## SOUTH SACRAMENTO COMMUNITY AREA POLICY AREA NOTES PA-1 FRUITRIDGE POCKET AREA A. Encourage better utilization of underdeveloped single family residential deep lots (160 feet deep or more) through application of various sections of the zoning code **Revision to Community Plan** which will allow density increases based on lot area and special circumstances Each of these situations must be evaluated separately. **RES NO RES NO** DATE DATE 94-1527 NOV. 24, 1994 City of Sacramento recommendation-continue existing practice of deep lot development JUN. 25, 1997 97-0819 with appropriate special permit. The specific incorporated area of the study area is between Fruitridge Road on the north, Elder Creek Road on the south, 65th Street 97-0862 JUL. 16, 1997 Expressway on the west and Power Inn Road on the east. B. Continue through the community development funding cycle, as appropriate until 02-0679 JUN. 5, 2002 completion. The housing rehabilitation and other physical improvement programs that have been started with funding from Fiscal Year 1976-1977. PA-2 | FLORIN OLD TOWN A. Encourage commercial utilization of the several block long area of Florin Road at the Southern Pacific Railroad for historic interest specialty shopping. Special consideration should be given to innovative and perhaps non-conforming uses that may enhance this older commercial area. PA-3 STOCKTON BLVD. BETWEEN MACK RD. AND GERBER RD. A. Encourage Commercial Recreational uses to locate along Stockton Blvd. between Gerber Road and Mack Road by giving special consideration to innovate proposals COMMERCIAL AGRICULTURAL RECREATION FACILITIES Uses should be community or regional in scope and should enhance rather than detract from the surrounding area and community. RECREATION FACILITIES (INCLUDING EXISTING PARKS) PERMANENT AGRICULTURE **BUSINESS AND PROFESSIONAL** PA-4 | LAGUNA CREEK **URBAN RESERVE** SHOPPING CENTER RECREATION RESERVE A. In the unicorporated County area, this floodplain shall have development AGRICULTURAL-RESIDENTIAL 10 LIMITED COMMERCIAL control through the use of the Special Planning Area Ordinance described PROPOSED NEIGHBORHOOD PARK in the text. Floodplain recognition within the incorporated City of Sacramento AGRICULTURAL-RESIDENTIAL 5 **GENERAL COMMERCIAL** PROPOSED NEIGHBORHOOD PARK will be similar, but under its jurisdiction. ADJACENT TO SCHOOL AGRICULTURAL-RESIDENTIAL 2 **AUTO COMMERCIAL** PA-5 GARDNER AVENUE - GERBER ROAD (SOUTH) TRAVEL COMMERCIAL AGRICULTURAL-RESIDENTIAL 1 A. No division of property shall take place in the noted Agricultural-Residential (AR-5) Gardner-Gerber Area without the demonstration that the division and SPECIAL & COMBINING LAND USE development will not preclude the future installation of a logical neighborhood RESIDENTIAL **INDUSTRIAL** public street pattern and the future reasonable development of the area in SPECIAL PLANNING AREA a low density residential fashion. **HEAVY INDUSTRIAL RESIDENTIAL DENSITY 1** FLOOD COMBINING AREA (FLOOD LINE BASED ON U.S. ARMY ENGINEER DISTRICT CORPS OF ENGINEERS-FLOOD INSURANCE STUDY-SEPTEMBER 1975) PA-6 DELETED LIGHT INDUSTRIAL **RESIDENTIAL DENSITY 2** PA-7 AREA NORTH OF WYNDHAM DR., EAST OF VALLEY HI DR. INDUSTIRAL OFFICE PARK **RESIDENTIAL DENSITY 3** A. If the area is to be developed with a mix of Commercial and Multi-Family uses, BUFFER REQUIREMENTS FOR the Multi-Family development shall front on Wyndham Drive. NEIGHBORHOOD PRESERVATION AREA (SEE TEXT, SECTION III, IMPLEMENTATION) **RESIDENTIAL DENSITY 5** PA-8 SHORT ROAD AREA NORTH OF CALVINE ROAD COMMUNITY FACILITIES **RESIDENTIAL DENSITY 7** POLICY AREAS A. As a part of a larger Urban Reserve Area, this relatively small area of PA-0 **RESIDENTIAL DENSITY 10** PUBLIC/QUASI-PUBLIC (SEE POLICY AREAS NOTES) Agricultural-Residential 5 lots is recognized as a viable reality. Although the entire area is suitable for urbanization in the distant future, CHURCH **RESIDENTIAL DENSITY 20** Agricultural-Residential uses can continue for the Special Planning Area (MHP) MOBILEHOME PARK COMBINING LAND USE until such time as full public services are extended from the north. **RESIDENTIAL DENSITY 30** UTILITY Each land division shall demonstrate that the development will not preclude ———— SACRAMENTO CITY LIMITS LIBRARY MOBILEHOME PARK the future urban use of the area. FS FIRE STATION MOBILEHOME SUBDIVISION PA-9a DELETED PA-9b AREA NORTH OF LAGUNA CREEK, WEST OF BRUCEVILLE ROAD CEMETERY A. In the area bounded by Mack Road on the north, Bruceville Road on the east, NAME EXISTING SCHOOL Laguna Creek 100 Year Floodplain on the south and Franklin Blvd. on the west, OFFICIAL APPROVAL CERTIFICATE one mobile home park of 10 to 15 acres would be allowed on a PROPOSED ELEMENTARY "floating" basis - that is in the general area but without specific location. **COUNTY PLANNING COMMISSION** PROPOSED JUNIOR HIGH APPROVED AUG. 29, 1978

PROPOSED SENIOR HIGH

ANNEXED TO THE CITY OF SACRAMENTO - SEPTEMBER 8, 1992

| PA-10 | GARDNER AVENUE - FLORIN ROAD (NORTH)

A. In the area designated AR-10 (Agricultural-Residential 10 acre size) a future

potential for industrial uses must be kept in mind. A policy for no new divisions

less than 10 acres must be adhered to in order to maintain this future potential.

THE ADOPTION IS FOR THE UNINCORPORATED AREA ONLY THE CITY OF SACRAMENTO HAS YET TO TAKE ACTION ON THIS PLAN.

ADOPTED BY RESOLUTION NO. 78-1431 DEC. 6, 1978

SACRAMENTO COUNTY BOARD OF SUPERVISORS

/s/ BETTY O'LEARY

/S/ BETTY POOHAR

/s/ MICHAEL J. GUGLIEMETTI

CHAIRPERSON

/s/ E. HENRY KLOSS