

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 2
December 18, 1997
PAGE 1

P97-008 - Shorebird PUD Tentative Map

REQUEST:

- A. Negative Declaration
- B. Mitigation Monitoring Plan
- C. Amend the Shorebird PUD Guidelines to eliminate the decorative masonry wall along the north boundary, language pertaining to custom lots and more specific language on the RV storage and setback requirements;
- D. Amend the Shorebird PUD Schematic Plan to realign street patterns, relocate various housing types and increase park acreage in the PUD;
- E. Amend the South Natomas Community Plan to add a park site in the Shorebird Planned Unit Development;
- F. Tentative Map to subdivide 39.6± acres into 166 single family lots, a pump station site, a park site and a levee parcel in the Single Family Alternative - Planned Unit Development in the R-1A(PUD) zone;
- G. Subdivision Modification to waive sidewalk construction on one side of a public right-of-way; to waive parking on one side of the proposed Avocet Way & Avocet Court; to allow streets widths at 32 ft. for Avocet Way and Avocet Court;
- H. Subdivision Modification to allow one through lot in the proposed subdivision;
- I. Special Permit Time Extension to construct 166 single family residential units on 39.6± acres in the R-1A(PUD) zone in the Shorebird PUD.

LOCATION:

Garden Highway @ El Centro Road
274-0021-011,012,013 & 274-022-006
South Natomas Community Plan
Natomas Unified School District
Council District

APPLICANT:	Citation Northern, Pete Gardner, (510)372-0300 597 Center Ave. Ste. 150 Martinez, CA 94553
OWNER:	Citation Northern, 597 Center Ave. Ste. 150 Martinez, CA 94553
PLANS BY:	Spink Corporation, 2590 Venture Oaks WY Sacto. CA 95833
APPLICATION FILED:	January 30, 1997
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY:

The applicant is requesting the necessary entitlements to subdivide 39.6± vacant acres into 166 single family residential lots, Lot A for a pump station, Lot B for a 2.34± acre park site, Lot C for the existing levee and Lot D for an emergency access road in the Single Family Alternative Planned Unit Development (R-1A{PUD}) zone. Lot 161 has an existing dwelling on the site which will remain. The project also includes an amendment to the South Natomas Community Plan to include a park site, and Subdivision Modifications to waive a sidewalk on one side of the street, allow parking on only one side of the street and allow one through lot (Lot 161) within the overall subdivision. Amendments to language in the approved PUD guidelines are also a part of the application request. The proposed tentative map would involve the realignment of street patterns, the relocation of various housing types and the increase in park acreage. The modifications to the map require amendments to the approved Shorebird PUD Schematic Plan. Finally, a Special Permit Time Extension is requested to construct the 166 single family dwellings in the Shorebird PUD.

RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on its consistency with the General Plan and South Natomas Community Plan policies regarding residential development and its compatibility with surrounding residential development planned for the area. Additionally, the proposal includes a residential development that provides for a mix of housing densities and land uses within the immediate residential area.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
 South Natomas Community
 Plan Designation: Residential (4-8 du/na)
 Existing Land Use of Site: 1 Existing Dwelling Unit\Vacant
 Existing Zoning of Site: R-1A(PUD)

Surrounding Land Use and Zoning:

North: Vacant, R-1(PUD, R-1A-PUD; (Riverwalk Subdivision)
 South: Garden Highway; County, SPA
 East: Agricultural\Single Family Residence; A (Kiwi Farm)
 West: Agricultural\Vacant; R-1(PUD) Giannoni (Rivergate)

Setbacks:	Required	Provided
Front:	TO BE	12.5' - 18'
Side(St):	DETERMINED	12.5'
Side(Int):	BY	5'
Rear:	CPC	18'-20' avg.

Property Dimensions:	Irregular
Property Area:	39.6± gross acres 28.9± net acres
Density of Development:	6.0 dwelling units per net acre
Square Footage of Lots:	Type A Lots: 5,200 sqft Type B Lots: 6,500 sqft Type C Lots: 7,000 sqft
Square Footage of Homes:	Range 1,520-2,550 sqft
Height of Building:	1 and 2 stories
Exterior Building Materials:	Horizontal Lap Siding\Stucco\Brick
Roof Material:	Concrete Tile or Laminated Dimensional Shingles
Exterior Building Colors:	Earth Tones
Parking Provided:	Two Car garages
Parking Required:	1 space per unit
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided

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	Public Works, Development Services
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

On August 10, 1993, the City Council approved a General Plan Amendment to allow Low Density Residential development, a Rezone to establish R-1A(PUD) zoning, a PUD Designation with development guidelines to be known as Shorebird PUD, a Schematic Plan for the Shorebird PUD, Subdivision Modifications to waive standard street improvements and a Tentative Map to establish a residential subdivision with 169 single family lots (P92-122). The proposed\modified project was submitted on January 30, 1997. As mentioned above, the applicant is requesting various amendments to the guidelines, schematic plan and South Natomas Community Plan for the Shorebird PUD and an extension of the Special Permit. The project was heard by the Subdivision Review Committee on October 1, 1997, where it was recommended that the Planning Commission approve the proposed Tentative Map with conditions. The project is within the WillowCreek Assessment District.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed 166 unit residential subdivision and associated lots reserved for a park site, pump station, emergency access road and levee parcel will result in a density of 6.0± dwelling units per net acre. The General Plan designates the site for Low Density Residential (4-15 du/na) and the South Natomas Community Plan designates the site for Low Density Residential (4-8 du\na). The amendments as proposed will not be in conflict with the existing General Plan and Community Plan designations. The project as proposed is also located in the R-1A(PUD) zone which allows for single family development with lots slightly smaller in width than the standard single family lot requirement of 52' x 100'. The R-1A zoning also allows for more flexible setback allowances.

General Plan Policy & Goals

The proposed Shorebird subdivision is consistent with the General Plan. The General Plan encourages the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The current subdivision map meets the objective. The General Plan also states that residential development can only be approved in areas such as the project vicinity where City services are provided in a manner which meets the needs of the proposed development. The project is also consistent with the General Plan goal to provide quality housing that is safe and attractive, and which provides a variety of housing types to promote the availability of housing opportunities for a broader range of households.

South Natomas Community Plan Goals & Policies

The project as proposed is consistent with the South Natomas Community Plan goal of providing for 50% or more of the proposed lots to be greater than 6,500 square feet for property with the Community Plan designation of Low Density Residential. One hundred and eighteen (118 lots \71%) of the 166 lots will be 6,500 square feet or greater in size. The proposed project will be consistent with the City's goals and policies of the South Natomas Community Plan in that it will provide additional housing that will be adequately served by planned infrastructure in the Willowcreek Assessment District.

B. Tentative Map

The project as proposed reflects a total of 166 single family residential lots with a density of $6.0 \pm$ dwelling units per net acre. Major ingress and egress into the site will be off of the proposed Road B. No driveways will be allowed onto Road B. The Traffic Division finds the overall subdivision's circulation pattern to be adequate, and indicated that the street patterns provide for sufficient connections throughout the project site. Lot 161 has an existing dwelling on its premises and will maintain street frontage on three sides (proposed Road B, Beaverdam Way and Raptor Court). Lots A - D are delineated as a $0.87 \pm$ pump station, a $2.34 \pm$ acre park, a 12' wide levee/bike trail parallel to the toe of the levee and a $0.06 \pm$ acre emergency access easement, respectively. Three distinct housing types are proposed in the subdivision ranging in size from 5,200 square feet to 7,000 square feet. Type A lots are 52' x 105' and are generally located on the western half of the project site. Type B lots are 62' x 105' and can be found on the eastern segment of the subdivision. Type C lots (minimum 7,000 square feet in size) are targeted for custom home lots. These are primarily located at the northeast edge of the project site. Some of the 6,500 square foot lots are also interspersed throughout the subdivision. As mentioned above, 71% of the lots are 6,500 square feet or greater in size. The previously approved tentative map (P92-122)

was approved with a pump station, a 0.9 ± acre park and a levee parcel. In summary, the newly submitted map reflects additional amenities (biketrail) in the community and increased park acreage. Additionally, the revised tentative map reflects an emergency access road adjacent to lot 121 which will be limited to official use only. Staff finds the newly revised map to be in keeping with the overall vision for single family residential development in the area and the goals and policies identified in the South Natomas Community Plan. Additionally, the new tentative map better addresses residential development adjacent to the pump station and the emergency access ramp required by the City.

COMPARISON OF EXISTING MAP AND PROPOSED MAP

CHARACTERISTICS	P92-122	P97-008
Acreage	39.6±	39.6 ±
Number of Single Family Lots	169	166
Number of "Upscale" Lots	(83 Lots) 49%	(118 Lots) 71%
Park Site	0.93±	2.34 ±
Emergency Ramp	None	Provided
Bikeway	None	Provided
Comprehensive Flood Mgmt. Program	N/A	Complies

C. South Natomas Community Plan Amendment

The previously approved Tentative Map depicted a 0.93± acre park site within the center of the subdivision (P92-122). The revised Tentative Map reflects a 2.34± acre park located at the southeast portion of the site adjacent to the pump station. The South Natomas Community Plan map does not reflect park acreage within this segment of the plan area. An amendment to the plan map is required for consistency. Approval of the subdivision map is, however, not contingent on the Plan Amendment for a park site, it is simply a clean up. The applicant is also required to dedicate a park site to satisfy parkland dedication requirements and/or pay the required parkland dedication in lieu fees. The applicant has agreed to dedicate the park site and pay the difference in any additional fees required. Staff supports the amendment to the South Natomas Community Plan map.

D. PUD Schematic Plan & Design Guideline Amendments

The amended PUD schematic plan map illustrates the location of various housing types and lots that are 6,500 square feet and greater. The map also delineates the 12 foot wide proposed biketrail connection and the 20 foot wide emergency access ramp. Changes to the PUD Design Guidelines include elimination of a sound wall along the north boundary, amended language pertaining to the Type C or custom lots, and more specific language on RV storage and setbacks. It is important to note that the overall PUD design guidelines relative to the Special Permit for housing design, material and type have not changed. Staff is not opposed to the applicant's request to amend the design guidelines and the schematic plan.

The modifications to the schematic plan adheres to the City's requirements for a biketrail and emergency ramp. The amended schematic plan adequately distributes larger lots (6,500 sqft) throughout the subdivision rather than in one location. The biketrail now parallels the park, and more acreage has been dedicated by the applicant with the park's location near the pump station. The design guideline amendments introduce the biketrail and emergency access and better defines the custom lot criteria. Additional changes include reformatting of the originally approved guidelines and criteria set forth in the Comprehensive Flood Management Plan for residential development in areas subject to deep flooding. Staff believe the changes requested by the applicant are sufficient and will remain in keeping with the overall design guidelines for the residential units.

Staff would, however, recommend that the time frame suggested in the design guidelines, for the purchase of custom lots, be modified to state that: "*custom lots to individual buyers be available for a period of two years after completion of model homes*". At present, the proposed guidelines state that the custom lots be available for a period of one year after the map is finalized. Staff, finds the one year time frame after a final map to be inappropriate since final maps in many instances may not include the construction of infrastructure (streets) and bonds are generally posted. Additionally, a potential buyer may desire to see the surrounding residential quality and design prior to purchasing a custom lot. Attached are the applicant's proposed amended design guidelines with staff's recommended changes.

E. Subdivision Modifications

A Subdivision Modification is being requested to waive standard street improvements at the southern terminus of Avocet Court and Avocet Way (low volume streets) in order to eliminate the sidewalk on one side of the street adjacent to Avocet Way\Court and that the right-of-way be 32 feet wide. Additionally, the modification includes one lot (Lot 161) to be bounded on three

sides by a public street. The elimination of the sidewalk along the southern side of the street will not impact the overall street pattern nor will it hinder pedestrian usage on the northern side of the street. Additional right-of-way becomes available for the biketrail, maintenance vehicles and the levee by eliminating the sidewalk on one side of the street. Because Avocet Way\Court is a single loaded street, the sidewalk on both sides becomes unnecessary. The modification is consistent with similar projects adjacent to the levee (Brisas Del Rio, Giannoni Property). Lot 161 contains a single family dwelling which will remain. The lot configuration subjects this lot to right-of-way on three sides. Access will be prohibited onto the proposed Road B. Transportation has indicated that the additional streets would not impact the overall internal circulation in the subdivision. The existing lot will be a substantial lot size to maintain all proper setbacks and not infringe upon nor be impacted by the new residential development.

F. Special Permit Time Extension

The Special Permit for 169 residential units was approved by the City Planning Commission on June 24, 1993 (P92-122). The Special Permit Time Extension is to construct 166 residential units as a result of the new tentative map. The proposed models have not changed and the overall design, materials, and color will remain consistent with the original guidelines intent and the amended PUD design guidelines.

As noted above, the Special Permit was approved on June 24, 1993 and the original Tentative Map was approved by the City Council on August 10, 1993. The Special Permit is valid for a period of two years. As a follow up on the State's legislative action for Tentative Maps, the City allowed all other entitlements (Special Permits, Variances,) accompanied with a map to be in sequence with the tentative map time extension period. Thus, the Special Permit is valid until 6\24\97. Therefore, the applicant is requesting a three year time extension for the Special Permit which would expire June 24, 2000.

PROJECT REVIEW PROCESS:

A. Environmental Determination

In 1993, the City approved a series of entitlements for the Shorebird project, including a General Plan Amendment to allow for Low Density Residential development, a Rezone to establish R-1A(PUD) zoning, a PUD Designation with development guidelines to be known as Shorebird PUD, a Schematic Plan for the Shorebird PUD, Subdivision Modifications to waive standard street improvements and a Tentative Map for a residential subdivision with 169 single family lots (P92-122).

A negative declaration was prepared in conjunction with these entitlements, and the Planning Commission and City Council ratified the negative declaration, approved a mitigation monitoring plan, and approved the various land use entitlements.

A new negative declaration was prepared in conjunction with this application, which represents a slightly revised version of the Shorebird project previously approved by the City in 1993. However, upon further consideration, it is staff's determination that, pursuant to Public Resources Code Sec. 21166 and CEQA Guidelines Sec. 15162, a negative declaration was previously prepared and ratified for the original Shorebird project, and that no further environmental review is required or permitted for purposes of considering the entitlements of this project (P97-008), which represent a minor revision of the original Shorebird project.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was forwarded to the Natomas Community Association and surrounding land owners within a 500 foot radius of the project proposal. The Natomas Community Association is supportive of the subdivision and proposed amendments. One surrounding land owner (Randy Pester) has worked with the City to ensure that the new map is conditioned to include an off-street bikeway and to include stormwater pollution prevention measures.

The Bicycle Advisory Committee (BAC) reviewed the map on September 9, 1997, prior to the modification of the map to include the bikeway. The BAC strongly urged the modification of the map to include an off-street bikeway. The attached map has been resubmitted to do so.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received from the City Public Works Engineering Development Services, City Utilities Department, Landscape Architecture Section, Tree Services and PG&E and SMUD and the Reclamation District 1000 are specifically listed as conditions in the Notice of Decision and Findings of Fact.

D. Subdivision Review Committee Recommendation (if applicable)

On October 1, 1997, the Subdivision Review Committee, voted unanimously to recommend approval of the proposed Shorebird Tentative Map subdivision subject to the conditions in the attached Notice of Decision and Findings of Fact.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny Tentative Map, Special Permit Time Extension, Subdivision Modifications & Minor Amendments to the PUD Design Guidelines and Schematic Plan. The Planning Commission action may recommend approval or denial by the City Council of the Community Plan Amendment. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Items C, D and E below, requires City Council approval.


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

- A. Determine that, pursuant to Public Resources Code Sec. 21166 and CEQA Guidelines Sec. 15162, a negative declaration was previously prepared and ratified for the original Shorebird project, and that no further environmental review is required or permitted for purposes of considering the entitlements of this project (P97-008), which represent a minor revision of the original Shorebird project.
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 3) approving the Mitigation Monitoring Plan.
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Amendment of the Shorebird PUD Guidelines to eliminate the decorative masonry wall along the north boundary, to amend language pertaining to custom lots and RV storage and setback requirements;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Amendment of the Shorebird PUD Schematic Plan to realign street patterns, relocate various housing types and increase park acreage in the PUD;
- E. Recommend approval to Amend the South Natomas Community Plan to add a park site in the Shorebird Planned Unit Development;
- F. Adopt the attached Notice of Decision and Findings of Fact (Attachment 3) approving the Tentative Map to subdivide 39.6± acres into 166 single family lots, a pump station site, a park site and a levee parcel in the Single Family Alternative - Planned Unit Development R-1A(PUD) zone;
- G. Adopt the attached Notice of Decision and Findings of Fact (Attachment 3) approving the Subdivision Modification to allow sidewalks to be constructed on one side of a public right-of-way; to allow parking on one side of the proposed Avocet Way & Avocet Court; and to allow streets widths at 32 ft. for Avocet Way and Avocet Court;
- H. Adopt the attached Notice of Decision and Findings of Fact (Attachment 3)

approving the Subdivision Modification to allow one through lot in the proposed subdivision;

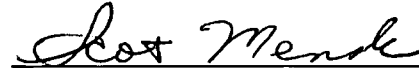
- I. Adopt the attached Notice of Decision and Findings of Fact (Attachment 3) approving the Special Permit Time Extension to construct 166 single family residential units on 39.6± acres in the R-1A zone in the Shorebird PUD.

Report Prepared By,



Bridgette Williams
Associate Planner

Report Reviewed By,



Scot Mende
Senior Planner - North team

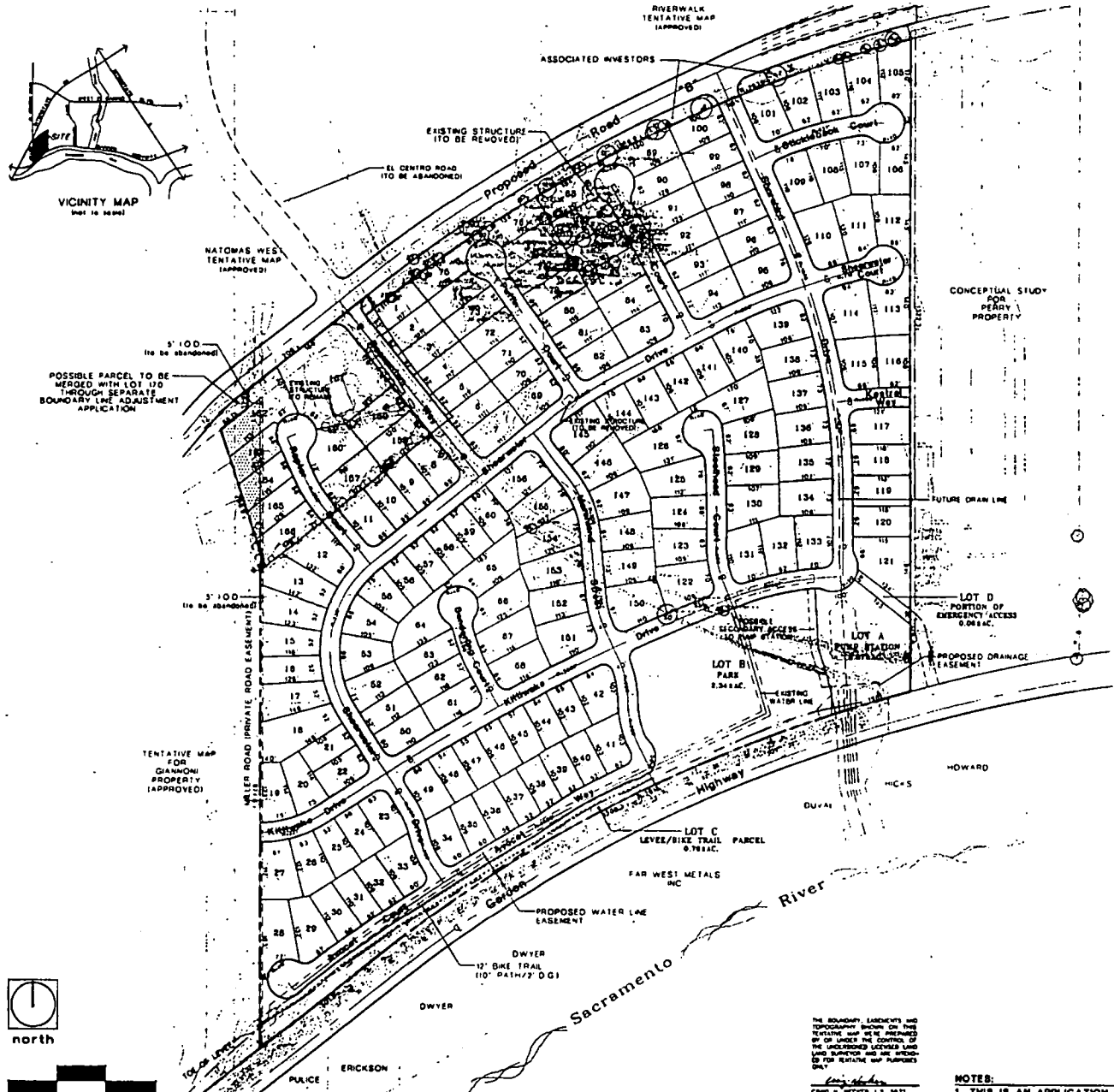
Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Notice of Decision and Findings of Fact
Exhibit 3-A	Mitigation Monitoring Plan
Exhibit 3-B	Proposed Tentative Map
Exhibit 3-C	Proposed Schematic Plan
Exhibit 3-D	Proposed Design Guidelines
Attachment 4	Resolution Adopting MMP (For City Council Approval)

TENTATIVE SUBDIVISION MAP for

SHOREBIRD

City of Sacramento, California



NO	SIZE	TYPE	SPREAD
1	20'	OAK	30'
2	15'	OAK	25'
3	12'	OAK	25'
4	8'	OAK	20'
5	8'	OAK	20'
6	8'	OAK	20'
7	30'	OAK	41'
8	22'	OAK	42'
9	12'	OAK	25'
10	24'	OAK	40'
11	12'	OAK	28'
12	24'	OAK	41'
13	18'	OAK	27'
14	8'	OAK	20'
15	15'	OAK	20'
16	15'	OAK	20'
17	15'	OAK	20'
18	8'	OAK	20'
19	8'	OAK	20'
20	8'	OAK	20'
21	8'	OAK	20'
22	8'	OAK	20'
23	8'	OAK	20'
24	8'	OAK	20'
25	8'	OAK	20'
26	8'	OAK	20'
27	8'	OAK	20'
28	18'	OAK	25'
29	18'	OAK	25'
30	18'	OAK	25'
31	10' x 8'	OAK	28'
32	12' x 8'	OAK	20'
33	10' x 8'	OAK	21'
34	8' x 8'	OAK	17'
35	8'	OAK	15'
36	10'	OAK	24'
37	8'	OAK	15'
38	8' x 4'	OAK	15'
39	10'	OAK	18'
40	10'	OAK	18'
41	12'	OAK	25'
42	8'	OAK	25'
43	10'	OAK	30'
44	8' x 10' x 8'	OAK	30'
45	8'	OAK	20'
46	2' x 8' x 4' x 8'	OAK	25'
47	10'	OAK	25'
48	10' x 2'	OAK	20'
49	2'	OAK	8'
50	12' x 14'	OAK	20'
51	8' x 2' x 7'	OAK	18'
52	8' x 2' x 7'	OAK	21'

• DENOTES TREES TO BE REMOVED

RECORD OWNER AND SUBDIVIDER:
 CITATION NORTHERN INC. GIANFRONI, JOHN W. JR./KERRY W.
 947 CENTER AVE. SUITE 180 2125 GREWOLE DR.
 MANTENEE, CA. 95843 LODD, CA 95243

PLANNER/ENGINEER:
 THE SPINK CORPORATION
 1990 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

ARRESON PARCEL NUMBERS:
 A.P.A. 374-0021-071, 072, 073 & 374-0022-006

EXISTING USE AND ZONE:
 VACANT, SINGLE FAMILY RESIDENCE: R-1-LAD(PU)

PROPOSED USE AND ZONE:
 S1 SINGLE FAMILY LOT/TYPED A1: R-1-LAD(PU)
 S2 SINGLE FAMILY LOT/TYPED B1: R-1-LAD(PU)
 S3 SINGLE FAMILY LOT/TYPED C1: R-1-LAD(PU)
 LOT A: PUMP STATION SITE: R-1-LAD(PU)
 LOT B: PARK: R-1-LAD(PU)
 LOT C: LEVER/BIKE TRAIL PARCEL: R-1-LAD(PU)
 LOT D: PORT. OF EMERGENCY ACCESS: R-1-LAD(PU)

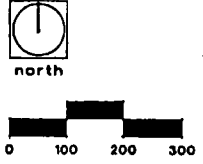
TYPICAL LOT SIZE:
 TYPE A LOT(S) 300 S.F. MIN. (80' x 100' CORNER)
 TYPE B LOT(S) 800 S.F. MIN. (82' x 100' CORNER)
 TYPE C LOT(S) 1000 S.F. MIN. (CUSTOM HOME LOTS - LOT 51 IS AN EXISTING RESIDENCE)

ACREAGE: 29.00 ± AC. (GROSS)
 S1 SINGLE FAMILY LOT/TYPED A1: 14.02 ± AC. (NET)
 S2 SINGLE FAMILY LOT/TYPED B1: 11.82 ± AC. (NET)
 S3 SINGLE FAMILY LOT/TYPED C1: 2.17 ± AC. (NET)
 LOT A-PUMP STATION SITE: 0.87 ± AC. (NET)
 LOT B-PARK: 2.34 ± AC. (NET)
 LOT C-LEVER/BIKE TRAIL PARCEL: 0.78 ± AC. (NET)
 LOT D-PORT. OF EMERGENCY ACCESS: 0.08 ± AC. (NET)

RESIDENTIAL DENSITY:
 S.9 ± DU/AC. (NET)

DISTRICTS:
 IMPROVEMENTS: CITY OF SACRAMENTO
 WATER: CITY OF SACRAMENTO
 SEWER: CITY OF SACRAMENTO
 DRAINAGE: CITY OF SACRAMENTO
 ELECTRICITY: S.M.L.O.
 GAS: PACIFIC GAS & ELECTRIC
 TELEPHONE: PACIFIC BELL
 SCHOOL DISTRICT: NATOMAS UNIFIED
 FIRE DISTRICT: CITY OF SACRAMENTO
 PARK DISTRICT: CITY OF SACRAMENTO

□ DENOTES AREA OF SHOREBIRD TENTATIVE MAP WHICH WILL SUPERSEDE THE AFFECTED PORTION OF THE APPROVED GIANFRONI TENTATIVE MAP



THE BOUNDARY, EASEMENTS AND TOPOGRAPHY SHOWN ON THIS TENTATIVE MAP WERE PREPARED BY OR UNDER THE CONTROL OF THE UNDERSIGNED LICENSED LAND SURVEYOR AND ARE PROVIDED FOR RELIANCE MAP PURPOSES ONLY.

Greg A. Hahn
 CIVIL & SURVEYOR, L.S. 2432

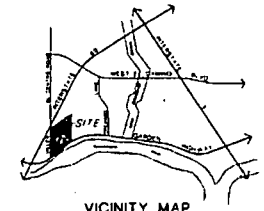
NOTES:
 1. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 2. APPLICANT RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS.

Map amended: September 29, 1997
 Original map approved August 10, 1993 (P92-122)

The Spink Corporation
 1990 VENTURE OAKS WAY, SACRAMENTO, CALIFORNIA 95833-8000
 PHONE: (916) 988-3660 FAX: (916) 981-9874







Exhibit 3-B
 ITEM # 4
 PAGE 35

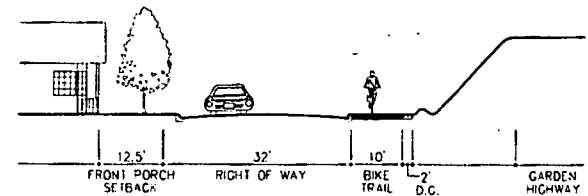
P.U.D. SCHEMATIC PLAN for
SHOREBIRD
 City of Sacramento, California



VICINITY MAP
 (NOT TO SCALE)

LEGEND

-  TYPE 'A' LOTS(5200 S.F. MINI-91 LOTS
 -52' x 105'(INT.) TYP.
 -60' x 105'(CORNER) TYP.
-  TYPE 'B' LOTS(6500 S.F. MINI-65 LOTS
 -62' x 105'(INT.) TYP.
 -70' x 105'(CORNER) TYP.
-  TYPE 'C' LOTS(7000 S.F. MINI-10 LOTS
 -CUSTOM HOME LOTS
 -LOT 181 IS AN EXISTING RESIDENCE
-  * DENOTES 6500 S.F. MIN. LOTS
 -118 LOTS(71%)
-  DENOTES PROPOSED BIKE TRAIL CONNECTION
-  - - - - DENOTES EMERGENCY ACCESS RAMP



SECTION A
 Proposed Bike Trail
 (not to scale)

Map amended: September 29, 1997

Original map approved August 10, 1993 (P92-122)



north



The Spink Corporation

1500 VENTURE GALL WAY, SACRAMENTO CALIFORNIA 95833-2200
 PHONE: (916) 925-5830 FAX: (916) 921-8274
 JOB NO. 13790027

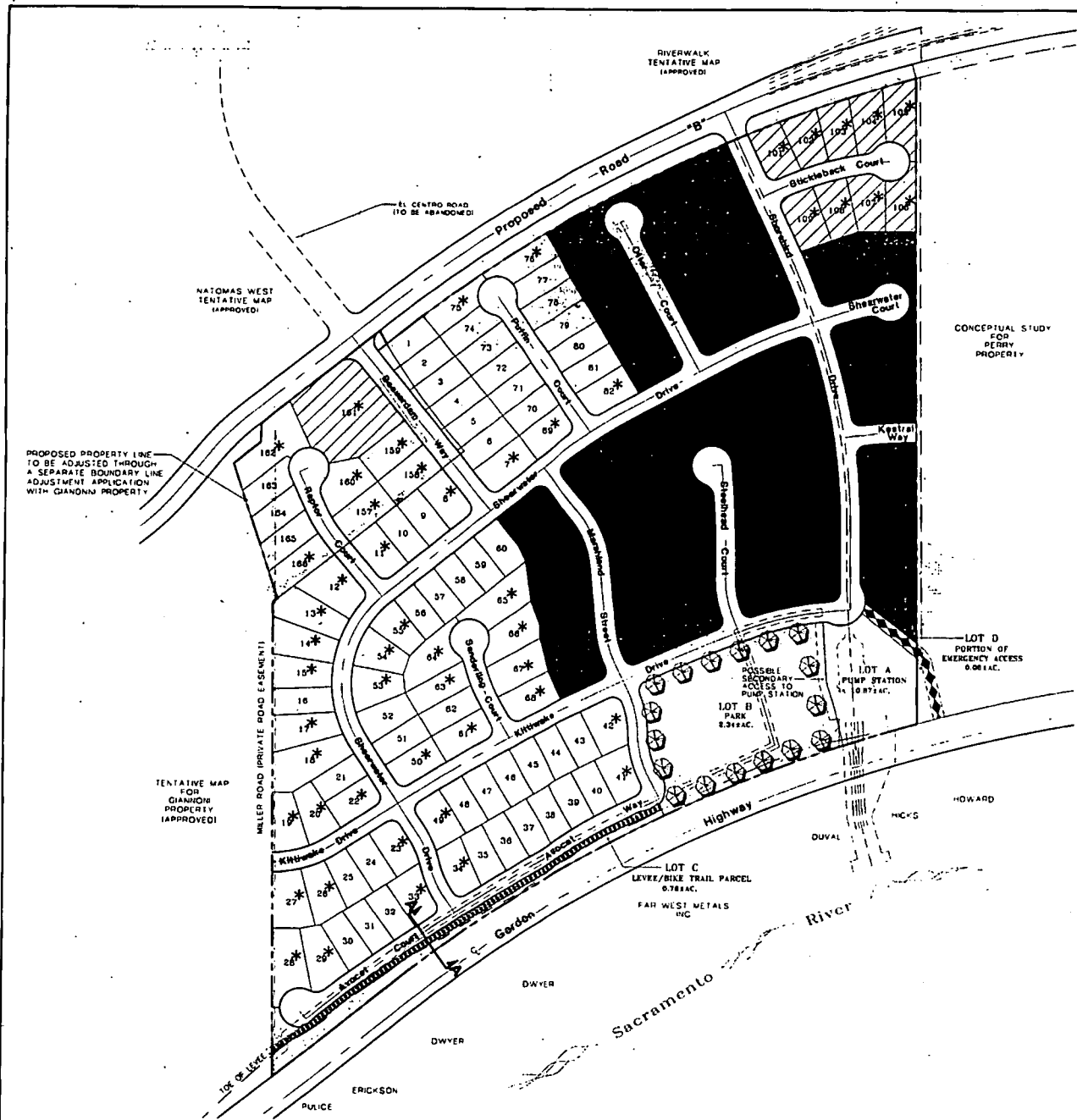


EXHIBIT 3-C ITEM #4 PAGE 36