

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frost and Baker Inc., 7932 Sunset Avenue, Suite "B", Fair Oaks, CA 95670		
OWNER	S.B.C. Industries, 2104 El Camino Avenue, Sacramento, CA 95821		
PLANS BY			
FILING DATE	12-9-83	50 DAY CPC ACTION DATE	REPORT BY: GM:lg
NEGATIVE DEC.	12-29-83	EIR	ASSESSOR'S PCL. NO. 117-140-20

- APPLICATION:**
1. Negative Declaration
 2. Tentative Map to divide 2.6+ vacant acres into 8 condominium lots and one common lot.
 3. Special Permit to create 8 condominium lots with one common lot for a condominium apartment development.
 4. Plan review for the development of 8 apartment structures containing 54 apartment units.

LOCATION: South side of Calvine Road, 500+ feet west of Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop an apartment condominium project consisting of 8 separate apartment structures containing 54 apartment units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Medium Density Residential
Existing Zoning of Site:	R-3-R
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Consumnes River College; A
South:	Vacant; A
East:	Apartments; R-3-R
West:	Vacant; R-1-A
Parking Required:	54 spaces
Parking Provided:	113 spaces
Property Dimensions:	280+ ft. X 402+ ft.
Property Area:	2.6 acres
Density of Development:	20.8 du/gross acres
Square Footage of Lot(s):	Varies
Square Footage of Building(s):	Varies
Height of Structure(s):	2-story
Topography:	Flat
Street Improvements:	To be improved
Utilities:	To be provided
Exterior Building Colors:	Earth tone-light brown w/dark brown trim
Exterior Building Materials:	Wood and brick, shake roofs

BACKGROUND INFORMATION :

The subject site is a 2.6 acre vacant parcel located on the south side of Calvine Road, approximately 400+ feet west of the intersection with Bruceville Road. The site is bordered by Consumnes River College on the north, an apartment complex on the east, and vacant land both on the west and south.

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The applicant is proposing to divide the parcel into nine condominium lots. Eight lots will be developed with an apartment building containing from four to eight units each. The remaining lot will be developed as a common lot containing the parking area, recreation facilities and open space areas. The project is designed to allow individual ownership of each apartment building.

The project consists of eight two-story apartment buildings containing a total of 54 units. A recreation facility including a swimming pool and clubhouse are also proposed. Off-street parking for 113 vehicles is proposed on-site.

SUBDIVISION REVIEW COMMITTEE:

On December 28, 1983, by a vote of five ayes, one no, three absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. 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 filing of the final map.
 2. Pay off existing assessments.
- Informational Items:
- a. Provide on-site fire water mains extensions, subject to approval of the Fire Department;
 - b. The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION:

The staff has several concerns regarding this project. These concerns relate to building design and site layout of the project.

1. Building Design: The applicant proposes eight two-story structures with exterior building materials consisting of wood shake mansard roof, vertical grooved plywood siding and brick columns. The walls will be painted light brown with dark brown trim.

The staff has major concerns regarding the architectural design of the proposed buildings. The main objections concern the lack of architectural relationship between the facade of the building to the other elevations and that the proposed mansard roof treatment is designed as a false front.

It is recommended that the applicant redesign the project and that the project be referred to the Design Review/Preservation Board for review and approval.

2. Site Plan: A large apartment complex is located on the adjacent parcel to the east. Two buildings within this complex which are three and two-stories in height are located approximately six (6) feet from the west property line.

The applicant's site plan proposes two two-story buildings (Lots 7 & 8 on the Subdivision Map) five feet from the common property line between the two apartment complexes. As proposed, this leaves only an 11+ foot building separation between the two projects. A eleven foot building separation, particularly between a three-story and two-story building, is inadequate.

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It is suggested that the site plan be modified to create a greater separation between the two projects, particularly between the three-story building on the adjacent site and the two-story building (lot 8) on the subject site. Staff recommends increasing the sideyard setback for the building on lot eight (8) to 15 feet and 10 feet for the building on lot seven (7). The increased building setbacks will allow more light and air to the units and reduce the canyon-like appearance between the two projects.

The applicant will need to revise the tentative subdivision map to coincide with the changes made to the site plan.

The two buildings adjacent to Calvine Road (lots 2 & 3) are designed with the front door entry facing Calvine Road. This design will encourage tenants to park on Calvine Road instead of in the off-street parking spaces.

In order to discourage the use of on-street parking by tenants and guests, it is recommended that the door entry to these two buildings be relocated to the south elevation.

The site plan shows a total of 113 open parking spaces. Staff suggests that covered carports be provided on a ratio of one space per unit (total of 54 covered spaces).

The site plan also indicates several bicycle storage facilities in the parking area. Staff suggests that the applicant provide more detailed plans of the proposed bicycle storage facilities.

3. To insure consistency in landscape development throughout the project as well as to insure the incorporation of energy saving design elements and building design and orientation in the site design, staff recommends that Exhibit A, Residential Design Criteria, be adopted as a condition of approval.
4. To improve security and personal safety of the residents of the proposed development, staff further suggests that Exhibit B, Personal Safety Design Criteria, as recommended by the City Police Department, be adopted as a condition of approval.
5. The subject site is zoned R-3-R and designated for medium density residential in the Community Plan. The proposed project (density of 20.8 du/ac) is consistent with the Community Plan designation and existing zoning (maximum density 29 du/ac).
6. The Planning and Community Services Departments have determined that 0.4752 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing of the final map.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the tentative map subject to conditions which follow;
3. Approval of the special permit subject to conditions and based upon the findings of fact which follow;
4. Approval of the Plan Review for the development of 8 apartment structures containing 54 units.

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Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Pursuant to the 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;
- b. Pay off existing assessments.
- c. Any revisions to the plans shall be reflected on the final map.

Informational Items:

1. Provide on-site fire water mains extensions, subject to approval of the Fire Department;
2. The applicant shall check with the County Sanitation District and meet all requirements.

Conditions - Special Permit

- a. The project shall be referred to the Design Review/Preservation Board for review and approval prior to issuance of building permit.
- b. The applicant shall submit a revised final site and building plan to the Planning staff for review and approval prior to issuance of building permit. The revised plans shall incorporate the following changes:
 1. Relocate the proposed building on lot eight (8) of the Parcel Map 15 feet to the west.
 2. Relocate the front entry doors of the proposed structures on lots two (2) and three (3) from the north elevation to the south elevation.
 3. Relocate the proposed building on lot seven (7) of the parcel map a minimum of 10 feet to the west.
 4. Provide covered carport structures for a minimum of 54 spaces.
 5. Develop detailed plans of the proposed bicycle storage facilities.
- c. The tentative map shall be revised to coincide with the changes made to the site plan.
- d. The applicant shall submit detailed plans of the trash enclosure facilities to the offices of Waste Removal Division and Planning Division for review and approval prior to issuance of building permits. The trash enclosures shall comply with the design criteria indicated in exhibit A.
- e. The applicant shall adhere to the residential and personal safety design criteria as outlined in Exhibits A and B.
- f. The applicant shall submit detailed landscape and irrigation plans to the Planning staff for review and approval prior to issuance of building permits. The landscaping shall adhere to design criteria in exhibit A.

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Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the overall density of the project is consistent with the densities of the Community Plan and zoning, and compatible to the surrounding area.
- b. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that adequate setbacks, landscaping, recreation facilities, and off-street parking are provided.
- c. The proposal is consistent with the 1974 General Plan and the 1968 Valley Hi Community Plan in that the site is designated for residential uses.

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STAFF EVALUATION: Staff comments on the revised project are summarized as follows:

Site Plan

Staff's major concern is related to the close proximity of the two most easterly buildings on the subject site to the existing three and two-story apartment buildings on the adjacent parcel (building separation of only 11 feet). Pursuant to staff's recommendation, the site plan has been revised to provide a 15 foot setback between the two buildings on the subject site and the east property line (building separation of 21 feet between the subject site and adjacent apartment complex).

The applicant also incorporated carport structures for 54 vehicles per staff's recommendation.

The tentative subdivision map has been modified to coincide with the revised building footprints.

Staff has no objection to the revised site plan and tentative map (see Exhibits A and B).

Building Design

The elevations to the subject project have not changed (Exhibit C). The staff still has concerns regarding the lack of relationship between the facade of the building to the other elevations, the proposed combination of materials and the false front Mansard roof treatment.

Staff also recommended that the door entries for the two buildings closest to Calvine Road (lots 2 & 3) be relocated from the north to the south elevation in order to discourage on-street parking by tenants. The revised site plan (Exhibit A) still proposes the door entries on the north elevation.

It is recommended that the applicant revise the architectural design of the project and the project be referred to the Design Review/Preservation Board for review and approval as previously recommended.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the revised Tentative Map, subject to conditions which follow;
3. Approval of the Special Permit, subject to conditions and based upon the Findings of Fact which follow;
4. Approval of the Plan Review for the development of eight apartment structures containing 54 units.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

(see page 3)

- a. Pursuant to the 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;
- b. Pay off existing assessments;
- c. Any revisions to the plans shall be reflected on the final map.

Informational Items: 1) Provide on-site fire water mains extensions, subject to approval of the fire department;
2) The applicant shall check with the County Sanitation district and meet all requirements.

Conditions - Special Permit

- app* a. The project shall be referred to the Design Review/Preservation Board for review and approval prior to issuance of building permit;
- b. The applicant shall submit a revised final site and building plan to the Planning staff for review and approval prior to issuance of building permit. The revised plans shall incorporate the following changes:
 - app* 1) relocate the front entry doors of the proposed structures on lots two and three from the north elevation to the south elevation;
 - 2) develop detailed plans of the proposed bicycle storage facilities.
- c. The applicant shall submit detailed plans of the trash enclosure facilities to the offices of Waste Removal Division and Planning Division for review and approval prior to issuance of building permits. The trash enclosures shall comply with the design criteria indicated in Exhibit D;
- d. The applicant shall adhere to the residential and personal safety design criteria as outlined in Exhibits D and E;
- X* e. The applicant shall submit detailed landscape and irrigation plans to the Planning staff for review and approval prior to issuance of building permits. The landscaping shall adhere to design criteria in Exhibit ~~E~~ D

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the overall density of the project is consistent with the densities of the community plan and zoning, and compatible to the surrounding area;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate setbacks, landscaping, recreation facilities, and off-street parking are provided;
- c. The proposal is consistent with the 1974 General Plan and the 1968 Valley Hi Community Plan in that the site is designated for residential uses.

EXHIBIT A

Residential Design Criteria

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

B. MULTIPLE FAMILY DESIGN CRITERIA

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.
2. For the convenience of tenants and guests, and to encourage use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.

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EXHIBIT A

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3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Parking shall be screened from second story units by trees or lattice work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. In PUD projects parking stall depth shall be reduced by two feet.
 - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
13. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
14. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

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C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

D. BICYCLE STORAGE

Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:

- a. Compatible with one another and with existing material on the adjacent site.
- b. Complimentary to building design and architectural theme.
- c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).

2. Landscape treatment shall include:

- a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
- b. Larger specimens of shrubs and trees along the site periphery.
- c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
- d. Consistency with energy conservation efforts.

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- e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
- f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
- g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.

3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution.

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~~December 15, 1983~~
1-12-84
1-26-84

Item 20/3

EXHIBIT B

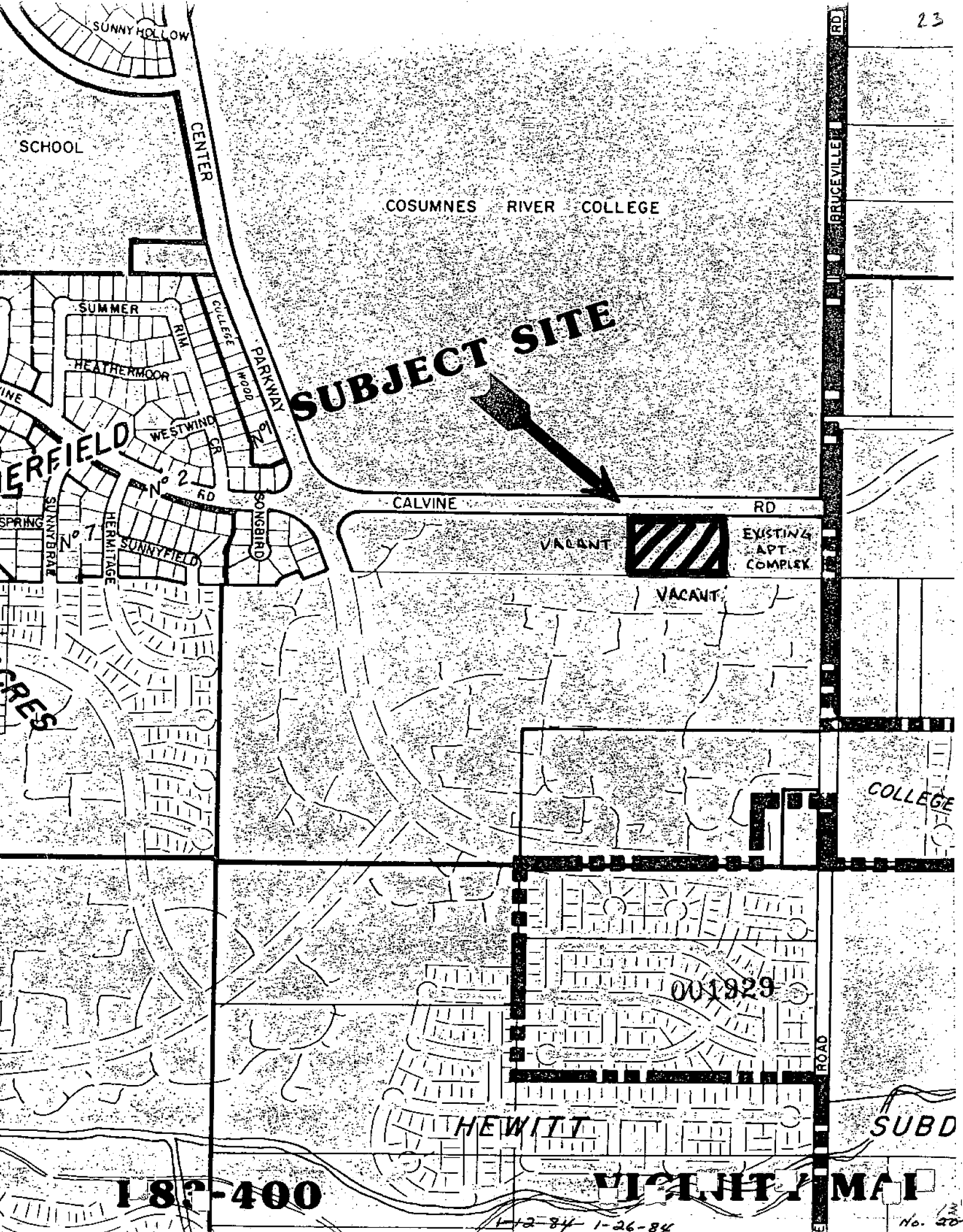
PERSONAL SAFETY DESIGN CRITERIA

- (a) Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- (b) Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

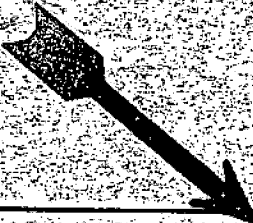
Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

- (c) Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.
- (d) Smoke detectors
- (e) Solid core doors
- (f) Separate attic space shall be accessible only from individual units.
- (g) Protection of roof openings.
- (h) Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.

001926



SUBJECT SITE



EXISTING
APT.
COMPLEX

VACANT

VACANT

COLLEGE

001929

HEWITT

SUBD

1-87-400

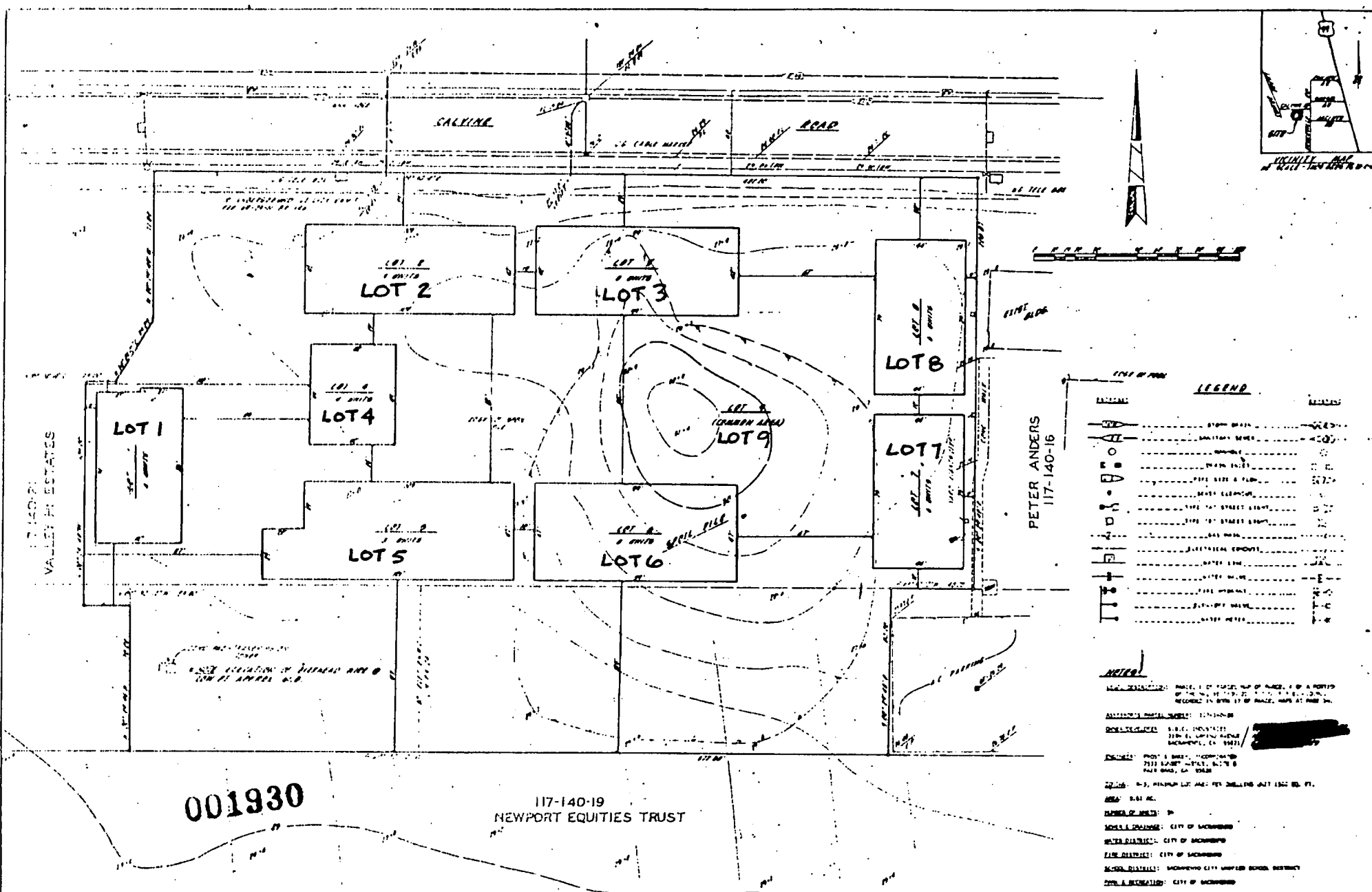
VICINITY MAP

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No. 20

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1-26-84
1-12-84



001930

117-140-19
NEWPORT EQUITIES TRUST

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	STORM DRAIN	(Symbol)	WATER MAIN
(Symbol)	MUNICIPAL WATER	(Symbol)	SEWER
(Symbol)	WATER MAIN	(Symbol)	SEWER
(Symbol)	PIPE SIZE & TYPE	(Symbol)	SEWER
(Symbol)	SEWER CLEARANCE	(Symbol)	SEWER
(Symbol)	TYPE OF STREET LIGHT	(Symbol)	SEWER
(Symbol)	TYPE OF STREET LIGHT	(Symbol)	SEWER
(Symbol)	ELECTRICAL SYMBOL	(Symbol)	SEWER
(Symbol)	WATER LINE	(Symbol)	SEWER
(Symbol)	WATER MAIN	(Symbol)	SEWER
(Symbol)	PIPE SYMBOL	(Symbol)	SEWER
(Symbol)	SEWER MAIN	(Symbol)	SEWER
(Symbol)	SEWER MAIN	(Symbol)	SEWER

NOTES

1. THIS MAP IS A TENTATIVE SUBDIVISION MAP OF A PORTION OF THE NE 1/4 OF SEC. 10, T. 11 N., R. 12 E., S. 10 N., RECORD 11, BOOK 17 OF RANGE, MAP 41, PAGE 31.

2. ALL RIGHTS RESERVED BY THE ENGINEER.

3. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE PROPOSED SUBDIVISION.

4. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE PROPOSED SUBDIVISION.

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PREPARED BY: [] CHECKED BY: [] DATE: []	BLIND MARK []	DRAWN BY: [] DATE: []	F&B Engineering, Surveying, Planning FRUST AND BAKER, INC. 1400 1/2 AVENUE, SUITE 100 FARMERS LA 93008 (916) 486-0011	TENTATIVE SUBC. MAP SALVINE ROAD APARTMENTS 117-140-16 CITY OF SACRAMENTO, CALIFORNIA	NO. [] DESCRIPTION [] SHEET [] OF []
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TENTATIVE SUBDIVISION MAP P 83400

No. 830/13

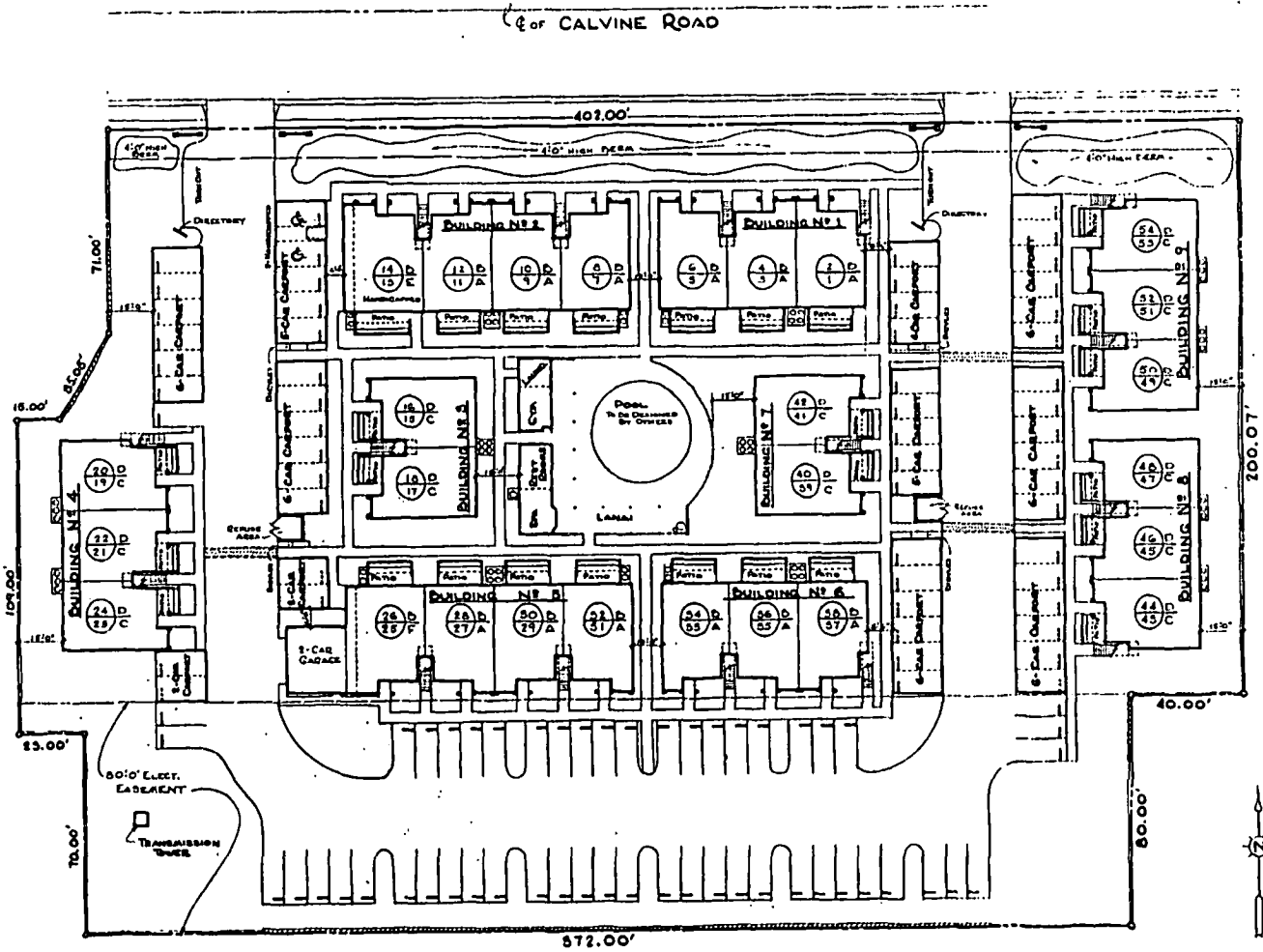
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P 83400 No. 13
EXHIBIT A

001931



SITE PLAN

- 54 2-BED, 2 BATH UNITS
- 54 CARPORTS
- 1 2-CAR GARAGE
- 52 OPEN PARKING SPACES
- 108 TOTAL CAR PARKING

SCALE: 1"=20'-0"

haggett & shaw



7410 Winding Way
 Fair Oaks, Ca. 95628
 (916) 965-3341

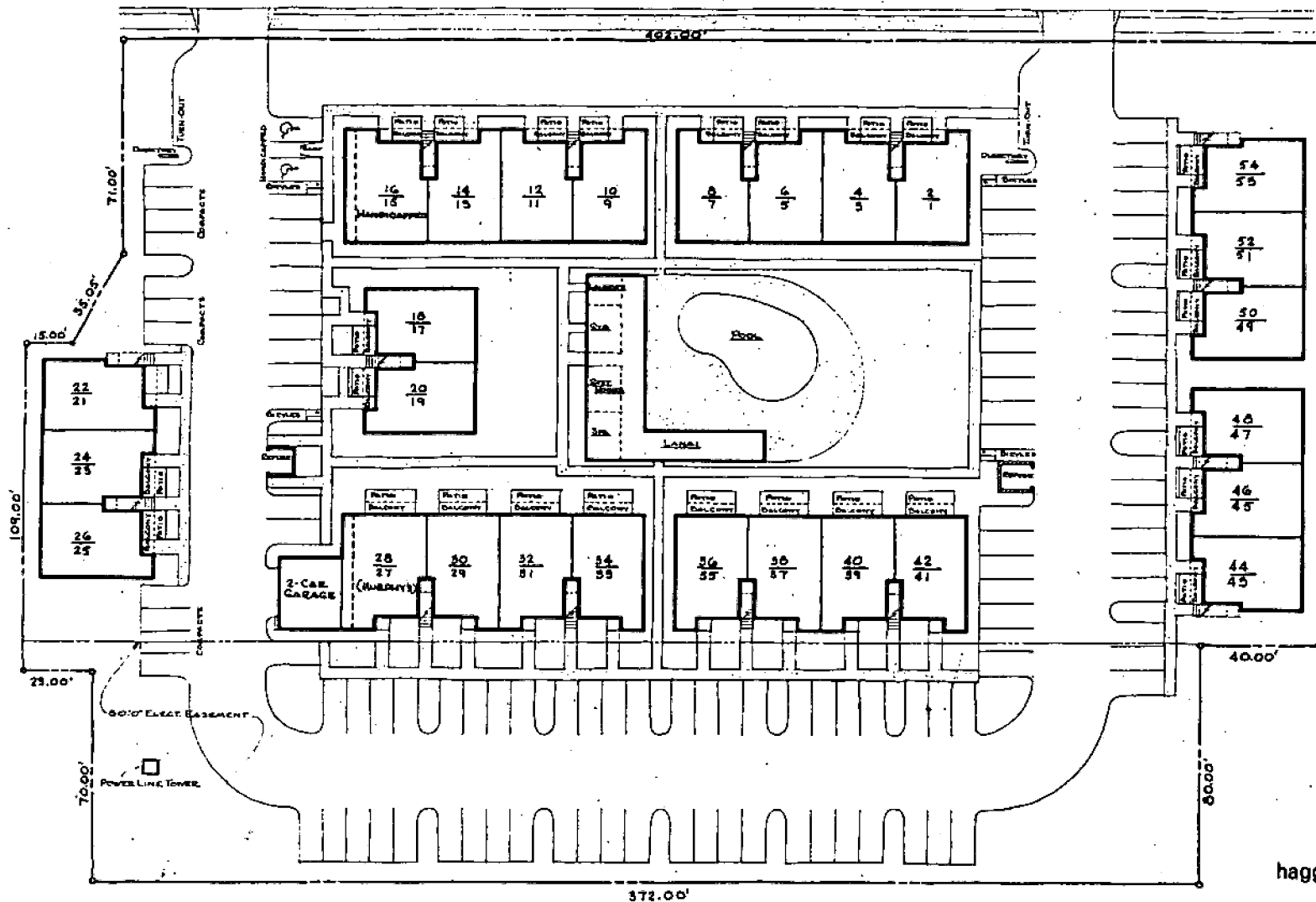
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P 83-400

1-13-84 1-26-84

No. 20 1/3

CALVINE ROAD



EXIST. 3-story Bldg.

EXIST. 2-story Bldg.

SITE PLAN SKETCH

54 - 2 BED ROOM, 2 BATH UNITS
115 PARKING SPACES

SCALE: 1" = 20' 0"

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P 83400

haggett & shaw

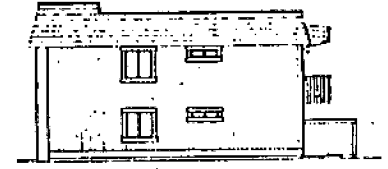
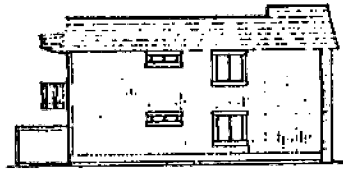
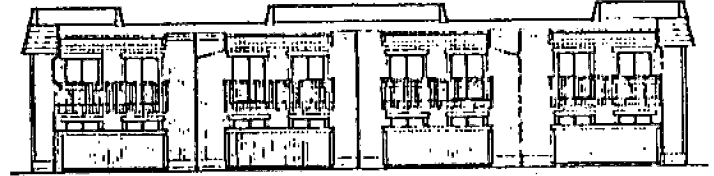
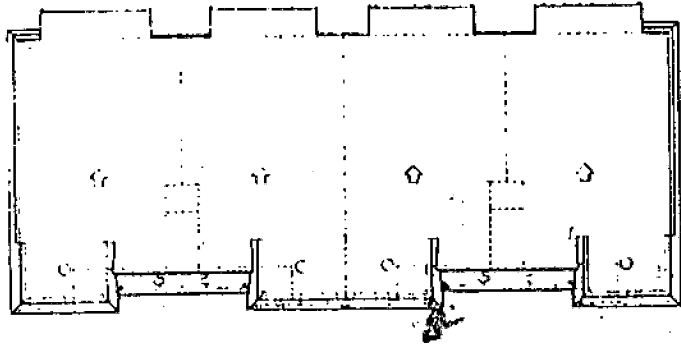


7419 Winding Way
Fair Oaks, Ca. 95628
(916) 965-3341

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1-26-84



001933



haggett & shaw

building designers

2020 building way (202) 462-3333
fairfax, va 22031

approved stamp	bearing of building	approved by	job no
date			drawn by
description			title no
type			
date done			
amount paid			
by title of building			



EXHIBIT C No. 12

P. 83400

SUNNY HOLLOW

SCHOOL

CENTER

COSUMNES RIVER COLLEGE

SUBJECT SITE

BRUCEVILLE RD

SUMMER

HEATHRMOOR

WESTWIND

PARKWAY

COLLEGE

CALVINE

RD

VACANT



EXISTING
APT.
COMPLEX

VACANT

ERFIELD

HERMITAGE

SUNNYFIELD

RD

SONGBIRD

SPRING

SUNNYBARK

SPRING

COLLEGE

HEWITT

ROAD

SUBD

P83-400

VICINITY MAP

4-12-84
1-26-84

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No. 3