

P97-131 - Laguna Creek Unit #3 - One Year Tentative Map Time Extension

- REQUEST:
- A. Environmental Determination: Prior Negative Declaration Prepared
 - B. One-year Time Extension for a Tentative Map to subdivide 11.0± vacant acres into 72 lots in the Single Family Alternative (R-1A) zone.

LOCATION: North of Jacinto Road, south of Hermitage Way
APN: 117-0940-041, -042; -043; -044; -045
South Sacramento Community Plan Area
Elk Grove School District
Council District 8

APPLICANT:	Ken Topper, Vail Engineering Corporation, 929-3323 2033 Howe Avenue STE 220, Sacramento, CA 95825
OWNER:	Federal Deposit Insurance Corp. 4 Park Plaza Irvine, CA
PLANS BY:	Vail Engineering (same as above)
APPLICATION FILED:	12/11/97
STAFF CONTACT:	Colleen C. Laubinger, (916) 264-5691

SUMMARY:

The applicant is requesting the necessary entitlement to allow a one-year time extension for the originally approved Laguna Creek Unit #3 Tentative Map (P90-316), subdividing the project site (approximately 11± vacant acres) into 72 single-family lots in the Single-Family Alternative (R-1A) zone. Based upon its original approval in 1990, the previous City-approved two-year time extension, and the three-year extensions granted by the State Governor's office, one additional year may be approved for extension of the Tentative Map. The current request is for this final extension. The current property owner does not have plans for construction of homes on the proposed parcels; therefore, a request for Special Permit to construct homes within the Single-Family Alternative (R-1A) zone is not included with the current request.

RECOMMENDATION:

Staff recommends approval of the request for a one-year time extension, subject to compliance with the conditions of the previously approved Tentative Map and subject to new and revised conditions included in Attachment 1 (Notice of Decision and Findings of Fact). This recommendation is based upon the fact that the proposal is basically unchanged from the originally approved Tentative Map and that only one year remains for approval of extension of the map. The project includes all previous conditions of approval and also includes revised conditions reflecting changes in City Code and safety requirements. The proposal is consistent with the Sacramento General Plan and the South Sacramento Community Plan land use designations of Low Density Residential (4-15 du/na) and Residential (4-8), respectively.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
South Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	vacant
Existing Zoning of Site:	Single-Family Alternative (R-1A)

Surrounding Land Use and Zoning:

North: Single Family Residential, R-1A
 South: Vacant, R-1A
 East: Vacant, C-1
 West: Single Family Residential, R-1A

Property Dimensions:	irregular
Property Area:	11± vacant acres
Density of Development:	6.5 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
*Final Map	Department of Public Works
*Special Permit for construction within the R-1A zone	Planning Division
Building Permit	Building Division

*Requires a public hearing.

BACKGROUND INFORMATION:

In 1989, the City Council approved a Tentative Map to subdivide 40.7± acres into 176 petite single-family homes, known as Laguna Creek Unit #2 (P89-133). This map originally included a large portion of the current Tentative Map application, which was reserved for a school site (Elk Grove School District). The Elk Grove School District released that property as a potential school site. On December 11, 1990, the City Council approved a South Sacramento Community Plan Amendment to delete the school designation from the plan area, a Tentative Map to subdivide the 11± vacant acres into 72 lots, and a Special Permit to construct 72 single-family residences (P90-316). On December 10, 1992, the City Planning Commission approved a two-year time extension for the Tentative Map and a two-year time extension for the Special Permit (P92-274).

In September, 1993, Senate Bill 428 was signed by the Governor extending all active tentative maps by two years. On May 14, 1996, Assembly Bill No. 771 was signed which extended all active tentative maps by an additional one year. Based upon approval of the current request and the previous extensions, the applicant's Tentative Map will expire on December 11, 1998.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The Sacramento General Plan and the South Sacramento Community Plan designate the project site for Low Density Residential (4-15 du/na & 4-8 du/na) development. The project is consistent with the South Sacramento Community Plan policy of encouraging a variety of lot sizes (proposed project lot sizes range from 4500 s.f. to 8500± s.f.) (SSCP, pg. 31). The project is also consistent with the General Plan to approve residential development where City services are provided (SGPU, 2-16).

Tentative Maps are required to be recorded within two years after such entitlements are approved. The Planning Commission is authorized to grant extensions (up to three years maximum) upon showing of good cause by the applicant for the entitlements. Staff considered the following criteria for evaluating the requested time extension:

- The proposal shall be consistent with the General Plan and Community Plan for the area in which it will be located;
- The proposal shall not be a special privilege extended to the property; and
- The proposal shall be the same as the previously approved Tentative Map.

B. Tentative Map Design

The current request for subdivision results in 72 lots ranging from 4,500 square feet to approximately 8,500± square feet (6.5± du/na). Primary access to the subdivision is from Center Parkway (via Hermitage Way-northern access) and Jacinto Avenue (southern

access). The subdivision contains Street A (thru-street) and three cul-de-sacs. When originally approved, the cul-de-sac's were designed with 40-foot radius' to the right-of-way. Due to updated Fire Department radius standards, the current time extension has been conditioned to provide 45-foot radius' at the cul-de-sacs. Although this will reduce the lot depths by 5-feet, this subdivision is located within the Single-Family Alternative (R-1A) zone which allows variable lot sizes and setbacks. Therefore, staff believes this reduction in cul-de-sac lots will be minor.

C. Zoning Requirements

The current zoning of the project site is Single-Family Alternative (R-1A). This alternative residential zone allows for flexibility in setbacks and lot sizes. The current proposal includes lot sizes ranging from 4,500 square feet to approximately 8,500± square feet.

The previous approval for a Special Permit to construct homes (P90-316) has expired. The applicant is not currently proposing construction of homes on the lots; therefore, a request for a new Special Permit is not included with this application. Because the property is owned by Federal Deposit Insurance Corp. (primary intent is to record the final map, not construct homes) and due to the fact that only one year remains for extension of the Tentative Map, Staff has not required the applicant to submit plans for a Special Permit. At the time of proposed development, a Special Permit will be required (discretionary Planning Commission approval) prior to construction of any residences.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On December 11, 1990, the City Council ratified a Negative Declaration for the originally proposed project (P90-316). Section #15162 of the CEQA guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist; therefore, a new Negative Declaration is not required.

B. Public/Neighborhood/Business Association Comments

The current request was routed to the following neighborhood associations: the Florin Road Partnership, Lori and John Fitzgerald, the North Laguna Creek Neighborhood Association, the Deerfield Neighborhood Association, the Wildwood Homeowner's Association, the South Sacramento Chamber of Commerce, the South Sacramento Neighborhood Coalition, and the Sacramento County Alliance of Neighborhoods. As of the date of this staff report, comment cards have been received from the North Laguna Creek Neighborhood Association and the Florin Road Partnership. The North Laguna Creek Neighborhood Association indicated that they had no objection to this proposal. They do not want the property to be rezoned, in the future, to a higher density

development. The Florin Road Partnership responded that they had no comments.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works/Utilities

The Department of Public Works and the Department of Utilities comments related primarily to updates of conditions of the original Tentative Map relating to City Code changes. These additional conditions have been included in Attachment 1 (Notice of Decision and Findings of Fact).

2. Fire Department

The Fire Department's comments related to cul-de-sac radius requirements. The project includes a condition requiring that all cul-de-sac's be designed with a 45-foot radius (to the right-of-way). This condition is included in Attachment 1.

3. Neighborhood Services Department

The Neighborhood Services Department, Parks Division, comments related to updated language relating to collection of Quimby fees. These conditions have also been included in the conditions of approval for the project (Attachment 1).

D. Subdivision Review Committee Recommendation

On February 4, 1998, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision and Findings of Fact (Attachment 1).

PROJECT APPROVAL PROCESS:

Planning Commission has the authority to approve the Tentative Map Time Extension. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

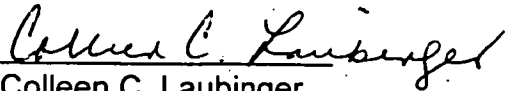
Staff recommends the Planning Commission take the following action:

- A. Finds that a previous Negative Declaration was prepared and ratified;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the One-year Time Extension for a Tentative Map to subdivide 11.0± vacant acres into 72

lots in the Single Family Alternative (R-1A) zone.

Report Prepared By,

Report Reviewed By,



Colleen C. Laubinger
Associate Planner



Barbara L. Wendt
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Exhibit 1B	Resolution No.93-063
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Attachment 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR
LAGUNA CREEK UNIT #3, ONE-YEAR TENTATIVE MAP TIME EXTENSION, LOCATED
NORTH OF JACINTO ROAD, SOUTH OF HERMITAGE WAY, SACRAMENTO,
CALIFORNIA IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE. (P97-131)**

At the regular meeting of February 26, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Prior Negative Declaration Prepared; and**
- B. Approved the One-Year Time Extension for a Tentative Map to subdivide 11.0± vacant acres into 72 lots in the Single-Family Alternative (R-1A) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Prior Environmental Document Prepared:** The City Planning Commission finds that a previous Environmental Document was prepared and ratified.
- B. One-Year Time Extension for a Tentative Map:** The One-Year Time Extension for a Tentative Map (valid from 12/11/97 thru 12/11/98) to subdivide 11.0± vacant acres into 72 lots in the Single-Family Alternative (R-1A) zone is hereby approved subject to the following findings of fact and conditions of approval:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan for the City. The City General Plan designates the site for Low Density Residential land use;
 - 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

CONDITIONS OF APPROVAL

- B. The One-Year Time Extension for a Tentative Map (valid from 12/11/97 thru 12/11/98) to subdivide 11.0± vacant acres into 72 lots in the Single-Family Alternative (R-1A) zone is hereby approved subject to the following conditions of approval which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:
- B1. The applicant shall comply with the prior Conditions of Approval of the tentative map, as adopted by Resolution No. 93-063 on February 16, 1993 (Exhibit 1B), unless revised as below;
- B2. The following revises Condition A in Resolution No. 93-063:
- Provide standard subdivision improvements including a minimum 25-feet of paving from E Street to Jacinto Avenue, pursuant to Section 40.12.1211 of the City Code;
- B3. The following revises Condition B in Resolution No. 93-063:
- Prepare sewer and drainage studies for the review and approval of the Department of Public Works, Department of Utilities, and the County Sanitation District No. 1. The drainage study shall conform to the original Laguna Creek Assessment District drainage study shed areas. Off-site sewer and drainage extensions will be required;
- B4. The following revises Condition C in Resolution No. 93-063:
- Prepare a water study. An off-site water main from Street E to Jacinto Road may be required to provide a looped water distribution system;
- Design the water distribution system to satisfy the more critical of the two following conditions:
- a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
 - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.
- B5. The following revises Condition E in Resolution No. 93-063:

Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;

- B6. The following revises Condition K in Resolution No. 93-063:

Applicant shall comply with the subdivision agreement for Laguna Creek Unit #2 (August 8, 1989) which requires payment of in-lieu park dedication fees equal to .82 acres at the appraisal value of the property required under paragraph 5 E of Resolution No. 93-063. Calculation of fees is subject to the revised Quimby Fees approved by Council on May 21, 1991, and effective on July 22, 1991.

- B7. The following revises Condition N in Resolution No. 93-063:

Pursuant to City Code Section 40.10.1019, indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.

- B8. The applicant shall comply with the following additional conditions of approval of the tentative map prior to filing the final map unless a different time for compliance is specifically stated in the condition:

- a. The applicant shall be required to incorporate and construct traffic calming devices along A Street to the satisfaction of the Public Works Department;
- b. All cul-de-sacs shall have a minimum radius to the right-of-way of 45 feet;
- c. If unusual amounts of bond, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- e. This project is greater than five (5) acres (11.0± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State

Permit and NOI may be obtained from the Department of Utilities by calling 433-6318;

- f. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction;
- g. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect the site design. Refer to the draft "Manual of Standards for design of New Development On-Site Stormwater Quality Control Measures," dated January 23, 1995, for appropriate source control measures;

Advisory Notes:

- h. Street nomenclature must be significantly varied to avoid confusion by responding emergency vehicles.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

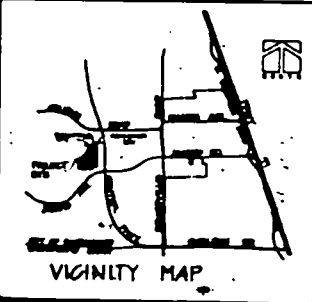
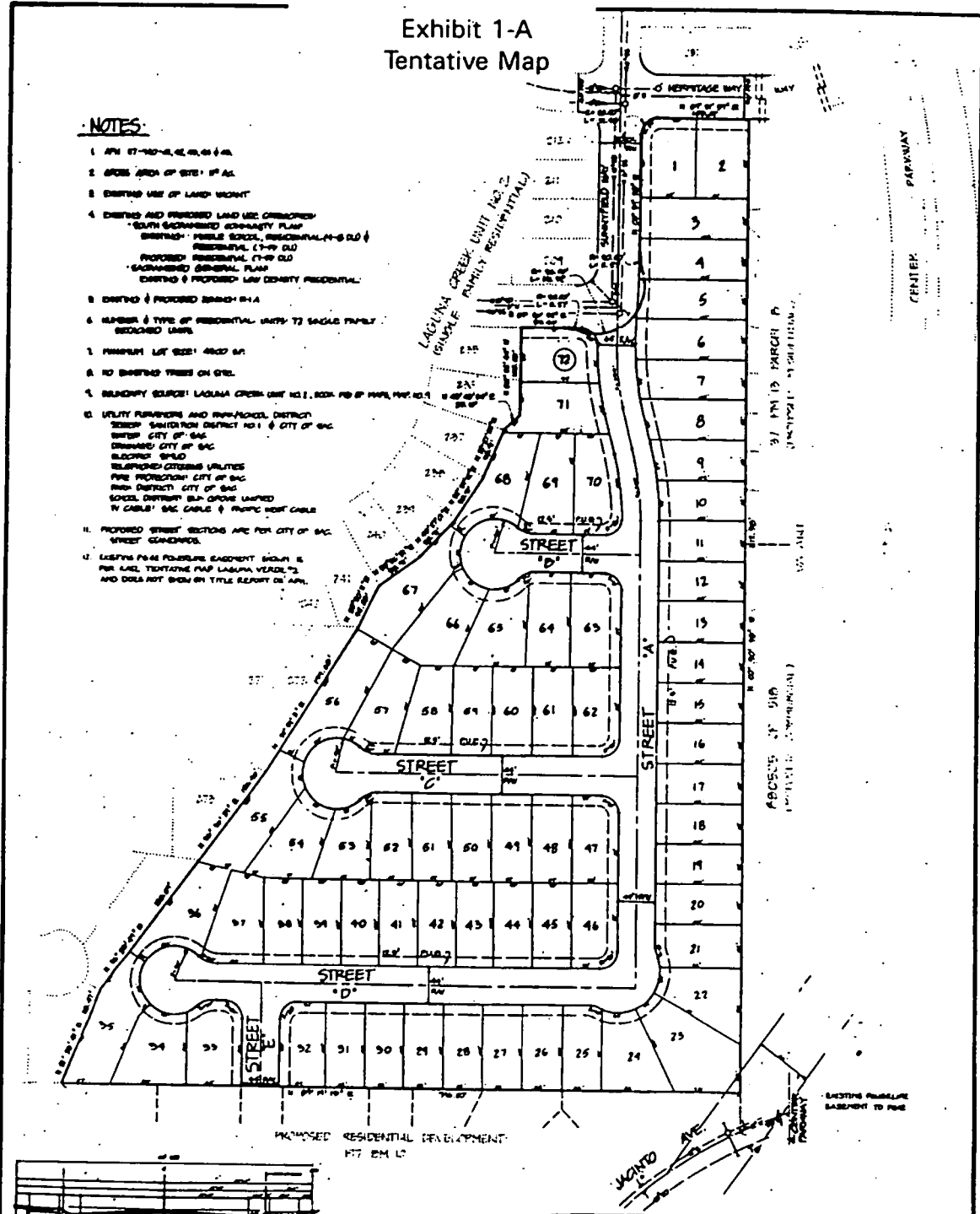
DATE (P97-131)

Exhibit 1A Tentative Map
Exhibit 1B Resolution 93-063

Exhibit 1-A Tentative Map

NOTES:

1. APN 07-140-01-02, 03, 04 & 05
2. SPEC. AREA OF SITE: IF AS
3. DEDICATED USE OF LAND: RESIDENTIAL
4. DEDICATED AND PROPOSED LAND USE DEDICATED:
 - * SOUTH SACRAMENTO EDUCATION PLAN
 - * DISTRICT: PUBLIC SCHOOLS, RESIDENTIAL-14-0-0-0
 - * RESIDENTIAL (1-19) OLD
 - * PROPOSED RESIDENTIAL (1-19) OLD
 - * SACRAMENTO GENERAL PLAN
 - * DISTRICT: PROPOSED LOW DENSITY RESIDENTIAL
5. DEDICATED & PROPOSED ZONING: R-14
6. NUMBER & TYPE OF RESIDENTIAL UNITS: 72 SINGLE FAMILY RESIDENTIAL UNITS
7. MAXIMUM LOT SIZE: 4000 SQ. FT.
8. NO EXISTING TREES ON SITE
9. BOUNDARY SURVEY: LAGUNA CREEK UNIT NO. 1, BOOK 18 OF 1998, PAGE 101
10. UTILITY NUMBERS AND RESPONSIBLE DISTRICT:
 - SEWER: SANITATION DISTRICT NO. 1 & CITY OF SAC
 - WATER: CITY OF SAC
 - STORMWATER: CITY OF SAC
 - ELECTRIC: SPS&D
 - TELEPHONE: CITIZENS UTILITIES
 - FIRE PROTECTION: CITY OF SAC
 - TRUCK DISTRICT: CITY OF SAC
 - SCHOOL DISTRICT: SACRAMENTO UNIFIED
 - TV CABLE: SAC CABLE & PHONE WEST CABLE
11. PROPOSED STREET SECTIONS ARE PER CITY OF SAC STREET STANDARDS.
12. EXISTING PAVEMENT ELEVATION SHOWN IS PER AERIAL TENTATIVE MAP LAGUNA VALLEY, 20 AND DOES NOT SHOW ON TITLE REPORT OF APRIL 1997.



LEGAL DESCRIPTION:
 LOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z AS SHOWN ON THIS PLAN OF LAGUNA CREEK UNIT NO. 2, REFERRED TO HEREIN AS MAP NO. 1, IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.

[Signature]
 [Title]
 [Date]

**TENTATIVE MAP
LAGUNA CREEK UNIT #3
SACRAMENTO, CALIFORNIA**

<p>PREPARED BY: THRETTONS UNLIMITED C/O PACIFIC SCENE, INC. 6000 BRIDGEWAY DRIVE SUITE 100 SACRAMENTO, CALIFORNIA 95821 (916) 486-1000</p>	<p>CITY COUNCIL APPROVAL: DECEMBER 11, 1997</p>										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">REVISIONS</th> <th style="text-align: left;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DATE									<p style="text-align: right;"> DATE: JUL 12, 1998 JOB #: 970804 </p>
REVISIONS	DATE										

Exhibit 1-B
Resolution 93-063

RESOLUTION NO. 93-063

CERTIFIED AS TRUE COPY
of Resolution No. 93-063

ADOPTED BY THE SACRAMENTO CITY COUNCIL

FEB 19 1993

ON DATE OF FEB 16 1993

DATE CERTIFIED
Valerie A. Bucrow
CITY CLERK, CITY OF SACRAMENTO

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF JACINTO AVENUE AND CENTER PARKWAY

(P92-274) (APN: 117-0940-041, 042, 043, 044, 045)

FEB 16 1993

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15061b-3;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

FOR CITY CLERK USE ONLY

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Sacramento Community Plan designate the subject site for Low Density Residential use(s).
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically stated in this condition:
 - A. Provide standard subdivision improvements including a minimum 25' of paving from E Street to Jacinto Road pursuant to Section 40.811 of the City Code;
 - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. The drainage study shall conform to the original Laguna Creek Assessment District drainage study shed areas. Offsite sewer and drainage extensions will be required;
 - C. Prepare a water study. An offsite water main from Street 'E' to Jacinto Road may be required to provide a looped water distribution system;
 - D. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - E. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;

FOR CITY CLERK USE ONLY

1297 93-063
RESOLUTION NO.:

DATE ADOPTED: FEB 16 1993 5

- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. Reconstruct bulb on Sunnyfield Way to conform to new street alignment.
- H. Requires off-site dedication along Street E to Jacinto Road. City will condemn at developers expense if necessary;
- I. Street A shall intersect Sunnyfield Way at a 90 degree angle for a minimum length of half a R. O. W. street width plus the radius of the curb return;
- J. Street E shall intersect Jacinto at 90 degrees;
- K. Applicant shall comply with the subdivision agreement for Laguna Creek Unit #2 (August 8, 1989) which requires payment of \$61,956.28 in-lieu park dedication fees;
- L. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- M. Show all existing easements;
- N. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- O. Meet all County Sanitation District requirements;
- P. No building permit shall be issued until the developer/owner contributes an amount equivalent to \$ 1.09 per square foot of residential building area to the Elk Grove Unified School District for the construction of school facilities, unless reduced or waived by the school district. This amount shall be in addition to new developer fees required pursuant to Government Code Section 65995 and the school district's Mello-Roos tax (Elk Grove Unified School District CFD #1 {Measure A}). Such additional contribution shall be calculated using the same square footage methodology as provided pursuant to Government Code Section 65995. This additional contribution shall be adjusted for inflation each January 1 based upon the change in the ENGINEERING NEWS RECORD BUILDING COST INDEX (average of 20 cities and San Francisco) for the prior year, beginning July 1, 1990. The \$ 1.09 contribution may be reduced upon the mutual consent of the Elk Grove Unified School District and the developer/owner, to

FOR CITY CLERK USE ONLY

1298 93-063

RESOLUTION NO.: _____

DATE ADOPTED: FEB 16 1993 6

account for land reserved for or conveyed to the school district by the developer/owner and the school district. If the City Council approves any subsequent district wide plan to finance new school facilities within the Elk Grove Unified School District, no building permits shall be issued unless consistent with that financing plan, which may include the payment of an amount different than the \$ 1.09 per square foot of residential development incorporated herein; and

- Q. Fencing for the street side yard of all corner lots shall contain a minimum of ten (10) feet of setback from the street.

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

FOR CITY CLERK USE ONLY

1299 93-063

RESOLUTION NO.:

FEB 16 1998

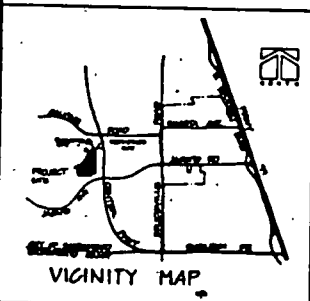
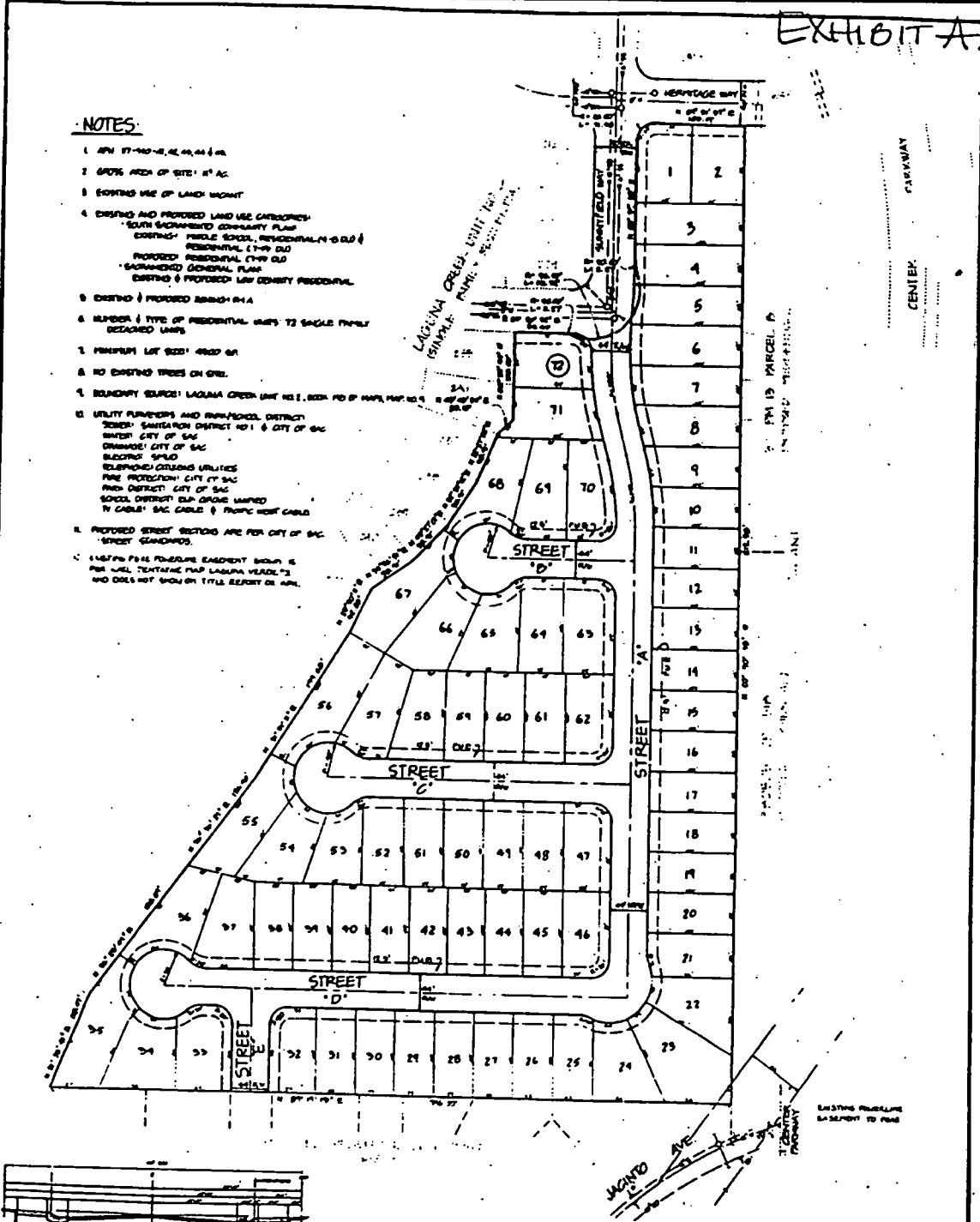
DATE ADOPTED:

7

EXHIBIT A

NOTES:

1. APN 17-140-4-42, 44, 46 & 48
2. 60% AREA OF SITE IS AC
3. EXISTING USE OF LAND MOUNT
4. EXISTING AND PROPOSED LAND USE CATEGORIES:
 - SOUTH SACRAMENTO COMMUNITY PLAN
 - EXISTING: PUBLIC SCHOOL, RESIDENTIAL M-D OLD
 - PROPOSED: RESIDENTIAL (1-10) OLD
 - SACRAMENTO GENERAL PLAN
 - EXISTING & PROPOSED: LOW DENSITY RESIDENTIAL
5. EXISTING & PROPOSED BOUNDARY DATA
6. NUMBER & TYPE OF RESIDENTIAL UNITS TO BE BUILT PER PARCEL
 DETACHED UNITS
7. MINIMUM LOT SIZE: 4000 SQ FT
8. NO EXISTING TREES ON SITE
9. BOUNDARY SOURCE: LAGUNA CREEK UNIT #2, BOOK PD # 1447, MAP NO. 1
10. UTILITY PURVEYORS AND JURISDICTIONAL DISTRICTS:
 WATER: SACRAMENTO DISTRICT NO. 1 & CITY OF SAC
 GROUNDWATER: CITY OF SAC
 ELECTRIC: SPSD
 TELEPHONE: CALIFORNIA UTILITIES
 FIRE PROTECTION: CITY OF SAC
 FLOOD DISTRICT: CITY OF SAC
 SCHOOL DISTRICT: S.A.C. GRADE UNIFIED
 TV CABLE: S.A.C. CABLE & PHONE COAST CABLE
11. PROPOSED STREET SECTIONS ARE PER CITY OF SAC STREET STANDARDS
12. EXISTING PAVEMENT ELEVATION SHOWN IS FOR WEST TENTATIVE MAP LAGUNA CREEK #2 AND DOES NOT SHOW ON TITLE RECORD OR MAP



LEGAL DESCRIPTION
 LOTS 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, AS SHOWN ON THE PLAN OF LAGUNA CREEK UNIT #2, RECORDED IN BOOK PD # 1447, MAP NO. 1, IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA

**TENTATIVE MAP
 LAGUNA CREEK UNIT #3
 SACRAMENTO, CALIFORNIA**

PREPARED BY:
**TREETOPS UNLIMITED
 C/O PACIFIC SCENE, INC.**
 2000 BROADWAY SUITE 2000
 SACRAMENTO, CALIFORNIA 95811
 (916) 552-1000

REVISIONS	DATE

VAIL JULY 12, 1998
 JOB #7900004

P97-274

12-10-92

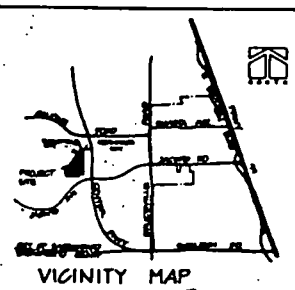
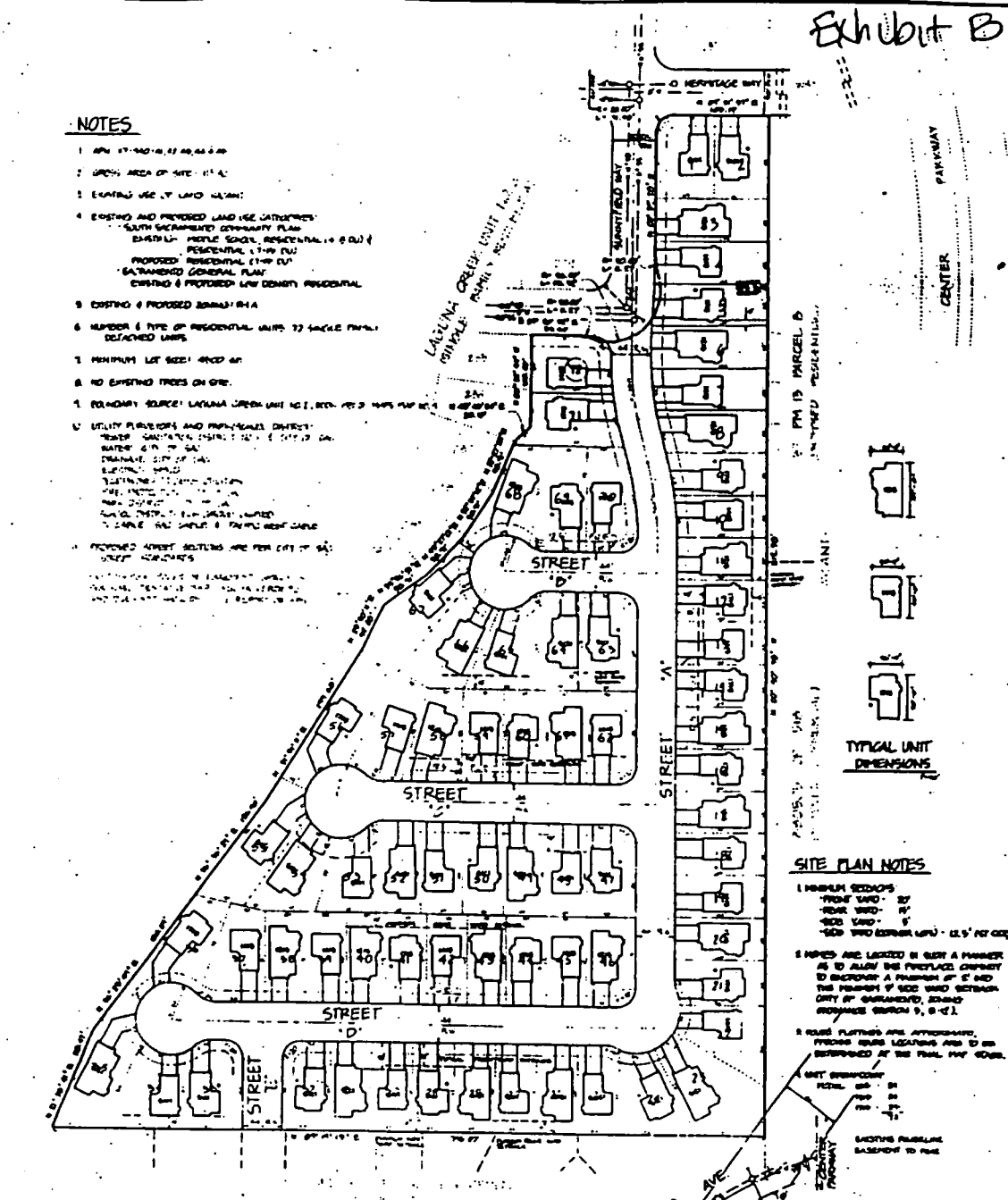
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Item # 10

Exhibit B

NOTES

1. APR. 27, 1992 AND 07, 1992 AS SHOWN.
2. UNPAID AREA OF SITE: 21.1 AC.
3. EXISTING USE: LOW DENSITY RESIDENTIAL.
4. EXISTING AND PROPOSED LAND USE CATEGORIES:
SOUTH SACRAMENTO COMMUNITY PLAN
EASTSIDE PEOPLE SPACE RESIDENTIAL (R 2) &
RESIDENTIAL (R 2) (R 2) (R 2)
PROPOSED RESIDENTIAL (R 2) (R 2)
SACRAMENTO GENERAL PLAN
EXISTING & PROPOSED LOW DENSITY RESIDENTIAL
5. EXISTING & PROPOSED DRAINAGE: SWSA.
6. NUMBER & TYPE OF RESIDENTIAL UNITS TO SINGLE FAMILY DETACHED UNITS.
7. MINIMUM LOT SIZE: 4000 SF.
8. NO EXISTING TREES ON SITE.
9. BOUNDARY SOURCE: LAGUNA CREEK UNIT #3, DECEMBER 1992 MAP FOR THE CITY OF SACRAMENTO.
10. UTILITY PROVIDERS AND RESPONSIBLE DISTRICTS:
SEWER: SACRAMENTO DISTRICT #22 & DISTRICT #23.
WATER: SWSA (SACRAMENTO).
DRAINAGE: CITY OF SAC.
ELECTRIC: SWSA.
TELEPHONE: SACRAMENTO DISTRICT #22 & DISTRICT #23.
GAS: SWSA.
CABLE: SACRAMENTO DISTRICT #22 & DISTRICT #23.
TELEVISION: SACRAMENTO DISTRICT #22 & DISTRICT #23.
11. PROPOSED STREET SETBACKS ARE PER CITY OF SAC STREET REQUIREMENTS.
12. THE PROPOSED UNIT SIZES ARE BASED ON THE CITY OF SACramento REQUIREMENTS FOR LOW DENSITY RESIDENTIAL (R 2) UNITS.



LEGAL DESCRIPTION
 LOTS 4, 5, 6, 7, 8, 9, 10 AND 11 AS SHOWN ON THE
 TENTATIVE MAP LAGUNA CREEK UNIT #3, FILED
 IN BOOK 82 OF MAPS, PAGE 107, IN THE OFFICE OF THE
 COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA.

TENTATIVE MAP
LAGUNA CREEK UNIT #3
 SACRAMENTO, CALIFORNIA

OWNER/DEVELOPER
TREETOPS UNLIMITED
 C/O PACIFIC SCENE, INC.
 2844 DUNDAS ROAD, SUITE 400
 SACRAMENTO, CALIFORNIA 95827
 916 443-6500

DATE
 JULY 22, 1998
 JOB # P97-131

P92-074

12-10-92

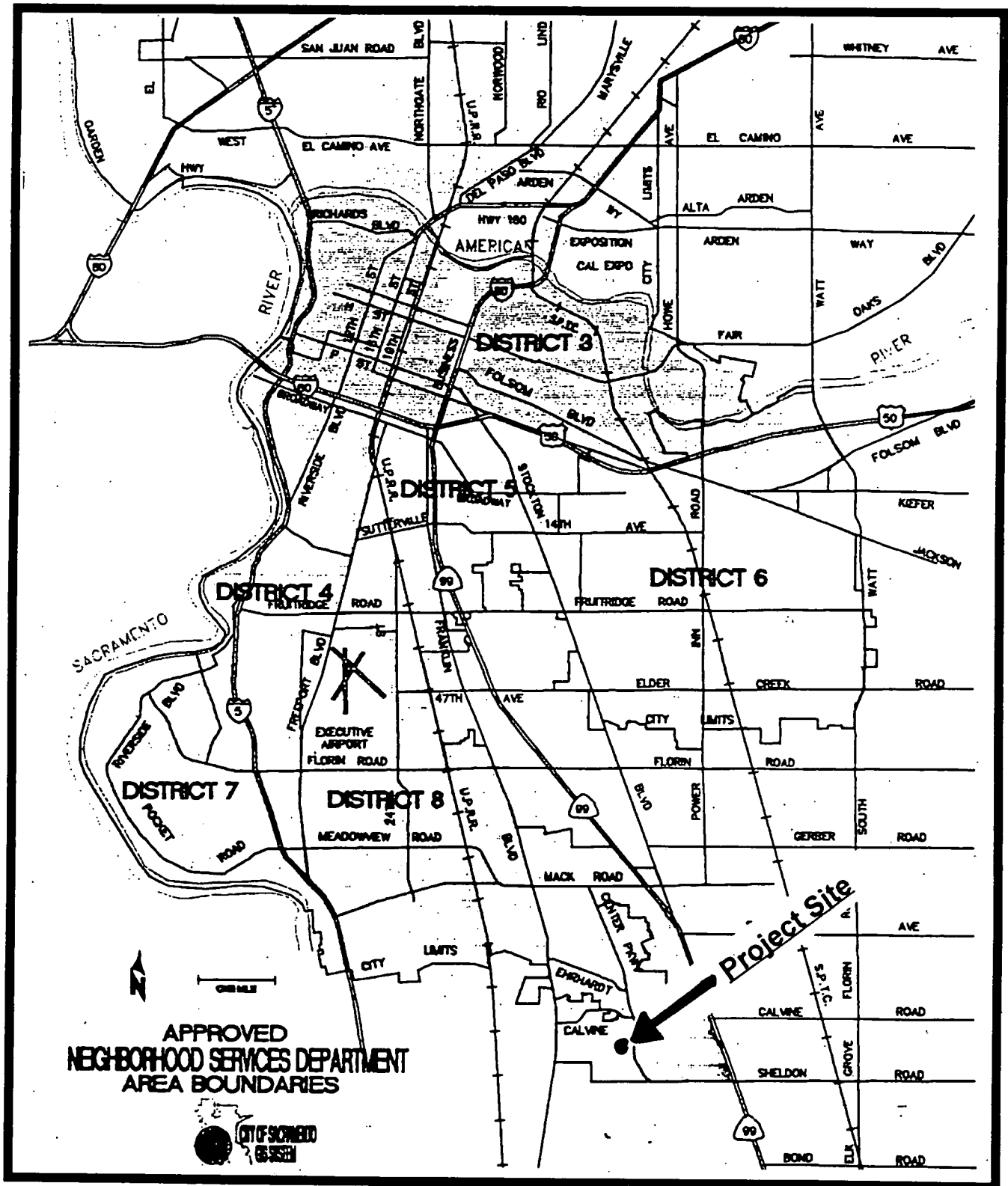
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ATTACHMENT 2

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February 26, 1998

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VICINITY MAP



