

Specific Plans/Mixed-Use

EAST AREA SPECIFIC PLAN - Salinas, California

The East Area Plan, designated as part of the City of Salinas' Future Growth Area, takes a sensitive approach to development by enhancing and preserving ecological resources on-site: the Natividad Creek corridor and a grove of heritage Oaks. The Plan boasts many parks and open space features connected to surrounding amenities and neighborhoods through a comprehensive network of pedestrian paseos and bicycle trails.

Summary: 4,000 dwelling units, 22 acres village center/commercial, 900 acres



WEST LANDING SPECIFIC PLAN - Ceres, California

The vision for the West Landing Specific Plan was to create a new community inspired by elements that make traditional small towns desirable places to live: a diverse mix and quality of homes in different shapes, sizes, materials and colors located near civic uses, public spaces, open spaces, parks, neighborhood shopping opportunities and jobs. The community is designed with accessible amenities and a strong sense of place, with a network of open space that connects neighborhood elements and land uses.

Summary: 3,600 dwelling units, 960 acres



LAGUNA RIDGE SPECIFIC PLAN - Elk Grove, California

The plan creates a strong sense of community and embraces the principles of smart growth. It is located adjacent to existing infrastructure, a logical next step in the City's development, and proposes a mix of land uses to allow a job-housing balance. It includes a diverse range of residential densities including 1,950 multi-family units and a system of greenbelts and bike trails connecting to schools, parks and a proposed Civic Center and town green, which will serve to reduce VMT and GHG emissions.

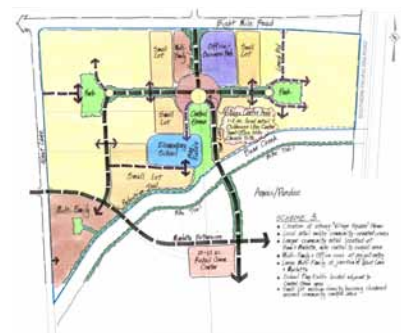
Summary: 7,800 dwelling units, 300 acres of commercial, 1,900 acres



BEAR CREEK EAST - Stockton, California

The Bear Creek East development, located in north-east Stockton, is a mixed-use development of five neighborhoods oriented around a 15-acre Village Green. Paramount to the community's success is the identification of an Early Climate Action Plan, quantifying a 29% greenhouse gas emissions reduction over "business-as-usual" development. The City of Stockton is the first jurisdiction to require a plan for GHG quantification and reduction in the State. Wood Rodgers served as a lead consultant for the Bear Creek East Specific Plan, which has been submitted to the City of Stockton.

Summary: 2,100 units, 10 acres of commercial, 317 acres



MAGNOLIA RANCH SPECIFIC PLAN - Yuba County, California

This site is part of a vast land area designated as "Employment Village" in the Yuba County General Plan and comprises the residential/mixed-use portion of the Plan Area. The Plan provides 3,172 units ranging in size, type and density, arranged in a series of four "Park Neighborhoods", each with their own unique parks, architectural styles, and distinctive Magnolia Tree species as landmark features of the Plan. The Plan Area is designated as a future growth area and encompasses SACOG's Seven Principles of Smart Growth to guide the design and future implementation of the Land Use Plan.

Summary: 3,172 units, 1,040 acres

