

**FAIR OAKS
COMMUNITY
PLAN**

january 8, 1975

FAIR OAKS COMMUNITY PLAN

PREPARED BY THE
SACRAMENTO COUNTY PLANNING DEPARTMENT

WITH THE HELP OF
THE FAIR OAKS CITIZENS ADVISORY COMMITTEE

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INTRODUCTION

This document encompasses the adopted community plan for the unincorporated community of Fair Oaks. It embodies recommended goals and objectives, proposed development policies, a recommended pattern of future land uses throughout the community area and the various public facilities such as streets, schools, parks, and so forth which will be needed to serve the proposed land uses.

For planning purposes, the Fair Oaks community has been established as that area bounded by the American River on the south, San Juan Avenue on the west, Madison Avenue on the north, and Blue Ravine (the large drainage area draining toward Mississippi Bar on the American River) on the east. This is an area of about 17,200 population in 1973 and is utilized primarily for suburban and semi-rural residential development.

This adopted community plan has been prepared by the Sacramento County Planning Department working with a Citizens Advisory Committee organized by the Board of Supervisors. With staff assistance, the Committee developed a set of Goals and Objectives which they adopted after a public forum in January 1973. The staff then prepared this plan, with Committee input, to reflect the Goals and Objectives.

The community plan is a more detailed and precise document than the County General Plan, which has provided broad guidelines in the past. The Board of Supervisors adopted the Fair Oaks Community Plan on January 8, 1975, to serve as a guide for future development by both private parties and public agencies. It is appropriate to review the plan at intervals in the future to reflect new criteria, tastes, and policies. The plan should be re-evaluated frequently enough to remain a guide to development which will provide the kind of community the inhabitants desire.

A BRIEF HISTORY OF FAIR OAKS

The Community of Fair Oaks, located on the northern bank of the American River 16 miles northeast of the City of Sacramento, is a portion of what once was the Rancho San Juan Land Grant. This 20,000 acre area, covering all or parts of the present day communities of Fair Oaks, Carmichael and Orangevale, was granted to Joel P. Dedmond in 1844 by Manuel Mitcheltorena, then governor of California under Mexican rule. The land changed ownership a number of times during the next thirty years, but the area was continuously inhabited by squatters who made a livelihood selling wood and charcoal from the oak trees. By 1874, these squatters had been driven off and large tracts of the land sold to eight or ten individuals who began to farm the land.

In 1895, the remaining major portion of the Rancho San Juan was sold to the Howard-Wilson Publishing Company of Chicago. This company surveyed and mapped the land and began to promote Fair Oaks as one of their Sunset Colonies (other "colonies" were located in Louisiana, North Carolina and Florida). The Fair Oaks Colony was liberally advertised in the Howard-Wilson Company magazine, "Farm, Field and Fireside," as a place with no frosts, perpetually blooming flowers, and temperatures rarely above 90° or below 30°. In 1895, they began to provide monthly excursions from the east for prospective buyers.

By 1897 there were 300 permanent settlers in Fair Oaks, most of whom worked at planting and cultivating fruit orchards. The following year the Howard-Wilson Company failed, and with it went unfulfilled promises of a water system and railroad service from Sacramento. In 1890, the Fair Oaks Development Company was incorporated. The Company succeeded in convincing the County of Sacramento to build a bridge across the American River at Fair Oaks and the Southern Pacific Company to build a railroad line to the bridge in 1901. The Development Company failed in the latter part of 1901.

With the completion of the Fair Oaks Bridge and the railroad line, Fair Oaks Colony grew rapidly. In 1902, the Fair Oaks Fruit Company was incorporated and a warehouse was built in Fair Oaks. By 1906, Fair Oaks Colony had become a typical small town with a post office, hotel, a blacksmith shop and a number of small dry-goods and grocery stores located along Main Street. There were two churches (Methodist and Presbyterian) and two schools (The Four Gables School and the Fair Oaks School). A bank was built in 1912 and the San Juan High School in 1914. The Fair Oaks Civic Club purchased and developed the Plaza in 1918.

For the next two decades Fair Oaks grew at a steady pace. The main activity continued to be agricultural production, including almonds, citrus fruits, and olives. Along the southerly boundaries of Fair Oaks, many thousands of acres of rich farm land were dredged up in search of gold along the American River, as evidenced by the large piles of dredger tailings in the area. The dredging in the Fair Oaks area ceased in the late thirties.

Probably the single most significant event in the history of Fair Oaks was the freeze of 1932. The freeze hit at the darkest period of the Great Depression at a time when many fruit growers had barely been able to weather the drastic economic effects of the depression. For a number of days the temperature dropped to 18 degrees and there was nothing to be done for the fruit trees. Most were killed, and the few individuals who replanted their orchards were hit two years later with a similar freeze. The freezes effectively wiped out Fair Oaks as a major producer of citrus fruit in California. Very few of the original citrus trees can be found in the area today.

Despite the demise of the area's only industry, Fair Oaks continued to grow. It became a residential community with its residents primarily working elsewhere. Through the 1940's, Fair Oaks grew at a

steady rate of approximately ten percent per annum. By 1954, the Community's population had grown to 5,000 and assessed land value had jumped from 1.6 million dollars in 1949 to over eight million dollars.

The rise of Aerojet General Corporation as a major employer had a strong influence on the growth rate of Fair Oaks from 1955 to 1965. In 1957, for instance, Fair Oaks had over 750 families with one or more members employed by Aerojet General, second only to the more heavily populated Arden-Arcade area. Of course, this concentration in one sector of the economy caused some temporary dislocations when aerospace employment dropped over 90% in the late 1960's and early 1970's. The growth rate slowed perceptibly, but growth continued--both in population and housing.

The community is expected to continue to grow at a decreasing rate. Future histories of Fair Oaks will hopefully show that the community maintained its semi-rural atmosphere and provided its residents a delightful place to come home to.

FAIR OAKS COMMUNITY GOALS AND OBJECTIVES

- GOAL 1: TO ACHIEVE AN INTEGRATED COMMUNITY PLAN TO ENSURE THAT LAND USES ARE MUTUALLY COMPATIBLE, FUNCTIONAL, HEALTHFUL AND AESTHETICALLY PLEASING.
- GOAL 2: TO MAINTAIN AND PROMOTE THE DISTINCTIVE SEMI-RURAL, PREDOMINATELY FAMILY RESIDENTIAL CHARACTER OF THE FAIR OAKS COMMUNITY.
- A. To attain a low to low-medium maximum overall population density at ultimate development.
 - B. To retain areas of agricultural or semi-agricultural land uses in the community.
 - C. To encourage the development of residential estates on lots of 10,000 square feet in size or greater, particularly east of Chicago Avenue.
- GOAL 3: TO ENCOURAGE THE DEVELOPMENT OF SAFE, HEALTHFUL AND ATTRACTIVE LIVING ENVIRONMENTS AND A RANGE OF HOUSING STYLES, TYPES AND COSTS TO SUIT VARYING NEEDS AND DESIRES.
- A. To continue to provide the opportunity to keep horses and domestic livestock, in appropriate low density residential, agricultural and estate areas.
 - B. To encourage cluster and planned developments (not to exceed low to low-medium density) which provide common open space and do not disrupt the natural environment.
 - C. To ensure that multiple family developments locate in close proximity to commercial and convenience facilities.
 - D. To encourage Residential Planned Development in undeveloped areas along Sunrise Boulevard bounded by Sunset on the south, proposed extension of Pennsylvania on the west, Madison on the north, and proposed extension of Ridgevine on the east.
- GOAL 4: TO PROVIDE FOR SAFE, CONVENIENT, VARIED AND ATTRACTIVE COMMERCIAL FACILITIES TO MEET THE NEEDS OF THE COMMUNITY.
- A. To ensure that the quantity, location and type of commercial land use is closely related to the needs and demands of the local population and to avoid surplus commercial zoning.
 - B. To prevent the development of commercial strips in the Fair Oaks community.

C. To encourage commercial development to locate in well-designed and appropriately located neighborhood shopping centers.

D. To locate commercial uses in areas convenient and accessible to the general public.

E. To locate business and professional offices adjacent to, or in existing commercial areas.

F. To discourage the development of industrial use within the boundaries of the Fair Oaks study area, except for small fabrication shops and other small commercial manufacturing type establishments.

GOAL 5: TO PROVIDE AMPLE OPEN SPACE AREAS THROUGHOUT THE COMMUNITY.

A. To establish a well-balanced system of parks and local recreation open spaces integrating the Fair Oaks Recreation and Park District, the American River Parkway and the Gold Rush Parkway plans.

B. To provide sufficient local parks and recreation opportunities for future population growth.

C. To assure adequate public access to the American River Parkway and the bluff areas.

D. To encourage the development of common open space in residential areas.

E. To provide a walk-in park with an overview on top of the American River bluff between Main Street and Bridge Street.

GOAL 6: TO PRESERVE, PROTECT AND ENHANCE THE UNIQUE ENVIRONMENT OF FAIR OAKS.

A. To prohibit any activity or land use which would damage or destroy the natural ravines, live streams and bluff areas along the American River Parkway.

B. To encourage the location of structures so as to not obstruct scenic vistas of the American River or the Sierra Nevada through a design review ordinance.

C. To require all development activity be compatible with the physical environment and that no major alterations of the natural topography be permitted without design review.

D. To encourage the retention and protection of existing trees, natural land forms, topographic features and live streams. ✓

GOAL 7: TO MAINTAIN AND ENHANCE THE IDENTITY AND ATTRACTIVENESS OF THE FAIR OAKS COMMUNITY AND ITS SOCIAL, ECONOMIC AND AESTHETIC ATTRIBUTES AND BENEFITS TO THE LOCAL RESIDENTS.

A. To encourage the development of good quality housing and residential areas that are in harmony with the existing community and its environment.

B. To ensure that commercial facilities and public or quasi-public buildings are consistent with and compatible to the surrounding architectural, environmental, economic, cultural, and historical attributes of the community.

C. To recommend and pursue the enactment of a County Ordinance that provides for design review at the community level, to include but not be limited to all public and private outdoor lighting, and all outdoor advertising signs and billboards.

GOAL 8: TO RETAIN AND PROMOTE THE VILLAGE DOWNTOWN AREA AS THE ECONOMIC AND CULTURAL CENTER OF THE COMMUNITY.

GOAL 9: TO PROVIDE A CIRCULATION SYSTEM OF HIGHWAYS, STREETS, BICYCLE ROUTES, BRIDLE PATHS, AND WALKING TRAILS IN FAIR OAKS WHICH WILL PROVIDE ADEQUATE, SAFE TRANSPORTATION WITH MINIMUM DISTURBANCE TO THE TRANQUILITY OF THE COMMUNITY AND THE LEAST POSSIBLE POLLUTION AND DEGRADATION OF THE ENVIRONMENT.

A. To make provisions for design review of circulation facilities by the Community Planning Advisory Council.

B. To provide safe walkways in the vicinity of elementary schools (e.g., Winding Way west of Fair Oaks Blvd.) and in commercial areas. Future street agreements should be drawn to comply with this objective.

C. To encourage improvements of off-street parking areas.

D. To develop a network of bicycle routes, bridle paths and walkways with emphasis on connecting parks and schools as part of a County-wide system.

E. To retain Phoenix Field at its present size as a local private use airport with provision for control of noise and surrounding land use to assure safe operation.

F. To provide the impetus for and participate in a re-evaluation of the County Major Street and Highway Plan to determine and resolve any inconsistencies with the community plan.

G. To insure that streets will not be widened, without explicit demonstration of need, including demonstrable congestion, and supported by in-depth, time distribution studies showing inadequate capacity at peak load periods, and a review and recommendation of the Community Planning Advisory Council.

H. To preserve Winding Way, east of Fair Oaks Boulevard, as a scenic route and develop means to reduce the traffic speed along that part of Winding Way.

I. To provide for safe passage of bicycles, pedestrians, and horses along Winding Way with minimum widening of existing roadway and provide separate pedestrian/horse/ bicycle crossings at the bridges on Winding Way near Park Avenue and Cozy Glen.

J. To beautify Sunrise Boulevard and Madison Avenue by appropriate landscaping in the center divider strip and adjacent rights-of-way and to provide for maintenance of the landscaped areas.

K. To minimize the number of streets and driveways intersecting Sunrise Boulevard.

L. To encourage the consideration of improved public transit and other alternatives to provide for local and commuter transportation services.

GOAL 10: TO ENCOURAGE DEVELOPMENT OF UNDERGROUND UTILITIES THROUGHOUT FAIR OAKS.

GOAL 11. TO SUPPORT THE ESTABLISHMENT OF A COMMUNITY PLANNING ADVISORY COUNCIL TO CONTINUOUSLY REVIEW AND MAKE RECOMMENDATIONS ON AMENDMENTS AND PROPOSALS TO UPDATE THE COMMUNITY PLAN, AND TO PROMOTE PUBLIC UNDERSTANDING OF AND TO PROTECT THE INTEGRITY OF THE COMMUNITY PLAN.

POPULATION

COMMUNITY POPULATION

Past Trends

The population of Fair Oaks has grown at an average annual rate in excess of 5% since 1960. The early 1960's saw a considerable influx due to the rapidly expanding aerospace industry facilities nearby. In the late 60's and early 70's, the aerospace industry very nearly disappeared, and the birth rate dropped drastically in Fair Oaks as it did nationwide. These factors were balanced by improved access which accelerated Fair Oaks' development as a bedroom community for people who work some distance away, and the overall growth rate remained high. Table 1 compares the growth of Fair Oaks with some surrounding communities and reveals that Fair Oaks has grown much more rapidly than the State of California or the County as a whole, and at about the same rate as contiguous communities.

Population Characteristics

The population of Fair Oaks, on the average, is younger, better educated and has a higher income than the population of most other areas. These points are evident in Table 2, which compares selected population characteristics for Fair Oaks and surrounding areas.

The population pyramid in Appendix A shows the age and sex composition of the Fair Oaks community. A large percentage of the population is in the 5 to 19 year old age group, probably due to the high birth rates of the post-Korean War decade. The low percentage of population over the age of 54 is typical of fast-growing, non-urban areas.

Design Population

The design population is the reasonable expectation of the population that will exist when Fair Oaks is fully developed. It is calculated from the land use map using the assumptions in Table A-1, Appendix A. This is not the same as the maximum population density permitted by land use designations on the plan. It is expected that at ultimate development the actual population will be somewhere between the lowest and highest densities permitted for each land use category.

The total integrated community facilities embodied in the Fair Oaks Community Plan are based on the design population of 44,000 persons. Over time, the actual growth rate of the community will have to be assessed against the expected design population and appropriate changes made in the plan.

Table 3 shows population projections for Fair Oaks and surrounding communities. Fair Oaks is expected to continue to grow at a rate somewhat higher than the County average, but gradually decreasing

from present rates of 5% per year to approximately 2% per year after 1990. Indications are that the population will approximately double by the year 2000. The population at that time will be approaching the design population, but the overall character of the community will remain semi-rural, with large lots and considerable open space. Table A-2, Appendix A, gives population projections by data area.

The high growth rate is largely due to the availability of financing, the stimulus of Sunrise Center to the north, and the completion of Highway 50, and the gradual filling in of some other community areas such as Arden-Arcade. This growth trend should level off shortly with financing becoming tighter and with the passing of the initial effects of some of the above factors.

Future population growth should stabilize at the average rate of 2 to 2.5% per year predicted by the County General Plan. Any projections, of course, must be used carefully. Trends must be monitored and any significant changes from expectations must be incorporated into updated projections at intervals of every five years or so. Changes in fundamental social attitudes or desires such as an increased preference for multiple family dwellings or communal living conditions would be taken into account in major restudies. The plan should at all times be considered a dynamic document which can be modified to reflect changing conditions and desires. It must serve the needs of the community--not impose outdated constraints.

Table 1
POPULATION GROWTH
1960-1972

	Population			Average Annual Rate of Growth	
	1960	1970	1972	1960-1970	1970-1972
FAIR OAKS	9,033	15,463	16,594	5.5%	3.6%
CARMICHAEL	20,455	37,625	39,693	6.3	2.9
ORANGEVALE	11,361	16,493	17,010	3.8	1.2
CITRUS HEIGHTS	22,653	42,761	45,758	6.6	3.4
SACRAMENTO CITY	191,670	257,105	262,900	3.0	1.1
SACRAMENTO CO.	503,971	634,064	663,345	2.3	2.3
STATE OF CALIF.	15,717,204	19,957,304	20,518,000	2.4	1.4

Table 2

POPULATION CHARACTERISTICS
1970 CENSUS

POPULATION CHARACTERISTICS	FAIR OAKS	ORANGEVALE	CITRUS HEIGHTS	CARMICHAEL	CITY OF SACRAMENTO	COUNTY OF SACRAMENTO	STATE OF CALIFORNIA
Total Population	15,463	17,222	42,032	37,625	254,417	631,498	19,957,304
Total Occupied Housing Units	4,458	4,774	12,015	11,286	91,697	212,158	6,573,861
Population Per Household	3.47	3.61	3.49	3.33	2.77	3.36	3.04
Median Age of Population	24.1			24.7	30.0	27.0	28.1
Median School Year Completed for Persons 25 years old or older	12.7	12.3	12.5	12.8	12.3	12.4	12.4
% of Persons 25 years old or older who have completed: 8 years or less of school;	9.3	8.5	7.5	7.8	23.3	17.7	19.8
4 years of High School;	38.2	41.8	43.1	37.9	32.6	35.8	32.8
4 or more years College	19.3	7.8	9.0	21.7	11.0	13.0	13.5
% of employed Persons over age 15 in the professional, technical, managers, administrators and proprietor categories	37.8	21.2	28.7	38.5	24.4	27.2	25.3*
Median Family Income	\$12,700	\$10,380	\$10,950	\$12,591	\$9,715	\$10,566	\$10,732

*over age 13

Table 3

POPULATION PROJECTIONS

COMMUNITY	POPULATION						AVERAGE ANNUAL RATE OF GROWTH			
	1960	1970	1980	1990	2000	Ultimate	1960-1970	1970-1980	1980-1990	1990-2000
Fair Oaks	9,033	15,463	22,560	28,180	34,350	44,000	5.5	3.8	2.2	2.0
Carmichael	20,455	37,625	46,190	53,730	56,480	62,000	6.3	2.1	1.5	0.5
Citrus Heights	22,653	42,761	57,600	72,270	87,200	140,000	6.6	3.0	2.3	1.9
Orangevale	11,361	16,493	20,300	25,510	30,190	42,500	3.8	2.1	2.3	1.7

LAND USE PLAN

EXISTING LAND USE

The tabulation of existing land use in Fair Oaks was made in January 1972. A summary of this tabulation is included in Table 4. A detailed breakdown of the land use tabulation by data area can be found in Appendix B.

The Fair Oaks community is a relatively undeveloped area. Much of it is presently in open space use such as pasture, orchard, recreational, and vacant land. Approximately one-fourth of the land area is in residential use. This relatively undeveloped status means that many of the natural amenities in Fair Oaks community have not yet been disturbed. This plan will allow facilities to accommodate the needs of present and future residents, while preserving the attractive environmental qualities of Fair Oaks.

LAND USE CATEGORIES

Residential Categories

Residential Density-2: This category provides for large lot residential uses. The keeping of livestock for recreation or 4-H type activities would be permitted on parcels which meet the requirements of the zoning code. The maximum residential density in this category is two dwelling units per acre.

Residential Density-5: This land use provides for typical urban subdivision development of predominately single family dwellings. The maximum residential density is five dwelling units per acre.

Residential Density-10: This category provides for duplexes, townhouses, and other low density multiple family development. The maximum residential density is ten dwelling units per acre.

Residential Density-30: This land use is shown for medium density multiple family uses ranging from 10 to 30 dwelling units per acre.

Commercial Categories

General Commercial: This category provides for a full range of commercial land use, from offices and retail sales to heavy commercial and quasi-industrial uses.

Other Retail Commercial: This land use is shown for retail sales and light commercial uses outside of shopping centers.

Business and Professional: This category is shown for office uses not located in shopping centers.

Shopping Center: This land use provides for commercial uses located in shopping centers of varying sizes.

Convenience Center: This designation is shown for small retail commercial uses serving surrounding residential neighborhoods.

Open Space Categories

Agricultural Residential-I: This category is shown for areas which are reserved for agricultural uses such as the growing of pasture, orchard, or garden crops, and the raising of horses and other animals for profit or recreation. The maximum residential density in this category is one dwelling unit per acre.

Parks and Recreation: This designation is shown for existing and future park sites of various sizes.

Parkway: This land use category is shown for recreational and natural areas which border rivers and streams. The American River Parkway, as well as many of the natural ravines and swales in the study area, is shown in this category.

Planned Development Districts

This land use designation is shown for areas in which Planned Unit Developments are encouraged because of special problem or unique physical assets of the land that must be protected. The "PD" district land use category is combined with a parent land use which is usually one of the residential or commercial categories. The parent land use category indicates the appropriate use and density for the planned development district. Special criteria and development guidelines are necessary to guide future planned development projects within the areas shown in this land use category on the community plan. Such criteria and guidelines are set forth in the implementation section of this report.

The implementation section also includes a zoning consistency matrix which describes the elements of the County Zoning Code which are, by policy, consistent with the land use categories described above.

Planned Use at Ultimate Development

Table 5 summarizes the number of acres in each of the land use categories on the Fair Oaks Land Use Plan. A more detailed breakdown by data area is included in Appendix B. The figures in both of these tabulations represent the number of acres of each land use category which will result if the Fair Oaks community develops according to the community plan.

Table 4

FAIR OAKS COMMUNITY
EXISTING LAND USE

January 1972

LAND USE	ACRES	% OF TOTAL ACREAGE
COMMERCIAL TOTAL	<u>116.1</u>	<u>1.8</u>
Commercial	74.9	1.2
Industrial	41.2	0.6
RESIDENTIAL TOTAL	<u>1,515.2</u>	<u>23.6</u>
Single Family	1,460.4	22.7
Two Family	21.6	0.3
3 & 4 Family	11.1	0.2
5+ Family	20.0	0.3
Townhouse	2.1	0.1
AGRICULTURAL TOTAL	<u>808.1</u>	<u>12.6</u>
Pasture	587.2	9.1
Orchard	220.9	3.5
PUBLIC/SEMI-PUBLIC TOTAL	<u>1,819.8</u>	<u>28.3</u>
Public/Quasi-Public	116.1	1.9
Schools	37.0	0.2
Recreation	1,411.4	22.1
Waterways	255.3	4.1
STREETS	463.0	7.2
VACANT LAND	1,699.6	26.5
TOTAL ACREAGE	6,422.0	100.0

Table 5

FAIR OAKS COMMUNITY

PLANNED LAND USE AT ULTIMATE DEVELOPMENT

LAND USE	ACRES	% OF TOTAL
AGRICULTURAL	271.0	4.2
RESIDENTIAL		
Single Family	3509.5	54.6
Multiple Family	332.5	5.1
Total	3842.0	59.8
COMMERCIAL		
Shopping Center	54.5	.8
General Commercial	54.0	.8
Other	45.0	.7
Total	153.0	2.4
PUBLIC-QUASI PUBLIC	181.5	2.8
SCHOOLS		
Public	30.5	0.5
Private	22.0	0.3
Total	52.5	0.8
PARKS	127	2.0
PARKWAY	1636	25.5
RECREATIONAL PARK	160	2.5
TOTAL	6422	100.0

RESIDENTIAL AREAS
and
HOUSING ELEMENT

RESIDENTIAL AREAS PLAN

Existing Residential Land Use

The overall density of residential development in the Fair Oaks area is relatively low. A majority of the residential uses are located in the western half of the community. Typically, single family residential subdivisions are located next to, or in the midst of, open space or agricultural uses. Many relatively large undeveloped parcels still exist, particularly in the area east of Chicago Avenue. This condition contributes to the semi-rural, open atmosphere which is one of the most highly valued assets of the community.

Most of the developed residential land in Fair Oaks is used for single family housing. Some multiple family developments exist in the Village area. There is also a small concentration in the northwestern portion of the community. Residential estate type development occurs mainly along the American River Parkway on the southern fringe of the community, although it is also scattered throughout the eastern portion of the study area.

Planned Residential Land Use

The general orientation of the residential area plan is based upon Goal No. 2 of the Fair Oaks Citizens Advisory Committee which expresses the desire of the Fair Oaks community to remain a low density, semi-rural area at ultimate development. In order to implement this goal, the residential areas plan provides an overall density which is relatively low in comparison with other communities in the County, such as Arden-Arcade and Citrus Heights. In spite of the comparatively low density, the plan provides for the balanced residential community envisioned in Goal 3 (see page 4).

The Fair Oaks Land Use Plan provides for over 4,000 acres of residential land use, or 62% of the total area, at ultimate development. The agricultural and residential estate categories comprise the next largest areas of land use.

The eastern half of the community will continue to have a lower residential density than the western portion. The predominance of residential estates and low density planned development district categories in eastern Fair Oaks will provide the major semi-rural and agricultural type uses in the community. The Fair Oaks area under this plan will retain its low density, single family residential character.

A balance of residential uses is achieved with the designation of areas which are appropriate for low-medium and medium density multiple family development. The low-medium and medium density categories account for over 10 percent of the total residential land use at ultimate development.

Dwelling Unit Holding Capacity

In accordance with the residential area plan, the Fair Oaks area will provide a holding capacity for over 14,000 dwelling units by ultimate development. Within that total, there will be holding capacity for over 10,000 single family and approximately 4200 multiple family units.

The composition of the housing stock should continue to follow present trends with single family decreasing from 83% of the total housing in 1972 to approximately 70% of the total housing by ultimate development. On the other hand, multiple family housing will increase from 7% in 1972 to 30% of the total housing at ultimate development. Appendix C includes dwelling unit estimates at ultimate development by type and data area.

Existing Housing Trends

The growth of the housing stock in Fair Oaks during the period of 1960 through 1972 paralleled the population growth. Table 6 shows that the growth rate of the total housing stock has averaged 5.2% per year during the 12 year period.

The composition of the housing stock has changed over this period. Single family housing, although accounting for 80% of the total dwelling units, has grown more slowly than multiple family housing. The trend toward multiple family housing reflects changes in social preferences, as well as financial and economic conditions that result in increased prices of single family dwellings.

Housing Problems and Needs

Although the quality and condition of housing in the Fair Oaks area is relatively good, there are a number of primarily older single family structures which exhibit varying degrees of dilapidation and substandardness. Deteriorating housing is not only found in the older residential areas such as in and around the Village, but also it is scattered widely through the community. The 1960 census tabulated 182 deteriorated and dilapidated dwellings in the Fair Oaks area which was about 7% of the total housing stock. Although no similar tabulation was made by the Census Bureau in 1970, it is estimated that there were about 250 substandard units in that year accounting for approximately five to six percent of the total dwelling units.

It is anticipated that throughout the planning period much of this older substandard housing will continue to be replaced by new units created by private development projects, or removed through code enforcement or other public action, or private demolitions. Some of this housing stock will also be rehabilitated by individual owners. However, there will be inevitably additional units which will become substandard and deteriorated units which may not be removed by the above processes.

The median value of housing stock in Fair Oaks is relatively high. The 1970 census showed a median value of about \$22,000 for owner occupied dwelling unit compared to \$17,500 for the County as a whole. Correspondingly, median rent for renter occupied dwelling units was \$120 per month in Fair Oaks in relationship to the County median rent of \$107 per month. This data points to the fact that housing is comparatively expensive in Fair Oaks and that there are relatively few dwelling units which low or moderate income families can afford to buy or rent.

The Sacramento City-County Housing Task Force has been studying the problems of substandard housing and the need for housing for low and moderate income families and individuals for the Sacramento Metropolitan area. The proposed program and policies recommended by the Task Force to meet these problems and needs are included in the proposed Sacramento City-County Housing Element of the General Plan. Although the Fair Oaks community has only a small share of the housing problems in the total metropolitan area, it should be considered in future housing programs adopted by the Board of Supervisors to solve these problems.

Policies

In order to provide for the highest quality residential environment and to insure an opportunity for all citizens of the community to have a sound dwelling, it is the policy of the Board of Supervisors to:

1. Maintain and promote the distribution of residential uses and density prescribed by the Fair Oaks Community Plan.
2. Promote the use of innovative and creative residential design concepts such as planned developments and clustered housing units which protect natural amenities and enhance the social and aesthetic qualities of the community.
3. Prohibit the intrusion of incompatible uses into the residential area such as major traffic streets, industrial or commercial encroachment or higher density residential uses in residential areas planned for a lower density.
4. Insure that a wide diversity of residential environments and housing types is available to all segments of the public.
5. Give adequate consideration to the Fair Oaks community in the development and implementation of future plans and programs to solve housing needs and problems.
6. Provide a level of public facilities and services that is necessary to maintain neighborhood quality and integrity as prescribed by the community plan.

Table 6

FAIR OAKS COMMUNITY

Population and Housing Increase
1960 - 1972

	1960	1968	1970	1972	Average Annual Rate of Growth %			
					1960-1968	1968-1970	1970-1972	1960-1972
POPULATION	9,033	13,642	15,463	16,594	5.1	6.5	3.6	5.2
DWELLING UNITS								
Single Family	2,665	3,601	3,954	4,381	3.8	4.8	5.3	4.2
Multiple Family	86	498	627	917	24.5	12.2	20.9	21.8
TOTAL	2,751	4,099	4,581	5,298	5.1	5.7	7.5	5.6
DENSITY (Persons per Acre)	1.41	2.10	2.41	2.58				

OPEN SPACE
and
CONSERVATION ELEMENT

AGRICULTURAL OPEN SPACE

The Fair Oaks community has always been characterized by its aesthetically pleasing open space areas. A major emphasis of the community plan is the protection of these open space areas for future generations to enjoy. The plan provides for estate residential or quasi-agricultural uses as well as for park, recreation, and natural preserve areas. These categories of open space are discussed in the following sections. In conjunction with this, there is an analysis of the natural and socio-culture resources of the community and methods and policies to ensure their sound management.

Agricultural Open Space Plan

The early growth in Fair Oaks around the turn of the century was stimulated in large part by the pursuit of agricultural activities. Presently, quasi- or part-time agricultural uses occur in Fair Oaks, particularly in the eastern half of the study area. These uses include the raising of horses on irrigated pasture as well as garden or orchard farming for domestic use. These are primarily recreational or hobby agricultural activities and represent a distinctive semi-rural living environment which should be retained. Although Agricultural-Residential and Residential Density 2 land uses characterize the Fair Oaks community, there has been considerable development of single family subdivisions and other more intensive uses in these areas, particularly in the late 1960's and early 1970's. The encroachment of such high intensity land use has presented many problems for the large lot and semi-agricultural uses. These problems include:

1. The occurrence of incompatible uses in close proximity.
2. The effect of increasing land values and property taxes accompanying the higher intensity development which tends to force the conversion of large lot estates into other uses.
3. The increased levels of public services which follow higher density development into estate areas. This creates greater financial pressure on large lot estate owners and contributes to the conversion to higher intensity uses.
4. The uncertainty and inability to predict what future land use will occur in the undeveloped semi-rural areas.
5. The establishment of higher density uses scattered throughout the estate or agricultural areas which makes planning of logical estate areas for ultimate development difficult.

In order to retain the semi-rural areas, the plan identifies logical and practical locations for these uses where the above problems have not become severe, and policies to be followed which will mitigate or prevent these problems. The plan provides for quasi-agricultural uses in the "Agricultural-Residential" and "Residential Density 2"

categories. Estate density "planned development districts" are intended to provide for developments which are designed around the recreational or quasi-agricultural theme with common pasture areas for horses and clustering of single family dwellings. Quasi-agricultural uses will also continue to exist in other residential areas as either interim uses or lower intensity ultimate uses.

Policies

In order to maintain opportunities to enjoy a semi-rural way of life and the pursuit of hobby type agricultural activities in the community, it is the policy of the Board of Supervisors to:

1. Protect planned Agricultural-Residential and Residential Density 2 areas from the encroachment of incompatible uses such as higher density residential and commercial land uses.
2. Continue to allow the keeping of horses and domestic livestock in appropriate agricultural-residential areas.
3. Provide a level of public services and facilities such as streets, drainage improvements, and public sewer and water systems in estate areas which is necessary to support a low density population and avoid requiring services which could be incompatible with the planned use.

PARKS AND RECREATION PLAN

Existing Parks

The 1,400 acres of existing park and recreation area in use in 1972 represent approximately 22% of the total community area. Most of this acreage is in the American River Parkway which occupies the flood plain area running along the southern and eastern boundaries of the community. Three major features of the American River Parkway occur in Fair Oaks. These include: (1) Sailor Bar, which will provide a wide range of recreational uses such as fishing, boating, swimming and nature study; (2) Sacramento Bar; and (3) Mississippi Bar, which is in Folsom Lake State Park. This portion is presently undeveloped.

At this time, there are five other park areas in Fair Oaks--one 30-acre community park, Fair Oaks Park, and four smaller neighborhood parks, Bannister, Montview, Miller and Plaza Parks. The Fair Oaks Recreation and Park District is responsible for the local park program. In addition to providing and maintaining the local parks, the district has an agreement with the San Juan Unified School District to utilize existing school grounds for public recreation purposes. The four elementary schools in the planning area are available for public recreation use after school hours and during summer months. Organized public recreation programs are sponsored by the district throughout the school year as well as in the summer.

Local Parks Standards and Future Needs

The number of parks needed at ultimate development is based upon standards which specify the amount and location of park spaces needed per 1,000 persons. Appendix D shows the park standards which were adopted in the Local Recreation Spaces Element of the County General Plan, (1969).

With the design population of over 44,000 persons for Fair Oaks, the park standards indicate that there will be a need for two community parks by ultimate development. The Fair Oaks Community Park will need to be supplemented by a new community-sized park to be developed on the existing site south of Phoenix Field. The Park District is currently preparing plans for the specific development of this site which include the possibility of a golf course and related uses. The existing Jim David Park Little League Baseball Field immediately south of this site is to be integrated into the development plan. Additional community park facilities will be provided by the adjoining American River Parkway system.

A total of 11 neighborhood parks will be needed by ultimate development, seven more than the four presently in existence. Four proposed neighborhood park sites are shown on the plan, three adjoining existing undeveloped and proposed school sites, and a fourth in the vicinity of Phoenix and Illinois Avenues. Each of these sites is also shown on the Fair Oaks Recreation and Park District Plan, 1969, and the Local Recreation Spaces Element of the County General Plan.

Although the standards call for seven additional neighborhood park sites, much of the Fair Oaks community has direct access to the American River Parkway and its extensions. Also, a main emphasis of the Fair Oaks Community Plan is to encourage the provision of open space and recreation facilities associated with private development, with accommodations for some general public use. These factors should supplement the park needs in many neighborhoods of the community.

Parkway and Other Recreation

The American River Parkway Plan, adopted in 1968, provides for the development of recreational facilities in the portion of Fair Oaks community which is within the Parkway boundaries. Acquisition of most of the land in the Parkway proper between Sacramento Bar and Lake Natoma has already taken place. Site development as specified by the Plan should continue throughout the planning period.

Since the adoption of the American River Parkway Plan, several problems in its implementation have occurred in Fair Oaks and in other areas. These include the encroachment of incompatible residential and other uses up to the project boundary, the inadequacy of public access to the Parkway, and the lack of consideration in the acquisition program given to the tributary ravines shown on the Parkway Plan. Sacramento County, aided by the services of the Environmental Assessment Engineering Consulting Agency, is presently restudying the Parkway Plan and its implementation in an effort to solve these and other problems.

Within the scope of the Fair Oaks Community Plan are the swales and the natural flood plain areas which form the extension of the tributary ravines shown on the American River Parkway Plan. These swales and streams extend northward well into the urban area along the entire width of the community. One of the primary concerns of the Citizens Advisory Committee of the Fair Oaks area is to see that these natural swales are preserved. Accordingly, these areas are shown in the Parkway land use category and should be integrated into the American River Parkway. The community plan also designates a bluff top overlook east of Bridge Street adjacent to the Parkway, which should be incorporated into the Parkway Plan.

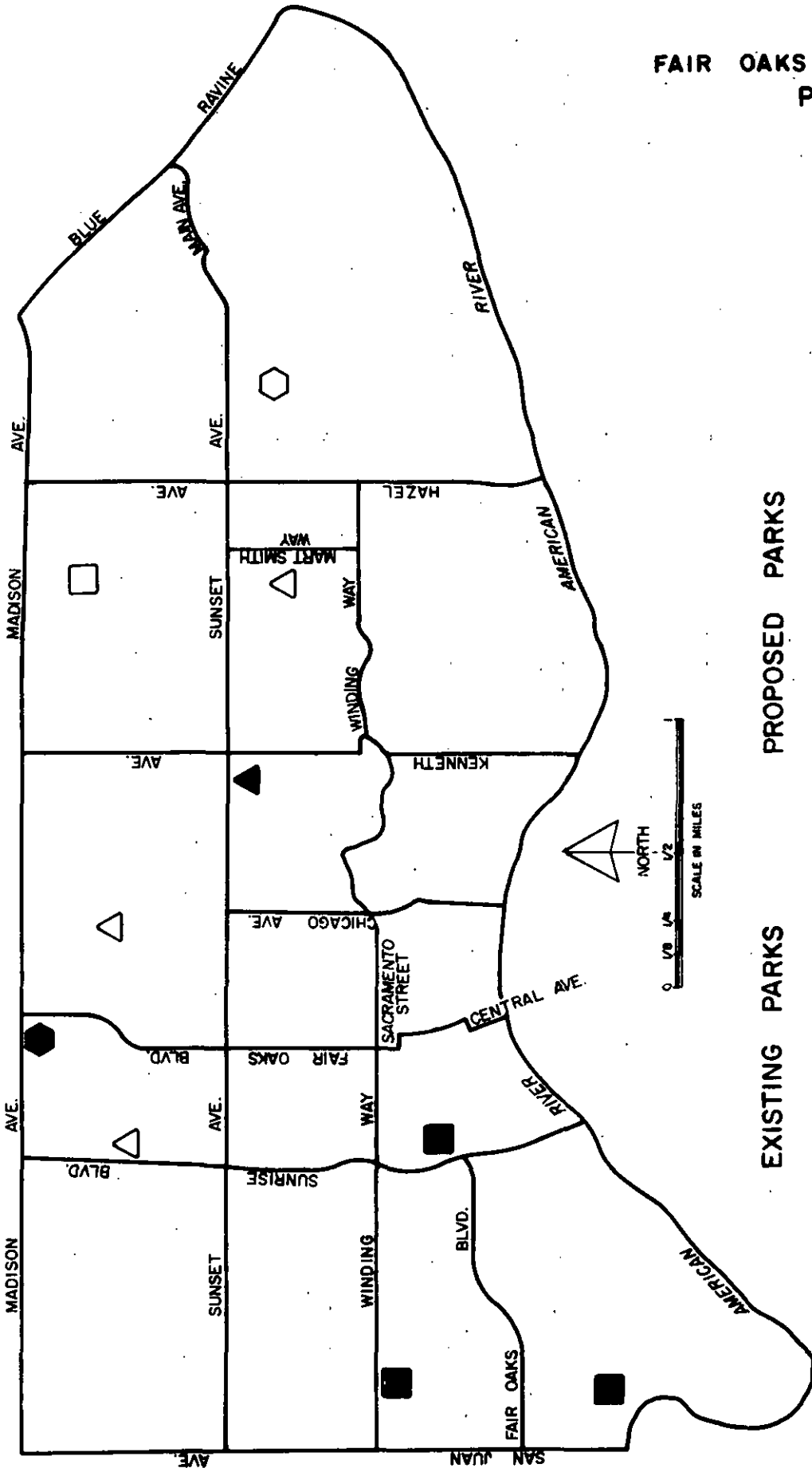
Policies

In order to provide for the park and recreation needs of the community at ultimate development, it is the policy of the Board of Supervisors to:

1. Continue to promote coordination with the Fair Oaks Recreation and Park District and to ensure the integration of this community park plan with the master plan for the Park District, the American River Parkway, and the Gold Rush Parkway plans.

2. Encourage the acquisition of the proposed neighborhood park sites by the Park District in advance of residential development.
3. Insure the protection of the parkway and recreation linkages along major swales and ravines through land acquisition, scenic easement, development right dedication, or other effective methods.
4. Encourage private developers to supplement local park needs through the provision of common open spaces with public and private access, particularly in planned development districts.
5. Establish an active program to help the local park districts secure financing to accelerate acquisition of park lands.
6. Encourage the continued cooperation between the San Juan Unified School District and the Fair Oaks Recreation and Park District in providing local recreation facilities and programs.
7. Support the American River Parkway concept in Fair Oaks and insure the parkway will be available and accessible to the general public for recreation purposes.
8. Incorporate the parkway land use designation shown on the Fair Oaks plan for the ravines, swales and bluff overlook areas into the American River Parkway Plan.
9. Encourage development of a bluff-top overlook east of Bridge Street adjacent to the American River Parkway.

FIGURE 1
 FAIR OAKS COMMUNITY
 PARK SITES



EXISTING PARKS

- COMMUNITY PARK
- NEIGHBORHOOD PARK
- ▲ NEIGHBORHOOD PARK ADJACENT TO SCHOOL SITE

PROPOSED PARKS

- COMMUNITY PARK
- NEIGHBORHOOD PARK
- △ NEIGHBORHOOD PARK ADJACENT TO SCHOOL SITE

RESOURCE MANAGEMENT

Natural Resources

At the present time, the Fair Oaks Community contains much natural habitat. A brief review of the existing biotic communities will serve to illustrate the problems, and the methods and policies which need to be implemented to mitigate these factors.

Since Fair Oaks is located close to the American River, most of its biotic communities center around natural surface water drainage courses. Generally, its creekways begin as steep bank ravines with dense vegetation. Farther upstream, the topography varies from steep banks with dense vegetation to open pastures with rolling hills and scattered oaks. Most of the creekways occurred naturally as intermittent streams. However, residential development with its associated year round surface runoff has resulted in perennial flows in some of these streams. Primary environmentally sensitive areas have been identified in the Fair Oaks community. Appendix E describes general characteristics of these areas in more detail.

While much of the Fair Oaks area remains in open space use, increasing urbanization creates numerous problems for retaining natural habitat. For example, increased air and automobile traffic and short-term construction activities increase noise levels which may adversely affect wildlife. Urbanization makes soils less permeable, thereby decreasing the water returning by percolation to the water table. Runoff generated from impervious surfaces and irrigation water contains pollutants such as petroleum chemicals and inorganic minerals. Exposed graded areas may also result in soil erosion which contributes to the siltation and increased turbidity of the natural creeks and the American River.

Increasing urbanization also affects the natural environment of the sensitive areas. Residential or commercial development encroaching into swale areas causes increased runoff which often requires the piping or gunniting of the swales themselves to allow for the runoff and to provide flood protection. Drainage improvements and grading associated with development often result in the elimination of vegetation and foraging habitat for wildlife.

Some of these problems associated with increasing urbanization may be mitigated through various methods. The environmentally sensitive areas in the Fair Oaks community require special planning consideration if they are to be preserved. For example, a recreational or open space land use classification is typically used to designate areas which should be retained in natural condition, such as portions of the American River Parkway. The Fair Oaks Community Plan extends these designations upstream from the American River to include most of the creekways and parkway use. Implementation of this concept is traditionally through public acquisition or park dedication as required by County Ordinance 5171. Another land use planning technique for preserving certain areas is to show a low intensity residential land use category on the plan such as residential density 2 and agricultural-residential land use categories. The relatively low maximum

density permitted by these land use categories tempers the effect of development on environment. Nevertheless, even estate density residential development may not be an adequate means of mitigating environmental impact since large lot subdivisions are still permitted, and in many cases could result in adverse impact such as the aforementioned drainage facilities.

The planned development district category is an alternative method which can be used to promote environmental protection. The residential density 2 planned development district category specifies that development plans which are permitted must identify the most environmentally sensitive areas (such as the actual flood plains of the swales) and open space use areas. However, the PD district would permit clustering development to a maximum average density of six units per acre, provided that the site plan is designed to fit the natural characteristics of the site. The adverse effects of subdivision development can thus be mitigated through the requirement that intensive development be clustered or located in less sensitive areas. Other methods of preserving open space can include dedication of development rights or the establishment of scenic easements in environmentally sensitive areas in conjunction with the planned development process.

In addition to land use planning techniques, the environmental impact review process seeks to mitigate problems and impacts associated with increasing urbanization or natural areas. Not only are the probable impacts of proposed projects identified, but also methods of mitigating those impacts are often included in the environmental impact reports.

Policies

In an effort to mitigate the effect of urbanization on the natural environment of the Fair Oaks community, it is the policy of the Board of Supervisors to:

1. Preserve, protect and enhance the natural habitat in the Fair Oaks community.
2. Protect natural ecosystems through planning for the judicious use of environmental resources in a context which recognizes balanced ecology as a long-range need.
3. Prohibit any activities or land use which would damage or destroy the bluffs, creeks, swales, and ravines.
4. Encourage the retention of existing trees and vegetation, and require that development along the American River be consistent with the maintenance of fish and wildlife and their habitat.
5. Encourage all development to be designed in a manner which is compatible with the existing natural environment and which will cause a minimum of disruption to the habitat, especially in environmentally sensitive areas.

Socio-Cultural Resources

The Fair Oaks community retains a distinctive character which makes it unique within the metropolitan area. Contributing to this character are the following factors: (1) the history of the development of the community as a separate entity; (2) the existence of the central core of business district, the Village, with its narrow winding streets, hilly topography, central plaza, and historic flavor; (3) the semi-rural residential environments with characteristically large lots and the ubiquitous hobby agricultural uses; (4) the older, distinctive, residential structures, particularly in the Village, most of which are relatively well-kept and situated on well landscaped lots; (5) the scenic and aesthetic attributes of the community, including the rolling terrain, numerous heritage oaks, the woodland ravines, the striking vistas of the Sierras, and views from the American River bluffs.

These and other attributes not only establish the distinctive characteristics of Fair Oaks but also promote the spirit of community identity which is not characteristic of other more amorphous areas in the County such as Arden-Arcade.

A major emphasis of the plan is to preserve and enhance these distinctive features and reinforce the spirit of community identity. The first concern that must be addressed is the maintenance of the Village or central district areas as the economic and cultural center of the community. Pressures to change the character of the Village to a typical shopping center motif or a multiple family residential neighborhood should be resisted. The commercial plan discusses these problems in more detail.

Typically, in urbanizing areas, large lot, semi-rural uses are generally interim uses which are consumed by higher density residential and other uses. Many of the amenities such as the scenic and aesthetic attributes would be altered or destroyed by development in the absence of a plan and specific policy direction. The Fair Oaks plan encourages and promotes the use of innovative design which integrates development with the characteristics of the natural, as well as socio-cultural environment. The objective of the plan in promoting innovative design which is consistent with the existing community should be implemented by the adoption of design or architectural review procedures.

The existing environmental impact analysis process of the County will continue to identify natural and cultural features which could be affected by development. These include attributes such as historical and archaeological sites, scenic vistas, and other aesthetic amenities. Whenever possible, preservation of those features should be a major criterion in the planning process. The Conservation Element of the County General Plan contains a policy which requires that whenever development applications are received that directly affect known historical or archaeological sites, the local and state historical and archaeological societies and agencies shall be notified of the proposal before scheduling hearings. The implementation of this policy in the Fair Oaks area should help insure that these sites are given due consideration in the planning process.

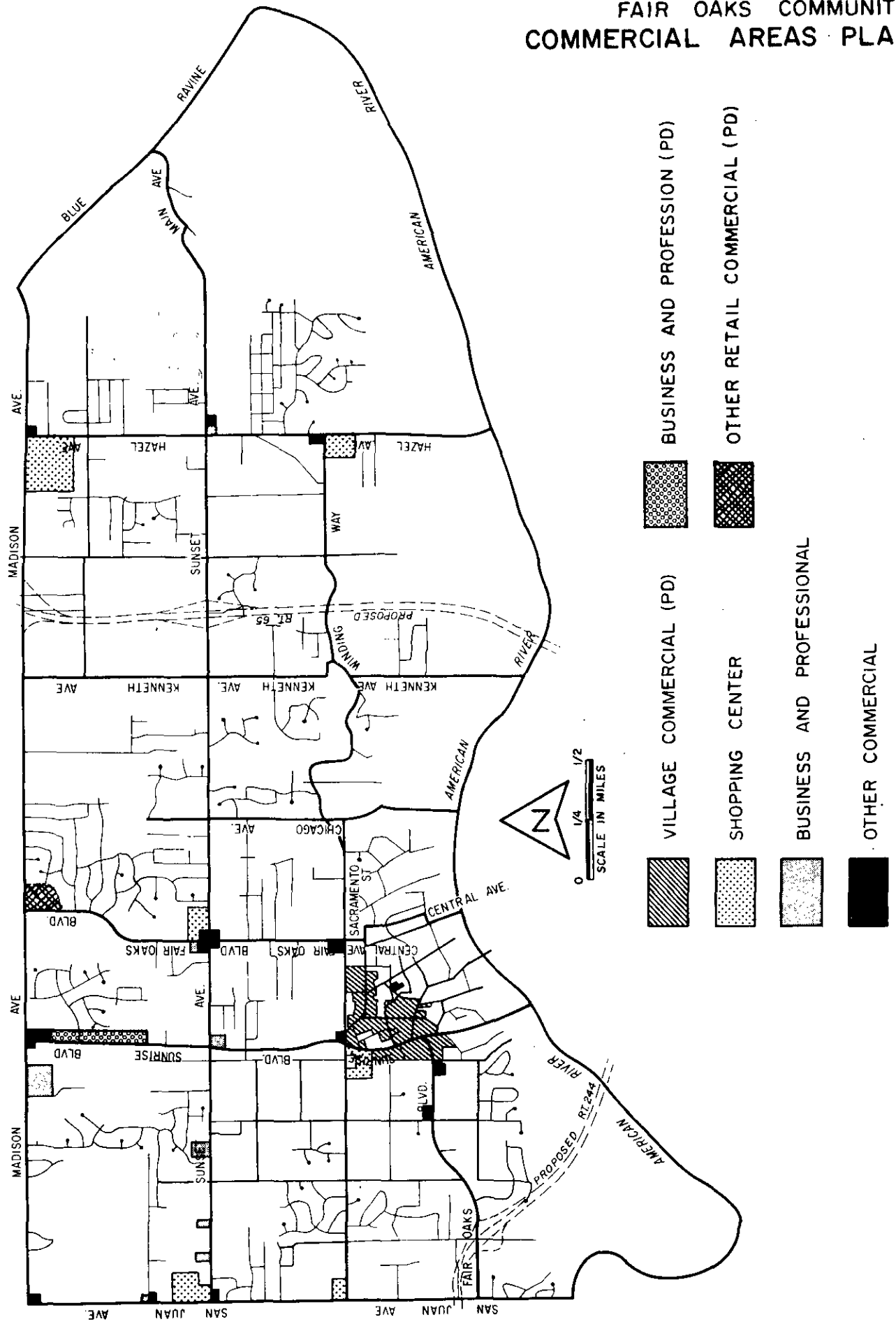
Policies

In order to promote and enhance the distinctive living environment of the Fair Oaks community, it is the policy of the Board of Supervisors to:

1. Preserve the Village downtown area as the economic and cultural center of the community.
2. Require that all development be designed to the requirements of, and be compatible with, the natural environment and the characteristics of the surrounding community.
3. Consider creation of a design review body with review powers including but not limited to public and private outdoor lighting, signs, and billboards.
4. Encourage the location of structures in a manner which would have the least possible impact on scenic vistas of the American River and the Sierras, and on other aesthetic amenities.
5. Identify major historical and archaeological sites and consider means of mitigating or avoiding the impact of development on these features.
6. Insure that criteria for the location and design of public facilities and improvements include the maintenance and enhancement of the aesthetic character as well as the natural resources of the community. Private utility services would be encouraged to adopt similar policies, such as undergrounding.

COMMERCIAL ELEMENT

FIGURE 2
 FAIR OAKS COMMUNITY
 COMMERCIAL AREAS PLAN



COMMERCIAL ELEMENT

Introduction

The character of the community is greatly affected by the pattern of commercial development. Improperly located or designed commercial facilities create visual pollution, as well as increased traffic congestion, noise, and other undesirable effects. In addition, if an enterprise fails or is only marginally successful, maintenance is neglected and blight sets in. Blighted commercial development in turn degrades the quality of the areas around it, resulting in less desirable development in the whole neighborhood. The semi-rural residential character of Fair Oaks is quite susceptible to this problem, so the commercial plan for the community warrants particularly close attention.

The pattern of commercial development in Fair Oaks generally has followed an orderly, centralized pattern. While the amount of commercial is somewhat high for the population, the relatively low population and lack of through traffic in the past has prevented severe excess. The Village, or central business district, has historically been the commercial heart of the community, but its status is threatened by new facilities. In addition to the Village there are presently one community shopping center and two neighborhood shopping centers in Fair Oaks. The area in Citrus Heights to the north along Sunrise Boulevard between Madison Avenue and Greenback Lane is being intensely developed commercially. This area, including Sunrise Mall, provides competition for the Village and other commercial establishments in Fair Oaks.

The Village is not suitable for redevelopment to a modern mall-type shopping center, so it is anticipated that its character will shift to historic, specialty, artsy-craftsy type of development. The first stages of this transition are already noticeable. One of the purposes of this plan is to help guide this transition in a direction which will maintain the Village as a desirable community asset.

Standards and Needs

The General Plan of Sacramento County contains established standards for commercial needs in relation to the size of the population. Table 7 shows these standards as modified for the community of Fair Oaks, and projections through 1990 to ultimate development. Existing commercial development in the community totals 94 acres which, according to the standards, should be sufficient for a population of nearly 30,000 people, which is not expected to be attained in Fair Oaks until after 1990. The commercial need at ultimate development is estimated at 134 acres. Some 180 acres are already zoned commercially in Fair Oaks. Consequently, no new commercial zoning will be needed in the community for the foreseeable future.

Commercial Land Use Plan

The pattern of commercial development in Fair Oaks is already established. Almost all development is located in established shopping centers or in the Village area. The commercial standards indicate that one additional neighborhood shopping center will be needed after 1990. It is shown on the plan near the intersection of Hazel Avenue and Winding Way. In the interim, commercial development will take place in existing areas, mostly in the vicinity of the Village.

Policies:

In order to provide for the commercial needs of the Fair Oaks community, it is the policy of the Board of Supervisors to:

1. Ensure that the quantity, location, and type of commercial land use is closely related to the needs and demands of the local population, and to avoid surplus commercial zoning.
2. Prevent the development of commercial "strips" in the Fair Oaks community.
3. Encourage commercial development to locate in well-designed and appropriately located neighborhood shopping centers.
4. Locate commercial uses in areas convenient and accessible to the general public.
5. Locate business and professional offices adjacent to or in existing commercial areas except for permitted home occupation uses.
6. Encourage retention of development of the Village area as a viable economic entity.
7. Discourage heavy industry and major warehousing development in Fair Oaks.
8. Discourage unneeded commercial zoning.

TABLE 7

FAIR OAKS STUDY AREA

PROJECTED COMMERCIAL ACREAGE REQUIREMENTS FOR 1973,
1980, 1990, AND AT ESTIMATED MAXIMUM DEVELOPMENT

Type of District	Normal Standard	Projected Commercial Space Needs Based on Anticipated Population Adjusted for Local Factors as Noted (ACRES)			
		Acres Per 1000 Persons	1973 Est.Pop. 19,000	1980 Est.Pop. 22,500	1990 Est.Pop. 28,000
Shopping Centers	2.0				
Small Center	0.8	15	18	22	36
Medium Center	0.7	13	16	20	31
Large Center (1)	0.5	0	0	0	0
Other Commercial	2.5				
Gen.Comm.Area	1.3	25	30	36	58
Auto Oriented(2)	0.8	0	0	0	0
Highway Travel(3)	0.2	0	0	0	0
Bus. & Prof.	0.2	4	4	6	9
TOTAL	4.5	57	68	84	134

- (1) Regional shopping center needs are fulfilled by Sunrise Mall.
- (2) It is assumed that no major auto sales and service district will develop in Fair Oaks. Local service functions will be maintained and expanded only slightly, and will remain in their present area.
- (3) It is not anticipated that the Fair Oaks Community will be an economically attractive area for motel or other travel commercial types of development.

CIRCULATION ELEMENT

CIRCULATION ELEMENT

Circulation in Fair Oaks at the present time is almost entirely automobile based. For the foreseeable future, automobiles will continue to be the primary means of transportation, but reliance on them may decline as the cost of operating automobiles increase and other alternatives become available. Alternatives may include bus transit, with some bicycle, horse, and pedestrian travel for short local trips.

Existing Situation

Through traffic in Fair Oaks is carried by only a few streets. Madison Avenue, on the northern boundary of the community, provides east-west access. Fair Oaks Boulevard and Winding Way both provide avenues to the west. Sunset Avenue, and to a lesser extent Winding Way, provide east-west corridors within Fair Oaks. In the north-south direction, two major arterials, Sunrise Boulevard and Hazel Avenue, provide access across the American River to the south. Access to the north is provided by these two streets plus San Juan Avenue, Kenneth Avenue, Illinois Avenue, and Fair Oaks Boulevard. Except for some congestion during rush hour on Sunrise Boulevard and Madison Avenue, these streets are expected to provide adequate capacity for through traffic during the planning period.

Circulation in the Village is adequate at the present time, but traffic is increasing. The problem is due to through traffic on Fair Oaks Boulevard. As traffic increases with population, some solution will have to be found. One possibility is to extend Winding Way due east from the intersection with Sunrise Boulevard. This could have the side effect of increasing traffic on Winding Way east of Fair Oaks School and is therefore not recommended at this time. Several other alternatives have been suggested, all of which have been controversial. One is to route traffic by way of Temescal and Main Streets, and improving the corner of Bridge Street and Temescal. Another is to institute a pattern of one-way streets in the Village area. One or another of these alternatives, or a combination of them, may probably appear more desirable as congestion increases. This area needs special attention in the Streets and Highways restudy called for in Goal 9-F.

Better provision for pedestrian traffic is needed in the Village. Some recommendations to this end appear on page 43, but the problem will be resolved mostly as a result of implementation of the planned development zone for the Village.

Mass Transit facilities are provided by the newly organized Regional Transit District, which is rapidly expanding its service. Fair Oaks is now served by several bus lines, with more planned for the future. Facilities under discussion include park and ride areas, improved non-parking waiting stations, and possibly some kiss and ride facilities. As bus transit improves and the costs of operating private automobiles increase, substantial increases in the use of buses should occur. This will have the effect of reducing the rate of growth of automobile traffic, thereby reducing the pressure to improve streets in the Fair Oaks community.

Except along a few public streets, there are no developed bicycle, equestrian or pedestrian paths in the community.

Street and Highway Plan

The projections in Appendix F indicate that the need for further lane additions is questionable for most interior streets in Fair Oaks. No streets should be widened without explicit demonstration of need, including demonstrable congestion, and supported by in-depth, time distribution studies showing inadequate capacity at peak load periods. A number of streets, however, have been scheduled for lane additions within the next 10 years. It has been suggested that acquisition of the rights-of-way necessary for street widening should continue, but the rights-of-way not be used for motor vehicle lane additions. The extra width would be used to provide bicycle and pedestrian paths physically separated from automobile traffic by curbs or plantings. New street designs would be developed to implement this concept. This proposal should be considered in the Circulation Element restudy called for in Goal 9-F.

Proposed Freeways

Two proposed freeways pass through the community of Fair Oaks. The official position on both these freeways is still being considered by the Board of Supervisors, which is awaiting the results of another study before making a final determination.

Adopted Route 65 runs north-south between Kenneth Avenue and Illinois Avenue. This freeway is part of the proposed "east side" freeway which would run all the way to Bakersfield. Community sentiment is generally adverse. The route has been officially labeled "controversial," and the controversy is not yet resolved. Highway 65 would have great impact, splitting the community and bringing noise, air pollution and environmental destruction to an area of open space and large lot residential development. If it were to be built, there would be no reason to change the land use plan. The hodge-podge of gas stations, motels, and hamburger stands that usually develops at freeway interchanges is inappropriate in the interior of Fair Oaks and should not be permitted with or without freeways. The primary effect in terms of traffic would be to bring pressure to widen Sunset Avenue. For the purposes of the community plan, it has been assumed that Highway 65 will not be built. If it is not built, there may be future need to widen Hazel Avenue beyond the presently projected 80 foot right-of-way.

Route 244 would run east-west through Carmichael linking Highway 880 and Highway 50. The route would cut across the southwest corner of Fair Oaks, north of the intersection of San Juan Avenue and Fair Oaks Boulevard and through Bannister Park, resulting in local disruption of residential and recreational uses. This route would affect the community less than Route 65, mainly because it traverses much less ground. If it were built, no significant changes would be anticipated in the land use plan. It is assumed for purposes of this plan that the freeway will not

be built. If it is not built, there may be a future need to widen some interior streets to rights-of-way greater than those presently projected.

Bicycle and Pedestrian Facilities

Facilities for bicycles will be provided as described in the City-County Master Plan being developed by the Bikeway Task Force. Priority should be given to Hazel Avenue, Bridge Street, Sunrise Boulevard, and Pennsylvania Avenue to provide access to the American River Bike Trail on the south side of the River. A completely separated right-of-way is desirable in the area of Winding Way, where feasible, without disturbing the aesthetics, and not necessarily contiguous to the roadway. Where it is not feasible, as in the area near Fair Oaks School, adequate facilities are needed so that school children need not compete for space with automobiles.

Bridle paths should emphasize access to the American River Parkway. Many of the swales in Fair Oaks with access to the river are included in the American River Parkway Plan, and have potential for development as pedestrian and equestrian access routes.

Provision for pedestrian crossings should be made at all intersections with Sunrise Boulevard, particularly at Fair Oaks Boulevard. Pedestrian pathways should be provided along Fair Oaks Boulevard between New York Avenue and Sunrise Boulevard.

Traffic Management

The right turn lanes for southbound traffic on Fair Oaks Boulevard at the intersections of both Madison Avenue and Sunset Avenue should be so designed as to encourage right turns. This would encourage through traffic to use Sunrise Boulevard rather than Fair Oaks Boulevard.

Airport

The goals and objectives call for the retention of Phoenix Field at its present size as a local private use airport. If the resources are available, it can be anticipated that the number of operations at Phoenix Field will continue to increase. This increase, of course, cannot be indefinite since there is a maximum number of operations which can be safely conducted with safety with the facilities available. Increasing residential encroachment poses ever greater noise and safety problems, although the areas of approach and takeoff are protected from further development.

If the airport is viable, it can remain at its present site through the planning period. If for some reason the airport does not survive, the area would be appropriate for Residential Density 2 or open space and recreational uses.

Transit

There is a need in Fair Oaks for improved bus service. Some of this need must be met by the Regional Transit District providing faster

routes to downtown Sacramento and other areas during business hours; providing park and ride facilities; providing feeder lines to the park and ride stations; and by providing local transportation, probably with smaller, faster, lighter buses. Within the community, large developments should be required to provide waiting stations for bus passengers. Shopping centers and merchants of the Village area are encouraged to provide similar facilities.

Circulation Policies

To provide a circulation system of streets, bicycle routes, bridle paths and walking trails in Fair Oaks which will provide adequate, safe transportation with minimum disturbance to the tranquillity of the community and the least possible pollution and degradation of the environment, it is the policy of the Board of Supervisors to:

1. Provide walkways, bridle paths, and bikeways as described in this plan. Future street agreements should be drawn to comply with this policy.
2. Discourage further automobile lane additions to any streets except Sunrise Boulevard, Hazel Avenue and Madison Avenue until the County Major Street and Highway Plan is reevaluated and inconsistencies with the Community Plan are resolved. Wider rights-of-way may be required on other streets for non-motorized traffic.
3. Encourage landscaping on the median strips of Madison Avenue and Sunrise Boulevard.
4. Preserve Winding Way east of Fair Oaks Boulevard as a scenic route.
5. Provide north-south circulation between Sunset Avenue and Wildridge Drive east of Sunrise Boulevard to provide access for development in the area and to maintain the advantages of limited access to Sunrise Boulevard.
6. Encourage improved public transportation facilities, including faster routes to downtown Sacramento and neighboring communities, park and ride facilities, and better waiting stations.
7. Provide better off-street parking, particularly in the Village area and transit park and ride areas.
8. Discourage proposed Freeways 65 and 244.
9. Encourage retention of Phoenix Field at its present size and use. In the event that Phoenix Field were abandoned as an airport facility, Residential Density 2 or open space and recreational uses shall be encouraged to occupy the site.

PUBLIC SERVICES
and
FACILITIES ELEMENT

SCHOOL FACILITIES PLAN

Existing Facilities

The San Juan Unified School District provides public school facilities in the Fair Oaks study area. Presently there are four elementary schools (kindergarten through sixth grade) within the community, and two other elementary schools in surrounding communities, Pershing and Twin Lakes, which serve about 300 K-6 students who live east of the Hazel Avenue in the Fair Oaks study area.

There is no intermediate or junior high school in Fair Oaks. The 7th and 8th grade students are bussed to the Andrew Carnegie School in Orangevale, and there are junior high schools in Carmichael. Three high schools serve the Fair Oaks community with Bella Vista and Del Campo providing 9th through 12th grade facilities for nearly 90% of the study area. La Sierra High School serves only data area 13.

Table 8 shows the existing student enrollment of the major schools serving the Fair Oaks study area during the five school years beginning in 1969 and ending in 1974. The design enrollment capacity of these schools is also shown. In the community itself, the elementary schools have the capacity to absorb 28% more students than are currently enrolled. However, Bella Vista High School is running significantly over its design enrollment capacity.

The school district owns two undeveloped school sites in Fair Oaks: an intermediate or junior high school site located near Chicago Avenue and Kalua Drive, and an elementary school site on Mart Smith Way between Sunset Avenue and Winding Way.

School Standards

Table 9 shows school facility standards which are generally employed by the State Department of Education, the County Superintendent of Schools and the County Planning Department. Standards for determining the specific locations of future school sites should include:

1. The centrality of the site relative to the service area.
2. The adequacy of access and circulation, particularly for intermediate and high school.
3. Considerations of safety such as locating elementary schools so that students do not have to cross more than one major arterial.
4. The environmental impact on the proposed site.

School Enrollment Analysis

In order to determine school facility needs during the planning period and to ultimate development, a student projection method was developed which reflects the normal enrollment cycle over a period of time. Generally speaking, student enrollment declines in relationship to the total population as the community or neighborhood develops. This observed mathematical correlation is described graphically in Figure 3. Furthermore, as total school enrollment increases due to population growth, a shift of students within the school types generally occurs. K through 6 groups gradually decline, 7 through 9 groups will remain relatively constant, and the 10 through 12 groups will gradually increase. Figure 4 illustrates this relationship. These two techniques were applied to the 1990 and ultimate holding capacities populations of Fair Oaks to determine the anticipated school enrollment by school types.

Projected Enrollment and Future Needs

Table 10 shows projected school enrollments by class for 1990 and ultimate development. Based upon these projected enrollments, the following school facility needs were identified:

Elementary (K through 6) Requirements

By 1980 a total of five elementary schools will be needed in the Fair Oaks area. Therefore, one additional elementary school should be built to supplement the four existing ones. The Orangevale Plan indicates that the Twin Lakes and Pershing Avenue elementary schools will increase in enrollment by 1980, reducing their ability to accommodate students from the Fair Oaks study area. Accordingly, the existing school site owned by the district on Martsmith Way should be developed by 1980 to provide for growth and reduce traveling distance for elementary students in eastern Fair Oaks.

A total of six elementary schools will be needed by ultimate development. Consequently, one additional school site will have to be acquired and developed some time after 1980. The ideal location for the site will be in the north portion of the community which will receive a substantial share of the residential growth by ultimate development.

Intermediate (7 through 8) School Requirements

Construction of an intermediate school at the school district site on Kaula Drive and Chicago Avenue will be needed by 1990. This will be necessary to not only accommodate population growth in Fair Oaks but also to relieve enrollments at other intermediate schools in neighboring communities. The construction of this intermediate school site will provide adequate 7th and 8th grade facilities to ultimate development.

High School Requirements

The two high schools which serve most of the Fair Oaks community should be able to accommodate projected high school enrollments to ultimate development. The construction of Mesa Verde High and the other proposed high school site in Citrus Heights should relieve enrollment at both Del Campo and Bella Vista and provide capacity for growth from the Fair Oaks study area.

Policies

In order to provide for future school facility needs in the Fair Oaks community, it is the policy of the Board of Supervisors to:

1. Encourage the development of the existing elementary and intermediate school sites in Fair Oaks by 1990.
2. Encourage the acquisition of an additional elementary school site by 1990 near the location shown on the Fair Oaks school site plan.
3. Encourage the school district to update their school facilities plan to reflect data contained in this study.
4. Encourage the coordination of all County and school district plans which would have a significant impact on school site selection.
5. Require all development plans submitted to the County be coordinated with school district's site plans and this community plan.
6. Encourage coordination of all park and recreation site selection plans with school site plans.

FAIR OAKS COMMUNITY SCHOOL SITES
 FIGURE 5

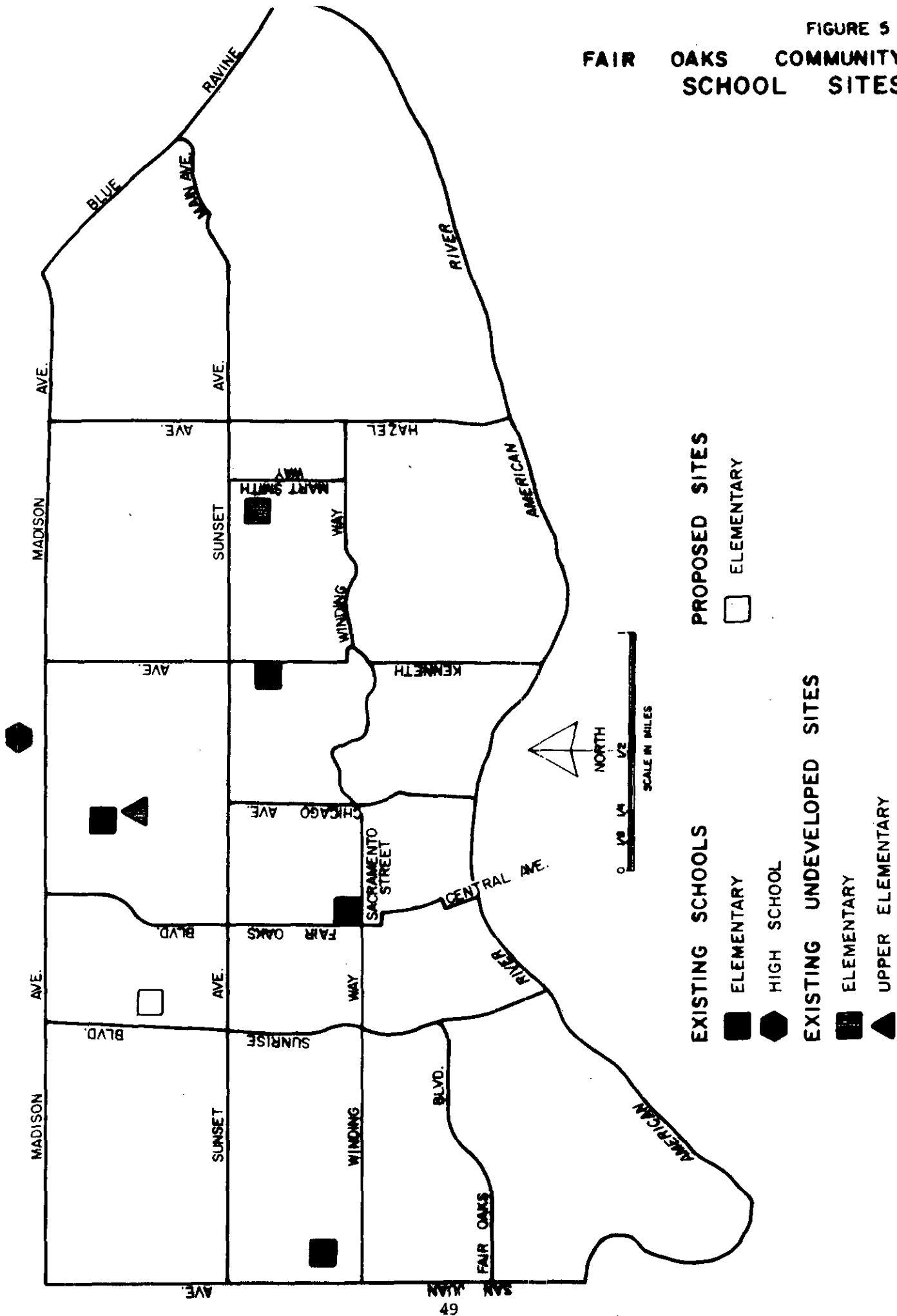


Table 8

ENROLLMENT OF PUBLIC SCHOOLS
SERVING FAIR OAKS

	<u>69-70</u>	<u>70-71</u>	<u>71-72</u>	<u>72-73</u>	<u>73-74</u>	<u>Design Capacity</u>
Bella Vista*	1938	1980	2114	2184	2269	1999
Fair Oaks	505	472	456	449	411	489
Northridge	382	364	350	354	345	660
Holst	591	626	585	570	547	584
Le Gette	610	574	575	565	533	613

*High School

Enrollment as of October

Table 9

SCHOOL SIZE STANDARDS

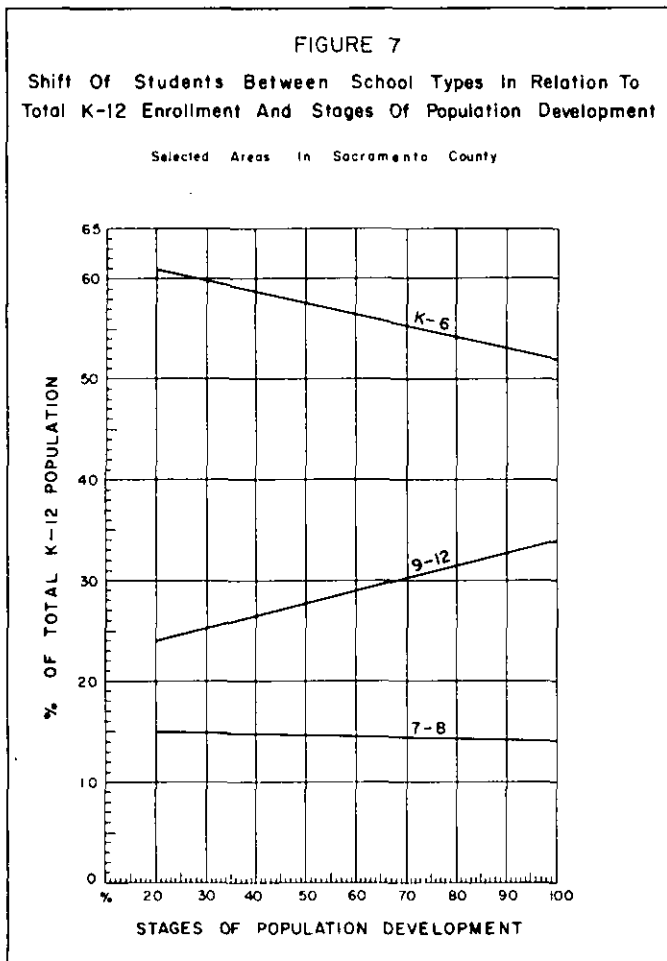
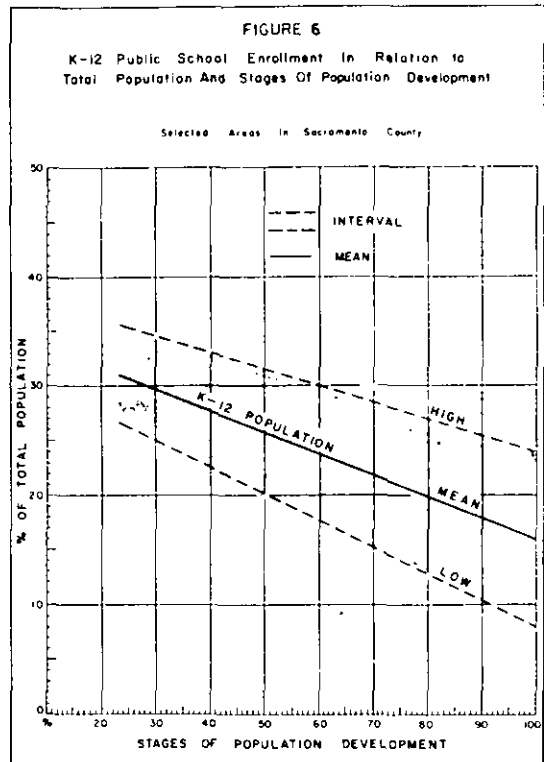
School Type	Students Per School	Acres Per School	Service Area
Elementary (K-6)	600 to 800	About 10	1/2 mile radius
Upper Elementary (7-8)	1000 to 1200	About 20	1 mile radius
High School (9-12)	1800 to 2000	About 40	2 mile radius

Table 10

EXISTING AND PROJECTED SCHOOL ENROLLMENT
BY SCHOOL GROUPS
FOR THE FAIR OAKS COMMUNITY

Year	Projected Total Population	Projected Pop. as a % of Holding Capacity Pop.	School Types	Class Grp. as a % of Total K-12 Enrollment	Projected Mean Enrollment	Total No. of Schools Needed for Population	Existing Schools	School Sites	
								Number Existing	Number of Sites Needed
1980	22,600	52%	K-12	100%	5650	5	4	1	0
			K-6	58	3277			1	0
			7-8	15	848			0	0
			9-12	27	1525			2*	0
1990	28,200	65%	K-12	100%	6490	5	4	1	0
			K-6	56	3634			1	0
			7-8	15	974			0	0
			9-12	29	1882			2*	0
2000	34,300	74%	K-12	100%	6860	6	4	1	1
			K-6	54	3705			1	0
			7-8	14	960			0	0
			9-12	32	2195			2*	0
Ult. Development	44,000	100%	K-12	100%	7104	6	4	1	1
			K-6	52	3694			1	0
			7-8	14	995			0	0
			9-12	34	2415			2*	0

*will be served by 2 high schools located outside of study area



LIBRARY PLAN

Introduction

The population of Fair Oaks is presently served by one branch library located on Bridge Street. Circulation figures have increased steadily over the last several years and now stand at approximately 140,000 annually. The materials collection has also increased to the present level of about 30,000 items. The library building, while well located, has only 3200 sq. ft. of floor space and is becoming increasingly cramped as demand and services grow. Since the present facility cannot be expanded, it is clear that new facilities will be needed within a relatively near future if service is to be maintained.

Development Plan

The trend of library planning in recent years has been in the direction of fewer but larger facilities which provide greater resources for their patrons than a larger number of small branches can. With this in mind, the library physical development element of the Sacramento County General Plan calls for a consolidation of the Fair Oaks and Orangevale branches and construction of a new larger community branch at a site yet to be chosen. This would take place after 1975 as funds become available. The proposed branch would be located in the area bounded by Greenback Lane, Hazel Avenue, Sunset Avenue, and Sunrise Boulevard. A branch in this area would be centrally located for both communities and would allow much needed expansion of resources and programs.

Other Facilities

If the resources available at the existing branches or the proposed community branch are inadequate for the needs of a patron, he can go to the Carmichael Regional Branch located on Marconi Avenue near Fair Oaks Boulevard. The Carmichael branch is a major regional center containing nearly 100,000 volumes with annual circulation approaching a half million. This concept of having a few regional branches supplying a wide variety of services supplemented by smaller community branches supplying more routine services has proven very effective. It is anticipated that the population of Fair Oaks will be adequately served under this program.

Policies

In order to meet the needs for service of the increasing population of Fair Oaks, it is the policy of the Board of Supervisors to:

1. Encourage consolidation of the Fair Oaks and Orangevale branch libraries into a facility of adequate size and resources and located so as to provide better service to both communities.

2. To maintain and support the existing facilities until such time as the new larger one can be constructed.
3. To maintain and support the Carmichael Regional Library as a major resource center to serve several communities in the north area including Fair Oaks.

FIRE STATIONS

Introduction

The entire community of Fair Oaks as defined in this study is included in the Fair Oaks Fire District. The community is served by two stations; one located in the Village area on California Avenue near Sunrise Boulevard and the other on Hazel Avenue north of Sunset Avenue. The maximum response time to any point in Fair Oaks from these locations is four minutes. The district employs 21 full-time firemen and has plans to hire more as soon as budget restrictions permit. Fire protection in Fair Oaks is rated by the Insurance Services Office as Class 6.

Future Needs

More fire stations in Fair Oaks would not substantially increase the level of protection. The primary need is for a community-wide alarm box system. Such a system is currently being studied in conjunction with the Citrus Heights Fire District. An adequate water supply is critical to effective fire protection in the community and must be provided to developing areas, particularly commercial developments and subdivisions.

Policies

To provide fire protection for the community of Fair Oaks, it is the policy of the Board of Supervisors to:

1. Encourage development and maintenance of an adequate water supply and properly spaced hydrants.
2. Encourage installation of a properly spaced central alarm box system.
3. Maintain adequate levels of equipment and manpower as population increases.

IMPLEMENTATION

This chapter deals with the guidelines and methods to be followed in implementing the goals and policies of the Fair Oaks Community Plan. The first two sections cover the official policy statement of the Board of Supervisors explaining the relationship between zoning and the community plan. The third section outlines the various specific programs which will be undertaken to effectuate the policies of the plan, and related followup studies which may be conducted in the future.

ZONING CONSISTENCY: GENERAL POLICY

Section 65.860 of the California Government Code requires that zoning be consistent with the General Plan. Since the community plan is expected to become a part of the General Plan, this provision is also applicable to the Fair Oaks plan. It is a statement of intention of the Board of Supervisors to adopt the community plan as an integral part of the General Plan subsequent to zoning implementation hearings. Figure 6 shows the zoning classifications of the Sacramento County Zoning Code which are, by policy, consistent with the respective land use categories of the community plan.

ZONING CONSISTENCY POLICY FOR PLANNED DEVELOPMENT DISTRICTS

Within the planned development district category on the Fair Oaks Community Plan, the planned development zoning process is specifically encouraged. The purpose of the planned development district is to encourage and provide for:

1. More innovatively designed development which is compatible with the physical environment.
2. The tailoring of land use and density to the characteristics of the site.
3. Flexibility in response to change in future demands, tastes, and needs for particular types of land use.
4. The development of various types of uses in designated areas which are mutually compatible.
5. Consideration of particular problems or characteristics associated with areas of irregularly shaped lots, nonconforming uses, access problems, and environmentally sensitive conditions.

The planned development districts shown on the Fair Oaks plan are grouped into five categories:

- A. The Sunrise Boulevard Corridor
- B. The Village (downtown) District
- C. Estate areas that are environmentally sensitive
- D. Business and Professional
- E. Other Retail Commercial

Design criteria for future planned development projects as outlined in each of these categories represent the County's official policy statement of zoning consistency within the planned development district areas. Planned development projects are herein defined as any development proposal submitted for approval under the authority and provisions of Chapter 13 Article 2 of the Sacramento County Zoning Code "(PD) Planned Development (Combining Zone)." The purpose of this article of the code as stated in Section 23.13.020 is "to encourage a creative and more efficient approach to the use of the land; to maximize choice in the type of environment available to the people in the unincorporated area of Sacramento County; to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such rearrangement is desirable and feasible." The provisions of the Planned Development combining zone allow a broad range of development concepts which include but are not limited to:

1. Agricultural Residential I developments with or without provisions for common pasture and other open space, etc.
2. Traditional single family subdivision type development.
3. Single family (detached) cluster development with common open space areas.
4. Single family (attached) or condominium and townhouse developments with common open space areas.
5. Clustered multiple family developments with common open space areas.
6. Commercial planned development projects (in village district).

Although typically the PD zone has been used for townhouse or condominium type developments in Sacramento County, the permitted uses in the PD zone are not limited to townhouse type projects. It is not the intent of the Fair Oaks Plan to necessarily encourage this type of project in Planned Development Districts. The developer or applicant is encouraged to utilize the PD zone for all types of development concepts to permit flexibility of design. Under the provisions of the PD zone a specific ordinance is drawn up for each application and the development regulations, standards and conditions are based on needs of each individual project and the environmental setting.

The Sunrise Boulevard Corridor

The corridor of undeveloped land along Sunrise Boulevard between Madison and Sunset Avenues presents several planning problems which can be best solved by encouraging the use of the planned development provisions of the Zoning Code. Parcels are long and narrow and access problems occur due to the fact that Sunrise Boulevard is a limited access expressway and existing development backs up to the undeveloped land of the corridor. Furthermore, the need to prevent the development of commercial strip and surplus business and professional buildings in this area limit the land use options. Traffic noise along Sunrise Boulevard and Madison Avenue presents problems for residential development.

The Residential Density 10 planned development district category is shown for the Sunrise Boulevard corridor area. The purpose of the planned development district classification here is to provide flexibility to design development within the existing constraints of odd-shaped parcels, poor access, and noise problems. The following statement defines the consistency between the zoning code and the Residential Density 10 planned development district classification in the corridor along Sunrise Boulevard between Madison and Sunset Avenues.

1. Utilization of the planned development provisions of the zoning code is strongly encouraged.
2. Consistent zoning classifications are:
 - A. R-2-A(PD), R-2(PD), R-1-B(PD), R-1-A(PD), and RTH(PD) Residential Planned Development Combining Zones
 - B. CC(PD) and CC Convenience Center Zones
 - C. RTH, R-2, R-1-B and R-1-A Residential Zones
 - D. A-1-A General Agricultural Holding Zone
3. In addition to the existing provisions in the Sacramento County Zoning Code, development plans approved pursuant to planned development ordinances shall conform to the following criteria:
 - A. Maximum density shall not exceed 10 dwelling units per gross acres of the project.
 - B. Adequate transition with the surrounding uses and provision for traffic noise abatement shall be achieved through landscaping, fencing, or other physical buffers along project boundaries.

- C. Deviations from the design standards in the basic zones with which the (PD) zone is combined may be permitted to provide flexibility for the location of buildings and streets on parcels which are peculiar in size and shape and in areas in which public access is difficult.

The Village (downtown) Area

For the purposes of this section, the geographic boundaries of the Village are defined as the American River on the south, Central Avenue on the east, Fair Oaks Boulevard and Winding Way on the north and Pennsylvania Avenue on the west. The downtown or village area of Fair Oaks represents not only the central business district of the community but also an identifiable core and cultural center. Within the village area there are several physical characteristics which present planning problems. These include:

1. Commercial structures which do not conform to the existing zoning requirements in setback, yard area, public street frontage and other specifications.
2. Narrow winding streets and inadequate parking provisions.
3. Tree-covered hillsides, often with steep slopes.

Even more perplexing than the physical problems is the uncertainty from a planning standpoint as to the future of this area due to a lack of definite direction and input from the community, and the effects the Sunrise Center will have on the commercial viability of the village. Without knowing precisely what commercial uses will be appropriate at ultimate development, any specific parcel by parcel commercial land use designation will either be a mere reflection of existing uses or an arbitrary decision about future needs.

The planned development district designations in the village area are shown to provide flexibility to address these problems. Within the village area there are two residential planned development classifications and one commercial planned development district classification. The official zoning consistency policy statement for each of these classifications follow below.

Village Commercial Planned Development District

1. Consistent Zoning Classifications: SC(PD), GC(PD) and LC(PD) Commercial Planned Development Zones, and O Recreational Zone.
2. Design Standards for Planned Developments:

A. Deviations from the standards in basic zones with which the (PD) zone is combined may be permitted to provide flexibility in site plan design and location of buildings in order to accommodate the following extant conditions:

- (1) Steep or hilly topography;
- (2) Small lots or lots with insufficient buildable area to meet the general standards of the zoning code for required yard areas, setbacks, and public street frontage;
- (3) Constricted circulation patterns due to narrow winding streets and the nature of the topography.

B. Development shall be designed to accommodate the physical characteristics of the site. Grading operations which would significantly alter the topography of the site shall be prohibited.

C. Mixtures of commercial and residential uses which are designed in a compatible manner may be permitted.

D. Site plan and architectural designs which are both innovative and compatible with the village motif are encouraged.

3. Parking

A. Public parking areas should be provided for the use of the patrons of the Village commercial establishments. The parking areas should be located at or near the site shown on the community plan. Landowners and operators of commercial establishments should be encouraged to form an association or assessment district for the acquisition, construction and maintenance of said parking area.

B. Subsequent to the establishment of a central parking area, on-street parking in the Village, particularly on Fair Oaks Boulevard, shall be discouraged.

C. Required parking for commercial uses may be provided in off-site parking areas.

4. Procedures for Zoning Implementation:

A. Subsequent to the adoption of the community plan, the Planning Commission shall initiate the SC(PD), LC(PD), or GC(PD) zoning classifications for the Village commercial planned development district.

B. A planned development zoning district ordinance shall be prepared in conjunction with the initiated (PD) zoning which may specify additional development standards and development plan requirements.

C. Development plans.

- (1) Existing legal uses shall be deemed consistent with the (PD) zoning and shall constitute the existing development plan specified in the (PD) ordinance.
- (2) Proposed changes of land use shall be considered development plan amendments.
- (3) Substantial amendments to the existing development plan shall be defined in the (PD) ordinance and shall require review by the Planning Commission and approval by the Board of Supervisors.
- (4) Non-substantial amendments to the existing development plan shall be defined in the (PD) ordinance and shall require approval of the Planning Department, the decision of which may be appealed to the Planning Commission.

Village Residential Planned Development Districts

1. General Zoning Consistency Provisions

A. Development shall be designed to accommodate the physical characteristics of the site. Grading operations which would significantly alter the topography of the site shall be prohibited.

- (1) Buildings and structures should be located on the most buildable portions of the site.
- (2) Common open space should be provided in areas of steep topography and dense vegetation.
- (3) Proposed streets and driveways and other access routes should follow topographic contours.

B. Innovative designs compatible with the village motif shall be encouraged.

2. Residential Density 30 Planned Development District Zoning Consistency Provisions

A. Consistent zoning.

- (1) R-3(PD), R-2-A(PD), R-2(PD), R-TH(PD), and R-1-B(PD) multiple family planned development zones.
- (2) R-TH residential townhouse zone, R-1-B single family and duplex zone, and R-1-A single family zone.

B. Maximum project density shall be 30 dwelling units per gross acre.

3. Residential Density 10 Planned Development District
Zoning Consistency Provisions

A. Consistent zoning.

- (1) R-TH(PD), R-2(PD), R-1-B(PD), and R-1-A(PD) multiple and single family planned development zones.
- (2) R-1-B single family and duplex zones and R-1-A single family zones.

B. Maximum project density shall be ten dwelling units per gross acres.

Residential Density 2 Planned Development District

This land use classification is shown on the Fair Oaks Plan in areas which contain environmental features which should be preserved and which may be sensitive to the impact of future development. The purpose of the estate planned development district is to require that future development be designed to be compatible with the characteristics of the physical site and to mitigate the environmental impact. Development would be clustered in areas of low environmental sensitivity. The streams and areas of steep slopes would comprise the common open space of the planned development project. Provisions for the maintenance of the common open space should be regulated through home ownership agreements, and along with the conditions, covenants and restrictions, should be subject to any conditions adopted in subsequent planned development ordinances. The developer or applicant may choose whether to apply for "PD" zoning which would permit a density of up to 6 units per acre (depending on the location). If the "PD" zone is not selected, only single family residential developments on lots of at least 20,000 square feet in size (maximum density 2 units per acre) under the RE-2, RE-3, R-1-B or A-1-A zoning classifications would be permitted. Utilization of open space easements or common open space provisions will be encouraged to achieve environmental protection.

The following statement defines the overall zoning consistency policy for the estate planned development district land use category:

1. Utilization of the planned development provisions of the zoning code is strongly encouraged.
2. Consistent zoning classifications are:
 - A. R-1-B(PD), R-1-A(PD), multiple and single family residential planned development zones.
 - B. RE-1(PD), RE-2(PD), RE-3(PD), residential estate planned development zones.
 - C. RE-2 and RE-3 residential estate zones.
 - D. R-1-B single family and duplex zone and A-1-A general agricultural zone may be appropriate if subdivision, covenants and street frontage relationship provide permanent lot size of 20,000 sq. ft. or more.

3. The maximum overall density for a project shall not exceed 6 dwelling units per gross acre.
4. Streets and driveways shall be designed to require minimal amounts of grading and shall conform to the contours of the natural topography.
5. No existing trees of 9 inches in diameter measured at a point on the trunk four feet above the ground surface shall be removed. No grading shall take place within the root zone of any tree to be preserved. Test diggings should be used to determine the lateral extent of the root zone. Said test digging shall be administered in a careful manner which will not result in damage to existing trees. Plantings and landscaping around oak trees to be preserved should be drought resistant so that minimum irrigation is necessary.
6. No development shall be permitted on slopes greater than 25% in grade.
7. No grading shall be permitted which results in significant disruption of the environment and the natural contours of the topography. Maximum permitted depths of cuts and fills shall range from two to five feet depending on the nature and sensitivity of the environment.
8. Innovative design concepts shall be encouraged which incorporate compatible residential, open space, hobby agricultural, and recreational uses in development which is consistent with the characteristics of the physical environment and the surrounding neighborhood.

SPECIFIC PROVISIONS FOR ENVIRONMENTAL COMMUNITIES

Within the environmentally sensitive areas shown on the plan in the estate planned development districts, four primary environmental communities have been identified. These communities represent associations of physical features such as slope and vegetation. Individual environmental communities have varying degrees of sensitivity to the impact of development. Consequently, specific development criteria relating to maximum residential density and maximum area of pervious surface are provided for each of these primary environmental communities. The criteria is outlined below. Appendix E contains a series of maps showing where each of the four environmental communities is found in the estate planned development districts shown on the community plan map.

1. Grass-Oak Woodland Community

These communities are characterized by relatively level or gently undulating terrain dominated by various annual grasses and interspersed with local varieties of oak trees which average from 5 to

50 trees per acre. Within this community, the following development criteria apply:

- a. Residential density shall be no greater than four dwelling units per gross acre. Dwelling units and other structures shall be clustered on relatively level areas that display the lower range of tree densities (5 to 25 trees per acre). In marginally buildable areas with slopes ranging from 8% to 15% and in areas where tree densities exceed 25 trees per acre, maximum residential density shall be no greater than two dwelling units per gross acre.
- b. Impervious surfaces shall cover no more than 40% of the gross area of the project.

2. Dense Woodland Communities and Swales

This community occurs primarily upon seasonal runoff channels and natural swales and ravines. Vegetation is characterized by local varieties of oak which range from 15 to 300 trees per acre. Slopes vary from 10% to 50%. The following development criteria apply to this community.

- a. Maximum residential density shall not exceed two dwelling units per acre. Development shall be clustered on level terraces or hilltops, or other sites with low slope grading. No structure shall be constructed within 25 ft. from a crest of a swale or ravine measured from the uppermost 40% transitional slope line.
- b. Impervious surfaces shall not exceed 10% of the gross area of the project.
- c. Wooded ravine areas shall be retained in common open space. Low intensity recreational uses which do not disturb the natural environment shall be permitted.

3. Grassland Communities

These areas are characterized by annual grasses and scattered oak trees with slopes that vary from 0 to over 25%. The following development criteria apply to this community:

- a. Residential density per gross acres shall not exceed six dwelling units for any development project or:
 1. 10 dwelling units in areas with slopes of from 0 to 8%
 2. 4 dwelling units in areas with slopes of from 9 to 15%
 3. 2 dwelling units in areas with slopes of from 16 to 25%
- b. Impervious surfaces shall not exceed 50% of the gross area of the project.

4. Orchard Communities

These communities consist of numerous species of orchard trees such as walnut, olive, almond, and citrus fruits which typically vary in density from 100 to 350 trees per acre. Slopes vary from 0 to 25%. The following development criteria apply to this community:

- a. Maximum residential density per gross acre shall not exceed:
 1. 6 dwelling units on slopes of from 0 to 8%
 2. 4 dwelling units on slopes of from 9 to 15%
 3. 2 dwelling units on slopes from 16 to 25%
- b. Impervious surfaces shall not exceed 40% of the gross area of the project.
- c. Development shall be designed to preserve healthy orchard trees.

Business and Professional Planned Development District

1. All conditions of the Sunrise Boulevard Corridor Planned Development District apply.
2. In addition to the consistent zoning classifications in the Sunrise Boulevard Corridor, the following zone is also consistent in the Business and Professional Planned Development District: BP(PD)

Other Retail Commercial Planned Development District

1. Consistent zoning classification: LC(PD)

EFFECTUATION

The goals and policies of the Fair Oaks plan will be effectuated or carried out through both ongoing programs and special followup studies. The community plan is not meant to be a "book on a shelf" document. It represents an affirmative policy guideline which will govern the goals and development of the community throughout the 20-year planning period. Community plans should be used as a constitution for day to day land use decisions as well as a guide for long range planning in the Fair Oaks area. The following is an outline of the tools and methods by which the community plan will be effectuated.

Implementation Through Zoning and Subdivision Regulations

The zoning consistency section of this report defines the zoning classifications which are appropriate within the various land use categories on the plan. Initial implementation of the plan will occur where the existing zoning will be brought into consistency with the community plan. Districts of inconsistent zoning will be rezoned to classifications which are by policy consistent with the adopted land use categories on the community plan map. Zoning consistency will be maintained on an ongoing basis since the plan will provide a guide for reviewing applications for rezoning, land subdivision and development.

Policy Implementation Program

The policies included in this plan represent position statements of the Board of Supervisors on various planning issues. However, they are not to be regarded as mere reference material, but rather, individual policies should serve as a mandate and impetus for specific courses of action to be undertaken not only by the County but other public and private agencies as well. The policies will be implemented through ongoing administrative procedures, various special projects and in the long term planning programs of agencies operating in the study area.

Other Followup Studies

The County may undertake a Village Design Plan project in the future for the downtown Fair Oaks area. The Village design plan would be a specific development and architectural design plan for the central business district of Fair Oaks. It would serve as a model for future development as well as renewal and rehabilitation of existing structures, and hopefully help to stimulate interest in the Village and enhance the aesthetic as well as the economic attributes of this unique area. Whether or not the project is undertaken would depend upon the degree of commitment from the Village business interests and from the community.

The Fair Oaks community plan should be restudied and updated every five years. In the community plan updating project, population will be reviewed and various policies and land use designations will be reconsidered to ensure their continued relevancy and appropriateness. Actual population and housing growth trends will be monitored on an annual basis as well. In addition, the County may prepare capital improvement programs on a periodic basis in the future to relate annual budgetary expenditures to the plan. Proposed amendments to the community plan map will be closely evaluated to insure that the integrity of the plan is maintained and that the goals and objectives of the citizens of the Fair Oaks area are upheld.

*NATURAL RESOURCES: USE, PROPOSED MANAGEMENT, AND IMPACTS

Currently, the Fair Oaks community contains many natural resources which are environmentally valuable and relatively undisturbed. These resources should be preserved as a source of aesthetic enjoyment and educational enlightenment for citizens of the community and others who wish to observe. A discussion of these existing resources, uses, proposed management, and policies concerning their preservation follows.

Atmospheric Conditions

Air quality in the Fair Oaks community is estimated to be similar to that in other urbanized areas of the Sacramento region and is primarily degraded by the extensive use of automobiles for transportation. The problem pollutants in the region are oxidants, formed by reactions between hydrocarbons and oxygen catalyzed by nitrogen dioxides in the presence of ultraviolet radiation. Hydrocarbons and nitrogen oxides (some of which becomes nitrogen dioxide under the right conditions) are both components of vehicle emissions. The National Air Quality Standards for oxidants were violated 122 times between March 1 and September 30, 1972, in the Sacramento region.

The emission of pollutants from automobiles is basically a function of vehicle miles traveled, but also must be considered in terms of operating mode, i.e., engine idling, average speed, etc. Driver trips per vehicle generation has been found to be a linear function of population size. (Interdisciplinary Systems Group, 1973.) The above two factors suggest a simplistic method of qualitatively assessing the impact of the proposed plan on air quality in terms relative to Sacramento County.

The Fair Oaks Community Plan provides for a population growth in the community of approximately 80% between 1970 and 1990; a population growth of only 20% is projected for the rest of Sacramento County during the same time period. Thus, on this projection alone, this plan will result in the generation of an increased proportion of pollutants relative to total amount generated by Sacramento County.

If implemented, this plan will provide a number of provisions to reduce the total air pollution burden accruing to the community. These include County road improvements projects of certain streets designated in the preliminary plan to relieve traffic congestion, thus enabling vehicles to operate more efficiently and emitting fewer pollutants; proposals for new mass transit routes and increased service levels; and a number of inter- and intra-community bicycle routes. The revitalization of the community center would improve air quality by decreasing vehicle miles travelled on "shopping" trips.

*This section and others as noted constitute the draft Environmental Impact Report and will be incorporated into the text prior to printing the adopted Community Plan.

The provision of open space may reduce the concentration of air pollutants in the plan area. This effect occurs primarily through a "dilution" mechanism, and to a lesser degree, through the "filtering" of polluted air by vegetation and soil. Since many of the plant species responsible for the removal of air pollutants are adversely affected in the process, the overall results are questionable. Some positive benefits are possible however, but a great deal of research would be required to determine appropriate plant species and planting arrangements.

Geology

The Fair Oaks community is located in the Sacramento-San Joaquin Valley. This Valley is an elongate trough caused by subsidence and filled with sediment accumulated during the last 200 million years. These sediments form distinct underlying geologic formations, five of which occur beneath the Fair Oaks community. These deposits possess various amounts of ground water holding capacity and aquifer recharge ability.

The Mehrten Formation, exposed near Hazel Avenue, serves as an excellent ground water recharge area and produces good yields when black volcanic sands are present. The stream channel deposit found along the American River is another good source for ground water recharge. This latter formation is composed mostly of loose deposits of gravels, sand, and silt.

The South Fork Gravels and Floodplain Deposits are two other formations found along the American River. The South Fork Gravels were formed by the intermixing of sandy and clayey materials with pebbles and cobbles; the Floodplain Deposits were formed by the deposition of clay, silt, and sand. These formations are unimportant for ground water recharge.

The Fair Oaks Formation underlies most of the Fair Oaks community. It has generally poor ground water recharge ability and usually does not yield large quantities of water, but adequate yields can be obtained in areas where soft well-sorted sands predominate.

Ground water recharge is affected by the construction of impervious surfaces. The Fair Oaks Community Plan indicates that the area where the best ground water recharge occurs would entertain little or no development, thereby causing minimal adverse effects to occur to this resource.

The terrain in the Fair Oaks community is undulating to hilly with slopes varying between three and twenty-five percent. The portion of the community located near Winding Way and extending south to the American River possesses the steepest slopes which place constraints on development. In this area, many steep-walled ravines have been cut by intermittent streams, and in some areas, a series of bluffs overlook the American River. The elevation of the bluffs is approximately 200 feet. The lowest area is found in the western portion of the community, and is about 70 feet in elevation.

Most of the hilly areas located in Fair Oaks are designated for larger estate development, planned developments, agricultural estates, or open space and parks. Implementation of this land use plan and official scrutiny of development plans would effectively mitigate many adverse impacts which would otherwise occur. Thus, the Fair Oaks land use plan could be a useful tool to reduce environmental damage.

Four naturally occurring soil types are found in the Fair Oaks community. These are Redding-Corning, Redding, Whitney, and Hanford.

The Redding-Corning soils are generally associated with steep slopes and exhibit rapid drainage. Severe erosion occurs when these soils are disturbed during the rainy season or left devoid of ground cover. This soil is found in areas designated for open space and parks by the community plan. Adverse impact resulting from implementation of this use should be minimal.

The Redding Soils are usually found in areas with moderate slopes, although the flat area found near Phoenix Field is covered by these soils. Surface drainage from these soils is moderate and erosion is slight. The majority of the land containing this soil type is designated for planned developments, open space and parks, or low density residential. Since the soil characteristics place few constraints upon construction practices and only minimal erosion and siltation would result with normal construction methods, the land uses designated by the Fair Oaks community plan for areas with these soils should not result in adverse effects.

The Whitney soils are found on land which is nearly level to hilly. Slopes may vary from one to twenty-five percent, or greater. These soils are subject to severe erosion when disturbed, or when the ground cover is removed. Drainage is determined to be rapid to moderate. The Whitney soils are the most abundant of fertile soils found in the Fair Oaks community and are rated fair to good on the Storie Index (Wier, 1950). They are well suited for hobby agriculture.

The Fair Oaks plan designates nine uses for land containing Whitney soils. The agricultural and estate zones are appropriately located on these soils enabling residents to take advantage of the soil qualities. Plan review processes would help minimize adverse environmental effects related to erosion accruing from development.

Hanford soils can be found in the southeastern portion of the community. These soils are located in the American River Parkway and on Waldorf School land. No changes in land use is proposed.

Along the American River, deposits of dredge tailings can be found. These tailings resulted when miners processed river gravels in an effort to find gold. Some of these tailings are being used as a source of sand and gravel.

Hydrologic Conditions

The Fair Oaks community is drained by two stream groups; the Arcade Stream Group which drains the northernmost portion of the community, and the Fair Oaks Stream Group which drains the southern portion of the community. The Arcade Stream Group is comprised of Coyle, Brooktree, San Juan and South Fork Arcade Creeks. The channels of these streams in the Fair Oaks community are not well defined and usually consist of a series of swales; stream gradients average less than one percent.

The majority of the Fair Oaks community drains directly into the American River by way of numerous steep ravines and well defined channels. Stream gradients average about three percent near their origin but increase in steepness as they near the American River. Water from streams of the Fair Oaks Stream Group, upon reaching the dredge tailings, percolate downward through the gravels to either the ground water table, or flows laterally to the river.

The streams of both these watersheds are historically intermittent, carrying water only during the winter and drying up during the summer months. Following urbanization of the community, many streams have become perennially flowing. Surface drainage from such activities as lawn and garden irrigation and car washing contribute water during the summer, and the construction of impervious surfaces added minor amounts of additional water during the winter. Because streams of the Fair Oaks Stream Group are relatively steep and streams of the Arcade Stream Group small in the community area, no major flooding has occurred within their watersheds, and as such, the County of Sacramento Department of Public Works has no current plans for channelization, or other flood control measures.

The urbanization of the Fair Oaks community will result in increased summer flows and higher winter flows in channels; this latter effect will be felt primarily outside the community in downstream areas. Generally, summer flows increase due to residential land uses and are caused by irrigation runoff, car washings, and other water uses. Peak flood house increase particularly when large contiguous expanses of soil are rendered impervious such as with large shopping centers and multi-family residential complexes. In the area east and south of Phoenix Field, conditions of hardpan soils, relatively flat topography, and poor drainage result in vernal pools, or temporary ponding, during the winter and spring months. The area where these natural features are found is designated for open space and parks. Whether these natural features will be saved for posterity is not known at this time.

Ground water underlying the community is found in various permeable zones of the Fair Oaks and Mehrten Formations. The depth of the water table fluctuates seasonally depending upon use, surface water elevation, and other variables. In general, ground water elevation declines from east to west from about 120 feet above mean sea level to 35 feet above mean sea level. The ground water elevations have been declining annually at an average rate of about 1.5 to 2.5 feet per year. As the population

of the Fair Oaks community increases, the decline of the water table may accelerate, but not substantially. This is primarily because the major source of domestic water for the community of Fair Oaks is surface water supplies, and the major source of recharge of the ground water table is not located within the community.

Domestic water is provided by the Fair Oaks Irrigation District, which receives water from two sources. Surface water from Folsom Lake is contracted to the San Juan Suburban Water District by the U.S. Bureau of Reclamation at a rate not to exceed 33,000 acre-feet per year. Four agencies, including the Fair Oaks District, receive water wholesale from the San Juan District. In addition, the Fair Oaks District pumps water from several ground water wells to supplement their surface supply. The approximate annual amounts pumped for the years 1967, 1968, and 1969 were, in acre-feet, 1,377, 1,537, and 1,378, respectively.

The Fair Oaks community is also serviced by the Northeast Sacramento County Sanitation District. Its wastewater treatment plant is located on the American River at Arden Bar and is currently being expanded for greater capacity. By 1978, wastewater will be diverted to a new central treatment plant in the south part of the County.

Plants and Animals Communities

Vegetation in the Fair Oaks community is varied because of modifications by man and the diversity of local environmental conditions. Much of the community is distinctly urban with residential and commercial development covering the land and ornamental vegetation dominating the vegetation regime; but a large portion of the community contains natural plant communities existing relatively undisturbed.

These communities are riparian, primarily native oaks, willows, cottonwood, and blackberry; woodland savanna, primarily native oaks and a variety of native and naturalized weeds and grasses; and agricultural, a plant community of orchards, grain fields, and pastures in various degrees of use or abandonment. The land bordering the American River or local streams contain most of this natural vegetation, but some other areas are still undeveloped and contain substantial plant life. A more detailed discussion of some of these areas and their proposed uses is found in Appendix E.

A natural plant community not discussed in the previous section is the vernal pools located near the Phoenix Airfield in an area known as "Baldspot." The unique environment of these pools provides habitat for a continuously changing array of native floral species and numerous indigenous insects and aquatic life which are restricted to this environment. This resource is utilized by students and investigators from universities and colleges for study purposes, and by local residents for aesthetic enjoyment.

Oak trees are another valuable resource found in the Fair Oaks community. These trees are primarily of three varieties: Valley Oaks, Blue Oaks, and Live Oaks; but occasionally Oracle Oaks, Black Oaks, and other varieties may be observed. The distribution of these trees vary from a solitary specimen dominating a vacant field to groves gracing a stream. The larger oak trees may be several hundred years old. Many oaks have been removed in the past for private development, stream improvement, and road construction.

Animal life is relatively abundant, although many species have been driven out by urbanization. The wildlife found in urban areas are those capable of coexisting with man and utilizing a wide variety of food sources and habitat types, or the migratory species that stop to take advantage of a ripening food supply, such as cedar waxwings feeding on pyracantha berries. In the eastern, less developed portion of the community, gray foxes, badgers, bobcats, coyotes, and blacktailed deer can occasionally be observed. Some other mammals inhabiting the area are striped skunks, beavers, muskrats, minks, raccoons, weasels, opossums, ground squirrels, gray squirrels, jackrabbits, and cottontail rabbits. Approximately 25 smaller rodent and bat species can also be found. Most of the wildlife is confined to areas containing an abundance of terrestrial habitat or a copious supply of water.

Approximately 140 species of birds can be found within a course of a year along that portion of the American River Corridor located in the Fair Oaks community. Only about one-half of these 140 species can be found in the more urban portions of the community during this same time period.

There are more than 20 species of reptiles and amphibians inhabiting the Fair Oaks community. As in the case of birds and mammals, these cold-blooded animals are mainly found along the American River Corridor, along local streams, or in places with relatively undisturbed habitats.

The Fair Oaks Community Plan designates many of the area containing unique and diverse naturally occurring plants and animals for open space or for community parks. Other areas containing substantial numbers of plants and animals have been designated for agricultural estate, estates, or planned development districts. This latter use mitigates some of the adverse effect that would occur to these resources. Among the areas included in the open space and park designation is the area along the American River, several creekways, and the oak-woodland plant community north of Lake Natoma. Areas included in the estate or planned development designation are the unique plant communities along Winding Way and the oak-woodland east of Phoenix Field. No special consideration was given to the vernal pool area other than designating this area for park use. Although it should be noted that many plants and animals would perish as a result of implementation of the land use plan, many resources are saved that would be destroyed without such a plan.

* Energy consumption levels in the Fair Oaks community will increase somewhat due to the interaction of several factors directly related to community growth. One of these factors is the increase in vehicle miles traveled (VMT) and therefore, increased gasoline consumption. This would be due primarily to the driving of new residents, but could be increased by other factors. For example, gradual decentralization of office and commercial uses from downtown Sacramento toward suburban areas could increase total VMT. Although employment destinations might be closer, mass transportation service to scattered areas is very difficult, and more persons would have to rely upon automobiles.

A second source of energy consumption is that associated with construction of homes, offices and commercial structures. Construction activity involves the use of limited natural resources, fuel consumption, and considerable use of renewable natural resources.

A third source of increased energy consumption in Fair Oaks would be the use of resources to maintain homes and other buildings at comfortable temperatures and properly lighted. This is a long-term use that would vary depending upon the lighting used, and heating sources, as well as the amount of insulation used in each project.

Projections based on figures developed by the Rand Corporation indicate that annual energy consumption for a home in the year 2000 would be 18,000 kilowatt hours (kWh), if electric power demand continues at its current rate. The Rand study, prepared for the California State Assembly, offers recommendations for reduction in electrical demand that could be made a part of requirements for new housing. These measures include:

1. Substitute gas for electricity for heating, cooking, and clothes drying.
2. Use solar energy for space heating and cooling and water heating.
3. Use better thermal insulation in new structures.
4. Increase the average efficiency of room air conditioning units.
5. Reduce electricity requirement for lighting.
6. Construct "low energy" buildings.

If these measures were implemented, the report contends, the amount of electricity needed would be reduced to below current demands.

*This section and others as noted constitute the draft Environmental Impact Report and will be incorporated into the text prior to printing the adopted Community Plan.

*SUMMARY OF IMPACTS AND THEIR DISPOSITION

Summary of Adverse Impacts

(Letter notation indicates (A) unavoidable adverse impact; (B) irreversible impact; (C) short-term impact; or (D) long-term impact.)

- 1) Increased air pollutants due to an increase in the use of motor vehicles.
- 2) An insignificant reduction in ground water recharge (A, B, D).
- 3) Increased peak (flood) flows in community creeks (A, B, D).
- 4) Increased erosion and siltation due to construction activities (B, C).
- 5) Loss of limited agricultural potential (A, B, D).
- 6) Disruption of natural landforms due to construction (B, C).
- 7) Elimination of plant and animal communities due to the reduction of undeveloped land (A, B, D).
- 8) Commitment of limited natural resources required for construction, building maintenance and the provision of transportation to residents (A, B, C, D).

Relationship Between Local Short Term Uses of Man's Environment and the Maintenance and Enhancement of Long Term Productivity

The impact of short-term uses noted above is mitigated considerably by the maintenance and enhancement of long-term natural productivity in areas of environmental sensitivity. Specifically, the provision of park sites, protection of natural areas along creeks and protection of rural areas, along with the generally low-density development planned for the community, will mitigate the short-term impacts.

Justification for implementing the plan now as opposed to reserving an option for further alternatives in the future is based on two principles. First, the community plan is a more accurate reflection of the needs of the community than is the General Plan which now guides development. Second, the plan is flexible enough to be altered in the future, should conditions or needs in the community change.

*This section and others as noted constitute the draft Environmental Impact Report and will be incorporated into the text prior to printing the adopted Community Plan.

Growth-Inducing Impact of the Proposed Action

The plan will have a growth-inducing impact in that urban development and population increases are encouraged by the plan.

Mitigation Measures Proposed to Minimize the Impact

The text of the community plan notes a number of mitigation measures that may be undertaken to reduce the impacts of anticipated development in the community. The preservation of open space and environmentally sensitive areas, provisions for reducing signing of Fair Oaks Boulevard, and attempts to establish citizen review of development will all tend to mitigate the impacts of development. Especially important are the guidelines developed for use in planned development districts. Careful adherence to these guidelines will significantly mitigate the impacts of development in these environmentally sensitive areas.

Alternatives to the Proposed Action

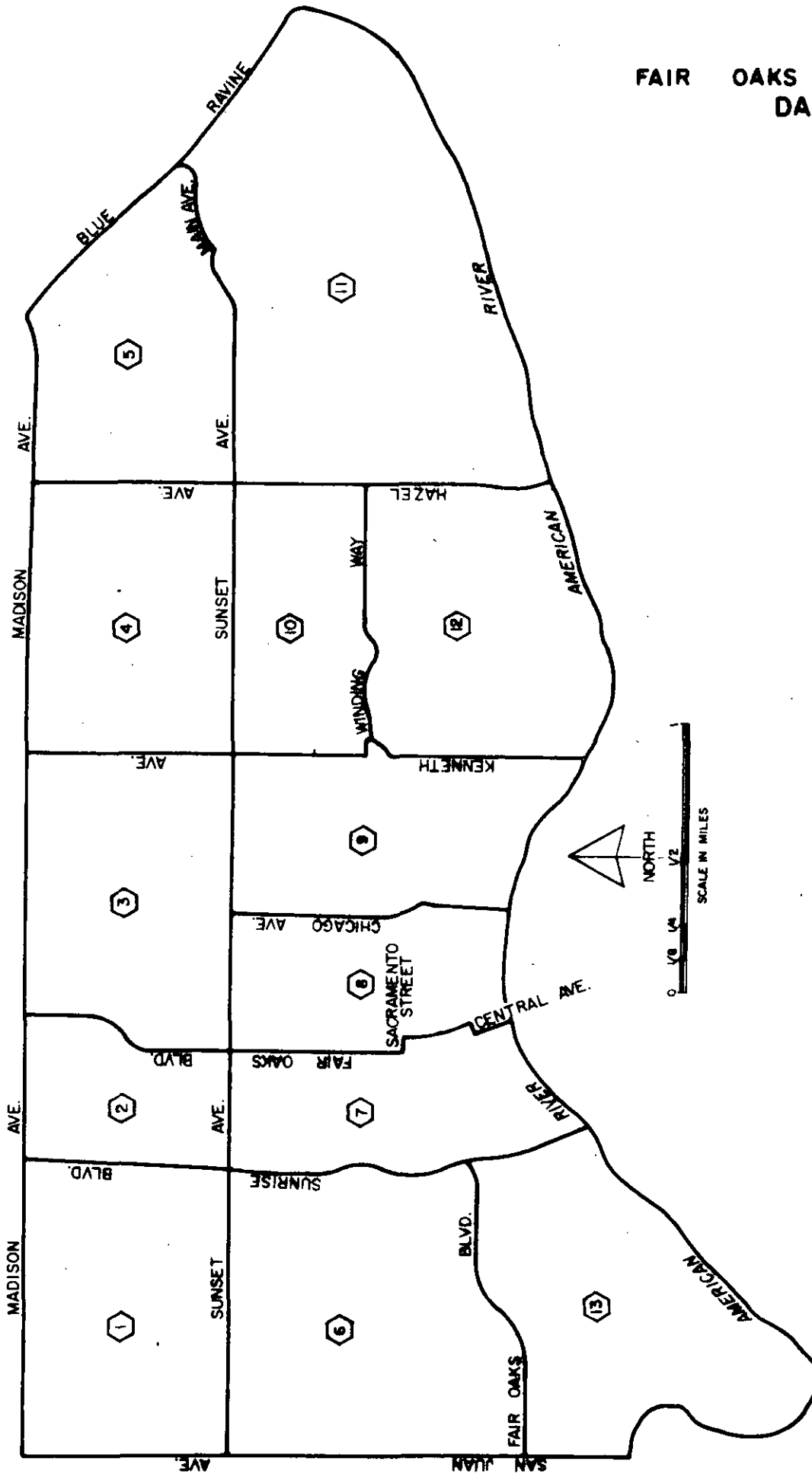
- 1) NO ACTION. This alternative would involve continued use of the Sacramento County General Plan rather than an individualized community plan. Impacts of this alternative on natural features would be very similar to those of the proposed project, but would not set aside areas for open space and would allow somewhat more intensive uses in terms of density. This alternative could be considered contrary to community goals, since the community-developed alternatives differ from the General Plan.
- 2) INCREASED DENSITY. This alternative would allow for a larger population in the community, probably through use of multiple family homes and some reduction of open space. Beneficial aspects of this alternative would be the potential for more homes for lower income families; allowing them to enjoy the benefits of living in the Fair Oaks community. Adverse impacts would include the probable reduction of open space.
- 3) NO POPULATION GROWTH. This alternative would suggest that the community stop growing, population-wise. The benefit would be that almost all open space that now exists could be retained, as would plant and animal communities in those areas. The disadvantages would be basically economic, as rents and home values would probably rise significantly, limiting residents to the wealthy. It would be possible that some small businesses could be eliminated by implementation of this alternative in that the consumer tastes would change as higher income residents moved into the community.

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APPENDICES

FAIR OAKS COMMUNITY
DATA AREAS



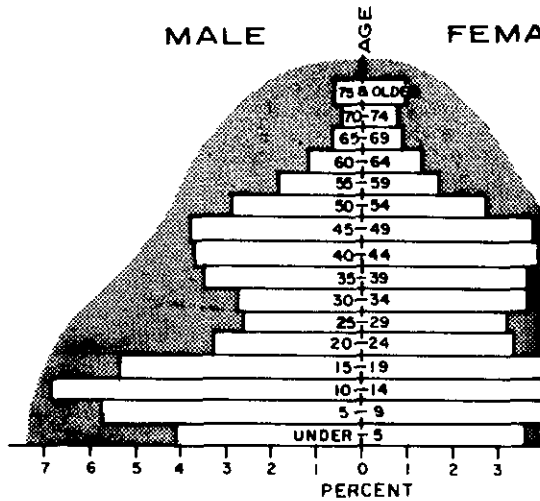
APPENDIX A

APPENDIX A-1

POPULATION PYRAMI
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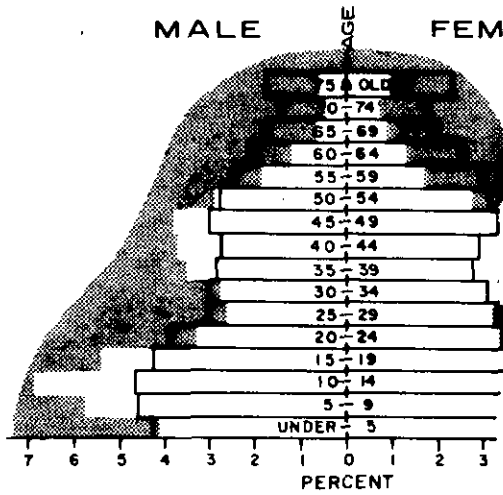
FAIR OAKS

MALE AGE FEMA



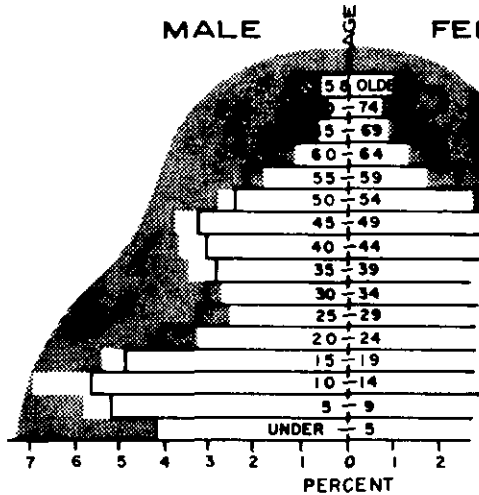
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Appendix A
Table A-1

ASSUMPTIONS FOR CALCULATING
POPULATION PROJECTIONS
FROM LAND USE

Land Use Category	% Streets	Assumed Dwelling Units Per Acre	Assumed % Vacancy Rate	Assumed Persons Per Dwelling Unit
AGRICULTURAL RESIDENTIAL I	10	1	2.5	3.5
RESIDENTIAL DENSITY 2	10	2	2.5	3.5
RESIDENTIAL DENSITY 2 (PD)	10	3	2.5	3.5
RESIDENTIAL DENSITY 5	23	4	2.5	3.5
RESIDENTIAL DENSITY 10	15-23	10	6.0	3.0
RESIDENTIAL DENSITY 10 (PD)	15-18	10	4.0	3.0
RESIDENTIAL DENSITY 30	10	20	6.0	2.3
RESIDENTIAL DENSITY 30 (PD)	10	20	4.0	2.3

Appendix A

Table A-2

FAIR OAKS POPULATION PROJECTIONS BY DATA AREA

Data Area	Existing Population 1972	Projected Population at Ultimate Development	Projected % Increase
1	1673	5516	230
2	707	2972	320
3	2101	4941	135
4	1527	4560	199
5	908	2859	215
6	2655	6133	131
7	2127	3921	84
8	1075	2760	157
9	757	1880	148
10	885	1934	119
11	685	1731	153
12	487	2350	383
13	977	2467	153
TOTAL	16,564	44,000	165

APPENDIX B

FAIR OAKS EXISTING LAND USE TABULATION BY DATA AREA (1972)

DATA AREA	LAND USE	TOTAL AREA											COMMERCIAL	INDUSTRIAL	COMMERCIAL	INDUSTRIAL	SUBTOTAL	SINGLE FAMILY	TWO FAMILY	THREE/FOUR FAMILY	FIVE PLUS FAMILY	TOWN-HOUSES	REST-DENTAL SUBTOTAL	PASTURE	ORCHARDS	AGRI-CULTURAL SUBTOTAL	PUBLIC/QUASI-PUBLIC	SCHOOLS	RECREATION	PATHWAYS	PUBLIC/QUASI-PUBLIC SUBTOTAL	STREETS	VACANT							
		Acres	%of Total	Acres	%of Total	Acres	%of Total	Acres	%of Total	Acres	%of Total	Acres																						%of Total	Acres	%of Total	Acres	%of Total	Acres	%of Total
1	Acres	520		15		0		15		96		5		4		6		2		113		117		0		117		0		159		1		160		36		79		
	%of Total	8		3		0		3		13		1		1		2		-		22		23		0		23		0		30		-		30		7		15		
2	Acres	240		2		0		2		64		0		0		0		0		64		30		16		46		5		0		6		27		95		39		
	%of Total	4		-		0		-		27		0		0		0		0		27		13		7		20		3		0		3		11		39		163		
3	Acres	500		5		0		5		188		0		0		0		0		188		34		36		70		6		0		0		16		58		163		
	%of Total	8		-		0		1		38		0		0		0		0		38		7		7		14		1		0		0		3		11		33		
4	Acres	471		21		0		21		119		0		0		0		0		119		82		49		131		2		0		1		3		39		158		
	%of Total	7		4		0		4		25		0		0		0		0		25		17		11		28		-		0		0		1		8		34		
5	Acres	489		-		0		-		57		1		0		0		0		58		0		14		14		63		0		21		84		27		306		
	%of Total	7		-		0		-		12		-		0		0		0		12		0		3		3		1		4		0		17		5		63		
6	Acres	675		5		0		5		257		1		0		0		0		258		85		15		100		25		9		4		42		73		197		
	%of Total	10		1		0		-		33		-		0		0		0		38		13		2		15		4		2		1		7		10		29		
7	Acres	342		23		0		23		154		2		7		4		0		167		36		3		39		4		14		6		24		49		40		
	%of Total	5		7		0		7		44		-		2		1		0		47		12		1		13		1		4		2		7		14		12		
8	Acres	321		2		0		2		124		8		0		1		0		133		22		14		36		0		7		14		28		33		89		
	%of Total	5		1		0		-		38		3		0		-		0		41		7		5		12		0		2		4		8		10		28		
9	Acres	416		0		0		0		121		1		0		0		0		122		51		4		57		2		11		11		142		25		71		
	%of Total	6		0		0		0		29		-		0		0		0		29		12		1		13		-		3		3		34		6		18		
10	Acres	317		1		0		1		94		1		0		0		0		95		69		55		124		0		0		2		2		23		72		
	%of Total	5		-		0		-		30		-		0		0		0		30		22		17		39		0		0		0		1		7		33		
11	Acres	1050		1		40		41		57		0		0		0		0		57		0		0		0		9		0		568		141		718		208		
	%of Total	16		-		4		4		5		0		0		0		0		5		0		0		0		-		0		54		13		68		2		
12	Acres	492		1		0		1		45		0		0		0		0		45		28		13		41		0		0		214		33		237		153		
	%of Total	8		-		0		-		9		0		0		0		0		9		6		2		5		0		0		42		5		48		31		
13	Acres	590		1		0		1		88		3		0		9		0		100		31		2		33		0		0		302		59		361		65		
	%of Total	9		-		0		-		15		-		0		2		0		17		5		1		5		0		0		51		10		61		11		
14	Acres	6423		77		40		117		1464		22		11		20		2		1519		585		221		806		116		37		1414		256		1823		461		1627
	%of Total	100		1.2		.6		1.8		22.7		.3		.2		.3		.1		23.6		9.1		3.5		12.6		1.9		.2		22.1		4.1		28.2		73.5		

Table B-2

FAIR OAKS COMMUNITY
PLANNED LAND USE AT ULTIMATE DEVELOPMENT
(Acres)

LAND USE CATEGORY	DATA AREAS													TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Agricultural Res. I								6.0	130.0	117.0		18.0		271.0
Residential Density 2				16.0		177.0		118.0	53.5	138.0		54.0	52.0	608.5
Residential Density 2(PD)			49.0	172.0	189.5			24.0	28.5		42.0	77.0		582.5
Residential Density 5	195.0	148.0	415.0	244.0	105.5	403.0	208.0	140.0	74.0	55.0	128.0	78.0	125.0	2318.5
Residential Density 10	65.0	2.0	4.0	13.5		9.5	7.0			7.0		21.0	11.0	140.0
Res. Density 10 (PD)	42.0	33.0					9.5							84.5
Residential Density 30	35.0					15.0	29.0	8.5					15.0	102.5
Res. Density 30 (PD)							5.5							5.5
RESIDENTIAL TOTAL	337.0	183.0	474.5	445.5	295.0	604.5	259.0	296.5	286.0	317.0	170.0	248.0	203.0	4113.0
PUBLIC-QUASI PUBLIC		6.0	5.0	3.0	115.5	33.0	6.0		2.0		11.0			181.5
SCHOOLS			10.5			9.0		6.5	4.5				22.0	52.5
Shopping Center	9.5	1.0	5.0	21.0		9.0				1.0		9.0		54.5
Convenience Center														1.0
General Commercial							3.0						3.0	6.0
General Commercial (PD)						11.0	37.0							48.0
Business & Professional	11.0	1.0					1.0				0.5			13.5
B & P (PD)		10.0												10.0
Other Retail Commercial	3.0	2.0	1.0		1.0	1.5	1.0	1.0			1.0		3.0	14.5
Other Retail Comm. (PD)			5.5											5.5
COMMERCIAL TOTAL	23.5	14.0	6.0	21.0	1.0	21.5	42.0	1.0		1.0	1.5	9.0	6.0	153.0
Parks		37.0				4.5	4.0		3.5		69.0		9.0	127.0
Parkway			5.0	2.5	74.5	3.5	31.0	16.0	120.0		798.5	235.0	350.0	1635.5
Recreational Park	159.5													159.5
TOTAL	520	240	500	472	486	676	342	320	416	318	1050	492	590	6422

APPENDIX C

Appendix C

Table C-1

FAIR OAKS COMMUNITY
 PROJECTED NUMBER OF DWELLING UNITS
 BY DATA AREA AT
 ULTIMATE DEVELOPMENT

DATA AREA	SINGLE FAMILY	MULTIPLE FAMILY	TOTAL
1	601	1525	2126
2	456	671	1127
3	1414	33	1447
4	1245	111	1356
5	838	0	838
6	1560	351	1911
7	641	756	1397
8	712	153	2760
9	518	0	518
10	522	54	576
11	507	0	507
12	561	180	741
13	479	355	834
TOTAL	10,054	4,189	14,243

APPENDIX D

APPENDIX D

PARK STANDARDS FOR SACRAMENTO COUNTY

Location

Neighborhood parks should be located adjacent to elementary school sites where possible. Each one should be near the center of the neighborhood and within one-half to one mile walking distance of the population it is to serve. Each neighborhood park should ultimately serve 600 to 1,000 families (2,000 to 3,500 persons).

Children should not have to cross a major traffic artery to get to a park.

Community parks, where possible, should be located adjacent to junior or senior high school sites and near a traffic artery or feeder street. It is proposed to keep traffic generated by community parks and secondary schools out of the center of neighborhoods. A community park should be accessible by public transportation if possible, and should serve 6,000 to 8,500 families (20,000 to 30,000 persons) located within a driving distance of 1 to 2 miles.

Other park and open space areas for urban residents of the County will be furnished by parkways, County-wide and regional parks (such as the areas at Lakes Folsom and Natoma), golf courses and by city parks. The City of Sacramento, for example, provides approximately 2,000 acres of parks for a current population of 268,000 and is planning additional installations. The cities of Folsom and Galt also provide urban parks.

APPENDIX E

APPENDIX E

Environmentally Sensitive Areas

The Fair Oaks community contains a number of natural surface water drainage courses. The location of much of Fair Oaks, close to but often high above the American River, has contributed to the well-defined nature of these streams. Several of them cut through the American River bluffs in steep-banked ravines. Due to fairly intensive residential development and associated year-round surface runoff, many of these streams are now permanent.

Historically, most of these creekways were naturally developed into highly diverse oak-woodland and riparian biotic communities. The current state of year-round water supply and the introduction of exotic plants of many species have induced a condition of dense, permanent vegetation along most parts of these creekways. In addition to densely vegetated areas, some portions along these natural channels have been cleared of trees both for the construction of homes and other buildings and for irrigated pastures. For the most part, only major streets cross these streams.

In general, the creekways are steep-banked ravines at their mouths, very densely vegetated as they cut through the bluffs. Farther upstream, the topography alternates between steep banks with dense vegetation, and open pastures with rolling hills and scattered oaks, to altered channels in residential areas. Throughout the length of most of these creekways the gradient is fairly rapid and constant except very near the river where it becomes steeper through the bluffs.

Areas along these creekways may be described as a mix of natural vegetation and wildlife habitat and/or rural-pastoral qualities. Out of the areas of steepest gradients and dense vegetation, some fences have been placed across the channel, primarily as a means of confining livestock. The combination of exceptionally dense vegetation, houses, and fences essentially eliminates access.

Following are partial lists of the many varieties of vegetation and wildlife found in the biotic communities of the Fair Oaks creekway areas:

DOMINANT VEGETATION

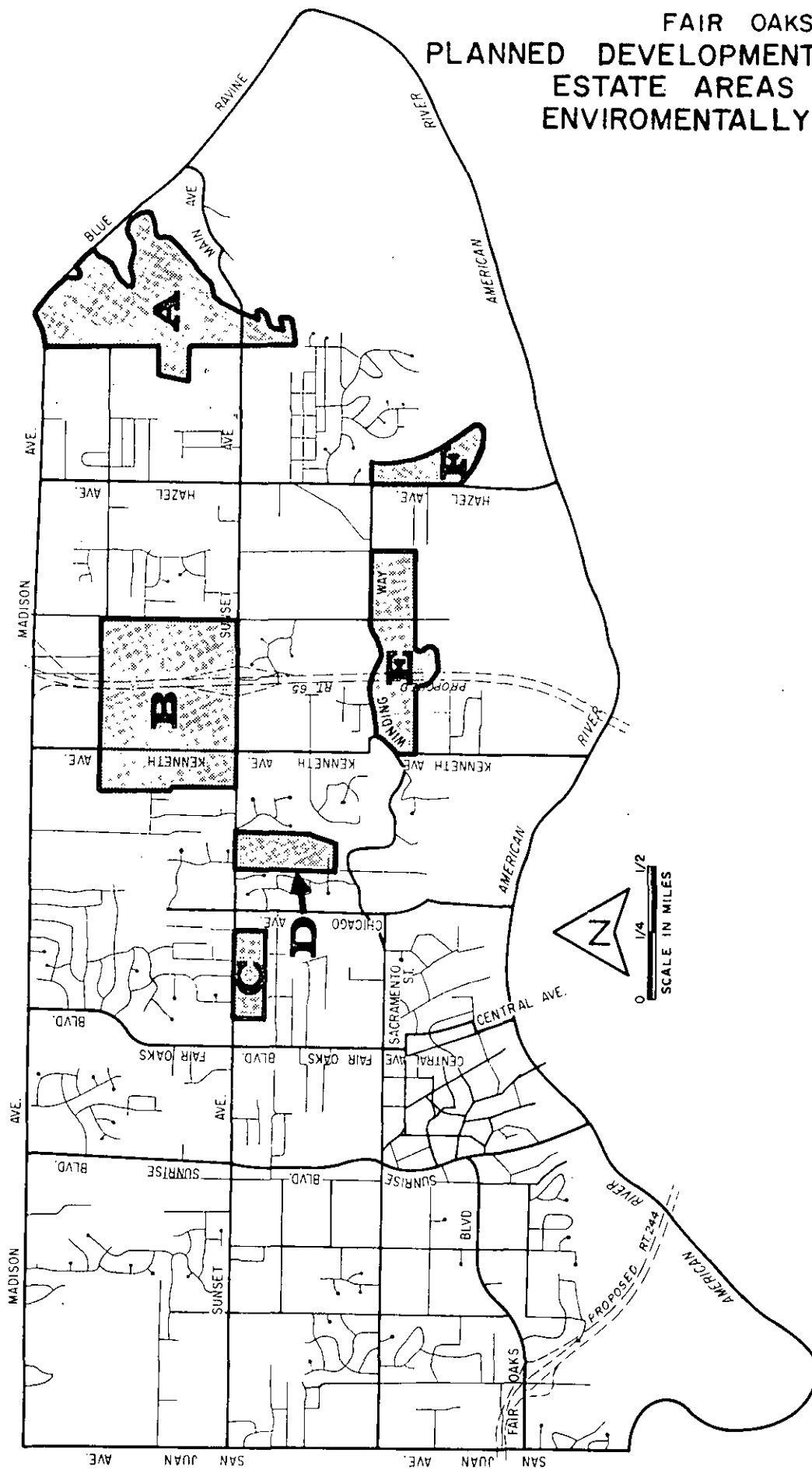
live oak	willow
valley oak	cottonwood
blue oak	ash
golden oak	locust
oracle oak (perhaps)	plane
fig	many fruit trees,
blackberry	both orchards and
sumac	"bird-planted"
huckleberry	wild grape
various reeds, sedges	old man in ground
rushes	introduced annuals
bunch grasses	abundant wild flowers
digger pines	many escaped ornamentals
many more	

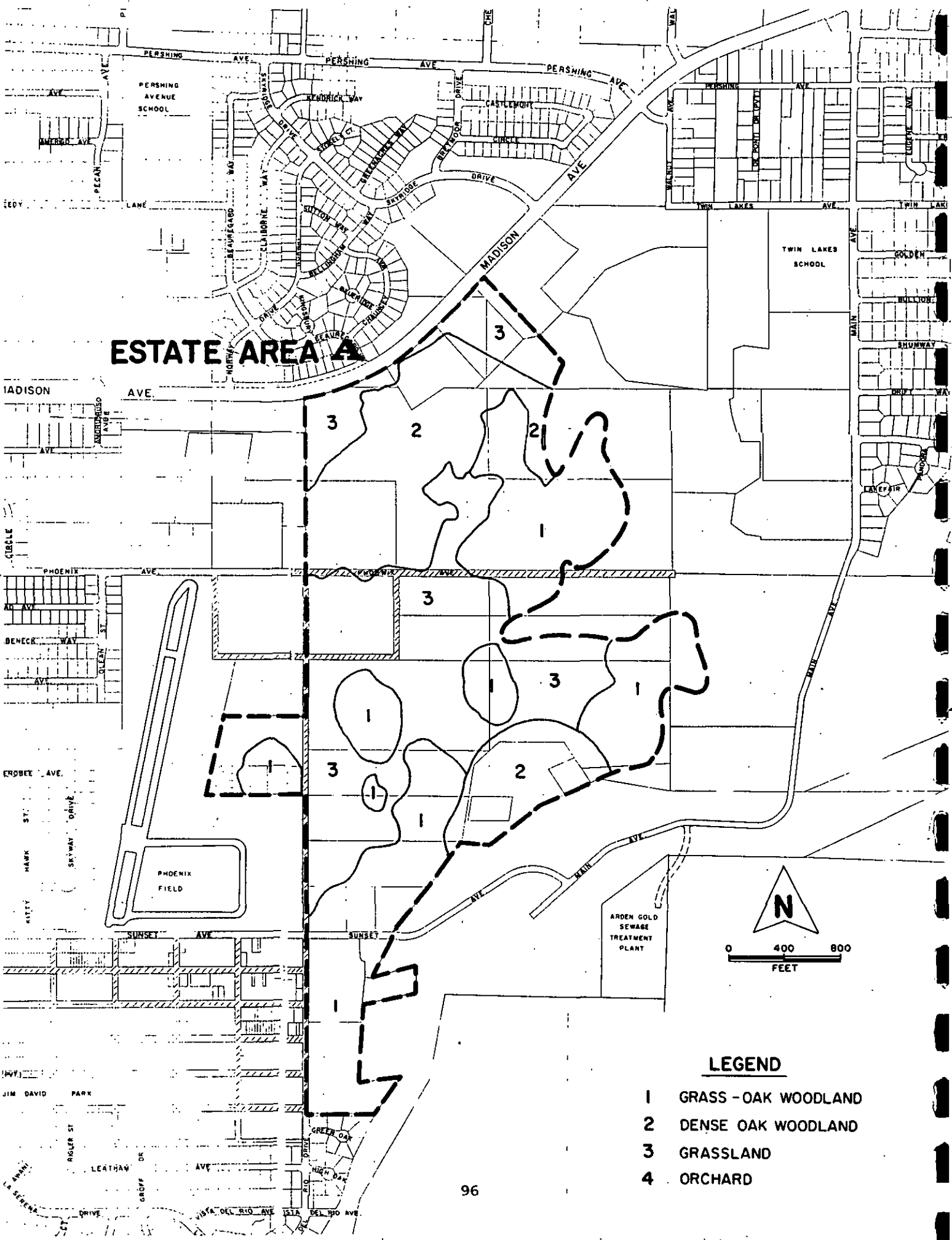
ANIMAL WILDLIFE

tree and ground squirrel	many small rodents
burrowing and barn owl	many songbird species
red-tail hawk	coyote
sparrow hawk	grey fox
Cooper's hawk	wildcat
white-tail kite	black-tail deer
striped and spotted skunk	raccoon
crows, magpies (yellow billed)	opossum
green and blue heron	ducks of several species
ringtail cat	

FAIR OAKS COMMUNITY
 PLANNED DEVELOPMENT DISTRICTS
 ESTATE AREAS WHICH ARE
 ENVIROMENTALLY SENSITIVE

APPENDIX E





ESTATE AREA A

LEGEND

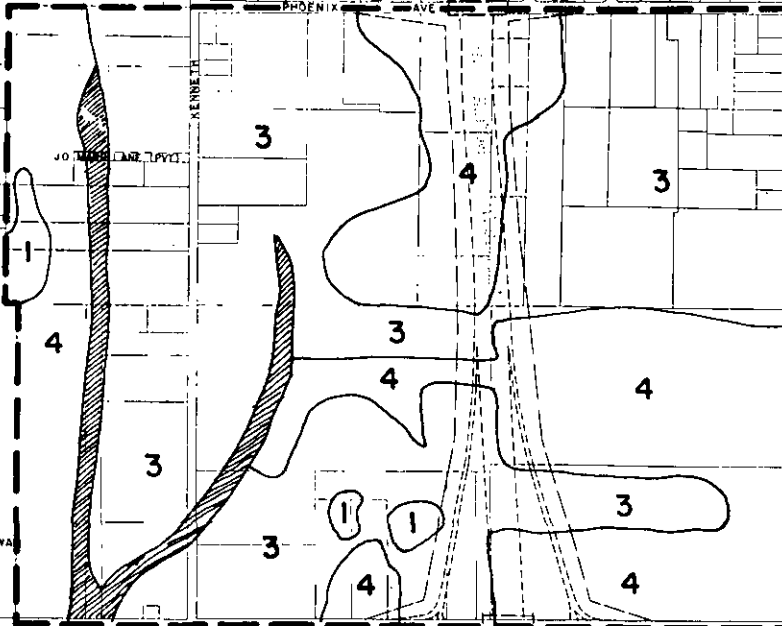
- 1 GRASS - OAK WOODLAND
- 2 DENSE OAK WOODLAND
- 3 GRASSLAND
- 4 ORCHARD

BELLA VISTA HIGH SCHOOL

MADISON AVE.

ESTATE AREA B

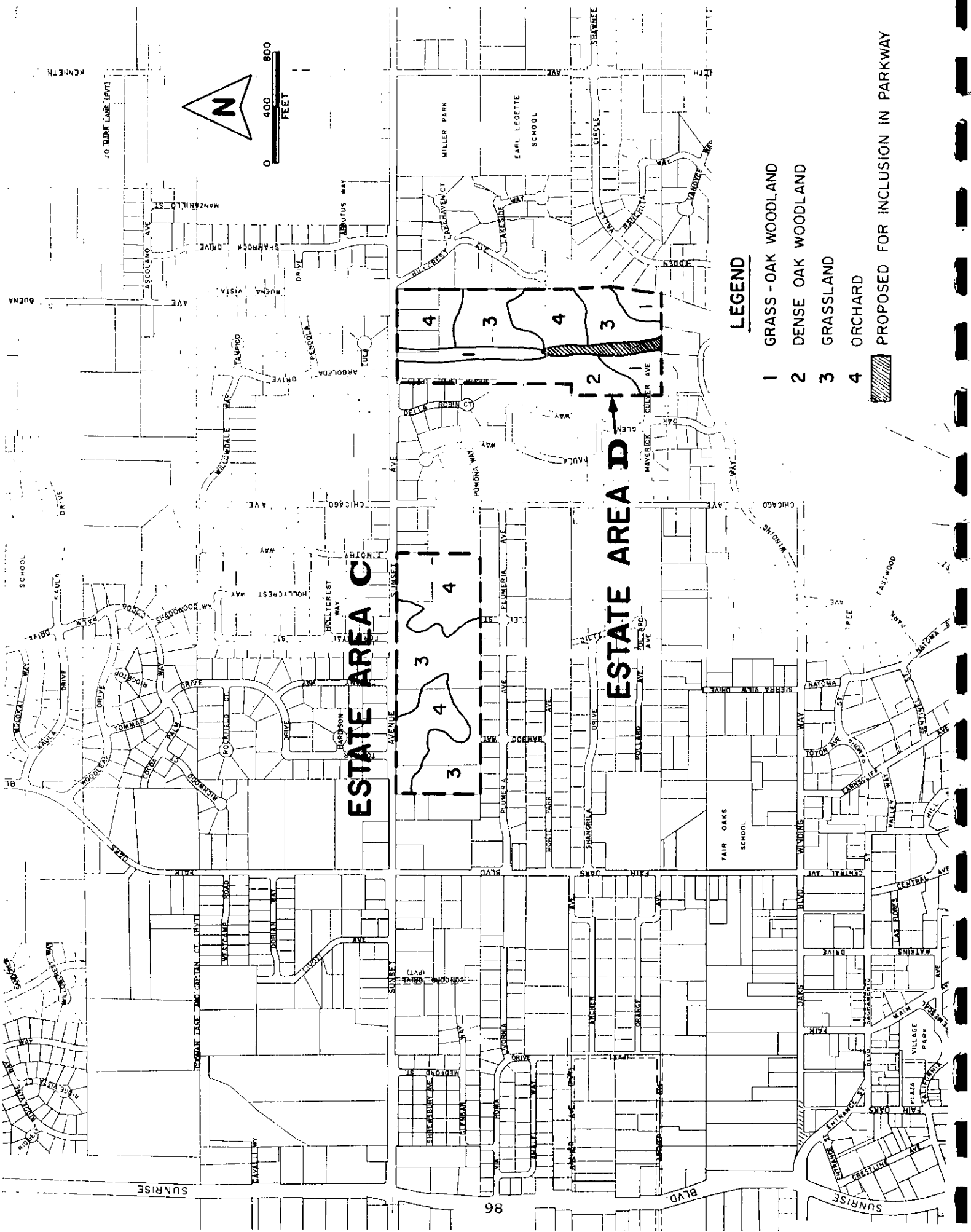
AVE.




0 400 800
FEET

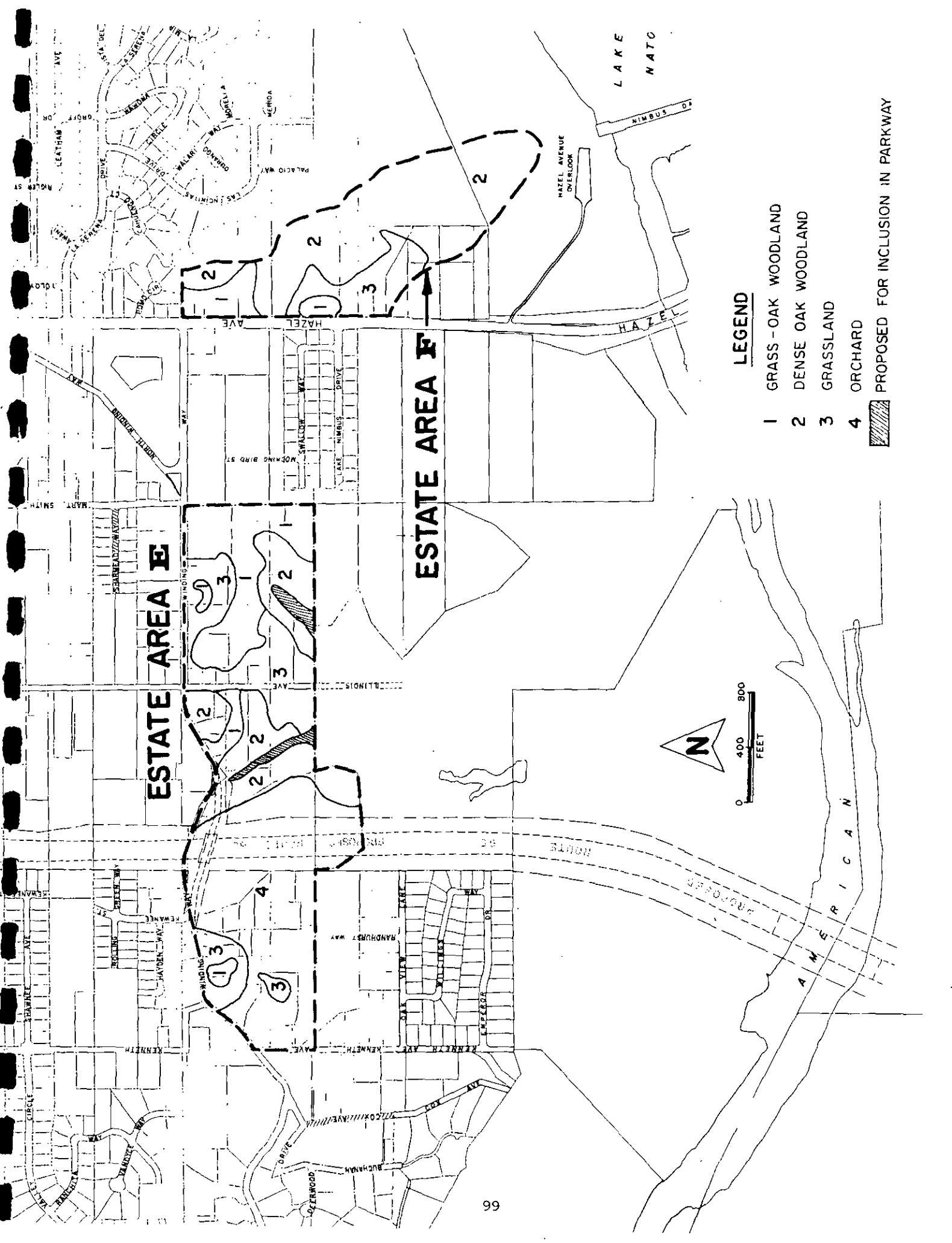
LEGEND

- 1 GRASS - OAK WOODLAND
- 3 GRASSLAND
- 4 ORCHARD
- PROPOSED FOR INCLUSION IN PARKWAY



LEGEND

- 1 GRASS - OAK WOODLAND
- 2 DENSE OAK WOODLAND
- 3 GRASSLAND
- 4 ORCHARD
-  PROPOSED FOR INCLUSION IN PARKWAY

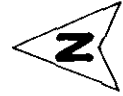


LEGEND

- 1 GRASS - OAK WOODLAND
- 2 DENSE OAK WOODLAND
- 3 GRASSLAND
- 4 ORCHARD

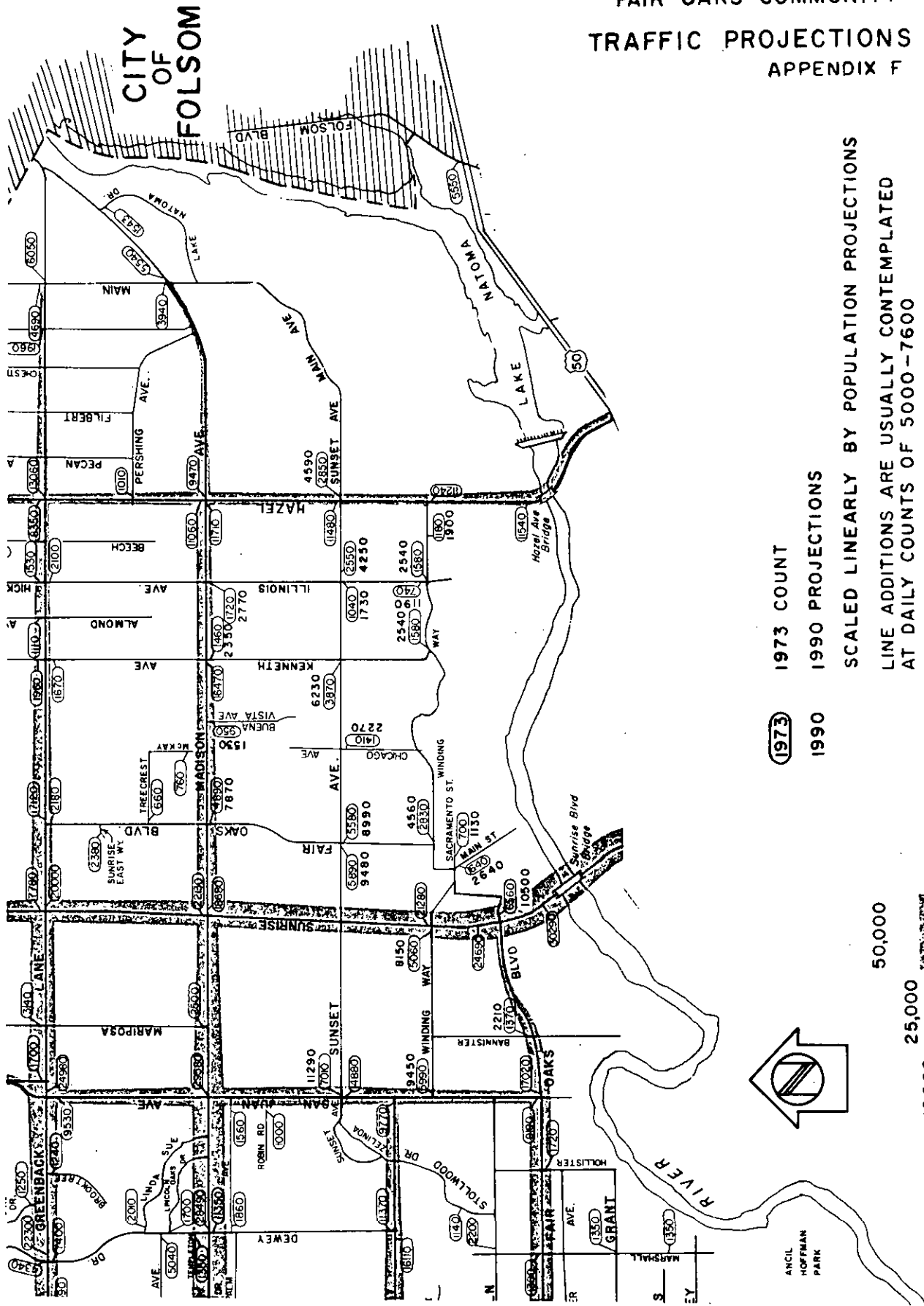


PROPOSED FOR INCLUSION IN PARKWAY



APPENDIX F

FAIR OAKS COMMUNITY
 TRAFFIC PROJECTIONS
 APPENDIX F



1973 COUNT
 1990 PROJECTIONS
 SCALED LINEARLY BY POPULATION PROJECTIONS
 LINE ADDITIONS ARE USUALLY CONTEMPLATED
 AT DAILY COUNTS OF 5000-7600
 STUDY BOUNDARY

50,000
 25,000
 10,000
 5,000
 SCALE 1" = 50,000 FEET PER DAY

1
2
3
4
5
6
7
8
9
10
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