

SECTION 1.0 INTRODUCTION

This section describes the physical and regulatory environment which affects the Plan area and has guided the formulation of the East Franklin Specific Plan. Included is the following information:

- Purpose and scope of the East Franklin Specific Plan.
- Legal authority for specific plans, as contained in California government code.
- Relationship of the East Franklin Specific Plan to the Sacramento County General Plan.
- Compliance with the California Environmental Quality Act (CEQA).
- Processes that led to development of the Plan.
- Opportunities and constraints that guided Plan development.

1.1 PURPOSE AND SCOPE OF THE SPECIFIC PLAN

This Plan is intended to improve the efficiency of the development planning and review process by providing a direct and comprehensive correlation between ultimate land use and public facilities and services necessary for support of that land use. In a similar manner, the environmental review process for subsequent tentative subdivision map applications may be simplified and streamlined as a result of the overall evaluation of cumulative impacts resulting from development of the entire Plan area.

The Plan's objective is to provide for the orderly and systematic development of the planning area through the establishment of a comprehensive planning program that is consistent with the Sacramento County General Plan and is responsive to the opportunities and constraints of the area.

The East Franklin Specific Plan provides a complete framework for development of all land uses described in the Plan area and includes the following components and features:

- Written and graphic descriptions of how all land within the Plan area will ultimately be used;
- Written and graphic descriptions of the location, extent, and cost (1999 dollars) of public facilities required to serve ultimate development of the Plan area;

1.2.2 Compliance with California Environmental Quality Act

An environmental impact report (EIR) has been prepared for this Plan. This Plan is intended to function together with the implementation program for mitigation measures, or mitigation monitoring report program (MMRP), contained in the EIR. Mitigation measures contained in the EIR will be incorporated as conditions of Plan approval. Subsequent development approvals within the Plan area will be subject to provisions of the Specific Plan, as well as mitigation measures adopted in the certified EIR for this Plan.

In accordance with California Government Code Section 65457, subsequent residential development proposals within the Plan area, if consistent with this Plan and the mitigation measures in the EIR prepared for this Plan, will be within the scope of the adopted EIR. County staff will determine whether further environmental analysis is required for any project within the Plan. In some instances, further environmental analyses may be required even when the project is consistent with the Specific Plan if the project deviates from the EIR project description to the extent that new, significant environmental impacts are identified. This issue is addressed in Section 7.0 of this Plan.

1.2.3 Relationship to the Sacramento County General Plan

In accordance with Government Code Section 65454, a Specific Plan must be consistent with the adopted General Plan. In instances where the Specific Plan varies from the adopted General Plan the General Plan may be amended to maintain consistency between the two documents. In the case of the East Franklin Specific Plan, certain adjustments to the Sacramento County General Plan have been proposed. Ultimately, the Specific Plan will be consistent with goals, policies, and diagrams of the General Plan, as adopted December 15, 1993 and as proposed for amendment in this Plan.

Policies

County staff has identified a number of policies from various elements of the County General Plan that are particularly relevant to the preparation and content of Specific Plans. These policies, listed in Table 1-1, are dispersed throughout various sections of the Specific Plan, in each instance accompanied by statement that describes the degree to which the Specific Plan has achieved consistency with that policy. General Plan policies are indented and shown in *italic* type for easy identification.

Table 1-1 identifies the General Plan policies that can be found throughout the Specific Plan, a short description of what issue is addressed by the policy, and the page number in the Specific Plan where the policy and its applicability to the Specific Plan are contained.

**Table 1-1
General Plan Policy Reference**

Policy Issue	Page	Policy Issue	Page
Land Use Element		Conservation Element	
LU-4	Land Use Density 2-10	CO-109	Drainage Channel Lowering 5-39
LU-8	Infrastructure Finance 6-1	CO-110	Drainage Channel Mod. 5-37
LU-11	Land Use Balance 2-5	CO-111	Watercourse Design 5-37
LU-13	Pedestrian-Oriented Design 3-27	CO-119	Urban Stream Corridors 5-38
LU-14	Land Use Density 2-5	CO-120	Urban Stream Corridors 2-43
LU-18	Development Compatibility 2-6	CO-124	Urban Stream Corridors 5-37
LU-26,27	Land Use Design 2-6	CO-126	Urban Stream Corridors 5-37
LU-19,28	Land Use Design 2-7	CO-147	Special-status Species 2-51
LU-33,34	Commercial Land Use Design 2-33	CO-151	Natural Waterways 5-38
LU-60	Sewer/Water Deliver Capabilities 5-7, 5-16	Public Utilities Element	
Circulation Element		PF-9	Sewer System Design 5-15
CI-4	Transit Alternatives 3-28	PF-14	Independent Sewer Systems 5-15
CI-22	Transit Levels of Service 3-3	PF-28,29,33	School Facilities Siting 4-4, 4-5
CI-23	Transit Levels of Service 3-3	PF-30	School Facilities-Joint Use 4-5
Conservation Element		PF-37	School Site Adequacy 4-5
CO-9, 10	Urban Runoff Control 5-41, 5-42	PF-38	School Master Plans/Funding 4-5
CO-20, 21	Water Supply Master Plan 5-6	PF-58	Law Enforcement Facilities 4-6
CO-23	Groundwater Quantity/Quality 5-7	PF-60	Crime Reduction Design 4-6
CO-55	Agricultural Land Mitigation 2-52	Air Quality Element	
CO-63	Vegetation/Wildlife Inventory 2-49	AQ-2	Air Qual. Emissions Reduction 3-33
CO-71	Riparian Restoration/Creation 2-50	AQ-15	Air Qual.-Emissions Reduction 3-48
CO-78	Vernal Pools/Open Space 2-51	AQ-23	Air Quality-Mixed Use Devel. 2-7
CO-83	Vernal Pools Mitigation 2-51	AQ-24	Air Quality-Devel. Intensity 2-7
CO-84	Vernal Pool Management 2-51	AQ-25	Non-Vehicular Design 3-27
CO-107,108	Drainage Channel Design 5-39	AQ-28	Air Quality-Park and Ride 3-28

Policy	Issue	Page	Policy	Issue	Page
Safety Element			Housing Element		
SA-5	Comprehensive Drainage Plan	5-31	HE-3	Adequate Housing Supply	2-9
SA-12	Runoff Control Measures	5-42	HE-5	Multi-family Sites	2-15
Safety Element			HE-5.1	Housing Afford/Multi-fam. Sites	2-15
SA-16	100-Year Flood.- Build. Area	5-30	HE-6	Multi-Fam. - Transit Access	2-16
SA-17	Vehicle Access-Flood Elevation	5-31			
SA-18	Water Course Crossings	3-25			

1.2.4 Compliance with Sacramento County Code

In March 1993, the County of Sacramento adopted Ordinance SCC-0908, which amended the Sacramento County Code to include provisions guiding the preparation of Specific Plans. As stated in Section 21.14.030 of the Ordinance, its purpose "is to provide an application tool for use in implementing the County's General Plan on an area-specific basis. A Specific Plan prepared in accordance with the requirements set forth herein is intended to serve as a policy and/or regulatory document, with policy direction and project development concepts consistent with the County's General Plan, and the development standards and zoning included to address the unique situations within the Specific Plan area to provide regulatory controls."

The County Specific Plan Ordinance and its accompanying Specific Plan Procedures and Preparation Guide specify all aspects of Specific Plan preparation in the County, including fees, initiation procedures, the preparation process, form and content, and consideration by the Policy Planning Commission and Board of Supervisors, among other topics.

The East Franklin Specific Plan is consistent with Chapter 21.14 of the Sacramento County Code and contains all Specific Plan components required by California Government Code.

1.3 PLANNING BACKGROUND

The East Franklin Specific Plan has evolved as a result a range of public participation from property owners within the Specific Plan area, adjacent property owners, planning advisory council members, County staff, representatives of the environmental community, and service agency representatives. The following outlines the planning background which led to preparation of the Specific Plan.

1.3.1 Specific Plan Initiation

In January 1994, at the request of various area property owners and developers, the Sacramento County Board of Supervisors adopted Resolution No. 94-0061, which initiated the preparation process for the East Franklin Specific Plan. The property owners and developers who requested that the process be initiated and are paying for the planning effort are referred to as the participating property owners. The planning effort got underway in Fall 1994 after the participating property owners entered into a funding agreement with the County and paid the required funds.

In November 1994, the Board of Supervisors adopted the East Franklin Specific Plan Guidance Package. The Guidance Package is a project management tool intended to provide the framework for a collaborative effort between Sacramento County staff, the East Franklin property owners, and the consulting team in preparation of the Specific Plan. The Guidance Package outlined expectations and responsibilities for the Specific Plan process and included a work program, budget, and schedule.

1.3.2 Citizens Advisory Committee (CAC)

Public participation is an important element in the specific plan process. Accordingly, the County implemented a special community participation program to facilitate local citizen and property owner involvement in the formulation of the land use plan. A citizens advisory committee (CAC) was appointed by the Board in November 1994. The CAC included property Plan participants, other local residents and property owners, members of the Franklin/Laguna Advisory Council, a member of the Environmental Council of Sacramento (ECOS), an area business representative, and others.

The CAC's purpose was to discuss opportunities and constraints inherent in the planning area, identify issues, and guide the development of the Plan's primary elements. Another CAC objective was to work with County Planning staff and property owners to formulate guiding principles for the Specific Plan.

County Planning staff met with the CAC through early 1995 to identify a preliminary land use plan. A preliminary land use plan was endorsed by the CAC at its March 1995 meeting. The CAC meetings were the primary forum for the formulation of the property owners' preliminary land use concept plan, beginning with the identification of a development strategy that would characterize the type and form of development within the planning area. The development strategy was articulated in the form of guiding principles, and a land use plan was formulated based on these principles.

Two workshops on the Specific Plan were held at the Board of Supervisors in July 1995. These workshops provided the Board the opportunity to review and comment upon the Land Use Plan endorsed by the CAC prior to preparation of environmental documentation. At these workshops, numerous issues were raised and discussed, including:

- Lower density alternatives
- Analysis of commercial uses and their location
- Design of the east/west main road and associated drainage system
- Design of Bruceville Road as it relates to existing oak trees
- Location of proposed water quality basins

The Board directed that a preferred plan be forwarded to DERA along with two lower density alternatives; however, planning staff were to resolve the above issues and make appropriate changes to the plan. Numerous meetings were held with affected parties, and modifications were made by staff to the CAC Plan. This modified Plan and its alternatives were presented to the CAC at a meeting in October 1995. Staff agreed to bring remaining issues to the Board in the staff report on the project after completion of the environmental analysis.

1.3.3 Identification of Planning Principles

Working with Planning staff, the CAC studied the existing physical conditions of the Plan Area and discussed the relationship of the Plan area to surrounding development and to the General Plan. The CAC considered the comprehensive planning efforts for County infrastructure (water, sewer, drainage, transportation, bikeway) and service master plans for Elk Grove Unified School District and Elk Grove Community Service District. While reviewing existing conditions and the planning context of the Specific Plan, the CAC identified the following guiding principles to assist them in developing a land use Plan:

- Recognize the unique, historical character of the Town of Franklin and develop a plan which is sensitive to its preservation and provides compatible land uses.
- Develop a plan that recognizes the right of existing uses, including residences, to continue, and to minimize impacts upon these uses.
- The plan area should be designed as a complete and integrated community containing housing, retail/commercial areas, employment areas, schools, parks and civic facilities essential to the daily life of the residents.
- The plan area should be designed so that various land use components, such as housing, public facilities, shopping and employment areas, are within easy walking distance of each other.
- Locate land uses in a manner that are complementary to each other thereby reducing the potential for interface conflicts.
- Design the plan area in a manner which comprehensively addresses drainage and flood control for both on-site and off-site properties.
- Provide sufficient residential and employment intensities to attract a sufficient level of public transit services.
- Develop a financing plan that provides for the timely provision and phasing of infrastructure as development occurs.

- Design a plan that employs techniques which promote a reduction in crime potential.
- Provide a diverse set of housing types to enable citizens from a wide range of economic levels and age groups to live within the plan area.
- Contribute to the provision of quality education by strategically locating and sizing school facilities in conformance with the Elk Grove School District's Master Plan.
- Design school facilities and the plan area in a manner that provides safe and easy pedestrian and bicycle access.
- Multi-family residential uses should be located near transit facilities, and where feasible, near commercial and employment uses.
- Protect where appropriate and feasible, and mitigate any impacts upon the natural resources of the area, including wetlands and wildlife.
- Provide a circulation system that adequately supports the anticipated level of traffic in the plan area.
- Provide an abundance and variety of open space areas and recreational opportunities.

1.3.4 Technical Advisory Committee (TAC)

A Technical Advisory Committee (TAC) was established to discuss and resolve issues related to the land use plan, specific plan text, and technical analyses. The TAC consisted of representatives from County departments (Transportation, Water Resources, Planning, DERA, etc.) and public agencies (such as Elk Grove Community Services District, Elk Grove Unified School District, Sacramento County Sheriff, SMUD, Regional Transit). The TAC has met periodically throughout the Specific Plan process.

1.4 PLAN AREA SETTING

1.4.1 Regional and Local Vicinity

The East Franklin Plan area is located in the southcentral portion of Sacramento County, approximately ten miles south of downtown Sacramento and two miles west of the commercial district of the community of Elk Grove. The Plan area is situated approximately equidistant between Interstate 5 and Highway 99; Interstate 5 is roughly one mile to the west, and Highway 99 is one and one-half miles to the east (refer to Figure 1-1 Regional Setting Map).

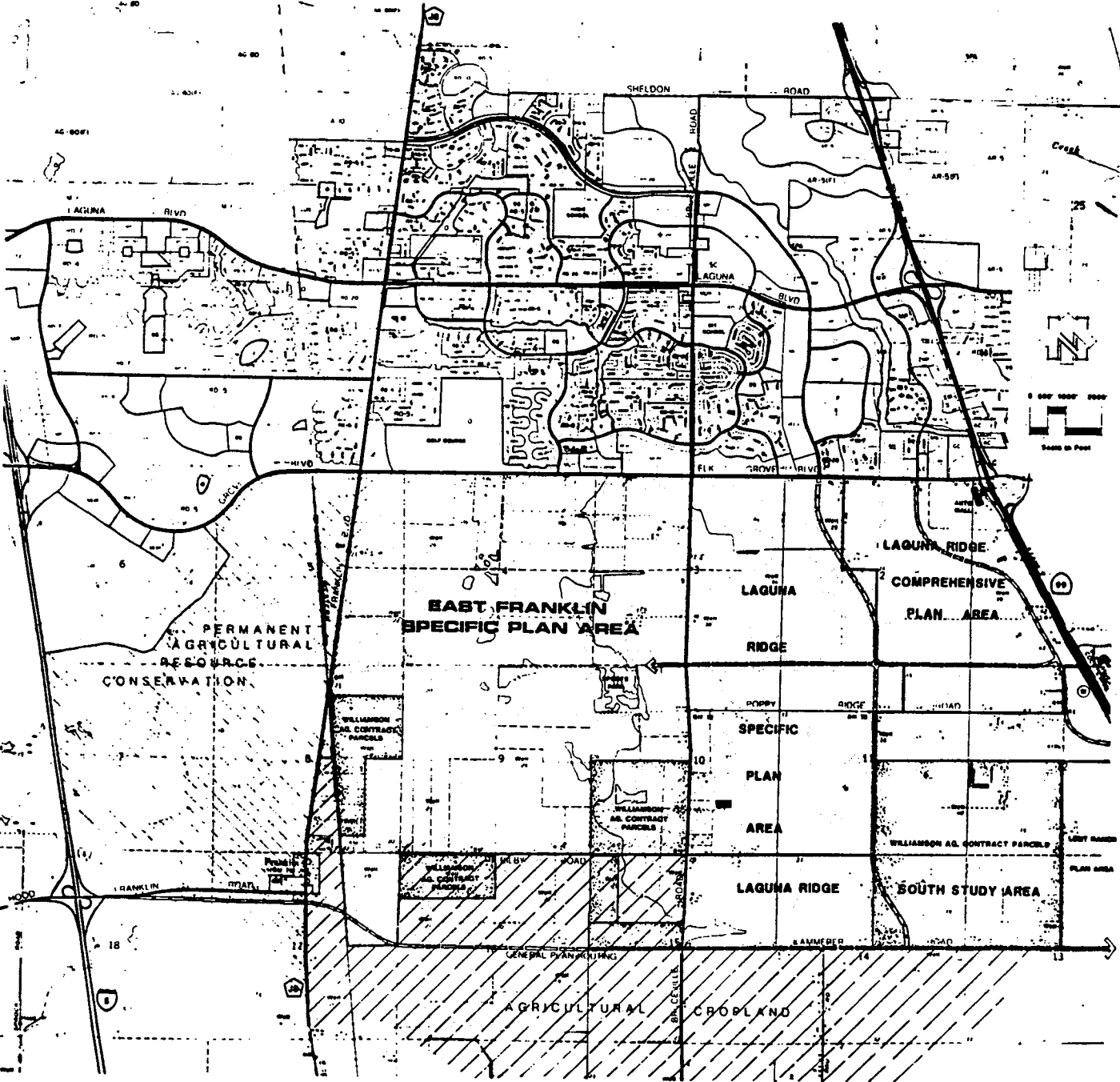
As shown in Figure 1-2, the 2,474.2-acre Plan area is bounded by Elk Grove Boulevard on the north, Franklin Boulevard and the Union Pacific railroad tracks on the west, Bruceville Road on the east, and Bilby Road on the south, except for a small (75-acre) portion that extends south of Bilby Road in the southwest corner of the Plan area.

The Plan area lies entirely within Sections 4 and 9 of Township 6 North, Range 5 East, and consists of decreasing land area toward the east, west, and south in Sections 3 and 10, Sections 5 and 8, and Section 17, respectively, of Township 6 North, Range 5 East. Most roadways adjacent to the Plan area boundaries, as well as many in the Plan area vicinity, correspond to the locations of section lines of the USGS township and range rectangular numbering system for the subdivision of land.

Figure 1-1 Regional Setting Map



Figure 1-2 Community and Project Area



1.4.2 Property Ownership

The Plan area is comprised of 51 parcels ranging from 0.28 to 129.38 acres in size. Parcels comprising the Plan area are identified by owner name and Assessor's Parcel Number (APN) in Figure 1-3 Property Ownership Map.

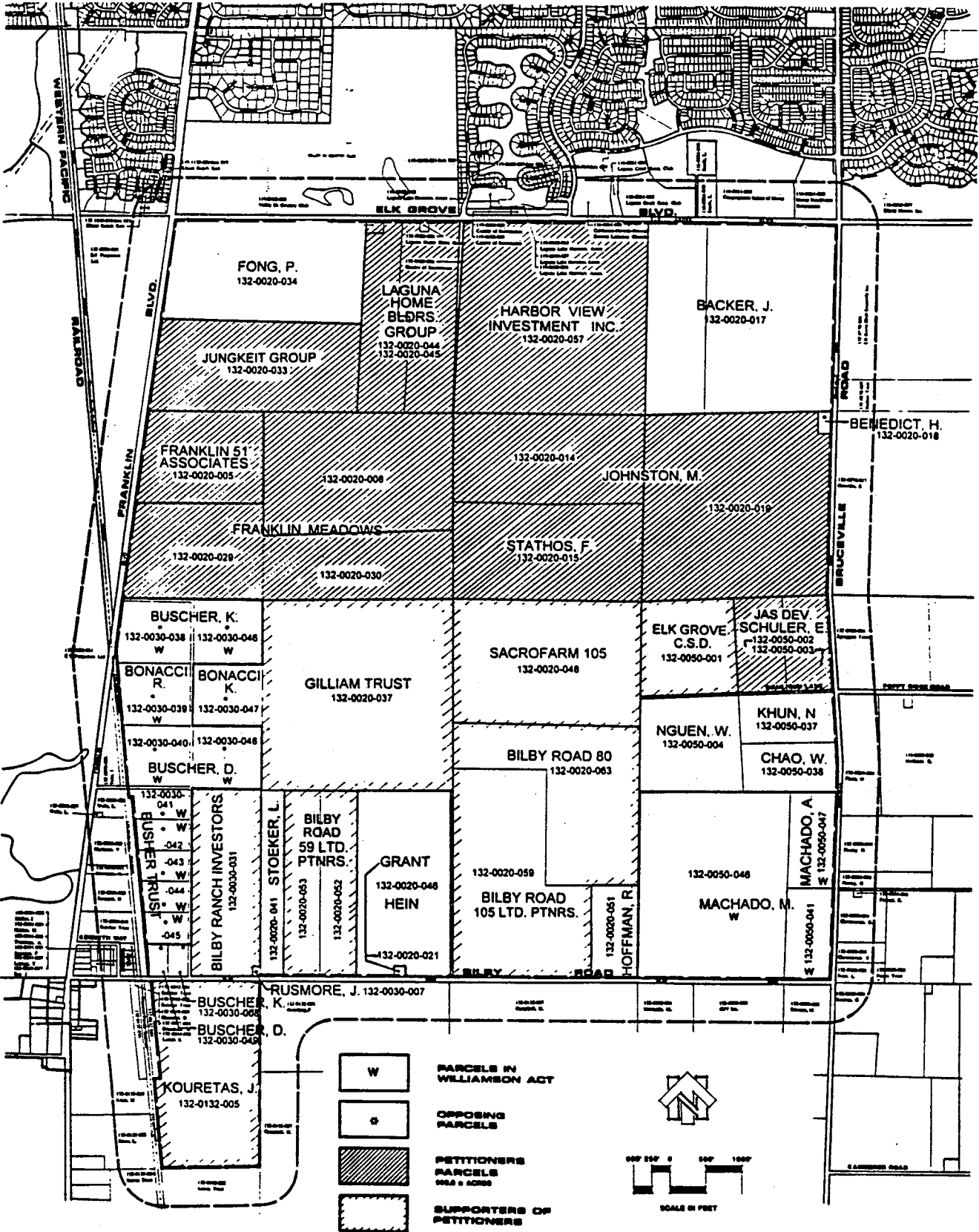
Figure 1-3 identifies those parcels that are owned or controlled by Plan area participants. Specific Plan Participants, also referred to as project proponents, have provided the financial backing required to formulate the Plan. Many of the technical studies referenced in Section 2.0 address only Specific Plan Participants' properties in detail; other properties are addressed in a more generalized manner. A tabular listing of all parcels within the Plan area is contained in the Dwelling Unit Allocation Table, located in the Appendix.

Table 1-2 identifies the status of those parcels that are subject to Williamson Act contracts.

**Table 1-2
Williamson Act Status**

Parcel No.	Owner	Acres	Contract No.	Expiration
132-030-38	Buscher	20.8	W 73-AP-015	2001
132-030-39	Bonacci	20.4	W 73-AP-015	2003
132-030-40	Buscher	18.7	W 73-AP-015	2003
132-030-41	Buscher	8.4	W 73-AP-015	2003
132-030-42	Buscher	7.7	W 73-AP-015	2003
132-030-43	Buscher	7.3	W 73-AP-015	2003
132-030-44	Buscher	6.9	W 73-AP-105	2003
132-030-45	Buscher	6.5	W 73-AP-015	2003
132-030-46	Buscher	19.3	W 73-AP-015	2003
132-030-48	Buscher	19.9	W 73-AP-015	2001
132-050-41	Machado	22.0	W 73-AP-072	Full
132-050-46	Machado	122.8	W 73-AP-072	Full
132-050-47	Machado	21.2	W 73-AP-071	Full

Figure 1-3 Property Ownership Map



1.4.3 Constraints and Opportunities Analysis

Following is a summary of the physical conditions that have contributed to the formulation of the Plan. Many of the features described in this section are graphically depicted in Figure 1-5 Constraints and Opportunities Composite Map.

Manmade Features

Predominant manmade features of the Plan area include single family homes; homestead sites; agricultural uses; the Union Pacific railroad tracks, which form the western boundary of the southern half of the site; and high voltage power lines, which run parallel to the railroad.

The Plan area includes more than a dozen single family homesites which include dwellings and, in some instances, various accessory structures. Most of these are located on the perimeter of the Plan area. Until recently, three dairies operated within the Plan area. At the present time, only one of these, located in the southeast corner, continues to operate. Structures which were part of the other two dairies still remain, even though the dairies are not operational.

Homestead sites are the oldest developed sites within the Plan area. The homestead sites typically contain some or all of the following: water supply well(s), mobile homes, detached garages and/or larger, apparently ranching-related shop buildings, large cattle-related barns and/or corrals, various buildings apparently used for storage, other agricultural production-related detached structures (such as milking barns on dairy sites), and tractor and implement storage/parking areas. The Plan area contains approximately eight historic homestead sites: three are active dairies; two are abandoned dairies; and three are homestead sites that appear more farming-related (crop production), rather than dairy-related.

Topography

Site topography is visually flat; however, the site slopes to the west at approximately 0.15 percent. Elevation above sea level ranges from 14 feet along the southwestern edge near the Franklin Boulevard/Bilby Road intersection to approximately 38 feet near the corner of Poppy Ridge Road and Bruceville Road.

Soils

According to the Soil Conservation Service (SCS) *Soil Survey of Sacramento County, California*, near-surface soils consist of eight types. The soil survey indicates that less than one acre of prime agricultural soils exist within the Plan area. These soils are located in the northwest portion of the site, in an area susceptible to 100-year flooding. None of the soils types present significant constraints to development.

Surface Hydrology

As described in the Drainage Study, dated January 31, 1996, prepared by Murray Smith and Associates, the Plan area is located within a large drainage basin which flows from Highway 99 in the east to Interstate 5 in the west. This basin is separated into three artificially created sub-basins from north to south. All three drain directly into the Beach/Stone Lakes area, but do so at three distinctly different points under Interstate 5. The northern drainage basin contains approximately 4,307 acres, the central basin contains 2,665 acres, and the southern basin contains 8,411 acres.

All traces of natural drainage patterns east of Franklin Boulevard have been erased by 80 years of agricultural practices. Storm water runoff is channeled into agricultural or roadside ditches, where it frequently overtops its banks. However, downstream (west) of Franklin Boulevard, the drainage courses have remained mostly undisturbed meandering swales.

The Beach/Stone Lakes area serves as a County-wide detention/retention facility. The flood levels in that area are dependent on the accumulated flows from the 192-square mile watershed known as the Morrison Creek Stream Group. The flows that enter the Beach/Stone Lakes Basin are released into the Snodgrass Slough at a reduced rate. During peak run-off from the Morrison Creek Stream Group, the Beach/Stone Lakes Basin rises in elevation, creating a backwater condition. This backwater condition does affect the Plan area. Currently, the County Water Resources Division has adopted an elevation of 16.0 feet as the 100-year floodplain limit adjacent to the Beach Stone Lakes area. This 16.0-foot elevation affects approximately 33 acres of land within the Plan area.

Additional information concerning surface hydrology is contained in Section 5.4.

Wetlands and Other Waters

As described in the report entitled *Biological Resources of the East Franklin Specific Plan Area*, dated December 1995, by Gibson and Skordal, there are approximately 28 acres of possible wetlands and associated aquatic habitats within the Plan area. Of this total, approximately 8.0 acres are seasonal wetlands, 0.9 acres are freshwater marsh, and 4.5 acres are vernal pools. The possible seasonal wetlands and vernal pools are jurisdictional Waters of the United States and are subject to the provisions of Section 404 of the Clean Water Act and are subject to U.S. Army Corps of Engineers verification. Approximately 14.2 acres are irrigation and/or drainage ditches which, while not meeting the criteria for jurisdictional Waters of the United States, do support wetland habitats.

Following are descriptions of the possible wetland resources found in the Plan area. A summary of possible wetland acreages occurs in Table 1-3. Figure 1-4 shows the wetlands and associated aquatic habitats existing within the Plan area.

Vernal Pools. Vernal pools are a sub-category of seasonal freshwater wetlands. The possible vernal pools in the Plan area have been distinguished from other seasonal

freshwater wetlands because they exhibit unique and well-defined topographic boundaries and/or significant increases in width.

Vernal pools are scarce in the Plan Area, possibly due to historic agricultural practices. Eight vernal pools have been preliminarily identified, totaling approximately 4.6 acres. The largest assemblage of vernal pools occurs on the Gilliam parcel, located in the west-central portion of the Plan area. This parcel contains six vernal pools totaling 3.6 acres.

Seasonal Wetlands. Seasonal wetland is the most prevalent wetland habitat occurring in the Plan area. Seasonal freshwater wetlands are classified within a broad class of wetlands which are wet seasonally, typically between the beginning of November and the beginning of June. They are characterized by soil saturation and/or ponding or flooding, and the periods related to their landscape position, depth, and features which, within the context of a continuum, represent the dry end of wetlands and the wet end of upland annual grasslands.

The largest concentration of possible seasonal wetlands occurs on the Fong parcel in the northwest corner of the Plan Area, where a total of 3.0 acres of seasonal wetlands are located. This large wetland complex occurs in an area where the soils have not been leveled for farming. Historically, these wetlands have been hydrologically enhanced by runoff from development higher in their watershed. Subsequently, these wetlands have been impacted by the construction of the Laguna South Drainage Channel, which may have reduced the amount of runoff entering them. These wetlands occur within an interconnected system of topographic swales.

The remainder of the possible seasonal wetlands occur as smaller, isolated patches scattered throughout the Plan area. These seasonal wetlands exist on lands that have been leveled for crop production. Any naturally occurring wetlands were eliminated at the time the fields were originally leveled. The existing seasonal wetlands have been created where depressions were excavated or where surface drainage was blocked.

Approximately 8.0 acres of seasonal wetlands have been identified within the Plan area.

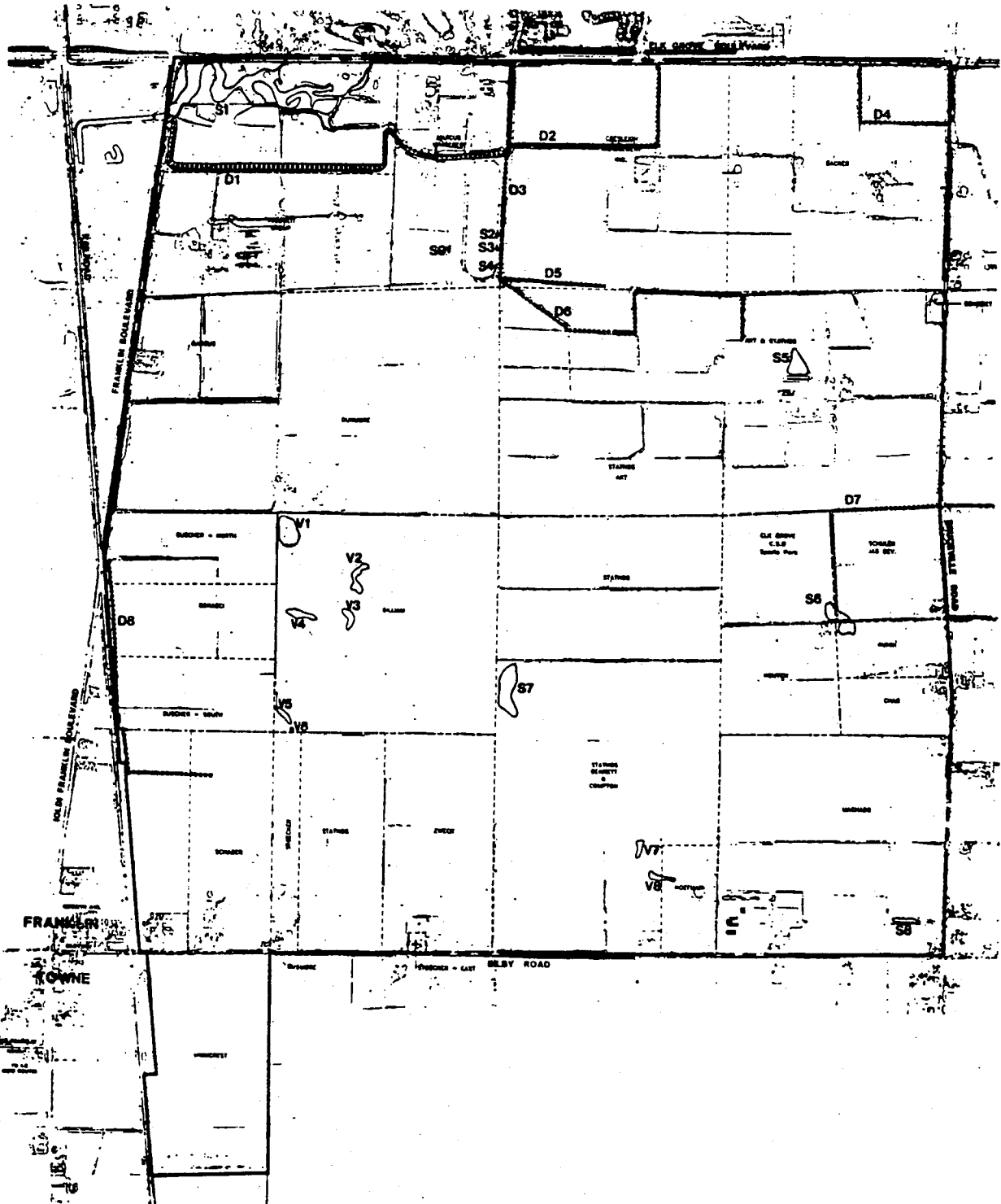
Drainage/Irrigation Ditches. There is an extensive system of ditches within the Plan area which has been constructed to transport irrigation and/or drainage water. Although irrigation and drainage ditches constructed in upland are not classified as jurisdictional Waters of the United States, they were included in Table 1-3 and Figure 1-4 where they support wetland habitats.

Table 1-3
Summary of Possible Wetland¹ Acreages

Classification	Approximate Acreage
Vernal Pool	4.55
Seasonal Wetland	7.95
Drainage/Irrigation Ditches	14.21
Freshwater Marsh	0.92
Total	27.63

1/ Waters of the United States

Figure 1-4 Wetlands Map



Vegetation and Wildlife

The Plan area is predominantly in agricultural use. The majority of the land has been extensively leveled and hydrologically modified by construction of ditches and application of irrigation. The lands that are currently in agricultural use are either irrigated pasture or cropland. Plant communities on those lands not currently in agricultural production are typically non-native grasslands.

There are scattered mature trees at various locations within the Plan area, but oak woodland and riparian forest habitats are absent. Trees growing on the site include oaks, a grouping of conifers, and various other deciduous trees. All of the oaks are located in the northerly and easterly portions of the site. Small, narrow bands of willow riparian shrub habitat exists along various reaches of larger drainage/irrigation ditches that have not been intensively maintained in recent years. The majority of the trees are found in conjunction with existing single family homes and accessory structures, which are primarily located along the edges of the Plan area. The absence of trees within the interior portion of the Plan area is likely attributable to cultivation or livestock grazing.

According to the report entitled *Biological Resources of the East Franklin Specific Plan Area*, dated December 1995, by Gibson and Skordal, the cultivated fields and grasslands provide forage habitat for various raptors common to the area. No nesting raptors were observed within the Plan area, but the larger trees do provide roosting and nesting habitat. Red-tailed hawk, Swainson's hawk, northern harrier, kestrel, and black-shouldered kite have all been observed roosting and/or foraging within the Plan area.

A list of special status species potentially occurring in the Plan area was compiled based on a literature review. The Natural Diversity Data Base (NDDDB) was examined to obtain a list of historic sightings for the Plan area, and site specific surveys were conducted on Participant properties (see Figure 1-3) to identify available habitat.

Cultural Resources

According to the *Cultural Resources Assessment*, dated August 11, 1995, by Peak and Associates, although the region was once occupied by the Plains Miwok, there are no known village sites within the Plan area. The only known site in the vicinity is located one-half mile south of the Plan area. Due to lack of a water supply on the site, it is likely that the Native American inhabitants of the region used the Plan area for collection of plant foods and hunting but did not live in the immediate area.

The East Franklin Plan area is a part of what was known as the Franklin Township. The Franklin Township was formed out of the original Sutter Township by order of the Sacramento County Board of Supervisors on October 20, 1856. The Plan area was not a part of one of the early land grants and was not mineral land. The first settlers in what came to be (after 1856) Franklin Township came primarily to farm, and the land of the Plan area has been in agricultural use from the 1850s to the present day.

The town of Franklin was one of the stagecoach stops between Sacramento and Stockton. By 1890, the community included a post office, several stores and saloons, a meat market, a blacksmith, a hotel, a school, and many residents. The Western Pacific Railroad constructed its transcontinental railroad line through Franklin. A depot that was located at the Bilby Road crossing was closed in 1940 and destroyed by fire in about 1942.

The oldest surviving structure in the Plan area dates to about 1900. There are two others that are pre-1920 and three more from the 1920s, one of which has been extensively remodeled. None of the structures are associated with the important pioneer settlers and historic events of the area. Only one structure in the survey area appears to possess distinctive architectural merit: the old residence at the Jungkeit Dairy is an example of the American Four Square style of rural residence and appears to qualify as an important resource. Augmenting its architectural merit is its current setting, which reflects the historic uses of the property.

Noise Environment

According to the report entitled *Existing Noise Environments*, dated September 11, 1995, by Brown-Buntin Associates, the most significant noise sources affecting the Plan area consist of railroad traffic on the Union Pacific railroad tracks located near the western Plan area boundary and vehicle traffic on the four streets that abut the Plan area. The area of impact (noise contour greater than 60 dB L_{dn}) of the major noise sources within the Plan area is generally limited to within 200 feet of Plan area roadways and about 600 feet of the railroad tracks.

Hazardous Materials

The *Preliminary Phase 1 Environmental Site Assessment*, dated August 8, 1995, by Wallace Kuhl Associates reveals that the potential for hazardous materials within the Plan area is very low.

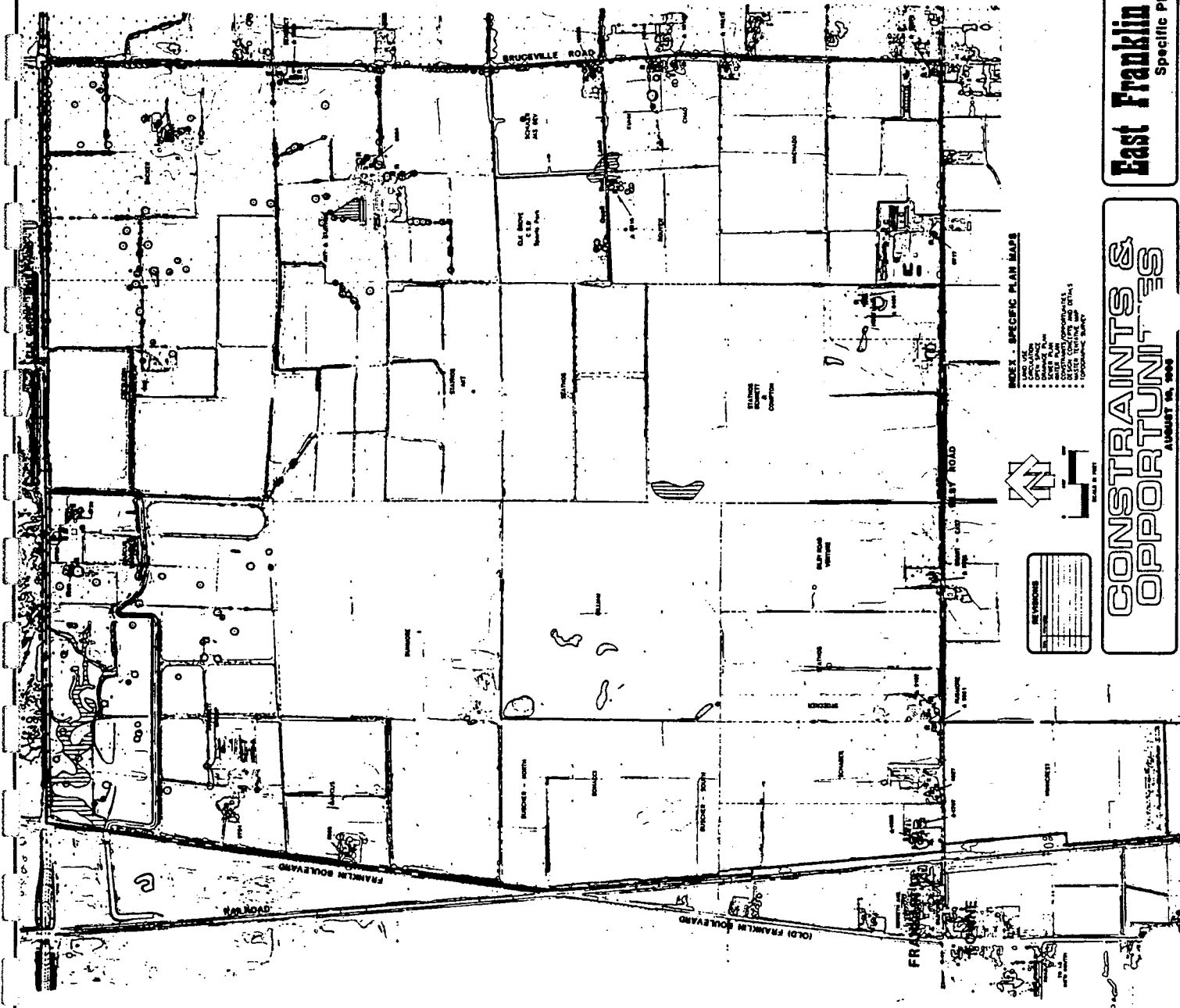
With regard to past agricultural operations, the potential for significant residual agricultural chemical concentrations in the majority of existing Plan area surficial soils is low. An exception may occur at former orchard areas on the Backer homestead site and Nunes Dairy (APNs 132-0020-017 and -019, respectively). Historically, cultivated orchard soils could become contaminated through the repeated application of agricultural chemicals to fruit trees. Although there are several dairies that produce wastewater, receive irrigation tailwater and upstream run-off flows, and have a general agricultural history where fertilizers were probably used in the past, no agency-listed regional impairments to ground water quality beneath or near the Plan area were observed.

No potential or confirmed state or federal "Superfund" sites have been identified within the Plan area. Also, there are no known occurrences of contaminated municipal ground water supply wells; toxic pits; suspect sites flagged for preliminary assessment; spills, leaks, investigations or cleanup sites; active or inactive landfills; transfer or material recovery stations; and leaky underground storage tank (UST) sites.

Buried natural gas and petroleum pipelines exist within the Elk Grove Boulevard street right-of-way and within the Union Pacific railroad right-of-way adjacent to the southwesterly Plan area boundary. However, there is no evidence that leaks, ruptures, or other problems have occurred in the vicinity of the Plan area.

**Figure 1-5
Constraints and Opportunities
Composite Map**

- STRUCTURES**
 ★ 4321 Street Address
 ★ (indicates owner occupied)
- □ □ Accessory
 □ R Single Family Residential
 □ C Commercial / Business
- EASEMENTS/RIGHT-OF-WAYS**
 Existing Roads
 Railroad
- TREES**
 Deciduous
 Conifers
 Oaks
- WETLANDS**
 Vernal Pools
 Seasonal Wetlands
 Drainage / Irrigation
 Ditches with Wetlands



INDEX - SPECIFIC PLAN MAPS
 LAND USE
 TREE SYMBOLS
 WETLANDS
 EASEMENTS/RIGHT-OF-WAYS
 STRUCTURES
 DRAINAGE/IRRIGATION
 DITCHES WITH WETLANDS



REVISIONS

NO.	DATE	DESCRIPTION

CONSTRAINTS & OPPORTUNITIES
 AUGUST 14, 2009

East Franklin
 Specific Plan



BOHLC REINERS
 BOHLC REINERS & ASSOCIATES, INC.
 1000 ...
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1.4.4 Adjacent Land Use

Existing land use to the west and south is primarily agricultural. Land to the north is primarily developed. The land to the west is designated on the Sacramento General Plan as Agricultural Cropland combined with Resource Conservation Area. The Laguna Ridge Specific Plan area is to the east.

The undeveloped area to the south is designated Agricultural Cropland on the General Plan.

The developed area immediately north of the Plan area is designated predominantly Low Density Residential (1-12 du/ac), but also includes High Density Residential (31-50 du/ac) and an area designated Cemetery, Public and Quasi-public. This area, known as Laguna Creek, includes the Laguna Creek Racquet Club, Laguna Lake Subdivision, and the Valley Hi Country Club. The Laguna Greens subdivision is being constructed on land northwest of the Plan area, across Elk Grove and Franklin boulevards.

Adjacent land use is depicted in Figure 1-6.

Figure 1-6 Adjacent Land Uses

