

P00-087 ◦ LAGUNA VEGA SOUTH

REQUEST: Entitlements to subdivide 22.36± vacant acres, located on the east side of Bruceville Road, south of Damascus Drive and north of Sheldon Road, into 105 lots in the Single Family Alternative (R-1A) and Agriculture-Open Space (AOS) zones.

- A. **Environmental Determination:** Prior Negative Declaration (P94-104);
- B. **Mitigation Monitoring Plan;**
- C. **Tentative Map** to subdivide 22.36± vacant acres into 105 lots for single family development and 3 lots for the Jacinto Creek Parkway (108 lots total).

LOCATION: East of Bruceville Road and North of Sheldon Road
APN: 117-0212-043-0000 & 117-0212-035-0000
Elk Grove Unified School District
Council District 8

APPLICANT:	Morton & Pitalo, Inc., c/o Eddie Kho (#927-2400) 1788 Tribute Road, Suite 200, Sacramento, CA 95815
OWNER:	Antone E. and Marie F. Raymus (209-823-3148) 544 East Yosemite Avenue, Manteca, CA 95336
STAFF CONTACT:	Dawn Holm, Associate Planner, South Area Planning Team (916) 264-5851 / dholm@cityofsacramento.org
APPLICATION FILED:	June 19, 2000
APPLICATION DEEMED COMPLETE:	June 19, 2000

SUMMARY: The subject site is located within the boundaries of the Jacinto Creek Planning Area (JCPA) in South Sacramento. On October 24, 1996, the City Planning Commission approved a Tentative Map to establish the Laguna Vega South subdivision (P94-104). The Tentative Map expired on October 24, 1998. The intent of this application is to obtain approval of a new Tentative Map which is similar to the originally approved Laguna Vega South subdivision.

RECOMMENDATION: Staff recommends that the Planning Commission approve the Tentative Map to subdivide the property for single family development. Staff

recommends approval of the Tentative Map because the proposed single family subdivision is consistent with the existing R-1A zoning of the subject site. The Tentative Map as proposed is also consistent with the General Plan and South Sacramento Community Plan land use designations that were adopted as part of the planning process for the JCPA. In addition, the proposed subdivision will allow for the development of new single family homes within an area that has been identified as a future growth area of South Sacramento.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-20 du/na)
South Sacramento Community Plan Land Use Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Single Family Alternative (R-1A)

Surrounding Land Use and Zoning:

North: Single Family, Vacant (Future Elementary School Site); R-1A PUD
 South: Vacant, Single Family & Golf Course; RE $\frac{1}{4}$
 East: Vacant & Golf Course; RE $\frac{1}{2}$ & RE $\frac{1}{4}$
 West: Vacant, Laguna Creek and Single Family; R-2B(PUD), R-1(PUD) & A

Property Dimensions:	Irregular
Property Area:	22.36± acres (gross) 14.00± acres (net)
Proposed Density:	7.5± du/na
Maximum Allowable Density:	15 du/na
Proposed Lot Sizes:	5,000± to 9,300± square feet
Required Lot Sizes:	Determined by Planning Commission
Topography:	Flat
School District:	Elk Grove Unified
Street Improvements/Utilities:	To be provided

BACKGROUND INFORMATION: On June 20, 1995, the City Council approved the Jacinto Creek Planning Area (JCPA) Land Use Plan and adopted the necessary Resolutions amending the General Plan and South Sacramento Community Plan (Resolution 95-349; 95-350, and 95-351). On January 7, 1997, the City Council approved the necessary Resolutions and Ordinances adopting the JCPA Finance Plan and Nexus Study establishing fees for development and financing of infrastructure within the JCPA, and implementation of Development Impact Fees within the JCPA.

On October 24, 1996, the Planning Commission approved the necessary entitlements to allow the development of a 116 lot single family subdivision to be known as the Laguna

Vega South Subdivision (P94-104). The original project also included a request to Rezone the 33± acre site from Rural Estates (RE ½) to: 20± acres of Standard Single Family (R-1A) zoning for the Laguna Vega South subdivision; 4.5± acres of Agriculture Open Space (AOS) zoning for the future Jacinto Creek Parkway; and 8.5± acres of Flood (F) zoning for the Jacinto Creek. The City Council approved the requested Rezone on January 21, 1997. A Final Map was not recorded prior to the expiration of the original Tentative Map. The proposed project is a request to reestablish the Tentative Map for the Laguna Vega South subdivision.

STAFF EVALUATION: Staff have the following comments:

A. Policy Considerations

The existing site is currently zoned Single Family Alternative (R-1A) which permits a maximum of 15 dwelling units per acre. When the JCPA Land Use Plan and policies were adopted the site was designated as Low Density Residential (4-20 dwelling units per net acre {du/na}) and Parks, Recreation and Open Space in the General Plan, and Residential (4-8 du/na) and Parks/Open Space in the South Sacramento Community Plan. The proposed zoning is consistent with the adopted General Plan and Community Plan land use designations.

During the JCPA planning process the following policies related to this project were created and adopted as part of the South Sacramento Community Plan text:

Residential

Residential back-on lots or side-on lots should not be allowed adjacent to parks and open space areas. Projects with significant site constraints should minimize residential back-on lots or side-on lots to the maximum extent feasible.

The original project approval allowed for the development of a 116 lot single family subdivision (Attachment 4). Of the 116 lots that were approved:

- 4 lots would have sided onto the creek;
- 2 lots would have backed onto the parkway; and
- 1 lot would have backed and sided onto the parkway and creek.

In response to the market demand for larger lots and in an effort to address the back-on/side-on lot policy issue, the applicant redesigned the Tentative Map prior to submitting the request to re-establish the Laguna Vega South subdivision. As currently reflected in the Tentative Map design (Exhibit 1b), the 116 lot subdivision has been reduced to 105 lots. Of the 105 lots, only 5 of the lots will side onto the parkway/creek. In discussing the remaining 5 lots with the applicant, staff was informed that any further redesign to eliminate the lots that will side onto the

parkway would result in a decrease in the total number of single family lots which could jeopardize the feasibility of the project. The subject site does have development constraints due to the width of the creek, the area for the adjacent parkways, and the narrowness of the site which make development of the site difficult. The applicant has agreed to incorporate fencing that will provide visibility onto the creek and parkway areas adjacent to these lots by using a combination three foot solid and three foot ornamental iron fencing.

B. Tentative Map Design

The Tentative Map subdivides the property into 105 lots for single family development. In addition, 3 lots are being created for the Jacinto Creek Parkway (108 lots total). A condition has been placed on the Tentative Map requiring the dedication of the parkway lots (in exchange for park credits) to the City when the Final Map for the subdivision is recorded.

The Subdivision Ordinance requires that a Tentative Map have two points of access. The proposed map will be dependent on the Laguna Vega North subdivision (Attachment 5) and/or improvement to Whitehouse Road in order to obtain compliance with the access requirement. Once the areas to the north and south of the site have been developed, the Laguna Vega South subdivision will have two points of access from the north and two from the south. Before White House Road (located south of the subject site) can be considered a viable access, the applicant must verify whether it is a public or private road. If White House Road is private, the applicant must obtain the right to use the roadway.

Planning staff has been working with developers to ensure that a range of lot sizes in residential subdivisions is provided in order to encourage variability within new subdivisions. The South Sacramento Community Plan does not include policy language for lot size variability, but there are existing policies in other plan areas of the City (North Sacramento, South Natomas and North Natomas Community Plans), that encourage lot size variability. As proposed, the subdivision will provide the following variation in lot sizes:

Number of Lots	Percentage of Total Lots	Square Footages Provided - <i>The subject property is in the R-1A zone which does not have a minimum lot size.</i>
23	22%	6,500 square feet and over
49	47%	5,201 to 6,499 square feet
9	8%	5,200 square foot interior lots and 6,200 square foot corner lots* <i>*Minimum lot standards for the Standard Single Family (R-1) zone.</i>
24	23%	5,000 to 5,199 square feet

As reflected above, the proposed subdivision will provide a range of lot sizes with more than two-thirds of the lots being larger than the City's standard single family lot. At the time development plans are submitted for the Laguna Vega South subdivision, the applicant should include a range of floor plans and elevations that provide varying square footages and a combination of single and two story units.

C. Site Zoning and Development Information

The existing 22.36+ acre site is zoned Single Family Alternative (R-1A) and Agriculture-Open Space (AOS). The three parcels proposed to be created adjacent to the existing Jacinto Creek will become part of the Jacinto Creek Parkway once a Final Map is approved for the project. The R-1A zone requires Planning Commission review and approval of a Special Permit prior to the issuance of any building permits. The applicant does not have specific development plans for the single family residences at this time. The Special Permit application when submitted, will be reviewed to insure that the residential policies of the South Sacramento Community Plan and General Plan have been incorporated into the development proposal. In addition, Planning staff will be looking for a development that:

- utilizes high quality building materials (wood, brick, stucco, tile, etc.);
- provides variable building setbacks to break up the monotony along the streetscape;
- includes automatic frontyard sprinklers and landscaping with a minimum of one shade tree;
- provides for landscaping including trees within the landscaped areas adjacent to the 54' wide enhanced streets;
- provides a minimum of four building footprints and elevations which include single and two story units; and
- offers a range of approximately 500 square feet in size between the smallest and largest units offered within the subdivision (i.e., if the smallest unit proposed is 1,700 square feet, then a 2,200 square foot unit must also be provided).

PROJECT REVIEW PROCESS:

A. Environmental Determination

On October 24, 1996 the City Planning Commission ratified a Negative Declaration for the originally proposed project (P94-104). Potentially significant environmental issues regarding hydrology, animal life and traffic were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues have emerged and no new information is known that would trigger additional environmental analysis. Section 15162 of the Guidelines

for Implementation of the California Environmental Quality Act Public Resources Code provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. The originally approved Mitigation Monitoring Plan has been modified to reference the current property owner and project applicant. The mitigation measures that were identified in the previous Negative Declaration are applicable to the proposed project and have been modified to provide the most current mitigation language available. The mitigation monitoring plan is attached (Exhibit 1a).

B. Public/Neighborhood/Business Association Comments

The current request was routed to the following neighborhood associations for review and comment:

- Lori and John Fitzgerald, resident representatives who reside in the JCPA;
- North Laguna Creek Neighborhood Association;
- South Sacramento Neighborhood Coalition; and
- Sacramento County Alliance of Neighborhoods.

Lori Fitzgerald and Angela Torens with the North Laguna Creek Neighborhood Association have discussed this project with staff and have both indicated their support for the proposed project. Comments were not received from any of the other associations.

C. Summary of Agency Comments

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

1. Departments of Public Works and Utilities: Comments received from the Departments of Public Works and Utilities related to compliance with the City's standards for infrastructure, drainage and water quality requirements, the JCPA's Drainage and Infrastructure Plans, and the JCPA Financing Plan. Conditions have been included in Attachment 1 (Notice of Decision and Findings of Fact) addressing these issues.
2. Fire Department: Comments received from the City's Fire Department related to provision of adequate emergency vehicle access and compliance with the Uniform Fire Code requirements. These issues are addressed through project conditions of approval and the standard building permit process (Attachment 1).

3. Responsible Public Agencies: Comments received from SMUD, PG&E, and County Sanitation District 1 related primarily to dedication of easements and coordination for provision of appropriate infrastructure. These issues have been addressed through project conditions of approval (Attachment 1).
4. Elk Grove Unified School District: The School District submitted a letter informing the City that the school fee for this district was increased to \$3.19 per square foot as of January 3, 2000. In addition, the School District letter (Attachment 6) requested that the following be made a part of the public record:

"The District is currently impacted, overcrowded and experiencing a high rate of growth. The District does not have the financial capacity to purchase school sites nor construct and furnish needed school facilities created by this and other development projects. State funding is unpredictable and inadequate and the developer fees and Mello-Roos taxes collected by the District are not sufficient to satisfy the need. Currently, to provide new schools the District is dependent upon State funding (41%) as well as developer fee funds (40%) and local bond funds (19%) . . ."

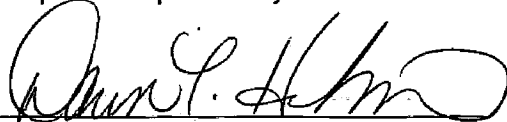
These issues have been addressed through project conditions of approval (Attachment 1).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action.

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

- A. Find that a previous Negative Declaration was prepared and ratified;
- B. Adopt the attached resolution approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Notice of Decision and Findings of Fact Approving the Tentative Map to subdivide the subject site into 105 lots for single family development and 3 lots for the Jacinto Creek Parkway and Open Space.

Report Prepared By:



Dawn T. Holm, Associate Planner

Report Reviewed By:



Barbara L. Wendt, Senior Planner

Attachments

- Attachment 1 Notice of Decision and Findings of Fact
- Exhibit 1a Mitigation Monitoring Plan
- Exhibit 1b Tentative Map
- Attachment 2 Vicinity Map
- Attachment 3 Land Use and Zoning Map
- Attachment 4 Originally Approved Laguna Vega South Tentative Map (P94-104)
- Attachment 5 Laguna Vega North Tentative Map
- Attachment 6 Letter from the Elk Grove Unified School District

file

ATTACHMENT 1

NOTICE OF DECISION AND FINDINGS OF FACT FOR THE LAGUNA VEGA SOUTH SUBDIVISION, LOCATED EAST OF BRUCEVILLE ROAD, AND NORTH OF SHELDON ROAD, SACRAMENTO, CALIFORNIA IN THE SINGLE FAMILY ALTERNATIVE (R-1A) AND AGRICULTURE-OPEN SPACE (AOS) ZONES (APN's: 117-0212-043 & 035) (P00-087)

At the regular meeting of August 10, 2000, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Determined that a previous Negative Declaration was prepared and ratified;
- B. Approved the Mitigation Monitoring Plan; and
- C. Approved the Tentative Map to subdivide the subject site into 105 single family lots for single family development and 3 lots for the Jacinto Creek Parkway and Open Space.

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

FINDINGS OF FACT

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Environmental Document was prepared and ratified.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings:
 - 1. One or more mitigation measures have been added to the above-identified project;
 - 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1a;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- D. Tentative Map: The Tentative Map to subdivide the subject site into 105 single family lots for single family development and 3 lots for the Jacinto Creek Parkway and Open Space is approved based upon the following findings:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code. The City General Plan designates the site as Low Density Residential (4-15 du/na).
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

CONDITIONS OF APPROVAL

- D. The Tentative Map for the proposed Laguna Vega South Subdivision (Exhibit 1b) is hereby approved subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:
- D1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA). Two (2) points of access will be required for this subdivision or any phased final map. If Whitehouse Road is used, it shall be improved to provide a minimum of 24 feet of paving and the required drainage (or as approved by the Department of Public Works). Off-site dedication, and construction may be required. The

- applicant shall provide verification to the City through a title report or other documentation the status of Whitehouse Road and whether or not it is a public or private road. If Whitehouse Road is private the applicant shall obtain rights to use the roadway;
- D2. Submit a soils test prepared by a registered engineer to be used in street design;
 - D3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - D4. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees, and/or dedicate Lots A, B, and C (the landscaped areas adjacent to Jacinto Creek, to be landscaped by the City of Sacramento at the time of construction of model homes). The appraisal, if required shall be dated not more than 90 days prior to the filing of the Final Map. Lots A, B, and C may be used as Land Dedication towards Quimby Fees for the Laguna Vega North and Laguna Vega South subdivisions;
 - D5. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA);
 - D6. Applicant shall participate or agree to participate in the JCPA Financing Plan;
 - D7. Place a 2 inch (minimum) sleeve(s) under the sidewalks for each single family lot along the 54 foot JCPA Enhanced Street Section, adjacent to single family residences in order to allow for landscaping and irrigation of the required 7 foot landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes;
 - D8. Comply with all requirements listed in the Cosumnes Annexation Agreement to the satisfaction of the Infrastructure Financing Section of the Sacramento County Public Works Department;
 - D9. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P00-087);
 - D10. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction

resumes. A note shall be placed on the final improvement plans referencing this condition;

- D11. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- D12. Show all existing easements;
- D13. Pursuant to City Code Section 40.10.1019, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- D14. Dedicate and construct all streets as shown on the Tentative Map except as modified by these conditions. Streets adjacent to the Jacinto Creek channel, open space, schools or parks must have vertical curb but sidewalks can be eliminated. The 54 foot wide streets within the site, except the streets along the east property line, shall be constructed as a 54 foot JCPA Enhanced Street Section. The centerline of the street between lots 11 and 12 shall match the existing centerline of Whitehouse Road to the south, off-site transitions shall be to the satisfaction of the Public Works Department;
- D15. Dedicate and construct the 54 foot street along the easterly property line as a standard 54 foot wide street with 40 feet from face of curb to face of curb, and with vertical curbs and no sidewalks on the east side. Align the centerline with the 40 foot street to the north (centerlines must match). Alignment and all transitions shall be to the satisfaction of the Public Works Department.
- D16. The applicant may be required to incorporate and construct traffic calming devices along the east/west 54 foot JCPA Enhanced Street to the satisfaction of the Public Works Department;
- D17. Centerlines of the east/west 54 foot JCPA Enhanced Street shall match with the 40 foot street. Right of way tapers shall be provided and the street shall be constructed to the satisfaction of the Public Works Department;
- D18. Construct the two crossings across Jacinto Creek to the satisfaction of the Public Works Department, the Utilities Department, and all permitting agencies. Off-site dedication of right-of-way and construction will be required at each crossing of Jacinto Creek, all right-of-way dedication and related design and construction costs shall be at the applicant's expense;

- D19. Obtain and comply with abandonment clearance letters for the abandonment of those portions of the east/west road right of way along the southern boundary as shown on the Tentative Map. Letters shall be provided to the Public Works Department. Submit new clearance letters and contact forms, if the date on the clearance letters and contact forms are more than one year prior to the date of the Final Map. Conditions of these new clearance letters and contact forms must be satisfied;
- D20. Provide water and electrical services to the landscaped lots (Lots A, B, and C) adjacent to the creek to the satisfaction of the Neighborhood Services, Parks Planning Division;
- D21. Provide post and cable between the roadways, open space, detention pond, and the channel to the satisfaction of the Departments of Public Works, Utilities, and Neighborhood Services, Parks Planning Division;
- D22. The applicant shall submit detail plans on all fencing proposed along the floodway and open space areas, to the Planning Director for review and approval (the Planning Director shall review and approve the plans with Public Works, Utilities and Neighborhood Services, Parks Planning staff) prior to filing final map;
- The fencing plan for the floodway and open space areas shall conform to the following standards: (1) the area adjacent to public streets and front yards of side-on lots shall be restricted to post and cable type barrier designed to City Public Works and Planning staff specifications; (2) side yard fencing material from the 25 foot front setback line of side-on lots to the rear property line and along the rear property lines shall be of masonry material for the first three feet of height. Above three feet, the material shall be wrought iron or a similar material that allows visibility onto the parkway;
- D23. Secure permits from the United States Corp of Engineers, United States Fish and Wildlife Service, State of California Reclamation Board and the State Department of Fish and Game as required.
- D24. Provide a water distribution system designed and constructed to City standards and installed in public streets to the satisfaction of the Department of Utilities, Engineering Services Division. Two points of service will be required. An offsite water main extension may be required.
- D25. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the

water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:

- a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
- b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.

- D26. The water main in "DD Street" and "Master Street" between Damascus Drive and "DD Street", shall be constructed as a 12 inch main.
- D27. Prepare a subdivision specific sanitary sewer study and meet all County Sanitation District requirements. This study shall be reviewed and approved by the County of Sacramento, Sanitation District No.1 and the Department of Utilities.

Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No.1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever comes first.

- D28. Abandon any existing water wells and / or septic tank systems, under permit, to City and /or County Health Department standards.
- D29. Prepare a drainage study for this subdivision consistent with the JCPA Drainage Master Plan for the review and approval of the Department of Utilities. The drainage system shall discharge to a water quality detention basin prior to entry into Jacinto Creek consistent with the Drainage Master Plan. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.

- D30. This project is 22.36± acres, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400.
- D31. A grading plan showing existing and proposed elevations is required. adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- D32. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility, only source controls measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.
- D33. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This Ordinance will require the applicant to prepare erosion and sediment control plans on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- D34. Negotiate with the Elk Grove Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees;
- D35. A Conditional Letter of Map Revision (CLOMR) has been approved by FEMA based upon proposed improvements. Following completion of the Jacinto Creek channel improvements within this subdivision, FEMA can approve a Letter of Map Revision (LOMR). The LOMR will redesignate the proposed residential lots to be in an "X" Flood Hazard Zone, unless engineering certification of the parcel elevations has been provided in accordance with the

National Flood Insurance Program (NFIP) and the City's Floodplain Management Program;

- D36. Note: Subdivider shall notify future property owners within this subdivision that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks;
- D37. Upon approval of the final map, Lots A, B, and C will become a part of the Citywide Lighting and Landscape Maintenance District. (Lots A, B, and C are to be landscaped by the City of Sacramento at the time of construction of model homes). The applicant agrees to participate in whatever funding mechanisms are established in the Jacinto Creek Planning Area Finance Plan for the maintenance of the parkway.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

8-10-00
DATE (P00-087)

Exhibits

- Exhibit 1a Mitigation Monitoring Plan
Exhibit 1b Tentative Map

Exhibit 1a

Recording
Not
Required

MITIGATION MONITORING PLAN

for

Laguna Vega South
P00-087

Type of CEQA Environmental Document:
Previous Negative Declaration & MMP (P94-104)

Prepared by:
City of Sacramento Environmental Services Section

Ownership/Project Information Modified:
July 24, 2000

Adopted by:
Sacramento City Planning Commission

Date:
October 10, 2000

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been prepared pursuant to the CEQA Guidelines Section 21081 and has been required by the Department of Planning and Development, Planning Services Section, Environmental Services Section, 1231 I Street, Room 300, Sacramento, California.

SECTION 1: PROJECT DESCRIPTION

1. **Project Name:** Laguna Vega South
P00-087 (previously P94-104)

2. **Property Owner and Address:** Anton & Marie Raymus
544 Yosemite Avenue
Manteca, CA 95336
(209) 823-3148

3. **Project Site**

The proposed project site is located east of Bruceville Road between Sheldon Road and Jacinto Road in the southern portion of the City of Sacramento. The property consists of a 22.36± acre vacant parcel and is located within the South Sacramento Community Plan area. The project site is bordered by Bruceville Road on the west, Jacinto Creek on the north, and existing property lines on the south and east (see Exhibit A, Site Locator Map). The property to the east of the project site is currently vacant. The properties to the south of the project site include existing residential development on large lots and vacant properties.

The proposed project site does not contain any trees or structures. The existing Jacinto Creek traverses the project site from east to west along the northern edge of the property.

4. **Project Characteristics**

The proposed project would subdivide 14± acres of the approximately 22.36 acre site into 105 single family lots. The lots range from 5,000 square feet (0.11 acres) to approximately 9,300 square feet (0.21 acres) (see Exhibit 1b).

Access to the project site is proposed from the north through Village 1 and Village 3 of the Laguna Vega North subdivision. Both of these roads would be required to cross Jacinto Creek. The main access to Bruceville Road will be from Damascas Drive, which will be accessed from the roadways existing in the Laguna Vega North subdivision. Within the project site, the roadway widths will range between 40 feet and 54 feet. Two roadway stubs will be constructed for future connection with properties to the south of the project site. These stubs will include proper barriers and signage along the property line until future development ties into these streets.

The original Laguna Vega South project also included requirements for trenching and realigning the old Jacinto Creek. The Jacinto Creek improvements were completed with the approval of the Laguna Vega North Final Map, which has been recorded. No additional creek improvements will be made with the approval of this subdivision.

SECTION 2: MITIGATION MEASURES

The project as approved includes five mitigation measures. The intent of this Mitigation Monitoring Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Explanation of Determination chapter of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Mitigation Monitoring Plan shall be funded by the project applicant.

SECTION 3: MONITORING PROGRAM

WATER

Impact: Increased storm water in the Jacinto Creek Drainage Basin

Mitigation Measures:

- A. Prior to the approval of the Final Map for the Laguna Vega South project, the City of Sacramento shall approve a Drainage Master Plan to ensure adequate drainage facilities within the Jacinto Creek Drainage Basin. The Drainage Master Plan will include both modifications to existing facilities as well as new facilities to regulate rate and volume run-off released to Jacinto Creek.

Entities Responsible for Ensuring Compliance for Measure:

The City of Sacramento, Department of Planning and Development
The City of Sacramento, Department of Public Works
The City of Sacramento, City Attorney

Monitoring Program:

Prior to the approval of the Final Map by the Public Works Department, the Public Works Department shall ensure that the Sacramento City Council has adopted a Drainage Master Plan for the Jacinto Creek Drainage Basin.

- B: Prior to the approval of the Final Map for the Laguna Vega South project, the project applicant shall prepare a drainage study to ensure that the rate and amount of storm water run-off generated on the Laguna Vega South project site is consistent with the storm water run-off rate and quantities identified in the Drainage Master Plan prepared for the Jacinto Creek Drainage Basin.

Entities Responsible for Ensuring Compliance for Measure:

The City of Sacramento, Department of Planning and Development
The City of Sacramento, Department of Public Works
The City of Sacramento, City Attorney

Monitoring Program:

Prior to the approval of the Final Map by the Public Works Department, the applicant shall provide the Public Works Department with a copy of the drainage study for the Laguna Vega South project. The Public Works Department shall review the drainage study to ensure that the storm water run-off from the Laguna Vega South project site is consistent with the Drainage Master Plan prepared for the Jacinto Creek Drainage Basin.

- C: Prior to the approval of the Final Map the applicant will comply with all provision of the JCPA Financing Plan to fund storm water drainage improvements identified in the Drainage Master Plan prepared for the Jacinto Creek Drainage Basin. This financing plan will provide for the applicant's "fair share" of such drainage improvements.

Entities Responsible for Ensuring Compliance for:

The City of Sacramento, Department of Planning and Development
The City of Sacramento, Department of Public Works
The City of Sacramento, City Attorney

Monitoring Program:

Prior to the recordation of the Final Map by the Public Works Department, and prior to issuance of any Building Permit by the Building Division, the applicant shall comply with the provisions of the JCPA Financing Plan for the funding of drainage improvements.

PLANT/ANIMAL LIFE

Impact: Loss of Swainson's Hawk Habitat

Mitigation Measure:

- D. ~~The applicant will agree to pay such lawful fees, taxes, or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other similar fair, equitable, and appropriate mechanisms designed to address Swainson's Hawk foraging habitat mitigation, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay development fees or assessments or taxes (deleted by staff and replaced with updated mitigation language).~~

The applicant/developer shall purchase mitigation credits for the loss of 22.36± acres of Swainsons Hawk foraging habitat at a mitigation bank approved by the Department of Fish and Game (DFG). The applicant shall show evidence of this purchase prior to issuance of grading permits.

Entities Responsible for Ensuring Compliance:

The property owner, developer or successor-in-interest is responsible for the purchasing of the necessary credits from the Department of Fish and Game (DFG). The developer shall submit a copy of the payment receipt for the required credits to the Building Division.

Monitoring Program:

Prior to the issuance of any Grading or Building Permit, the Building Division shall verify that the project developer has purchased the necessary foraging habitat credits as per the mitigation measure.

TRANSPORTATION/CIRCULATION

Impact: Contribute to Level of Service Degradation

Mitigation Measure:

- E. Prior to the approval of the Final Map the applicant will comply with all provisions of the JCPA Financing Plan to fund transportation improvements identified in the Jacinto Creek Land Use Plan EIR and the Jacinto Creek Planning Area Infrastructure and Utilities Plan. These transportation improvements include the following:

- (a) Widen Bruceville Road to at least 4 lanes from Sheldon Road to just north of Cosumnes River Boulevard.
- (b) Widen Sheldon Road to at least 4 lanes from Bruceville Road to SR 99.
- ~~(c) West Stockton Boulevard shall be designed as a two-lane arterial (turning pockets, shoulders, and limited access) between Sheldon Road and Shasta Road.~~
- ~~(d) Left turns from Galvine Road and Shasta Avenue should be prohibited (with stop sign control for right turns) or Shasta Avenue should be realigned to intersect Bruceville Road opposite Galvine Road to allow signalization.~~
- ~~(e) Front on lots should be precluded on West Stockton Boulevard (south of Shasta Avenue), and the treatment of front facing lots along Shasta Avenue and Jacinto Road should account for traffic levels that exceed levels considered tolerable by most residents.~~
- (f) The following intersections shall be signalized and left-turn lanes shall be added on Bruceville Road:
- Sheldon Road at the proposed roadway (between Bruceville and Big Horn connector)
 - Sheldon Road at Bruceville Road
 - Bruceville Road at Damascas Drive
 - Bruceville Road at Jacinto Road
 - Bruceville Road at Shasta/Calvine Road (only if realigned as four-leg intersection)
 - Bruceville Road at Cosumnes River College East Entrance

Entities Responsible for Ensuring Compliance:

Department of Public Works

Department of Planning and Development

Monitoring Program:

Only mitigation measures E(a) and E(b) and E(f) apply to this project.

- (a) Widen Bruceville Road from Cosumnes River Boulevard to Sheldon Road to at least four lanes.**

Either the City or County of Sacramento will widen Bruceville Road with funds collected under the Laguna Area Roadway Development Fee and/or assessments, fees etc. described in the JCPA Financing Plan. Prior to

issuance of any site, grading or other building permit, or recordation of any map for this site, the developer shall comply with, or agree to comply with, all provisions of the JCPA Financing Plan.

This mitigation measure will be implemented by either the City or the County. From Sheldon Road to Jacinto Road, the required improvements (four lanes and the median) will be constructed with funds collected for the Laguna Area Roadway Development Fee (LARDF). North of Jacinto, the City will provide for the required widening, most likely by constructing the improvements and collecting fees through the JCPA Financing Plan. In all cases, developers adjacent to the roadway will be required to dedicate right-of-way and provide (either through payment or construction) a third travel lane, a bike lane and frontage improvements (curb, gutter, sidewalk, etc.).

If the center lanes required for this mitigation have been previously constructed adjacent to this project, the project will be conditioned to dedicate right-of-way necessary for a six lane roadway and construct a third northbound travel lane, bike lane and frontage improvements. All dedications, construction, and cost estimates shall be to City standards and subject to approval by the Department of Public Works.

(b) Widen Sheldon Road to at least four lanes

The County of Sacramento intends to widen Bruceville Road with funds collected under the Laguna Community Facilities District. Prior to issuance of any site, grading or other building permit, or recordation of any map for this site, the developer shall comply with, or agree to comply with, all provisions of the JCPA Financing Plan.

If the center lanes required for this mitigation have been previously constructed adjacent to this project, the project will be conditioned to dedicate right-of-way necessary for a six lane roadway and construct a third westbound travel lane, a bike lane and frontage improvements. If the roadway has not been widened prior to development of this site, this project shall be conditioned as follows: prior to issuance of any site, grading or other building permit, or recordation of any map for this site, the developer shall dedicate right-of-way necessary for a six lane roadway and pay estimated design and construction costs for a third, northbound travel lane, bike lane and frontage improvements. All dedications, construction, and cost estimates shall be to City standards and subject to approval by the Department of Public Works.

(f) Intersections/Signals

Prior to issuance of any site, grading or other building permit, or recordation of any map for this site, the developer shall comply with, or agree to comply with, all provisions of the JCPA Financing Plan. Either the City or County of Sacramento will construct traffic signals at the locations identified in the mitigation measure with funds collected for the Laguna Area Roadway Development Fee and Laguna Community Facilities District.

Signals to be constructed at:

Bruceville Road/Calvine Road

Sheldon Road/New JCPA street between Road B and Bruceville Road

shall be constructed when needed as development occurs. The intersections will be monitored by the City. The first project that will exceed the City's threshold for signalization will be required to construct the signal. Reimbursement may be possible if defined by the JCPA Financing Plan.

Projects adjacent to a signal location: All developers with projects adjacent to a signal location shall dedicate all right-of-way necessary for construction of the signal, appurtenances, necessary turn lanes, and related improvements, and easements for maintenance and detectors, as required by the Department of Public Works.

CULTURAL RESOURCES

Impact: **Loss of Cultural Resources**

Mitigation:

- F. If any cultural resources are revealed by grading, excavations, or any other activities during project construction, it will be necessary for the construction supervisor or other manager to immediately contact a professional archaeologist for on-site consultation. Project construction must also immediately be halted within 20 meters of the find until the find can be assessed and impacts mitigated. If any human bone is found, the Sacramento County Coroner's office must also be contacted, as well as the Native American Heritage Commission Office in Sacramento.

Entities Responsible for Ensuring Compliance for Measure

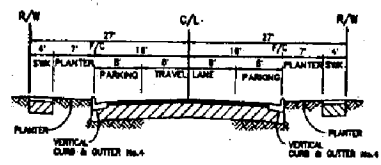
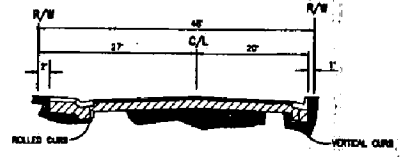
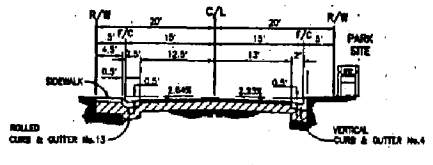
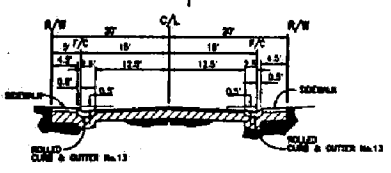
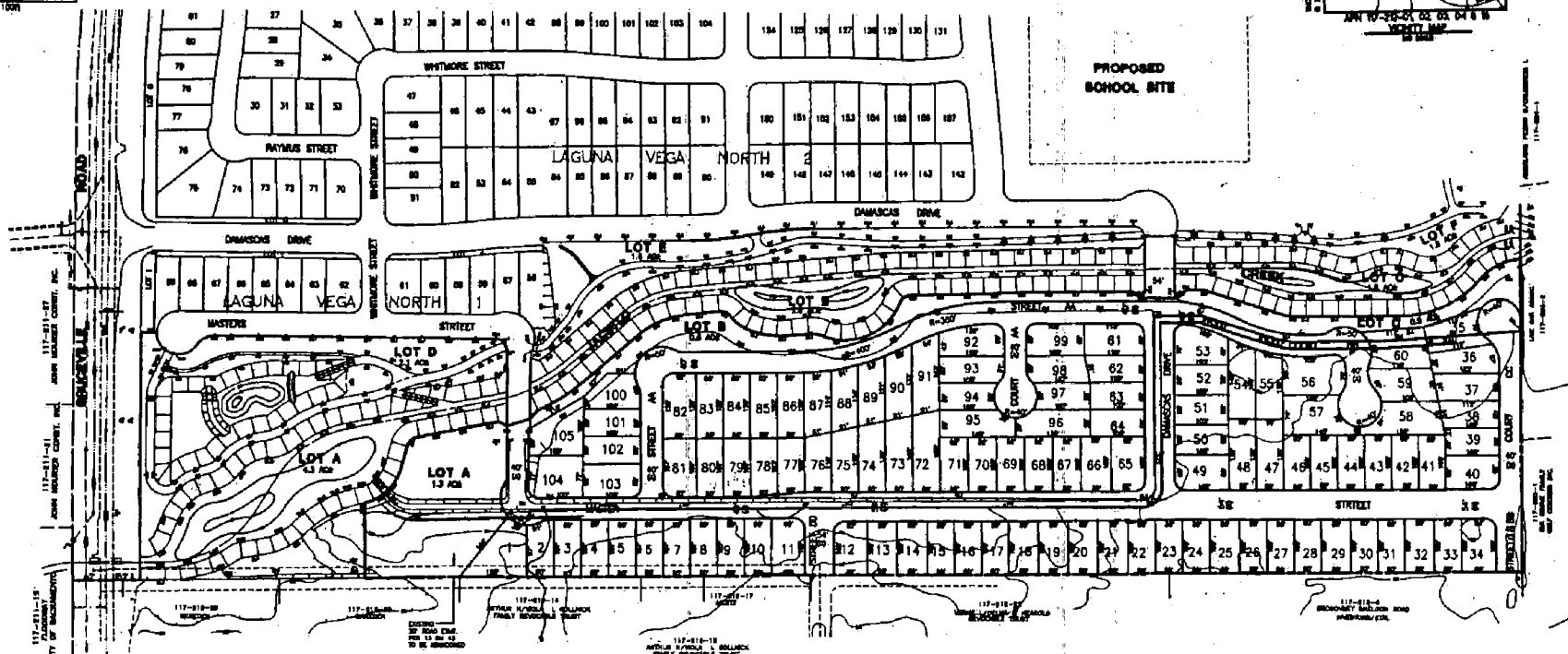
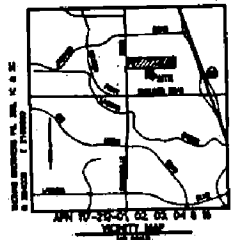
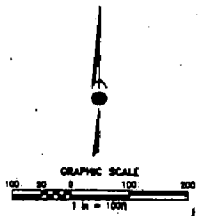
The City of Sacramento, Department of Planning and Development

The City of Sacramento, Department of Public Works

Monitoring Program:

During construction:

The Developer shall have a qualified archaeologist monitor the project site to comply with the mitigation measure. The name and phone number of the archaeologist shall be provided on the construction notes. In the event that artifacts are found, the qualified archaeologist shall provide written reports describing the research design and the finds to the Planning and Development Department and the Public Works Department.



40' R.O.W. RESIDENTIAL
(STREET SECTION A)

40' R.O.W. MINOR LOCAL STREET
ADJACENT TO PARK
WITH PARKING
(STREET SECTION B)

48' R.O.W.
(STREET SECTION C)

54' R.O.W. RESIDENTIAL
(STREET SECTION D)

SCALE:	BENCH MARK
HORIZ. 1" = 100'	
VERT. 1" = 4' ±	

COMPUTED	STAFF
DESIGNED	B.L.
DRAWN	B.L.
PROJ. ENGR.	E.K.



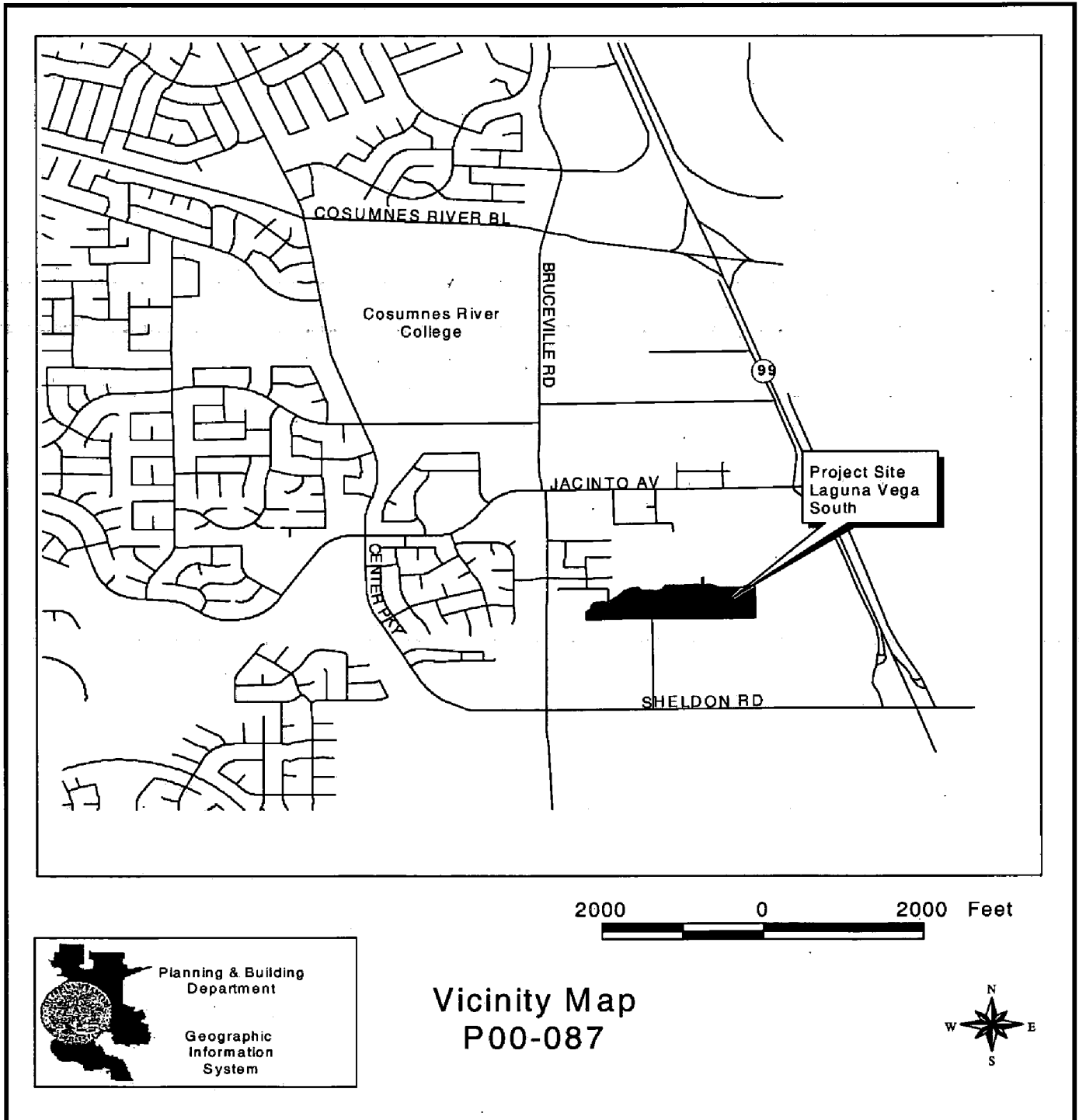
MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1764 TRUBBLE ROAD • SUITE 200 • SACRAMENTO, CA 95815
PHONE: 916/937-2400 • FAX: 916/947-0180
EMAIL: engr@mponet.com

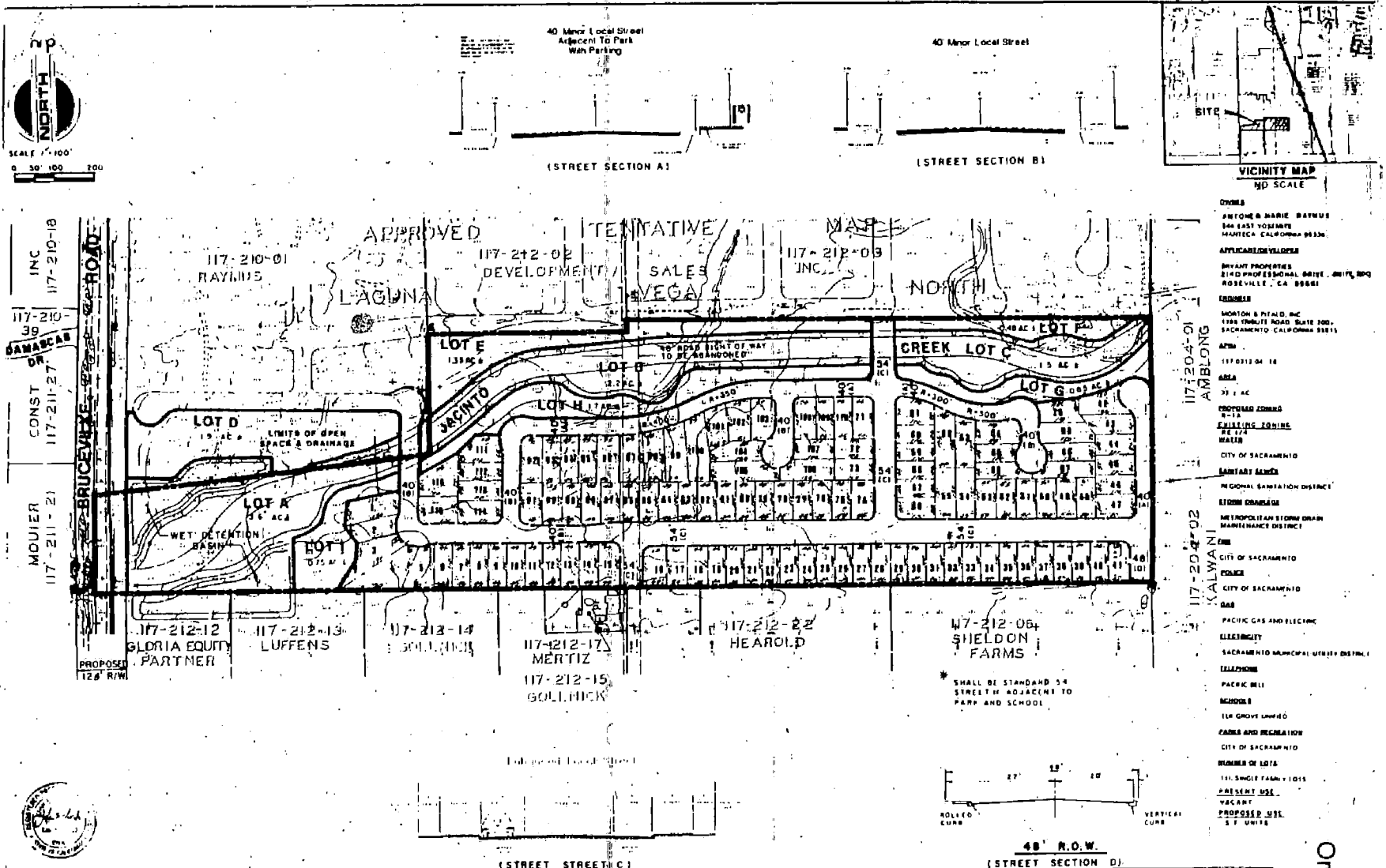
TENTATIVE SUBDIVISION MAP
LAGUNA VEGA SOUTH
CITY OF SACRAMENTO, CALIFORNIA

DATE	BY
AUG 10, 2000	
SCALE	
1" = 100'	
1" = 4' ±	

- 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
- 3. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
- 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
- 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PARK UNLESS OTHERWISE SPECIFIED.
- 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED.
- 7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE SPECIFIED.
- 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE GUTTER UNLESS OTHERWISE SPECIFIED.
- 9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PLANTER UNLESS OTHERWISE SPECIFIED.
- 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PARK SITE UNLESS OTHERWISE SPECIFIED.
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- 48. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE GUTTER UNLESS OTHERWISE SPECIFIED.
- 49. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PLANTER UNLESS OTHERWISE SPECIFIED.
- 50. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PARK SITE UNLESS OTHERWISE SPECIFIED.

ATTACHMENT 2





- OWNER**
ANTHONY & MARIE BATHUS
344 EAST YOSEMITE
MANTeca, CALIFORNIA 95231
- APPLICABLE ORDINANCE**
SUBDIVISION MAP ACT
2140 PROFESSIONAL DRIVE, SUITE 100
ROSEVILLE, CA 95661
- PREPARED BY**
MORTON & PITALO, INC.
1300 TRINITY ROAD SUITE 200
SACRAMENTO CALIFORNIA 95811
- APR**
117-210-18
- AREA**
37.1 AC
- PROPOSED ZONING**
R-11.5
- EXISTING ZONING**
R-11.5
- MAILING LIST**
CITY OF SACRAMENTO
SANITARY SERVICE
REGIONAL SANITATION DISTRICT
EUBANK CHANNEL
METROPOLITAN STORM DRAIN
MAINTENANCE DISTRICT
- DATE**
CITY OF SACRAMENTO
POLICE
CITY OF SACRAMENTO
GAS
PACIFIC GAS AND ELECTRIC
ELECTRICITY
SACRAMENTO MUNICIPAL UTILITY DISTRICT
TELEPHONE
PACIFIC BELL
SCHOOLS
THE GROVE UNIFIED
PARKS AND RECREATION
CITY OF SACRAMENTO
- NUMBER OF LOTS**
111 SINGLE FAMILY LOTS
1 VACANT
PROPOSED UTIL
5 UTILITY

	SCALE: HORIZONTAL: 1" = 100' VERTICAL: 1" = 100'	COMPILED BY: DESIGNED BY: DRAWN BY: CHECKED BY:	MORTON & PITALO, INC. CIVIL ENGINEERING - PLANNING - SURVEYING CITY OF SACRAMENTO	TENTATIVE SUBDIVISION MAP LAGUNA VEGA SOUTH CITY OF SACRAMENTO
	APPROVED DATE:	APPROVED BY:		

Original Laguna Vega South
Tentative Map (P94-104)

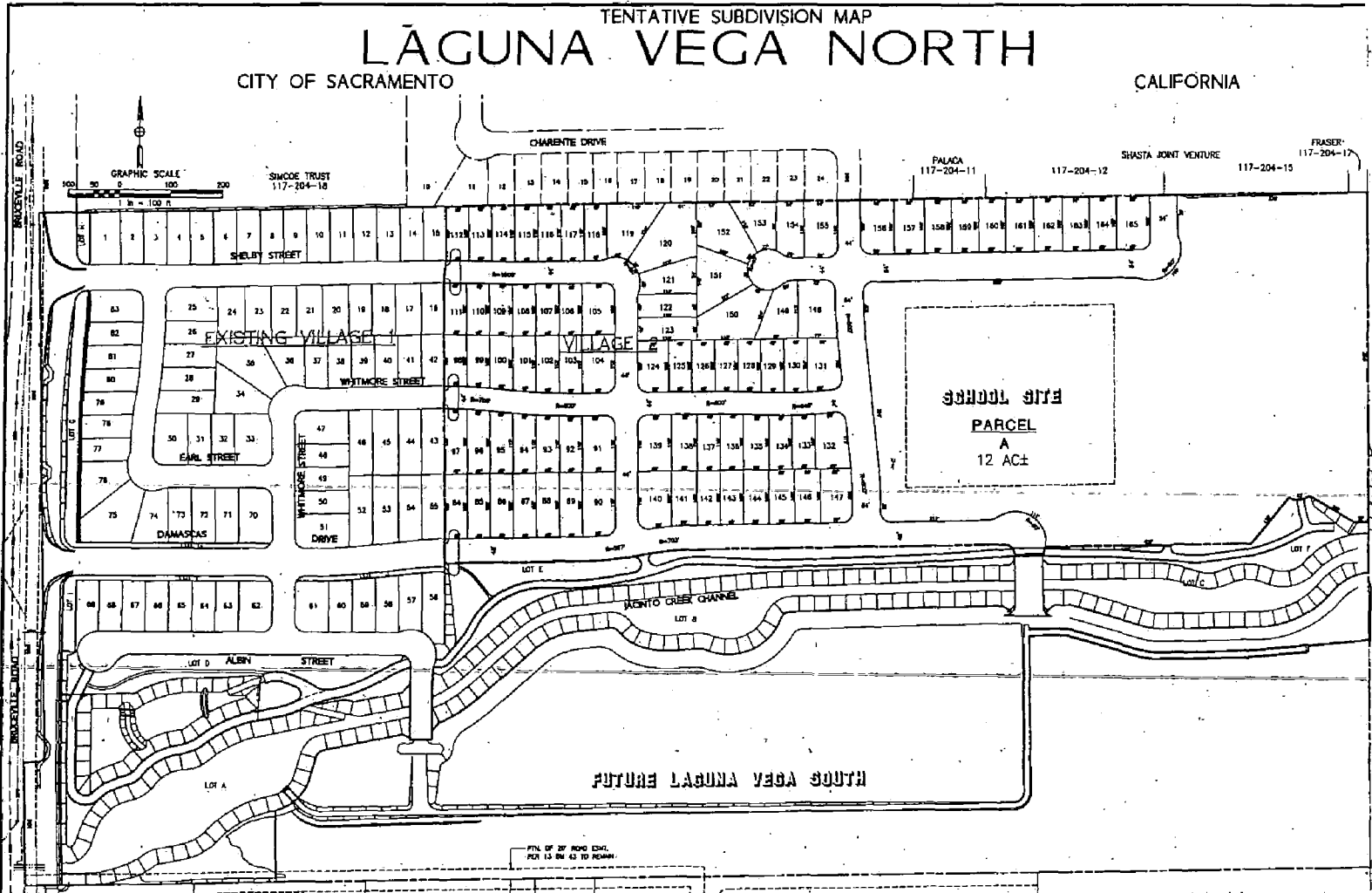
ATTACHMENT 4

ATTACHMENT 5
Laguna Vega North
Tentative Map (P99-136)

TENTATIVE SUBDIVISION MAP
LAGUNA VEGA NORTH

CITY OF SACRAMENTO

CALIFORNIA



REVISIONS			BENCH MARK DESCRIPTION 356 818 ELEV. 27.254 NAIL RAIL IN BASE OF EAST TOWER L&O EMERSON-SOUTH SIDE 8/211 BELLING BRUCKVILLE ROAD 200 FT. SOUTH OF CALVINE ROAD.	SCALE 1" = 100'	CITY OF SACRAMENTO		
NO.	DATE	BY			DRAWN BY: B.L. DATE: 10/99	DESIGNED BY: B.L. P.E. NO. DATE: 10/99	CHECKED BY: E.K. P.E. NO. DATE: 10/99

TENTATIVE MAP FOR
LAGUNA VEGA NORTH

CITY OF SACRAMENTO



Unified School District

Members of the Board:

Susan L. Aronson
Jeanette J. Billingsly
Priscilla S. Cox
Edward Harris, Jr.
Gregory N. Jones
William H. Lugg, Jr.
Brian D. Myers

Constantine I. Baranoff
Assistant Superintendent
Facilities and Planning

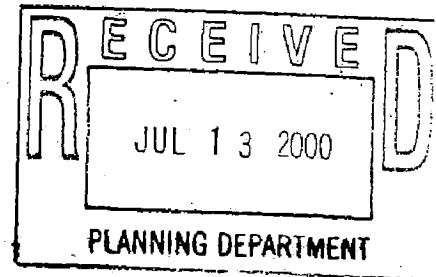
ATTACHMENT 6
Elk Grove
School District Letter

(916) 686-7711
FAX: (916) 686-7754

Robert L. Trigg Education Center
9510 Elk Grove-Florin Road, Elk Grove, CA 95624

July 10, 2000

Ms. Dawn T. Holm, Associate Planner
Planning Division, Development Project Routing
City of Sacramento
1231 I Street, Room 300
Sacramento, CA 95814



Subject: **Laguna Vega South (P00-087)**
Request to rezone 33 acres from Rural Estates to 20 acres of Single Family alternative; 4.5 acres of Agricultural Open Space; and 8.5 acres of Flood zoning. Proposed tentative subdivision map to create 105 single family lots. The subdivision would be located east of Bruceville Road and north of Sheldon Road.

Dear Ms. Holm:

The Elk Grove Unified School District appreciates the opportunity to review the subject application and/or environmental documentation. We request the following response be made a part of the public record of the Planning Commission and/or the **City Council** hearings.

The District is currently impacted, overcrowded and experiencing a high rate of growth. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities created by this and other development projects. State funding is unpredictable and inadequate and the developer fees and Mello-Roos taxes collected by the District are not sufficient to satisfy the need. Currently, to provide new schools the District is dependent upon State funding (41%) as well as developer fee funds (40%) and local bond funds (19%).

On December 20, 1999, the Board of Education adopted a new residential development fee in accordance with Senate Bill 50. The new fee is \$3.19 per square foot and became effective on January 3, 2000. The District must update the School Facilities Needs Analysis annually; therefore the residential development fee is subject to change annually. This development will be subject to the residential fee in place at the time a building permit is applied for.

Funding currently available from statewide school bonds is a result of the passage of Proposition 1A on November 4, 1998. The current bond provides 9.2 billion dollars, over the next four years, to help fund public school facility needs. Specifically, the bond funds are to provide 2.9 million dollars for new construction, and 2.1 million dollars for reconstruction/modernization needs. It is inevitable that the state will once again exhaust this source of funding prior to the passage of an additional statewide bond measure expected in 2006. Until this year, statewide bond funding was placed on the ballot every two years. Thus, the possible shortfall in state funding is an ongoing problem. Once bond funds have been

depleted, all new school construction will be delayed until a statewide bond is passed or until the District can obtain an alternate funding mechanism.

Enclosed sheets provide estimates of student generation and financial impacts resulting from the construction of the proposed project. Our office will require additional information to determine the extent of the cumulative impacts that will result from the development of this project. Please include the District on your mailing list for subsequent stages of planning and environmental review. As in the past, we are available to review the impact of this project with you. If you have any questions or comments, please contact me at (916) 686-7711.

Thank you again for the opportunity to comment and your continuing assistance and cooperation.

Sincerely,



Marsha Perry Park
Planning Manager, Facilities and Planning

MPP:gg
file:p\review\countylt.doc

Enclosures

cc: Kathleen Moore Baratta
file: Selection of Sites

PROJECT REVIEW/ENVIRONMENTAL REPLY FORM

A. Date 6/28/00 Prepared by Kim Williams

B. Name of Project Laguna Ve P00-087

C. Project Location and Description Request to rezone 33 acres from Rural Estates to 20 acres of Single Family alternative ; 4.5 acres of Agricultural Open Space; and 8.5 acres of Flood zoning. Proposed tentative subdivision map to create 105 single family lots. The subdivision would be located east of Bruceville Rd and north of Sheldon Road.
117-0212-043 & 117-0212-035

D. Impact on the Elk Grove Unified School District

1. Project's Estimated Total Student Yield 82

STUDENT YIELD BREAKDOWN

	K - 6	7 - 8	9 - 12
Current School Attendance Area	Morse	Eddy MS	Laguna Creek HS
PROJECT'S STUDENT YIELD	42	14	26

FACILITIES IMPACTS (number of students)

	K - 6	7 - 8	9 - 12
- Current Year Enrollment (October, 99) w/ special ed, w/o cont hs	1,016	1,458	2,551
- Current Students (10/99) in Attendance Area w/ spec ed & cont hs	1,450	1,363	2,540

2a. Current Student Housing Costs for Project (Land, Construction & Furnishing) \$1,743,479
(Based upon costs of \$13,070 per K-6 grade student, \$16,866 per 7-8 grade student, and \$23,050 per 9-12 grade/continuation student)

b. Total School Residential Development Fee Generated by Project \$730,701
(Based upon an average 1762 square foot single family home and 966 square foot multi-family unit at \$3.19 per square foot.)

c. Current Negative Financial Impact upon the District \$1,012,778

E. Specific Comments on the Proposed Project

1. A school site is not designated on the proposed project map and one is currently not requested within this project by the Elk Grove Unified School District. While this project will add to the adverse cumulative impact, existing and/or other school sites are planned for, or have been/will be requested to serve the students generated. Additional school sites are still needed and are requested to be reserved in other projects as they are submitted in the area.
2. _____ The designated (elementary, middle, high, continuation high) school site(s) on the proposed project map is/are acceptable to the Elk Grove Unified School District if it/they meet(s) the criteria listed on the following pages. The State Department of Education will be/has been requested to review the site(s) (or portion(s) thereof) designated on the proposed project map as soon as possible. The District requests that if all of the criteria are met, that the reservation of the site(s) be made a condition of approval of the project.
3. _____ The designated (elementary, middle, high, continuation high) school site on the proposed project map contains only a portion of the required net usable acreage and is acceptable only if sufficient adjacent acreage also meets the criteria listed on the following pages and is acceptable to the District and the State Department of Education. Coordination of the reservation, alignment, and grading of adjacent sites needed to complete the minimum acreage should also be made part of the conditions of approval of the project and any future adjacent projects.
4. _____ The designated (elementary, middle, high, continuation high) school site(s) on the proposed project map is/are not acceptable to the Elk Grove Unified School District for the following reasons: _____

5. _____ A school site is not designated on the proposed project map, however this project will adversely impact the schools where the students generated would attend. The Elk Grove Unified School District requests that a site(s) (elementary, middle, high, continuation high) (or portion(s) thereof) meeting the criteria listed on the following pages be submitted for review by the District and the State Department of Education and, if acceptable to the District and the State, that a reservation of that site be made part of the conditions of approval for the project. This information will also be provided to the developer.
6. _____ A school site is not designated on the proposed project map, however this project and others nearby will have a further significant cumulative impact on existing facilities, and will generate enough students to require additional facilities. The Elk Grove Unified School District requests that a site(s) (elementary, middle, high, continuation high) (or portion(s) thereof) meeting the criteria listed on the following pages be submitted for review by the District and the State Department of Education and, if acceptable to the District and the State, that a reservation of that site be made part of the conditions of approval for the project. This information will also be provided to the developer.
7. _____ Other Comments: _____

SIZE/SHAPE

Minimum net usable acres:

Grade Level	Acreage Required *
K-6	10 acres
7-8	22.5 acres
9-12	40 acres
Continuation	8 acres

**A larger net acreage may be requested if a larger than normal student enrollment is planned for.*

Site should be basically level and rectangular in shape (recommended not more than 3 to 5 width to length ratio).

PARKS

If at all possible a park should be planned fully adjacent to a school site. The school site per se should still be the minimum net usable acres as in the above chart. The adjacency should be on one side only. The park should have open fields adjacent to the school but no structures. A fence should extend along the street connecting the school and park to minimize safety concerns.

RAILROAD TRACKS

Site shall be a sufficient distance from a railroad track easement, as ascertained by an analysis of the cargo, speed, grade, curves, and/or type of track (mainline or spur) to determine that it poses no personal injury or property damage risk on the school site in the event of a derailment or other disaster.

POWERLINES

Site is located at least 100 feet from easement for existing or planned 50-133 kV powerlines, 150 feet from easement for existing or planned 220-230 kV powerlines, 350 feet from easement for existing or planned 500-550 kV powerlines.

NOISE

Site is not located within an existing or proposed noise contour line of CNEL/LdN 65 or greater. All portions of the site must be mitigatable to 60 LdN.

AIRPORTS

Site is not located within any aircraft accident exposure or airport safety areas, nor conflicts with any ALUC, FAA, AICUZ, or California Division of Aeronautics policies or regulations. (If the site is within 2 miles of an airport runway or heliport, it must receive California Division of Aeronautics review.)

FLOODING

Site is not located within the 100 year flood plain as indicated on the most recent FEMA Flood Insurance Rate Maps or within flood areas as indicated on local flood maps.

ACCESS/STREETS

Site is safely and easily accessible to residential neighborhoods by pedestrian, bus, and private automobile traffic on publicly maintained roadways or walkways. Sites adjacent to streets with relatively high traffic volumes are typically not considered acceptable unless other safe access is available for the neighborhood. A new elementary school is not acceptable along existing or proposed major streets. Street accessibility on only two adjacent sides of the school is preferred.

ENVIRONMENTAL CONSTRAINTS/HAZARDS

Site, and adjacent lands affecting the use of the site, are free of any significant environmental constraints, including but not limited to protected habitats or species, watercourses, wetlands or vernal pools, potentially toxic and hazardous substances, and geologic, seismic, topographic, or soil restrictions. Application of agricultural chemicals on farmlands adjacent to the proposed school site may be considered a constraint.

Site is not significantly affected by any nuisance factors such as odors associated with farms operations, landfills, or sewage treatment plants.

Site is not traversed by or immediately adjacent to major fuel, natural gas, or hazardous materials/waste pipelines or storage tanks.

Site is not a current or previous hazardous or solid waste disposal site, or a hazardous substance release site.

Site should not be within 1/4 mile of any facility that might reasonably be anticipated to emit hazardous or acutely hazardous air emissions.

LAND USE PLANS

Site is adjacent to compatible existing uses, general plan designations and zones. Industrial and commercial uses are typically not considered compatible adjacent uses for elementary schools. Site is not on land under a Williamson Act Contract. In addition, the site should be designated on the general plan and community plan land use maps as a proposed and eventually as an existing school site.

Site should have a minimum of existing structures to be destroyed or removed and households to be relocated.

UTILITIES

Site has or will have on a timely basis access to all utilities and services, including sewer, water, gas, electric, and drainage. Utility easements on the site should be avoided.

OTHER CRITERIA

In addition, the site must meet all California Department of Education site review requirements.

The District also requests that if the school site is located in or is proposed to be in a Community Facilities District (CFD), that the site be exempt from these taxes. If the CFD does not exempt public schools from taxes, the site should be zoned to allow the lowest tax rate possible for the site before the district acquires or utilizes the site.