

CITY OF SACRAMENTO PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Morton & Pitalo, Inc., 1430 Albambra Boulevard, Sacramento, California 95816</u>		
OWNER <u>Florn Investment Co., P.O. Box 255009, Sacramento, California 95865</u>		
PLANS BY <u>Morton & Pitalo, Inc., 1430 Albambra Boulevard, Sacramento, California 95816</u>		
FILING DATE <u>October 30, 1990</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>CG</u>
ASSESSOR'S PCL. NO. <u>117-0211-011, 014, 023</u>		

APPLICATION:

- A. Negative Declaration.
- B. General Plan Amendment for 8.4± vacant acres from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na).
- C. South Sacramento Community Plan Amendment for 8.4± vacant acres from Residential (11-21 du/na) to Residential (7-15 du/na).
- D. Rezone of 8.4± vacant acres from Multiple Family (Laguna Meadows Planned Unit Development) (R-2B{PUD}) to Single Family Alternative (Laguna Meadows Planned Unit Development) (R-1A{PUD}).
- E. Special Permit to develop 62 single family residences on 8.4± vacant acres in the proposed Single Family Alternative (PUD) (R-1A{PUD}) zone.
- F. Tentative Map to subdivide 8.4± vacant acres into 65 parcels, 62 petite lots for single family development and three lots for landscaping along Center Parkway, in the proposed Single Family Alternative (PUD) (R-1A{PUD}) zone.
- G. Laguna Meadows Planned Unit Development Schematic Plan Amendment for 8.4± vacant acres to be amended from Multiple Family Residential to Single Family Residential.

LOCATION: East side of Center Parkway, approximately 1,500 feet south of Jacinto Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one parcel into 65 parcels to develop 62 single family residences.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
South Sacramento Community Plan Designation:	Residential (11-21 du/na)
Existing Zoning of Site:	R-2B(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Laguna Creek Floodway; A
 South: Vacant; OB(PUD) & SC(PUD)
 East: Vacant; OB(PUD)
 West: Vacant; A

Property Dimensions: Irregular
 Property Area: 8.4 ± gross acres
 6.9 ± net acres
 Laguna Meadows PUD Density: 20 du/na
 Density of Proposed Development: 9.0 du/na
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Wood Siding
 Roof Materials: Unknown

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend denial of the tentative map due to its inconsistency with the General Plan, South Sacramento Community Plan and the multiple family zoning. The technical issues of the tentative map were, however, discussed. The comments are listed below under Agency Comments.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 8.4 ± gross acres in the Multiple Family (PUD) (R-2B{PUD}) zone. The General Plan designates the site Medium Density Residential (16-29 du/na). The South Sacramento Community Plan designates the site Residential (11-21 du/na). The surrounding land use and zoning includes Laguna Creek Floodway, zoned A, to the north; vacant land, zoned OB(PUD) and SC(PUD), to the south; vacant land, zoned OB(PUD), to the east; and vacant land, zoned A, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide the 8.4 ± gross acres (6.9 ± net acres) into 65 parcels, 62 petite single family lots and three lots for landscaping along Center Parkway. The applicant's request requires a rezone, an amendment to both the General Plan and South Sacramento Community Plans, as well as an amendment of the Laguna Meadows Planned Unit Development Schematic Plan. The applicant is also requesting a special permit to develop the 62 single family residences in the R-1A(PUD) zone.

C. Staff Analysis

Policy Considerations:

Staff does not support the proposed Plan Amendments or the request for a rezone. Density reduction proposals approved since the adoption of the 1988 Sacramento General Plan Update (SGPU) have resulted in a net reduction of approximately 800 units in the total potential housing supply and 1000 units in the potential multi-family housing supply. The City continues to receive numerous requests for the density reductions of multiple family zoned property which will result in the potential net loss of another 1700 total units and 2200 potential multi-family units (equivalent to 25% of the citywide unconstrained vacant multi-family land supply). Most of the density reduction activity is within the southern half of the City. Approval of these requests would eliminate 57% of the remaining multiple family sites in South Sacramento and create a net loss of 1,578 units

in the potential supply. A reduction in the housing supply of this magnitude would further exacerbate the jobs-to-housing imbalance. In addition, a reduction in housing units may cause rents to increase and vacancy rates to drop as the demand for rental housing rises along with Sacramento's population and job growth. The proposed project will result in a potential housing loss of 108 units. The recent requests are inconsistent with the General Plan and the South Sacramento Community Plan policies already in place.

In general, goals and policies relating to housing, affordable housing stock, air quality, and transportation systems may be impacted by the approval of further residential density reductions. Policies in the General Plan and goals in South Sacramento Community Plan support a mixture of housing types in appropriate locations, particularly within public transportation corridors. More specifically, it is the policy of the City that adequate housing opportunities be provided for all income households and that projected housing needs are accommodated. A housing goal in the South Sacramento Community Plan is to encourage more variation of housing types to meet the housing and income needs of all households. It was a finding at the adoption of the South Sacramento Community Plan that housing affordable to lower income households was needed in the community plan area. For example, typical sales prices for new comparable homes in the Laguna area (1,500 square feet) are \$139,034. The affordable price for a median income family of four is \$127,305. The average rental rates for the South Sacramento area range from \$413 to \$505 depending on the unit type.

Lastly, higher residential densities along established bus routes are essential to attract sufficient ridership. Sufficient local fare box revenue will be necessary to secure federal and state matching funds for the RT system expansion and meet mandated air quality standards for the Sacramento Air Basin. RT encourages a minimum of 9 units per net acre for projects within walking distance of bus routes. Although the 9 du/na density of this project meets that goal, staff feels the site considerations discussed below make the single family development undesirable. The current bus route travels south along Center Parkway to Calvine Road east, and south again on Bruceville Road.

The City Planning Commission is scheduled to hear additional public testimony regarding the density reduction policy (M91-018) on May 30, 1991. There are three policy options proposed by staff in evaluating density reduction proposals. These include supporting all the proposals, supporting selected proposals, and opposing all proposals except those within selected infill areas. Staff has recommended the option of supporting selected density reductions be the chosen policy option. This policy recommendation supports density reductions which provide at least 15 percent of the housing opportunities affordable to median income households (Exhibit I), and asks the applicants to help fund a land use evaluation to transfer the potential housing loss to sites along transportation corridors.

Site Considerations:

The subject site is designated Medium Density Residential (16-29 du/na) in the General Plan and Residential (11-21 du/na) in the South Sacramento Community Plan. The site is also within the Laguna Meadows Planned Unit Development, designated as multi-family for 170 units. In this designation, townhouses, condominiums and garden apartments are permitted. The applicant is requesting to redesignate the site for a single family development, in conflict with all the plan designations. The Laguna Meadows Planned Unit Development was approved by Planning Commission and City Council in 1988. It was with this proposal that the subject parcel was designated for 170 units, a density of 20 units per acre. This PUD designation application also amended the South Sacramento Community Plan to the current 11-21 du/na.

The site is an ideal location for multi-family development because there are components in the area which support higher density developments. The components considered when siting higher density housing sites are: close proximity to major arterials and freeways; surrounding land uses; zoning designations; commercial services; and transportation corridors. The subject site is a desirable site for multiple family development and meets the criteria because it is in close proximity to major transportation corridors (bus route), arterials (Center Parkway) and a freeway (Highway 99). The subject site is also directly adjacent to a proposed commercial center to the south. A multiple family housing site in this location could be a buffer between the single family

development to the north and the commercial and office development to the south and east. In addition, the Calvine Road area does not have an overconcentration of apartments. The PUD guidelines also ensure quality with requirements for a special permit to review site and building design.

The site is also a long, narrow site with limited frontage on Center Parkway. The size and shape constraints make single family development difficult on this parcel. The submitted plans indicate a typical single family lot to be 60 feet by 58 feet. The setbacks are a minimum of 18 feet in the front and 12 feet in the rear, with 5 feet on either side. These setbacks, especially the rear setback along the southern property line adjacent to the proposed commercial development, are not adequate. A multiple family use on the site could better incorporate open space and amenities into the development.

Summary:

Staff finds that approval of this density reduction will set a precedent for future plan reductions in density for parcels which meet the site consideration criteria, such as being on a transportation corridor and proximity to commercial. In addition, approval of density reduction proposals on sites designated for higher residential density could jeopardize the City's ability to provide an adequate supply of land for the projected housing units needed through 1996. Furthermore, approval of the proposal could endanger the City's ability to provide affordable housing opportunities to very low, low and moderate income households.

Lastly, the proposed plan amendments and rezone request is inconsistent with adopted goals and policies in both the General Plan and South Sacramento Community Plan. The proposed project would underutilize the site. Staff finds the site is well suited for multiple family housing and finds a need for such housing in the area. The existing nearby bus route, nearby freeway and major arterial, adjacent proposed shopping center are components which further support multiple family development and the goals and policies identified in the Plans. Staff, therefore, recommends that the proposed plan amendments and rezone request be denied.

D. Tentative Map

Staff recommends denial of the proposed tentative map for a single family subdivision due to its inconsistency with the multiple family zoning and plan designations of the site.

E. Agency Comments

The proposed project was reviewed by various City departments and other affected agencies. The following are comments regarding the tentative map proposal:

Engineering Development Services

1. Provide standard improvements pursuant to Section 40.811 of the City Code. Access from Center Parkway will be limited to right turns in and out only. Both access streets shall intersect Center Parkway at 90 degrees to the satisfaction of the Traffic Engineer and shall be a 50 foot right of way for a minimum of 200 feet east of Center Parkway;
2. The applicant shall construct all remaining improvements of Center Parkway adjacent to this parcel including median islands and roadway west of median islands;
3. Submit a soils test prepared by a registered engineer to be used in street design;
4. Prepare a sewer and drainage study for the review and approval of the City Engineer;
5. Sewer may require offsite extensions and oversizing. Storm drainage discharge of locations shall be approved by the Department of Public Works;

6. Developer shall join the Subdivision Landscape Maintenance District or other suitable entity, for the maintenance of landscaping, irrigation and masonry walls in the areas designated as "park" and "25 foot landscape easement". Easement shall be dedicated to the City. Developer shall maintain the park site, landscaping, irrigation and masonry walls for two (2) years or until a maintenance district is formed (whichever is less). The two (2) year period shall begin following acceptance by the City (issuance of a notice of completion) of all park, landscape and irrigation and masonry wall improvements;
7. Applicant shall join the Laguna Creek Maintenance District;
8. Coordinate with County Sanitation District;
9. Meet all conditions of the existing Laguna Meadows Planned Unit Development;
10. City may enter into a reimbursement agreement for overwidth pavement construction on Center Parkway;
11. Pay off existing assessments or file necessary segregation request and pay fees, if any;
12. 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;

Traffic Engineering

1. Center Parkway will have medians blocking left turn into and out of the proposed development.
2. All streets shall intersect at 90 degrees for a minimum length of one-half street width plus the radius of the curb return.
3. The proposed street intersecting with Center Parkway shall be 50 foot right-of-way width for a minimum of 200 feet east of Center Parkway.
4. Driveways shall be a minimum 20 feet long.

Waste Removal

This subdivision will be serviced by automated container pick-up service and can be done with existing equipments and work force.

SMUD

Dedicate a standard 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.

County Environmental Health

Noise levels received on the proposed property (lots 1, 61, 40, and 39) should conform to Ldn levels specified by the Noise Element of the Sacramento City General Plan (future Center Parkway traffic noise source).

Elk Grove Unified School District

Place a note on the final map: The applicant shall comply with all Elk Grove Unified School District

requirements prior to the issuance of Building Permits.

South Sacramento Community Planning Advisory Council

Recommendation of approval conditioned on the following:

1. Written agreement by the developers to be bound to the latest Elk Grove Unified School District impaction fees as adopted by Board of Supervisors.
2. Traffic control on Center Parkway to minimize left turn movements.
3. Pedestrian/bicycle way between lots 21 and 22 to reduce vehicular requirements for children attending school.
4. Home Owner's Association maintenance agreement for front yards to promote uniform treatment of yards so tightly packed.

This proposal is just opposite of what we are trying to encourage in the nearby unincorporated area (Transit Oriented Development).

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - o Cover stockpiles of sand, soil, and similar materials with a tarp.
 - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. A 6 foot high noise barrier shall be constructed along the property line on Center Parkway. The barrier should extend along the west property lines of lots 1, 61, 40, and 39. Specifically, for lots 1 and 39 the wall must begin at the front set back and wrap around the rear lot lines for a minimum of 15 feet.
- C. Barrier materials must be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels and 3/4" plywood sheathing with caulked overlapping joints.
- D. The plans for the wall shall be shown on the improvement plans for the subdivision.

E. In order to reduce the interior Ldn noise level the applicant has agreed to the following mitigation:

- o All joints in exterior walls shall be grouted or caulked airtight.
- o All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- o Window or through-the-wall ventilation and air condition units shall not be permitted.
- o All sleeping spaces shall be provided with carpet and pad.
- o There shall be no through-the-door or through-the-wall mail or paper chutes.
- o Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lap siding:
 - a. 2' x 4' wood studs
 - b. R-11 insulation in the cavities
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - d. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.
- o Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
- o The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
 - a. Skylights shall not be used unless they have an STC rating of 30 or better.
- o Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper that closes completely.
- o Windows shall have a minimum STC rating of 28.
 - a. Windows must comprise less than 16 percent of bedroom floor area and less than 19 percent of large living areas.
 - b. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/in. ft. when tested with a 25 mile hour wind per ASTM standards.
 - c. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
 - d. Windows in the living room, dining room and kitchen have a partial view of the road which requires them to have a minimum STC rating of 28.
- o All hinged exterior doors shall have a minimum STC rating of 28.
 - a. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
- o Sliding glass doors shall have a minimum STC rating of 29.

- o A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- o Gravity vent openings in attic space shall not exceed code minimum in size and number.
- o If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with a minimum 20 gauge sheet metal transfer ducts a minimum of 5 feet long.
 - a. The transfer ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct in to the attic.
- o All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
 - a. The ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90° end in the duct such that there is no direct line of sight from the interior to the exterior through the duct with the exception of the kitchen range exhaust.
- o Materials for the interior sound reduction should be the materials that are listed herein, or materials that will accomplish the same effect.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend denial of the General Plan Amendment from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) and forward to City Council;
- C. Recommend denial of the South Sacramento Community Plan Amendment from Residential (4-8 du/na) and Residential (11-21 du/na) to Residential (7-15 du/na) and forward to City Council;
- D. Recommend denial of the Rezone from R-2B(PUD) to R-1A(PUD) and forward to City Council;
- E. Deny the Special Permit to develop 62 single family residences based upon findings of fact which follow;
- F. Recommend denial of the Tentative Map to subdivide 8.4± vacant acres into 65 parcels and forward to City Council; and
- G. Recommend denial of the Laguna Meadows Planned Unit Development Schematic Plan Amendment from Multiple Family Residential to Single Family Residential and forward to City Council.

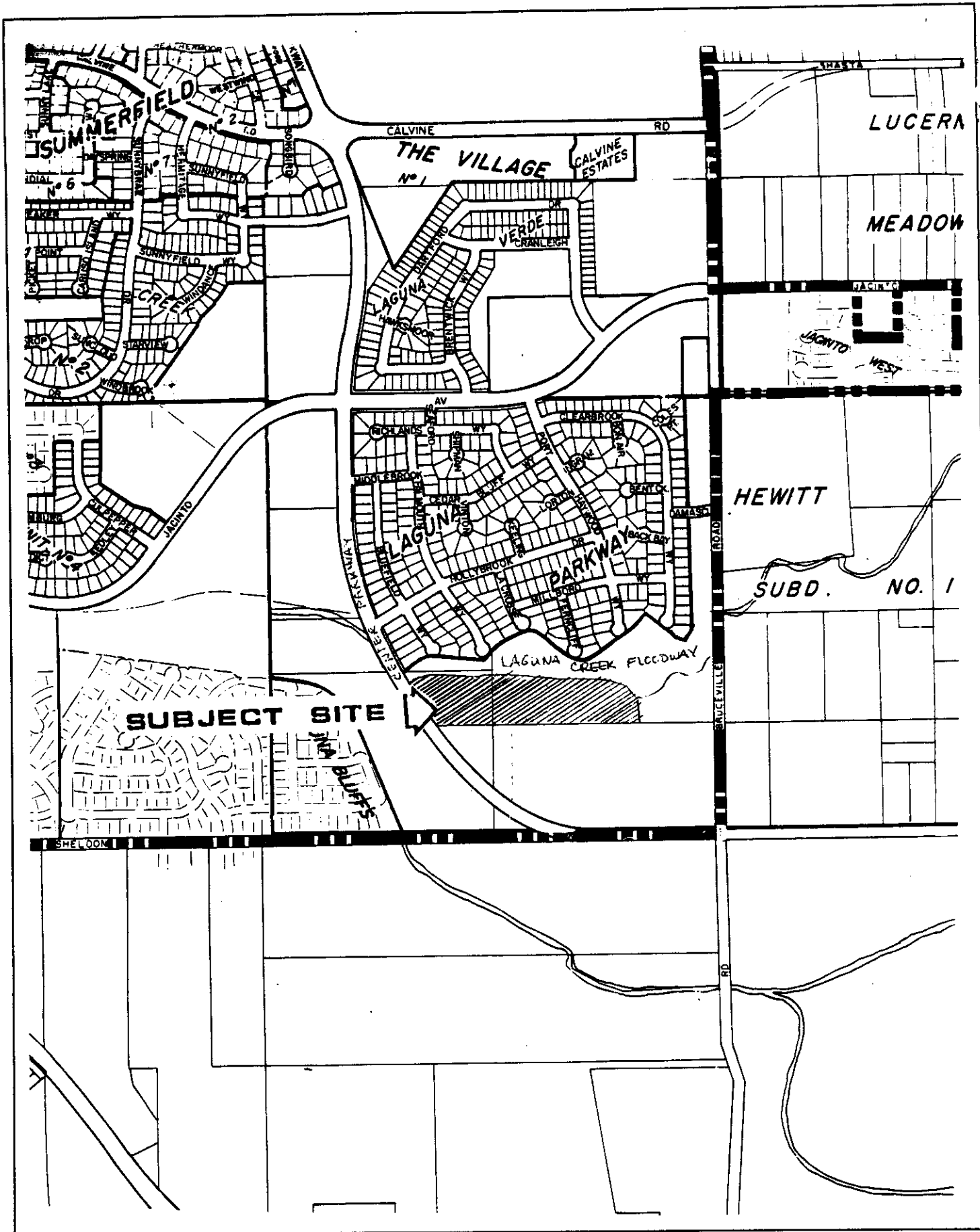
Findings of Fact - Special Permit

- 1. The proposed project is not based upon sound principles of land use in that the variety of housing needed within the City would not be provided and the site meets the criteria for location of multiple

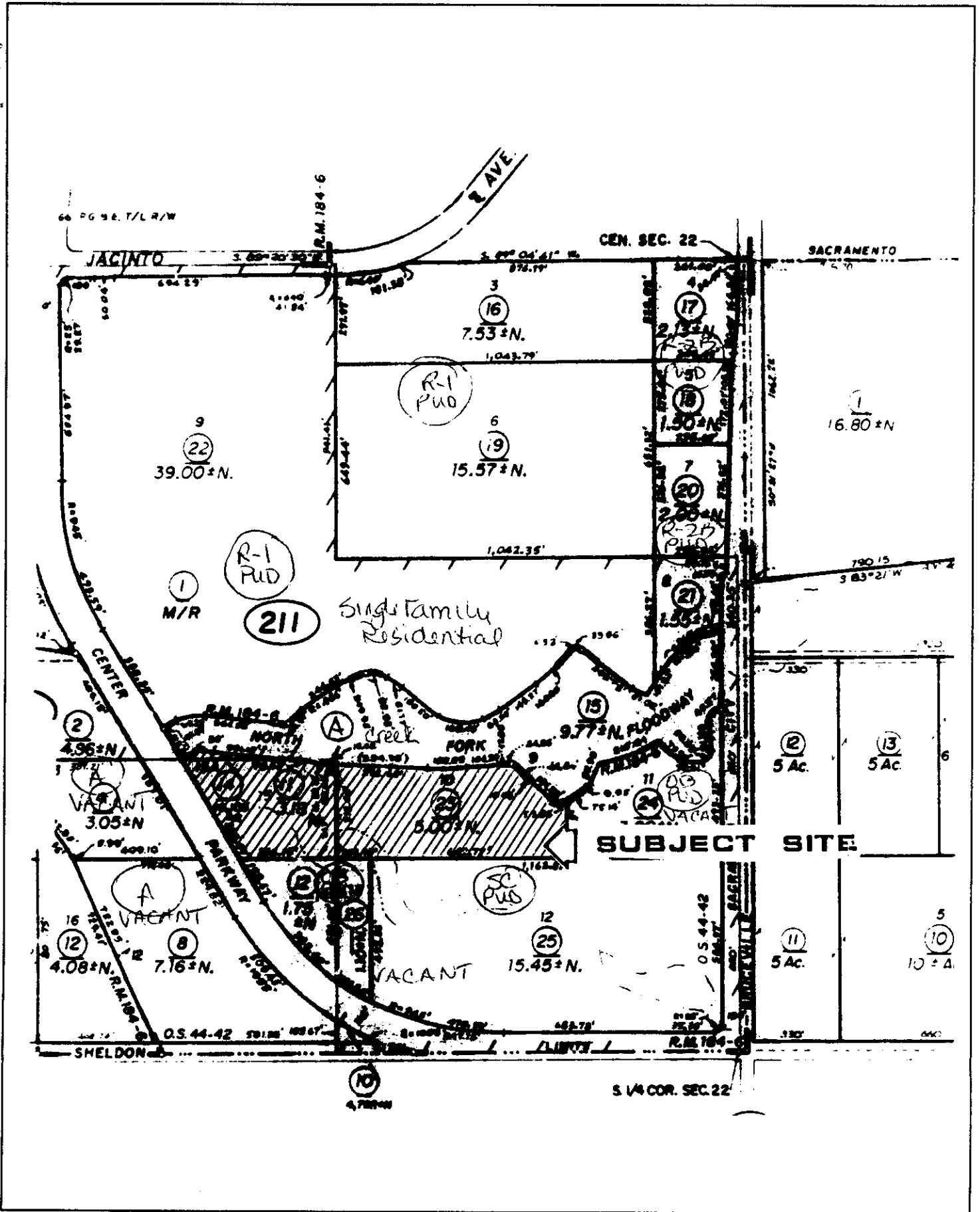
family housing.

2. The proposed project will be detrimental to the public health, safety and welfare to the neighboring properties in that:
 - a. air quality and transportation systems may be further impacted due to the underutilization of the site;
 - b. a mixed housing type and affordable housing is not being provided; and
 - c. a single family subdivision is not suitable on the subject site since components for a viable multiple family development exist in the area.

3. The proposed project is inconsistent with the General Plan and South Sacramento Community Plan, as well as the Laguna Meadows Planned Unit Development in that:
 - a. the proposed project is inconsistent with the goals and policies in the plans which state that adequate quality housing opportunities be provided for all income households, and that a variation of housing types be provided to meet very low, low and moderate households; and
 - b. both the General Plan and the South Sacramento Community Plan, as well as the Laguna Meadows PUD Schematic Plan, designate the site for medium density residential.



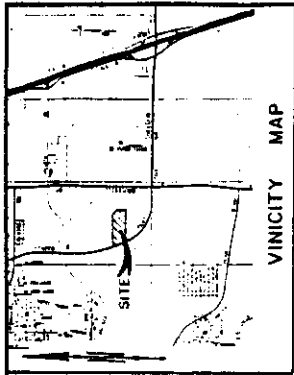
VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

TENTATIVE MAP



CONVEYANCES
 MORTON & PITALO, INC.
 2000 J STREET
 SACRAMENTO, CA 95811

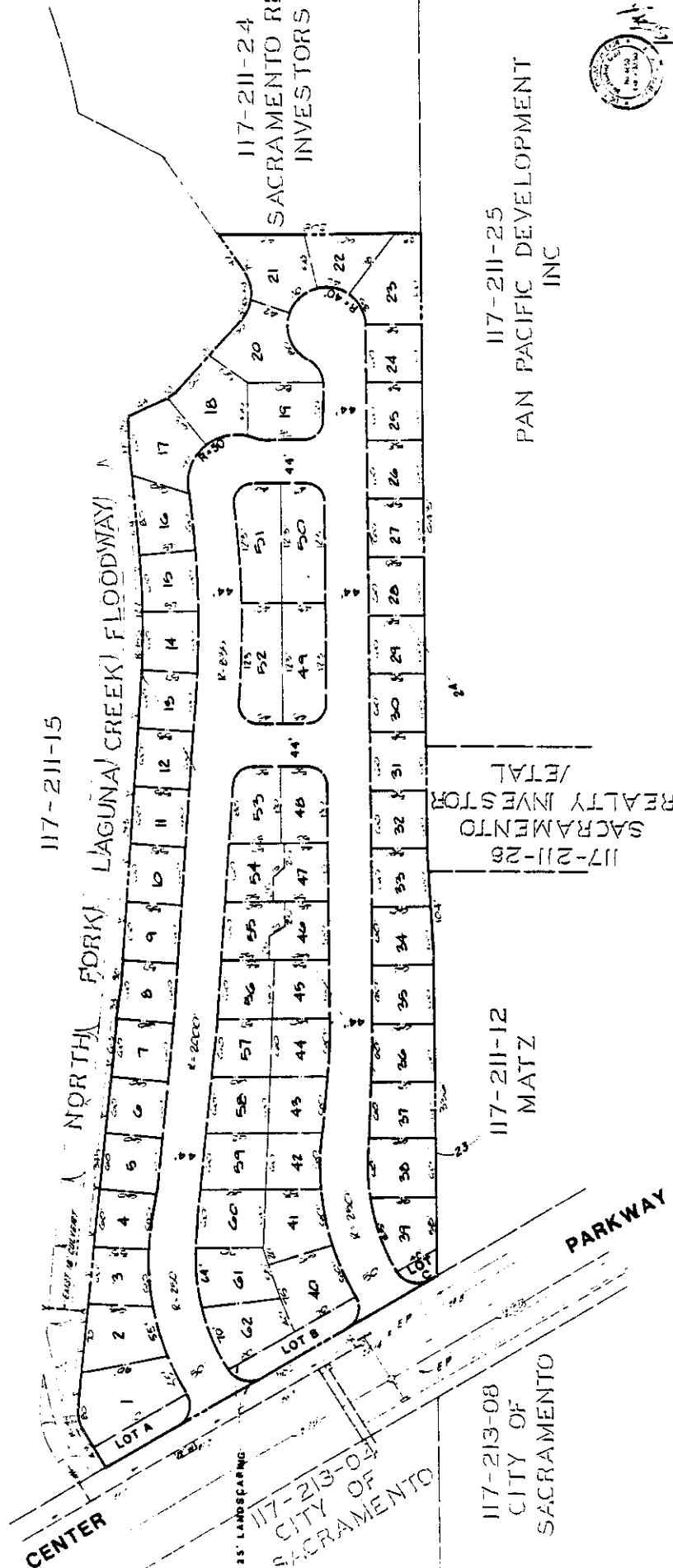
PREPARED BY
 MORTON & PITALO, INC.
 2000 J STREET
 SACRAMENTO, CA 95811

DATE
 11/7-211-15, 14 & 23

SCALE
 1" = 40'

REVISIONS
 115

CITY OF SACRAMENTO
 PLANNING & SURVEYING
 CIVIL ENGINEERING



DATE 11/7-211-15	TENTATIVE SUBDIVISION MAP	
SHEET 1	LAGUNA MEADOWS	
OF 1	CITY OF SACRAMENTO	
mnp MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING		
COMPUTED	BENCH MARK	SCALE:
DRAWN		HORIZ. 1" = 50'
PROJ. ENGR.		VERT. 1" = 10'
NO.	OSCESSION	APPRO. DATE

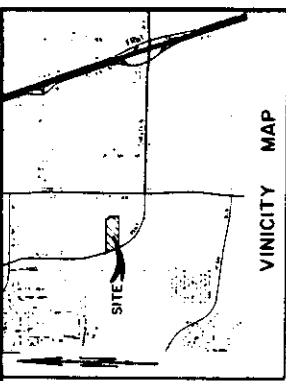
P90-420

May 9, 1991

Mem #4

EXHIBIT B

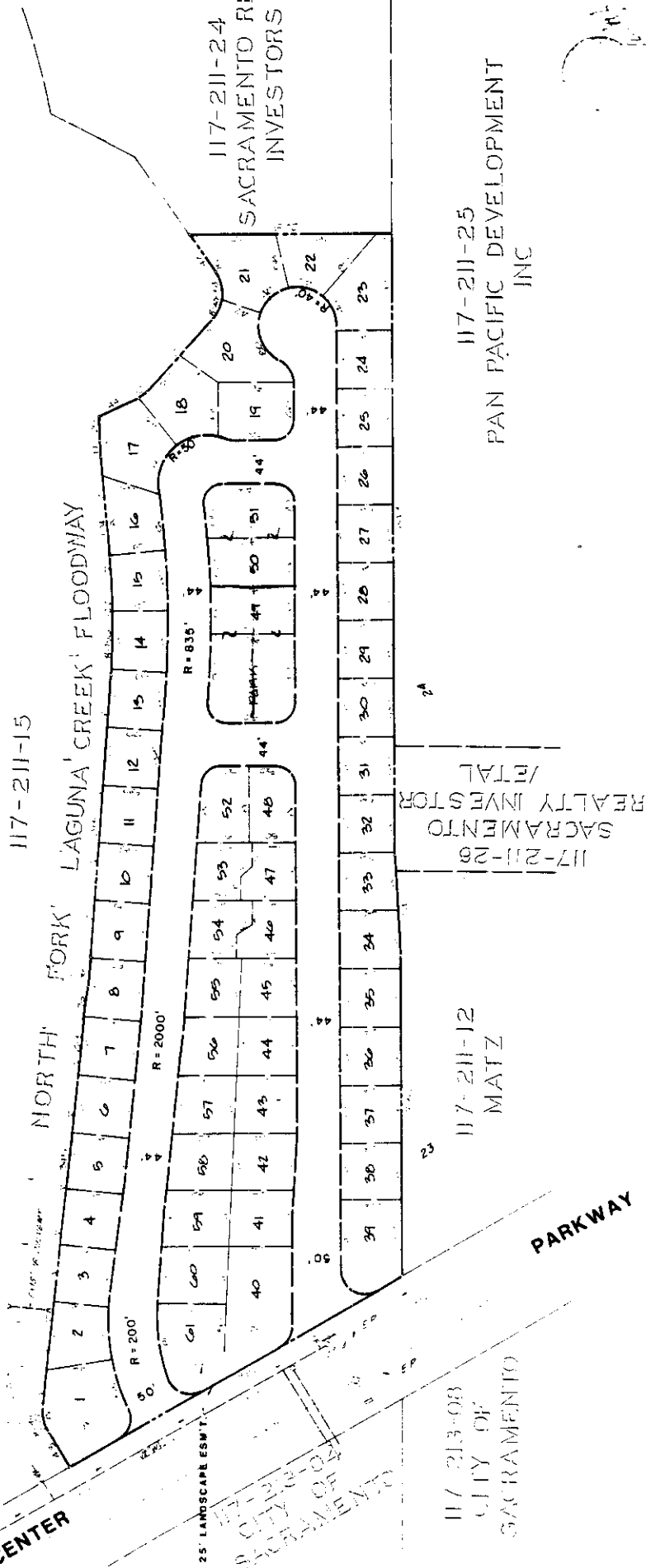
PLAN AMENDMENTS



GPA
FROM : MEDIUM DENSITY
TO : LOW DENSITY

CPA
FROM : RESIDENTIAL
(4-8, 11-21 DU/AC)
TO : RESIDENTIAL
(7-15 DU/AC)

- CONTRACTORS
- GENERAL CONTRACTOR
- MECHANICAL CONTRACTOR
- ELECTRICAL CONTRACTOR
- PLUMBING CONTRACTOR
- PAVING CONTRACTOR
- LANDSCAPE CONTRACTOR
- CONCRETE CONTRACTOR
- IRONWORK CONTRACTOR
- STEEL ERECTION CONTRACTOR
- GLASS CONTRACTOR
- WATER HEATING CONTRACTOR
- MECHANICAL CONTRACTOR
- PLUMBING CONTRACTOR
- PAVING CONTRACTOR
- LANDSCAPE CONTRACTOR
- CONCRETE CONTRACTOR
- IRONWORK CONTRACTOR
- STEEL ERECTION CONTRACTOR
- GLASS CONTRACTOR
- WATER HEATING CONTRACTOR



117-211-25
 PAN PACIFIC DEVELOPMENT
 INC

117-211-26
 SACRAMENTO
 REALTY INVESTOR
 /ETAL

117-211-12
 MATZ

117-213-08
 CITY OF
 SACRAMENTO

DATE	11/10/91	PROJECT	117-211-25
A GENERAL PLAN AMENDMENT'S		SOUTH SACRAMENTO COMMUNITY PLAN AMENDMENT	
CITY		SACRAMENTO	
MORTON & PITALO, INC.		LAGUNA MEADOWS	
CIVIL ENGINEERS · PLANNING · SURVEYING		OF	
COMPLETED		CITY	
DESIGNED		SACRAMENTO	
DRAWN BY		SACRAMENTO	
PROJ. NUMBER		SACRAMENTO	
SCALE		SACRAMENTO	
HORIZ. 1" = 100'		SACRAMENTO	
VERT. 1" = 10'		SACRAMENTO	
APPRO. DATE		SACRAMENTO	
DESCRIPTION		SACRAMENTO	

P90-420

May 9, 1991

Item #4



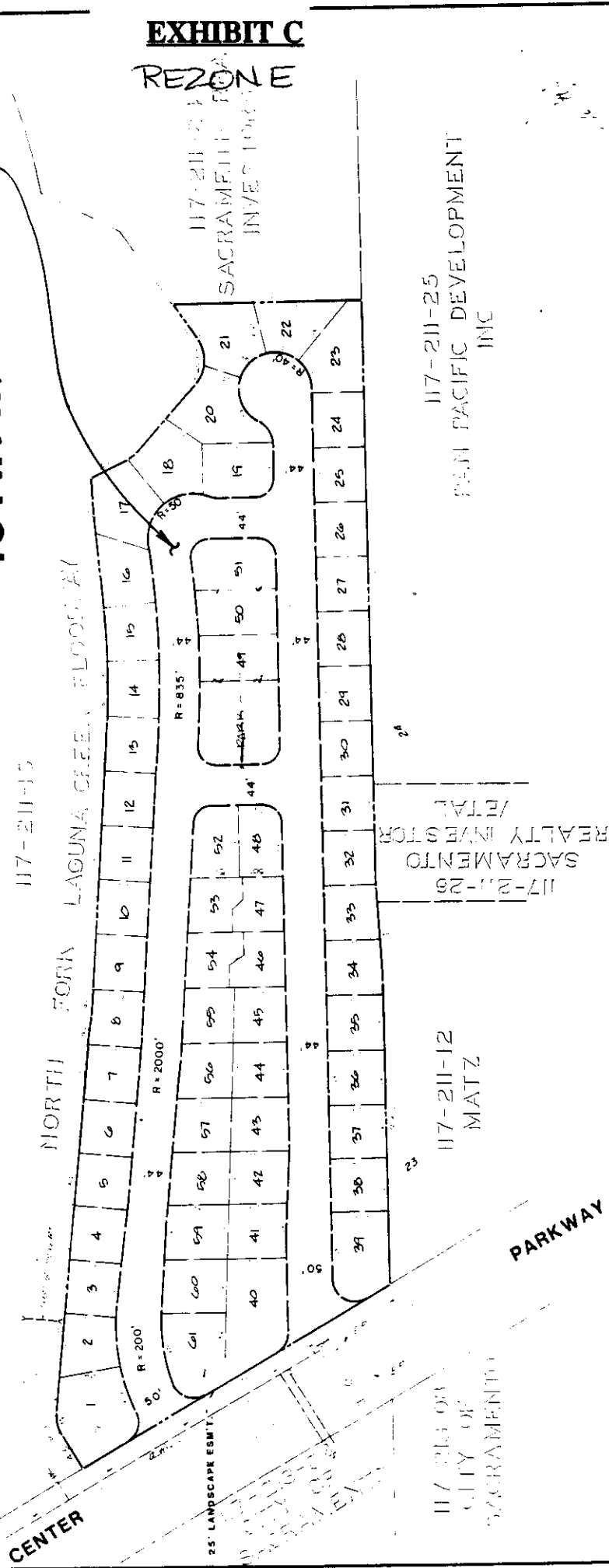
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- CHECKED: [Name]
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- PROJECT: [Name]
- LOCATION: [Name]
- DATE: 11-15-90
- BY: [Name]
- CHECKED: [Name]
- APPROVED: [Name]
- PROJECT: [Name]
- LOCATION: [Name]



FROM : R2 B (P.U.D.)
TO : R1 A (P.U.D.)

EXHIBIT C
REZONE



NO.	DESCRIPTION	APPRO.	DATE	SCALE:	HORIZ: 1" = 10'	VERT: 1" = 10'	BENCH MARK	COMPLETED	DESIGNED	DRAWN	PROJ. ENGR.	DATE	APPRO.	DATE

DATE	APPRO.	DATE

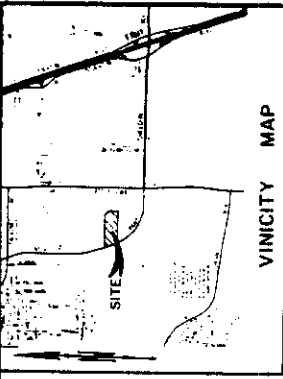
REZONE EXHIBIT
LAGUNA MEADOWS
OF
SACRAMENTO

MORTON & PITALO, INC.
CIVIL ENGINEERING · PLANNING · SURVEYING

CITY OF SACRAMENTO
JOB NO. 900061

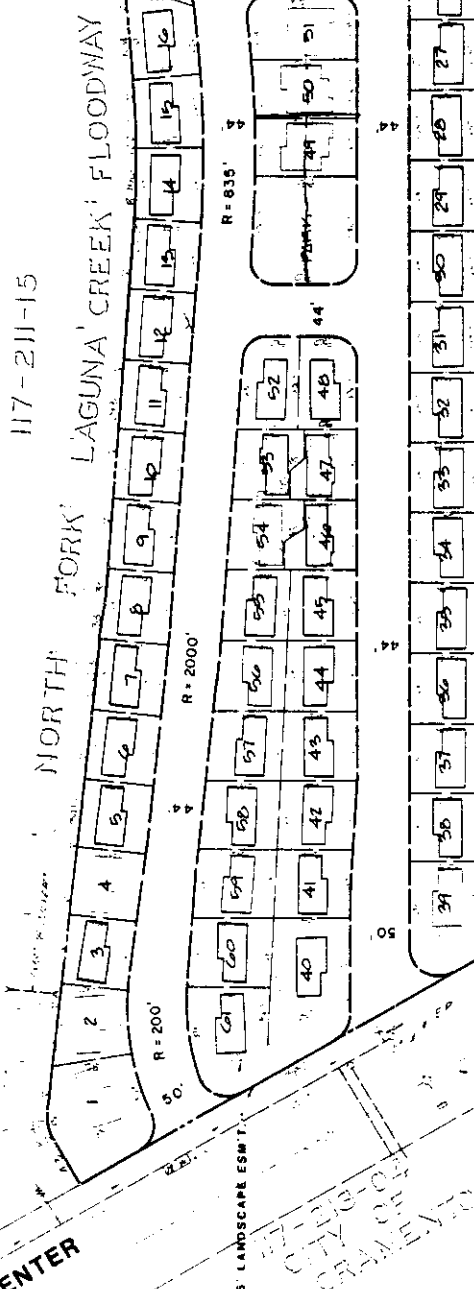
EXHIBIT D

PROPOSED P.U.D. SCHEMATIC PLAN



VINCINITY MAP

- OVERLAY ZONING**
- RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - OFFICE
 - RETAIL
 - HOUSING
 - RECREATION
 - SCENIC
- UTILITIES**
- ELECTRICITY
 - TELEPHONE
 - CABLE TV
 - SEWER
 - WATER
 - STORM DRAINAGE
 - IRIGATION
- OTHER FEATURES**
- TRAIL
 - BIKEWAY
 - PLAYGROUND
 - RECREATION
 - LANDSCAPE ESMT.
 - LANDSCAPE ESMT.
 - LANDSCAPE ESMT.



117-211-25
PAN PACIFIC DEVELOPMENT
INC

117-211-26
SACRAMENTO
REALTY INVESTOR
/ ETAL

117-211-12
MATZ

117-213-08
CITY OF
SACRAMENTO

DATE: 04/11/90	SHEET: 1	OF: 1
P.U.D. SCHEMATIC AMENDMENT		
LAGUNA MEADOWS		
CITY: SACRAMENTO	OF:	SACRAMENTO
MORTON & PITALO, INC.		
CIVIL ENGINEERING · PLANNING · SURVEYING		
COMPLETED	BRINCH MARK	SCALE:
DESIGNED		HORIZ. 1" = 50'
DRAWN: M.C.		VERT. 1" = N/A
PROJ. BRINCH		
NO.	DESCRIPTION	APPRO. DATE

JOB NO. 9000061

P90-420

May 9, 1991

Item #16

EXHIBIT E

EXISTING PUD SCHEMATIC PLAN

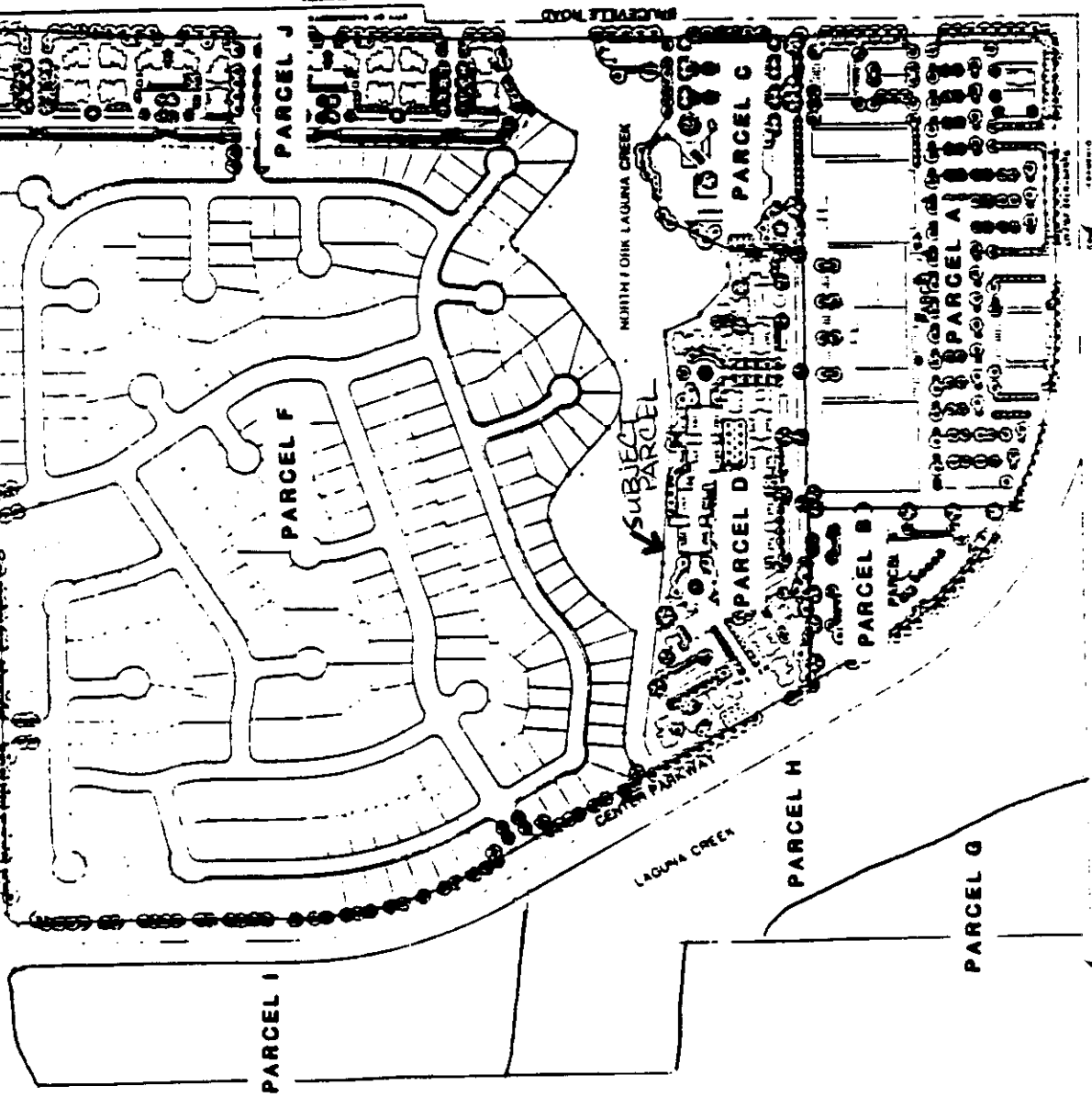
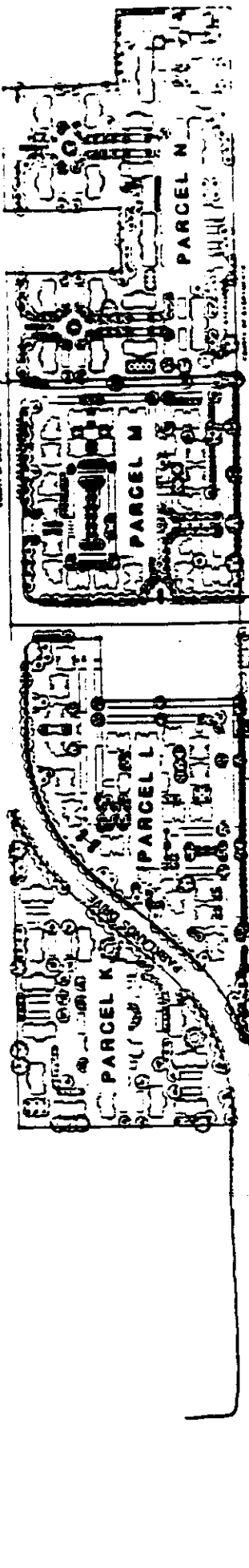
LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES
DEVELOPMENT

LIA DEVELOPMENT

PARCEL NO.	AREA (SQ. FT.)	AREA (ACRES)	PLANNED UNIT DEVELOPMENT	PLANNED UNIT DEVELOPMENT
PARCEL 1	1,000,000	23.0	100	100
PARCEL 2	1,000,000	23.0	100	100
PARCEL 3	1,000,000	23.0	100	100
PARCEL 4	1,000,000	23.0	100	100
PARCEL 5	1,000,000	23.0	100	100
PARCEL 6	1,000,000	23.0	100	100
PARCEL 7	1,000,000	23.0	100	100
PARCEL 8	1,000,000	23.0	100	100
PARCEL 9	1,000,000	23.0	100	100
PARCEL 10	1,000,000	23.0	100	100
PARCEL 11	1,000,000	23.0	100	100
PARCEL 12	1,000,000	23.0	100	100
PARCEL 13	1,000,000	23.0	100	100
PARCEL 14	1,000,000	23.0	100	100
PARCEL 15	1,000,000	23.0	100	100
PARCEL 16	1,000,000	23.0	100	100
PARCEL 17	1,000,000	23.0	100	100
PARCEL 18	1,000,000	23.0	100	100
PARCEL 19	1,000,000	23.0	100	100
PARCEL 20	1,000,000	23.0	100	100
PARCEL 21	1,000,000	23.0	100	100
PARCEL 22	1,000,000	23.0	100	100
PARCEL 23	1,000,000	23.0	100	100
PARCEL 24	1,000,000	23.0	100	100
PARCEL 25	1,000,000	23.0	100	100
PARCEL 26	1,000,000	23.0	100	100
PARCEL 27	1,000,000	23.0	100	100
PARCEL 28	1,000,000	23.0	100	100
PARCEL 29	1,000,000	23.0	100	100
PARCEL 30	1,000,000	23.0	100	100
PARCEL 31	1,000,000	23.0	100	100
PARCEL 32	1,000,000	23.0	100	100
PARCEL 33	1,000,000	23.0	100	100
PARCEL 34	1,000,000	23.0	100	100
PARCEL 35	1,000,000	23.0	100	100
PARCEL 36	1,000,000	23.0	100	100
PARCEL 37	1,000,000	23.0	100	100
PARCEL 38	1,000,000	23.0	100	100
PARCEL 39	1,000,000	23.0	100	100
PARCEL 40	1,000,000	23.0	100	100
PARCEL 41	1,000,000	23.0	100	100
PARCEL 42	1,000,000	23.0	100	100
PARCEL 43	1,000,000	23.0	100	100
PARCEL 44	1,000,000	23.0	100	100
PARCEL 45	1,000,000	23.0	100	100
PARCEL 46	1,000,000	23.0	100	100
PARCEL 47	1,000,000	23.0	100	100
PARCEL 48	1,000,000	23.0	100	100
PARCEL 49	1,000,000	23.0	100	100
PARCEL 50	1,000,000	23.0	100	100



ILLUSTRATIVE SITE PLAN

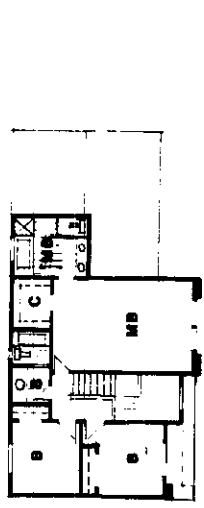
EXHIBIT F



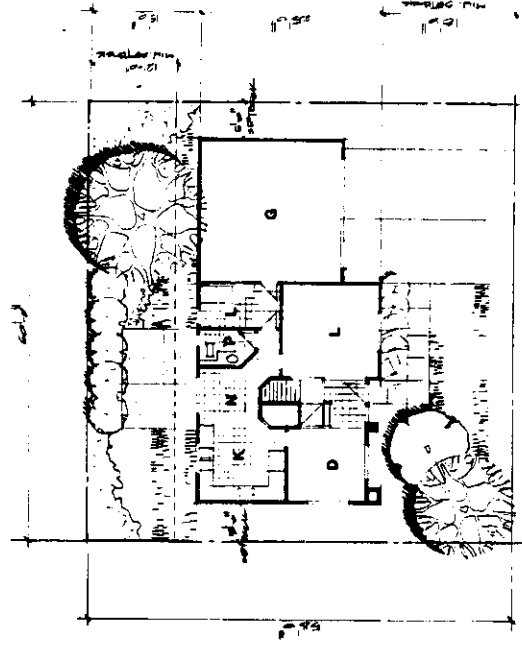
FLOOR PLANS / ELEVATIONS
 PRELIMINARY ARCHITECTURAL
LAGUNA MEADOWS

Job No.	
Drawing No.	
Drawn By	Date
Checked By	Date
Scale	
Revision No.	
Sheet	of

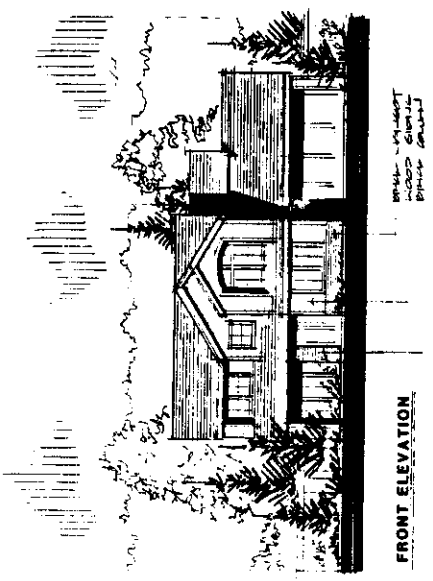
This drawing and all other drawings are the property and copyright of the architect and shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or any other drawings. The architect shall not be responsible for any errors or omissions in this drawing or any other drawings. The architect shall not be responsible for any errors or omissions in this drawing or any other drawings.



SECOND FLOOR



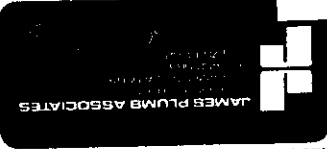
FLOOR PLAN (A)
 HOUSE SITED ON TYPICAL LOT



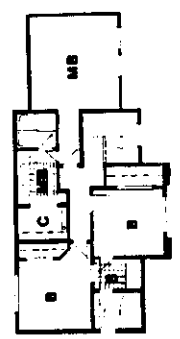
FRONT ELEVATION

EXHIBIT G

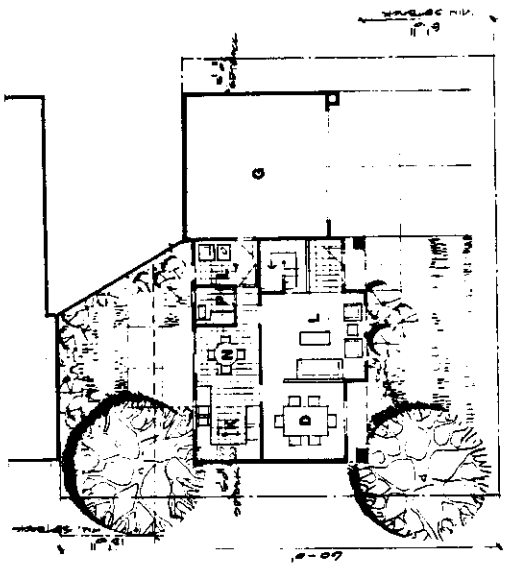
FLOOR PLANS/
ELEVATIONS AND
PRELIMINARY
LAGUNA MEADOWS



Job No.	
Drawing No.	
Drawn By	
Checked By	
Scale	
Revision No.	
Sheet	of

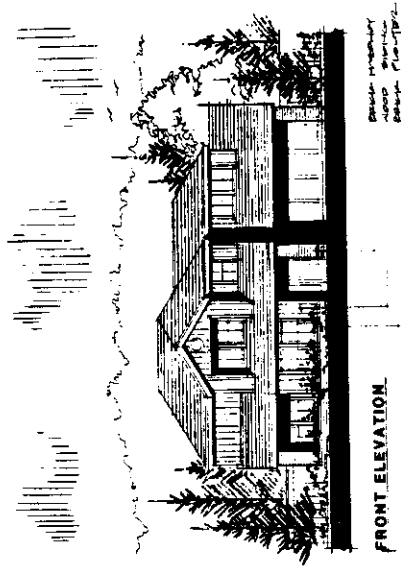


SECOND FLOOR



FLOOR PLAN (B)

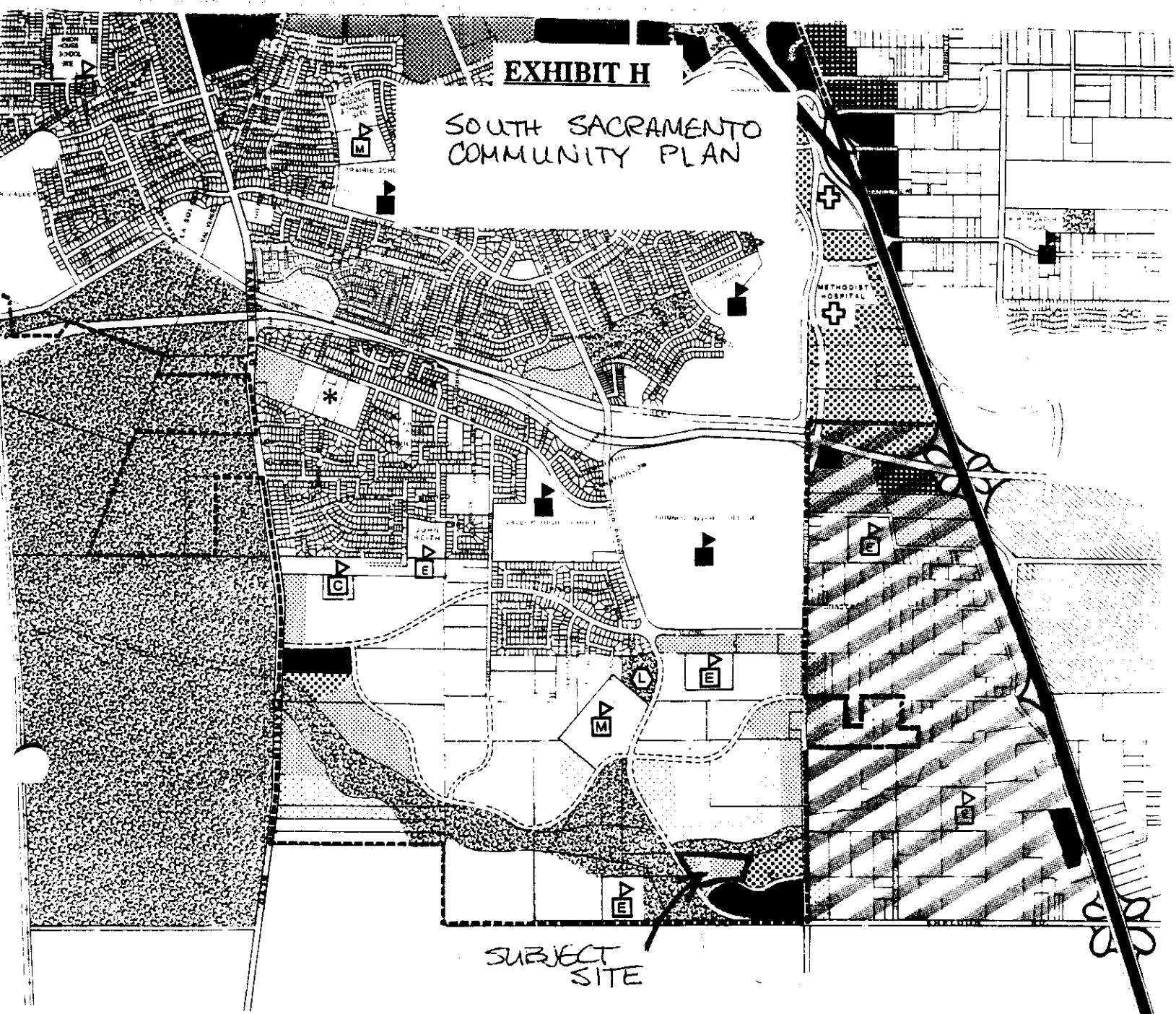
HOUSE SITED ON LOTS 48, 47, 23, 24



FRONT ELEVATION















EXHIBIT H

**SOUTH SACRAMENTO
COMMUNITY PLAN**



SUBJECT SITE

ADOPTED LAND USE PLAN

- | | | | | | |
|---|--|---|--|---|---|
|  | -RURAL ESTATES RESIDENTIAL
1DU/.5-4NA |  | -OFFICE |  | COSUMNES RIVER
COLLEGE SPECIAL
STUDY AREA |
|  | -RESIDENTIAL 4-8 DU/NA |  | -HIGHWAY COMMERCIAL | | |
|  | -RESIDENTIAL 7-15 DU/NA |  | -GENERAL COMMERCIAL | | |
|  | -RESIDENTIAL 11-21 DU/NA |  | -HEAVY COMMERCIAL./LIGHT
INDUSTRIAL | | |
|  | -RESIDENTIAL 11-29 DU/NA |  | -INDUSTRIAL | | |
|  | -RESIDENTIAL 29+DU/NA |  | -PARKS AND OPEN SPACE | | |
|  | -RESIDENTIAL-OFFICE | | | | |
| | | * | -CEMETERY, CHURCH OR OTHER
QUASI PUBLIC USE | | |

**AFFORDABLE PRICES BY INCOME LEVEL
SACRAMENTO CITY AND COUNTY**

	Number of Persons in Household						
	1	2	3	4	5	6	7
Unit Size	Studio	1BR	2BR	3BR	3BR	4BR	4BR
Very Low	\$44,642	\$50,922	\$57,203	\$63,653	\$68,745	\$73,837	\$78,929
Low	71,291	81,475	91,660	101,844	108,294	114,575	121,025
Median	89,114	101,844	114,575	127,305	135,283	143,261	151,239
Moderate	106,937	122,213	137,490	152,766	162,272	171,947	181,453

Source: Keyser Marston Associates, Inc.