a Planning Commission Conditional Use Permit as provided for to Section 4.13.4.E;
6. Roof signs erected and constructed on and/or over the roofline of a building and supported by the roof structure;
7. Signs affixed to trees or utility poles;
8. Signs emitting audible sounds, smoke, fumes, odors, or visible matter. Only menu/order board signs may emit sounds, but only as part of their primary function;
9. Signs erected in a manner that a portion of its surface or supports will interfere with the use of fire escapes, standpipes, or emergency exits from a structure or site;
10. Signs which imitate or resemble official traffic warning devices or signs, that by color, location, content, or lighting may confuse or disorient vehicular or pedestrian traffic, excluding

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on-site direction signs as specified in Section 4.13.2, Exempt signs;

11. Vehicle signs where the primary purpose of the vehicle is general advertising. This does not apply to signs maintained on vehicles when such advertising is incidental to the primary purpose for which the vehicle is being used (e.g., delivery service).

4.13.4 Standards for Special Category Signs

A. Awning and Canopy Signs

Awning and canopy signs may be permitted only as an integral part of the awning or canopy to which they are attached or applied, as follows:

1. Location. Signs may be placed only on awnings that are located on first- and second-story building frontages, including those fronting a parking lot or pedestrian way.
2. Maximum Area and Height. Sign area shall comply with the requirements established by Table 4.14 and Section, General development, maintenance, and removal. Sign area shall be calculated so as to only include the copy area. Copy area shall occupy a maximum of seventy-five (75%) percent of the awning face. No structural elements of an awning or canopy shall be located less than eight (8' 0") feet above the finished grade.
3. Illumination. Awnings shall not be illuminated from under the awning (back-lit) so that the awning appears

internally illuminated. Lighting directed downwards that does not illuminate the awning is allowed.

4. Required Maintenance. Awning and canopy signs shall be regularly cleaned and kept free of dust and visible defects.

5. The style of the awning/canopy shall complement the architectural style of the building to which it is attached. Awnings shall have a simple horizontal valance if located over rectangular or square window/door openings. Domed or barrel shaped awnings shall be allowed for buildings with arched window/door openings.

B. Blade/Bracket Signs.

1. Location. Blade or bracket signs shall be placed only on ground floor facade, except for businesses located above the ground level with direct exterior pedestrian access.
2. Maximum Area, Height, and Projection. The maximum sign area shall be four (4 ft²) square feet. The lowest point of a blade or bracket sign shall be a minimum eight (8' 0") feet above grade. The sign may project a maximum of five (5' 0") feet from the building.
3. Sign Structure. Sign supports and brackets shall be compatible with the design and scale of the sign.
4. Encroachment. Any blade or bracket sign which encroaches into the public right-of-way, or above it, or into County-owned property, is subject to an encroachment permit.

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C. Menu/Order Board Sign.

1. Location. Menu/order board signs shall not face onto the public right-of-way.
2. Illumination. Menu/order board signs shall only be illuminated by internal light source with opaque (nontransparent) background.
3. A maximum of two (2) menu/order board signs shall be permitted for each drive-in or drive-through business; provided, that each sign not exceed a maximum of forty (40 ft²) square feet in sign area and that each sign be limited in height to eight (8' 0") feet. The area and number of menu/order board signs do not count towards the total allowed sign area as described in Table 4.14.

D. Freestanding Signs (Monument and Pylon).

1. Location. A freestanding sign may be located only along a site frontage adjoining a public street and not within the clear-vision triangle. It shall be set back a minimum of ten (10' 0") feet from the right-of-way. See Section 4.13.5, General development, maintenance, and removal.
2. Maximum Area and Height. The sign shall comply with the height and area requirements established in Table 4.14.
3. Design. The mass/scale of a freestanding sign shall be consistent with the overall design of the building. The design and placement of the sign shall not interfere with the required clear-vision triangle.

4. Landscape Requirements. Landscaping shall be provided at the base of the supporting structure equal to twice (2) the area of one (1) face of the sign. For example, twenty (20 ft²) square feet of sign area requires forty (40 ft²) square feet of landscaped area.

5. Construction. Freestanding signs may be constructed with poles as a substructure; provided, that the poles are covered with architectural cladding or coverings so they appear as a solid structure.

6. Materials and design for freestanding signs shall be complementary to the materials and design of the buildings for the related development. For example, if the facade of the building is made of brick or brick veneer, a complementary freestanding sign would also include brick.

7. A business may be advertised on a directory pole sign that is located on a nonadjacent parcel when the project utilizes common facilities, such as driveways and parking areas.

E. Readerboard Signs

On-site electronic reader/video boards or digital signs are permitted subject to obtaining a Conditional Use Permit from the Planning Commission, and provided that the message shall be for on-site advertising or for public information messages. A time interval of four (4) seconds minimum for changing copy or display shall be adhered to, consistent with and pursuant to standards adopted by the State of California, Department of

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Transportation. If the electronic reader/video board or digital sign portion of any permitted sign for on-site advertising or for public information messages is 50 percent or less than the total sign area, the sign is permitted and a Conditional Use Permit shall not be required. If any on-site digital display exceeds 200 square feet, the sign must be located at least 500 feet from a residential zone and at least 2,500 feet from another onsite or off-site digital sign.

F. Time and/or Temperature Signs

A time and/or temperature sign does not count towards the otherwise applicable limits as to number and size, provided:

1. Maximum Area and Height. The sign shall have a maximum area of ten (10 ft²) square feet and shall comply with the height requirements established by Table 4.14.
2. Design. The sign shall be designed in a manner that is architecturally compatible with other signs and with the structure on which it is placed.

G. Billboard Signs

Billboard signs, including digital and static billboards may be located in any commercial or office zoning district located within 1,000 feet of Jackson Highway, subject to the standards in Sections 4.13.4.G.1-11, and subject to securing a Conditional Use Permit from the Board of Supervisors, after a recommendation from the Planning Commission.

1. Area

The total area of any off-site sign shall not exceed 720 square feet, nor shall the sign exceed the length of 50 feet.

2. Location

Except for digital billboards, each off-site sign shall be located not less than 300 feet from any other off-site sign; nor closer than 75 feet from any on-site freestanding sign. No off-site sign shall be located within 300 feet of a parcel located within any Agricultural or Residential zone; nor shall any such off-site sign be located more than 1,000 feet from a parcel lawfully used for commercial or industrial purposes.

Each off-site sign shall be so located that the part of the sign closest to the street right-of-way shall be not less than 50 feet from the right-of-way. An off-site sign may be permitted with a setback the same as the building on the parcel with a minimum setback of 25 feet (If PUPF easement: 31 feet). See Section 4.13.4.D for separation requirements for digital sign requirements.

3. Height

The maximum height for off-site signs shall be 50 feet.

4. Measurement

The following methods shall be used to measure the spacing of off-site signs regulated by this Section:

- a. When measuring the separation of signs or uses along a public street, the location of each sign shall be projected at right angles to the center line of the street

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and distance measured along the street center line between the two points projected thereto.

b. When measuring distance between signs located on parcels located at intersecting streets, the sign location is to be projected at right angles to the street center line and the distance is measured on the center line of the two streets between the two projected points. Only one (1) off-site sign shall be permitted per corner parcel.

c. Any measurement from a sign to another land use zone shall be by straight line measurements from the closest point of the sign to the zoning boundary.

5. Aesthetics

a. The sign will not require removal or substantial trimming of existing vegetation or landscaping.

b. The sign will not obstruct or obscure on-site signs on the same or adjacent properties.

6. Traffic Safety

a. The sign will not be a visibility hazard to traffic on adjacent streets or parking areas.

b. The sign will not reduce parking availability as required by Section 4.11.

c. The sign will not interfere with on-site vehicular circulation.

7. Compatibility

The sign will not have substantial detrimental effects on views from and light striking adjacent or surrounding properties.

8. Digital Billboards

The following additional development standards shall apply to all digital billboard signs:

a. Digital billboard signs may be located in any commercial, office or mixed-use zoning district, subject to a Conditional Use Permit, or an amendment to an existing Conditional Use Permit in the case of the conversion of a static billboard sign, from the Board of Supervisors, after a recommendation from the Planning Commission.

b. Illumination. Digital billboards may be internally or externally lit; the light cast through reflection or glare onto surrounding objects, or illuminance, is measured in foot-candles. Signs shall not be illuminated at more than 0.3 foot-candles above ambient light, as measured using a foot candle meter at a distance of 250 feet from the sign face. Each display must have a light sensing device that will adjust the illuminance of the sign as ambient light conditions change.

c. Luminance. Through LED technology, digital billboards directly emit light, or luminance, the intensity of which is measured in nits. Luminance levels shall not exceed 7,500 nits during daylight hours and 300 nits at night. Each display must have a light sensing device that will adjust the luminance of the sign from dawn to dusk.

d. Location. No digital billboard shall be located within 2,500 feet of any other digital billboard or on-site digital sign with over 200 square feet of digital display. Digital

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billboards shall be located at least 500 feet from a parcel located within any Residential zone.

e. Operational Limitations. Digital displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement during the static display period, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement. Each static message shall not include flashing lighting or the varying of light intensity.

f. Minimum Display Time. Each message or display on the sign must remain fixed for a minimum of eight (8) seconds, and the maximum time allowed for transitions between message displays shall be one (1) second.

g. Future Technologies. The technology currently being deployed for digital billboards is LED (light emitting diode), but there may be alternate, preferred and superior technology available in the future. Any other technology that operates under the maximum brightness stated herein and does not result in a physical change in the appearance of the sign may be approved administratively by the Planning Director.

h. Community Messaging. The County shall be provided with access to a portion of the total available display time to allow for messages of community interest. This access shall also include other appropriate agencies for the purpose of displaying public safety messages such as

Amber Alerts and other emergency management information.

9. Guidelines for Off-site Signs

The following guidelines are not mandatory, but should be considered by the hearing bodies during public hearings on any application for a Conditional Use Permit.

a. All off-site signs should be freestanding and should be built with a single supporting post, if at all possible, and should be located on no more than two (2) supporting posts.

b. Double paneled signs should not have an interior angle between the face of the panels greater than 20 degrees.

10. Development Agreement

The County and applicant shall enter into a Development Agreement in conjunction with the issuance of a Conditional Use Permit for a billboard sign.

11. Removal of Existing Billboards

For any billboard sign, the applicant must propose, as part of the application for a Conditional Use Permit, the removal of a sum total of at least four (4) square feet of legally existing billboard display surface, excluding the billboard support structure and frame, for each square foot of display surface proposed. The computation of display surface for an existing back-to-back billboard sign shall be limited to one (1) display surface, and must result in the removal of the entire advertising display,

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including the support structure itself. The billboard signs proposed for removal may be located along any arterial, thoroughfare, highway or freeway within the unincorporated County jurisdiction. At least 50 percent of removed signage shall be from the same community or within one mile of the new billboard sign. Alternatively, if 100 percent of the removed signage is within the same community or within one (1) mile of the new billboard sign, then the ratio of removed signage may be reduced to three (3) square feet of existing billboard display. In addition, at least 25 percent of removed signage shall be from a site located within a Special Sign Corridor.

H. Mass Transit Shelter Signs. A sign shall be permitted upon a mass transit shelter in any zoning district, provided:

1. There is no more than one (1) single-faced or two-faced sign upon or within any mass transit shelter.
2. Each face of such sign does not exceed 30 square feet in area, for each basic size of a mass transit shelter, or multiple thereof.
3. The brightness of the light source shall not exceed the lighting criteria as set forth in Sections 21466 and 21466.5 of the Vehicle Code of the State of California or five (5) foot-candles, whichever is less. Certification of the light source shall be provided from a licensed Professional Engineer prior to the issuance of any building permits.

4. Such sign does not project above the top of, nor exceed, the width of the bus shelter.

I. Gateway Signs

A gateway sign may be located along any thoroughfare or highway at a key entrance to a major retail commercial or office district to advertise the businesses or products available within the district, subject to a Conditional Use Permit by the Board of Supervisors and the following provisions:

1. Gateway signs may be located on- or off-site and within or adjacent to the right-of-way in any commercial, industrial or mixed-use zoning district along a thoroughfare, or key entrance to a major retail commercial or office district.
2. Gateway signs may be either a monument or pylon sign, and shall advertise the businesses or products available at the major retail commercial or office district for which the sign is intended, and must include a logo and identification, through text, architecture or iconic signage, for that district.
3. The maximum height allowed shall be 30 feet, and the maximum allowed area for all signage on each gateway sign shall be 400 square feet.
4. In addition to other signs as may be permitted by this Code, there shall be no more than one (1) gateway sign per major retail commercial or office district.

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4.13.5 General development, maintenance, and removal

This section describes the standards applied to the development, maintenance, and removal of signs.

A. Illumination Standards. The artificial illumination of signs, either from an internal or external source, shall be designed to minimize negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:

1. External light sources shall be directed and shielded to limit direct illumination of an object other than the sign;
2. The light from an illuminated sign shall not be of an intensity or brightness that will create glare or other negative impact on residential properties in direct line of sight to the sign;
3. Unless otherwise permitted by another provision of this chapter, signs shall not have blinking, flashing, or fluttering lights, or other illumination devices that have a changing light intensity, brightness, or color;
4. Colored lights shall not be used at a location or in a manner so as to be confused or constructed as traffic control devices;
5. Reflective-type bulbs and incandescent lamps that exceed fifteen (15) watts shall not be used on the exterior surface of signs so that the face of the bulb or lamp is exposed to a public right-of-way or adjacent property; and

6. Light sources shall utilize energy-efficient fixtures to the greatest extent possible.

B. Sign Removal or Replacement

When a sign is removed or replaced, all brackets, poles, and other structural elements that support the sign shall also be removed. Affected building surfaces shall be restored to match the adjacent portion of the structure. This provision does not apply to routine maintenance.

C. Sign Setback

Except as provided herein, setback for signs shall be measured from the future right-of-way to the closest edge of the sign. For streets which are improved to a width less than the future right-of-way, setback for signs may be measured from the existing improvements meeting current County standards, provided that a relocation agreement shall be recorded at the owner's expense which guarantees that the property owner agrees to relocate the sign at his/her own expense to the required setback from the right-of-way at such time that the County widens (or causes to be widened) the street to the future right-of-way. For parcels where improvements are not complete to meet present County standards, setback shall be measured from that point which would abut County standard improvements if they were installed. For parcels that do not have existing improvements and where other parcels within the same block have improvements, the setback may be measured from a projection of existing street improvements within the same block. In no case shall a sign be located within the dedicated right-of-way.

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D. Protruding Signs

All signs projecting over walks, halls, corridors, passageways or aisles shall be installed in compliance with the Handicapped Access Regulations, California Code of Regulations, Title 24, State Building Code, Part 2, Section 2-1721, and “Protruding Objects.”

H. Location of Building Signs

Building signs may be located along any public frontage, which includes that area of a building that faces directly onto a public right-of-way, an internal circulation path of the site, or a parking lot. In no case shall signs face directly onto residential property. A building may have multiple public frontages, as shown in Exhibit 4.19. Orientation of signs such that they face directly onto residential property is to be avoided, and allowed only when there is no practical alternative, and the visibility of the sign from the residence is minimized.

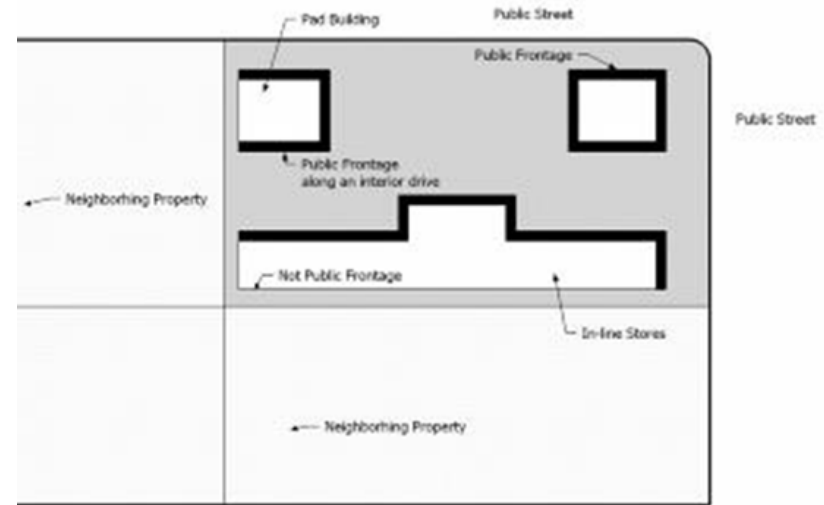


Exhibit 4.19: Allowed Locations for Building Signs

4.13.6 Permitted signs by type and development characteristics

Signs permitted within the JTSPA are regulated by sign and corresponding development type and/or zoning district. The standards for their development are described in Table 4.14. Zoning clearance (administrative plan check) is required to determine compliance with applicable provisions of this chapter. Only those signs that may be permitted are listed. The goal of these standards is to regulate permanent signs that have a commercial message so that they comply with the purpose of this chapter. Noncommercial signs and signs that are exempt

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from these standards are described in Section 4.13.2, Exempt signs. Temporary signs are listed in Section 4.13.7 Temporary and special event signs. The following general standards apply to permanent signs regulated in this section:

A. Sign Types

1. Building signs are those signs that are permanently attached to a building (e.g., wall signs, blade/bracket signs, etc.) See Exhibit 4.20.
2. Freestanding signs are those that have their own unique foundation or are otherwise not attached to a building. See Exhibit 4.20.

B. Maximum Sign Area

The total allowed sign area is identified in Table 4.14 with the following requirements.

1. The total allowed sign area may be distributed among the maximum number of signs permitted for each sign type.
2. Allowable sign area is either a set square footage per business or is based on a ratio of sign area to primary building frontage. It is calculated as described in Section 4.13.5.4, General development, maintenance, and removal. Where a ratio is described, it applies up to the listed maximum sign area.

C. Public frontage is that area of the building that faces onto a public right-of-way, an internal circulation aisle, or a parking lot. In no case shall signs face directly onto residential property.

D. Illumination standards refer to whether or not the sign may be illuminated and how. Signs may be illuminated through an “indirect or background” light source (an indirect light source is a low-wattage spotlight glare to the adjoining property, or internal light source with opaque, nontransparent background), or by any method that minimizes glare onto adjoining residential property.

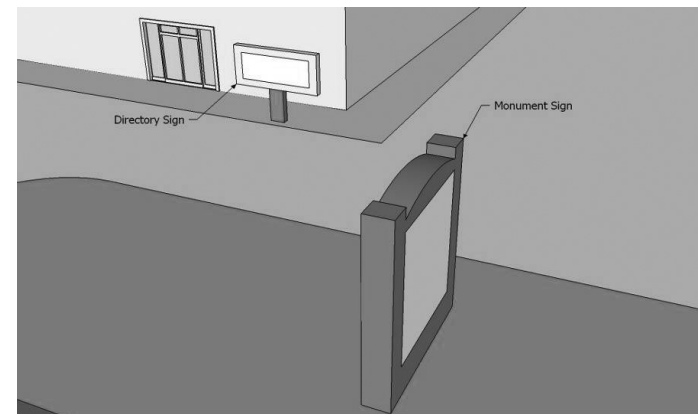
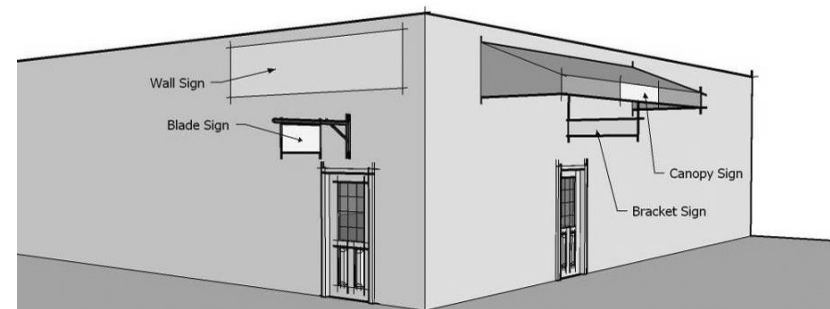


Exhibit 4.20: Sign Types

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Table 4.14: Maximum Sign Area

Sign Type	Maximum Number Permitted	Maximum Area	Maximum Height	Minimum Setback from ROW	Illumination Standards	Other Standards (See Notes)
Residential Dwellings/Uses						
1. Building signs ¹	1/home	2 sf.	Roofline	–	No illumination	2
Single-Family Subdivisions						
1. Freestanding signs: entry monument	1/project entrance ³	24 sf. each ³	6 ft.	10 ft.	Indirect or background	
Multifamily Dwellings and Complexes						
1. Building signs	1/complex	6 sf.	Roofline	–	No illumination	4
2. Freestanding signs	1/vehicle entrance	25 sf. each	6 ft.	10 ft.	Indirect or background	4
Agricultural Uses						
1. Building signs	1/establishment	20 sf. each	6 ft.	–	No illumination	
2. Freestanding signs	1/establishment	20 sf. each	8 ft.	10 ft.	No illumination	

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Table 4.14: Maximum Sign Area (Continued)

Sign Type	Maximum Number Permitted	Maximum Area	Maximum Height	Minimum Setback from ROW	Illumination Standards	Other Standards (See Notes)
Permitted Nonresidential Uses in Agricultural and Residential Zoning Districts						
1. Building signs	1/ establishment	20 sf.	Roofline	–	No illumination	2
2. Freestanding signs	1/ establishment	20 sf.	10 ft.	10 ft.	No illumination	
Commercial Zoning Districts						
1. Building signs: pad buildings and in-line stores > 50k sf.	1/public frontage ⁶	2.5:1 with max 250 sf. total for all signs ⁷	Roofline	–	5	2
2. Building signs: in- line stores < 50k sf.	1/public frontage ⁶	2:1 with max 200 sf. total for all signs	Roofline	–	5	2
3. Freestanding signs: individual establishments	1/project entrance	50 sf.	10 ft.	10 ft.	Indirect or background	
4. Freestanding signs: integrated development	1/project entrance	150 sf./sign	20 ft.	10 ft.	Indirect or background	

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Table 4.14: Maximum Sign Area (Continued)

Sign Type	Maximum Number Permitted	Maximum Area	Maximum Height	Minimum Setback from ROW	Illumination Standards	Other Standards (See Notes)
Office and Industrial Zoning Districts						
1. Building signs	1/public frontage ⁶	1:1 with max 150 sf.	Roofline	–	5	
2. Freestanding signs, standalone project	1/establishment	25 sf.	10 ft.	10 ft.	5	
3. Freestanding signs, integrated development	1/project entrance	50 sf./sign	10 ft.	10 ft.	5	
Permitted Uses in the Open Space Zoning District						
1. Building signs	1/establishment	20 sf.	6 ft.	–	No illumination	
2. Freestanding signs	1/establishment	16 sf.	10 ft.	10 ft.	5	

Table 4.14 Footnotes:

1. Excludes name plates as described in Section 4.13.2.B.9
2. Must be attached to the front of main building.
3. Sign area may be distributed on up to two (2) signs at any one (1) intersection with combined square footage not to exceed total.
4. Excludes on-site directional signs or name plates.
5. Minimize glare onto residential property.
6. Additional signs for each public frontage are allowed as long as the cumulative sign area does not exceed the maximum square footage allowed, as identified in Table 4.14.

4.0: DEVELOPMENT STANDARDS

4.13.7 Temporary and Special Event Signs

This section describes standards for temporary signs, special event signs, and signs for subdivisions.

A. Temporary Signs. Temporary commercial signs for grand openings, special product, sale, or event advertising are allowed with the development standards described below.

1. Time Duration. Each establishment may display a maximum of two (2) weeks temporary promotional signs per calendar quarter or season, not to exceed a total of eight (8) weeks per calendar year. Temporary advertising periods may be combined, but may never be longer than four (4) consecutive weeks (thirty (30) consecutive days) at any one (1) time.

2. Illumination. No temporary signs may be illuminated.

3. Table 4.15 and 4.16 describe temporary signs development standards with regards to maximum number, area, height, and setback from the public right-of-way. In no case may a temporary sign be placed within a required clear-vision triangle.

B. Special Event Signs. Signs not otherwise permitted in this chapter (e.g., beacons, pennants, freestanding banners, inflatable signs), are not regulated by this chapter, but instead by public assembly, parades, and street closures provisions not adopted as part of this title.

C. Subdivision Signs. Temporary and limited-term subdivision signs for both on-site identification and off-site directional signs are allowed in accordance with the following standards. Single-

family subdivision sign provisions shall apply to integrated developments only and not to any single residential lot.

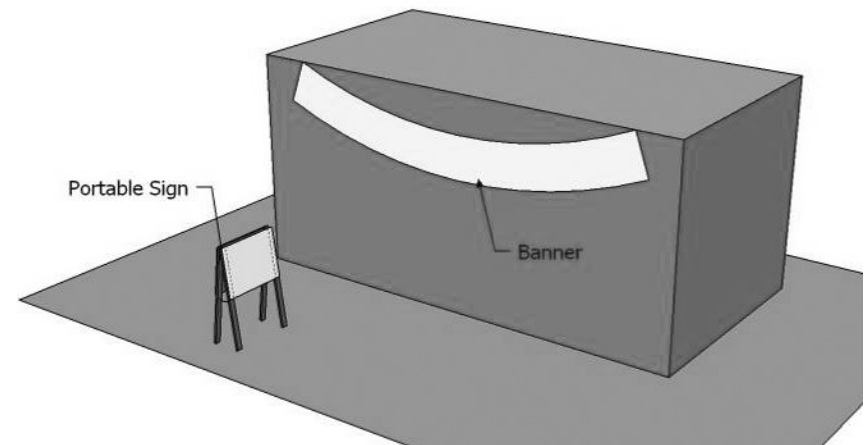


Exhibit 4.21: Temporary Sign Types

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Table 4.15 Temporary Sign Standards for Non-residential Uses				
Use Type	Maximum Temporary Number Permitted	Maximum Area	Maximum Height	Minimum Setback from ROW
Commercial uses, building signs	1/establishment	36 sf. each	Roofline	–
Commercial uses, freestanding signs	1/establishment	6 sf.	5 ft.	10 ft.
Auto dealerships	3/establishment	36 sf. each	10 ft.	10 ft.
Office and industrial uses	3/establishment	10 sf. each	10 ft.	10 ft.
Permitted uses in the open space zoning district	1/establishment	10 sf.	8 ft.	10 ft.
Noncommercial and public/quasi-public uses	2/use	5 sf. total	5 ft.	10 ft.
Temporary window signs	N/A	25% of total window area	N/A	N/A

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1. On-Site Signs. On-site directional/identification signs shall be permitted in accordance with the provisions listed in Table 4.16

2. Off-Site Signs. Off-site directional signs may be posted on private land only, through either co-located directory kiosks or weekend directional signs (for a limited period) as described below:

b. Weekend Directional Signs. For the interim period of five (5) months from the effective date of this section, subdivisions may display temporary weekend directional signage in accordance with Table 4.16 and the standards below.

i. Weekend directional signs are prohibited on publicly owned land.

ii. Weekend directional signs may not be erected before noon on Friday and must be removed no later than noon the following Monday. In the event that Friday is a nationally recognized holiday, the weekend directional signs may be erected on Thursday after noon. In the event that Monday is a nationally recognized holiday, the weekend directional signs may remain in place until Tuesday by noon.

3. Standards Applicable to All Subdivision Signs.

a. Sign Removal. Signs are to be permanently removed when the last home in the subdivision is sold or the sign permit expires, whichever occurs first.

4.13.8 Signs on residential uses

A. Signs with Two (2) Faces. Only one (1) side of a two (2) faced sign shall be counted in the calculation of sign area.

B. Noncommercial Message Signs. During the time period beginning sixty (60) days before a special, general or primary election, and ending seven (7) days after such election, the total allowed sign area may be increased by an additional five (5 ft²) square feet over the maximum sign area listed in Table 4.17.

C. Illumination of signs is prohibited.

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Table 4.16: Temporary Subdivision Signs Standards

Sign Type	Maximum Temporary Number Permitted	Maximum Area	Maximum Height	Minimum Setback from ROW	Illumination Standards	Other Standards (See Notes)
1. On-site (freestanding)	1/project entrance, max. 6	32 sf. each	10 ft.	5 ft.	No Illumination	
2. Off-site joint use kiosk (freestanding)	1/major intersection ¹	100 sf per sign face on kiosk	18 ft.	10 ft.	No Illumination	²
3. Individual project nameplate (on joint use kiosk)	8/kiosk face; 6 nameplates/project throughout City	12.5 sf. each	n/a	n/a	No Illumination	³
4. Off-site weekend directional signs ⁴	25/project 5/block	4 sf. each	4 ft.	5 ft.	No Illumination	

1. A major intersection is defined as the intersection of two (2) or more arterial or collector roads.

2. Only one (1) off-site freestanding kiosk sign is permitted at each major intersection.

3. Must be co-located with other projects on directional kiosks.

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Table 4.17: Signs on Residential Uses				
Sign Type	Maximum Number	Maximum Total Area, All Signs ¹	Maximum Height	Minimum Setback from ROW
Single-Family Residential Districts and Uses				
A-frame signs	1	8 sf.	4 ft. ²	5 ft. ³
All others	Not limited	5 sf.	Roofline of dwelling	5 ft. ³
Multifamily Residential Districts and Uses⁴				
All sign types ⁵	Not limited	5 sf.	Roofline of dwelling	5 ft. ³

Footnotes:

1. Maximum sign area does not include flags or signs indicating the address and/or residents or home occupation.
2. Maximum width is thirty (30") inches.
3. May not be located within any required clear-vision triangle.
4. Includes multifamily residential units and mobile home parks, but not including units in transient occupancy facilities (hotels, motels, etc.). Standards listed are per dwelling unit.
5. Freestanding yard signs or signs on fences require the consent of the landowner.

4.14 Prohibited Activities

A. Storage and Accumulation of Junk, Garbage, and Rubbish.

It shall be unlawful for any person to store or keep, or permit others to store or keep, junk, garbage, and/or rubbish including, but not limited to, scrap metals or other scrap materials, on any lot or parcel, or any portion thereof, in any zone.

B. Minor Repair and Maintenance of Personal Vehicles.

It shall be unlawful for any person to engage in or permit others to engage in minor vehicle repair or maintenance in any residential zoning district under any of the circumstances described in Section 3.3.9.15.

1. Using tools not normally found in a residence;
2. Conducted on vehicles registered to persons not currently residing on the lot or parcel; and
3. Conducted outside a fully enclosed garage and resulting in any vehicle being inoperable for a period in excess of 24 hours.

C. Cannabis

1. No commercial or industrial cannabis growing, processing and/or sales is permitted within the Plan Area.

Chapter 5: Administration

5.1 General Provisions

5.1.1 Purpose and Overview

This Chapter describes the review and enforcement of the regulations of the DS and the administration processes for development within the Plan Area.

The DS does not establish separate processes for the administration of the development of the Plan Area, rather it follows the processes set forth in Chapter 6 of the Sacramento County Zoning Code (the Code). The Zoning Code User Guide is a recommended companion document for Plan Area applicants to familiarize themselves with the development application and review process.

5.1.2 Definitions and Acronyms

Chapter 7 of the Code shall be utilized to clarify interpretation of common wording and language issues that may occur in the DS.

5.1.3 Advisory, Decision and Appeal Bodies

Section 6.1.2 of the Code provides general information about the decision bodies and the decision-making responsibilities of those regularly involved in the application process, including the Planning Director, the Community Planning Advisory Councils (CPAC), Project Review Committee (PRC), Subdivision Review Committee (SRC), County Planning Commission(PC) and the Board of Supervisors(BOS).

5.1.4 Appeals

Any person dissatisfied with the act or determination of the Appeal body may appeal such act or determination as provided in Section 6.1.3 of the Code.

5.1.5 Fees

Application and petition fees shall be paid in accordance with Section 6.1.4 of the Code.

5.1.6 Life of Permits

Any entitlement, permit or approval issued pursuant to provisions of the DS shall be valid for the time period set forth in Section 6.1.5 of the Code.

5.2 Zoning/SPA Amendment

The process of amending the DS shall follow the procedures for amending an SPA zoning district per Section 6.2 of the Code, “Zoning Amendments.”

5.3 Development Plan or Design Review

When a Development Plan Review or Design Review is required by provisions of the Code or by the action of the Board of Supervisors, Planning Commission, Zoning Administrator, Planning Director, or Board of Zoning Appeals, the procedures in this Section 6.3 of the Code shall apply.

5.4 Special Permits

When a Special Development Permit, Conditional Use Permit or Minor Use Permit is required by the provisions of the DS or the Code, the procedures in Section 6.4 of the Code shall apply.

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5.6 Other Applications

When other applications, such as a Variance, Certificate of Non-Conforming Use, Interpretation, Density Bonuses for Affordable Housing and Childcare Facilities, Housing Incentive Program, Temporary Permits and Vacation Rental Permits are required by the provisions of the DS or the Code, the procedures in Section 6.5 of the Code shall apply.

5.7 Enforcement

The DS shall be enforced by the Director of the Office of Planning and Environmental Review or his or her successor, pursuant to the process in Section 6.6 of the Code.