

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Kent Baker and Associates, 7932 Sunset Avenue #B, Fair Oaks, CA 95628
OWNER R.M. Matz & Associates, 428 13th Street #700, Oakland, CA 94612
PLANS BY Kent Baker and Associates
FILING DATE 8-3-89 ENVIR. DET. Neg Dec. REPORT BY DH:rt
ASSESSOR'S PCL. NO. 117-204-06,07,19,20,21

- APPLICATION:
- A. Negative Declaration;
 - B. Amend General Plan for 6.0+ vacant acres from Medium Density Residential (10-29 du/net acres) to Low Density Residential (4-15 du/net acres);
 - C. Amend 1986 South Sacramento Community Plan for 6.0+ acres from Residential (11-21 du/net acres) to Residential (7-15 du/net acres);
 - D. Rezone 12+ vacant acres from Townhouse (Planned unit Development) (R-1A-PUD) to Standard Single Family (Planned Unit Development) (R-1-PUD)
 - E. Amend Laguna Meadows PUD Guidelines to redesignate Area N from 136 unit townhouses to 60 unit standard single family units;
 - F. Amend Laguna Meadows PUD Schematic Plan to redesignate Area N from 136 townhouse units to 60 unit standard single family subdivision;
 - G. Tentative Map to be called Jacinto West to divide 12.0+ vacant acres in the R-1(A) (PUD) zone into 60 standard single family lots;
 - H. Subdivision Modification to establish three lots greater than 160' in depth by 9' in the R-1A(PUD) zone;
 - I. Variance to establish three lots greater than 160' deep.

LOCATION: South Side of Jacinto Road, 500+ feet east of Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 60 unit standard single family subdivision.

PROJECT INFORMATION:

1988 General Plan Designation: Low Density Residential (4-15 du/net acres)
1986 South Sacramento Community Plan Designation: Residential, 4-8 du/net acres
Existing Zoning of Site: R-1A(PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

03139

North: Single Family; County (RD-2)
South: Vacant; County; (RD-7)
East: Single Family Residential; County (RD-2)
West: Vacant; R-2(PUD)

Property Dimensions:	923 feet x 630 feet
Property Area:	12.06± acres
Density of Development:	5.1 du per acre
Square Footage of Building:	proposed dwelling of 1400± square feet
Topography:	Flat
Street Improvements:	To be extended
Utilities:	To be extended

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On September 13, 1989 by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions which are attached:

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a portion of the previously approved Laguna Meadows Planned Unit Development (P88-044). Site N is identified as five separate tax assessor's parcels totaling 12± vacant acres at the eastern end of the Laguna Meadows PUD.

The subject site is currently designated for four to 15 dwelling units per acre on the 1988 City General Plan and for four to eight dwelling units per net acre in the 1986 South Sacramento Community Plan. The site is bordered by single family dwellings on large one to three acre lots to the north, vacant to the south and west, and single family to the east.

Planning Division staff originally determined that the subject site was located in two different residential density designations. A mapping error on the 1986 South Sacramento Community Plan placed the City limit line in the incorrect location. After checking the assessors maps and annexation documents, staff confirmed that the entire site is located in the Low Density Residential General Plan and South Sacramento Community Plan Designations (see Exhibit D).

The Laguna Meadows Planned Unit Development has two areas designated for single family developments, Areas F and G (see Exhibit E). Area G was recently approved for a tentative map and rezoned to R-1 from R-1(PUD) to allow a 53 unit standard single family subdivision (P89-132). Both areas F and G were originally zoned R-1(PUD) and exempted from special permit review by the PUD Guidelines. Sites Zoned R-1A(PUD) are required to seek Planning Commission special permits. Staff has added the rezoning of subject site N to R-1(PUD), similar to the zoning of sites F and G. Staff supports the proposed rezoning request (see Exhibit C - rezone exhibit).

03140

B. Laguna Meadows PUD Schematic Plan and Guideline Amendment - Analysis:

Area N was approved for a 136 unit apartment/townhouse development as per the Laguna Meadows PUD. Exhibit H presents the PUD Guidelines as amended to reflect the deletion of Area G from the PUD and conversion of Area N from 136 units of townhouse to 60 standard single family dwellings. Staff supports the proposed PUD Guideline and schematic plan amendment since Area M, located due west of Area N, remains dedicated for multiple family housing, and standard single family development is compatible with planned low density residential development in the County.

C. Tentative Map Design:

The subject site is constrained by being surrounded by the County on three sides and having a two acre parcel protrude into the site off Jacinto Road. The design shows 60 standard single family lots on a looped road system off Jacinto Road. Lots 50, 51, and 52 exceed the maximum allowable lot depth of 160 feet by nine feet, being a total of 169 feet deep. A subdivision modification and variance area necessary to establish Lots 50, 51 and 52. Staff has discussed with the applicant various alternatives to the design in order to eliminate the need for the 169 foot deep lots. Redesign is not feasible without the loss of four to eight lots which reduces the overall density from 5.1 to 4.5 units per acre. Staff supports the 60 foot subdivision with a modification suggested by the County Planning Department.

To the south is a proposed subdivision called Laguna Vega in the county. No roadways are proposed to tie the two subdivisions together. Planning staff and City Engineering discussed the concept at the September 13, 1989 Subdivision Review Committee, with the applicant and the applicant for Laguna Vega. Neither applicant wished to see access into each other's project. The SRC voted, however, to require Laguna Meadows to tie in and provide access to Laguna Vega to the satisfaction of the City Traffic Engineer and County Public Works Department. Provision of access into Laguna Vega would require the removal of one lot on the tentative map adjacent to the south property line. Staff does not anticipate this to be an unreasonable request (see Exhibit I).

D. Variance and Subdivision Modification:

Lots 50, 51 and 52 exceed the 160 foot depth. The applicant has agreed to restrict development on these three lots to one single family dwelling and record a note in the deeds to each lot restricting their use. This condition has been imposed on similar instances where no other subdivision design was feasible where the lot count was significantly decreased. Staff supports the variance and subdivision modification with the restriction that only one dwelling be constructed per lot and Lots 50, 51, and 52 not be considered deep lots.

03141

E. Parkland Dedication:

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based on 0.8940 fee acres of land multiplied by the per acre value established by the applicant's appraiser.

F. School Impact:

The Elk Grove Unified School District is an impacted school district. An estimated 41 students are to be generated by the proposed project as follows:

K-6	23 students	Reith Elementary
7-8	6 students	Rutter School
9-12	12 students	Valley High School
	41 total	

Refer to Exhibit G for details on school impact.

ENVIRONMENTAL DETERMINATION: The City Environmental Review Coordinator has determined that the project will not have a significant adverse effect on the environment and has filed a Negative Declaration (refer to Attachment A).

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Withdraw the General Plan amendment;
- C. Withdraw the South Sacramento Community Plan amendment;
- D. Recommend approval of the rezoning from R-1A(PUD) to R-1(PUD);
- E. Approve the Laguna Meadows PUD Guidelines amendment for Area N;
- F. Recommend approval of the Laguna Meadows PUD Schematic Plan for Area N;
- G. Recommend approval of the tentative map subject to conditions;
- H. Recommend approval of the Subdivision Modification to establish three lots greater than 160 feet in depth;
- I. Approve the variance to establish three lots greater than 160 feet in depth subject to conditions and based upon findings of fact which follow.

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Conditions - Tentative Map:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including 27 foot half street on Jacinto Road and a 15 foot paved road north of center line;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director;
4. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
5. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (0.8940 fee acres);
6. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
7. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
8. Meet all County Sanitation District requirements and coordinate;
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Dedicate right-of-way along Jacinto Road to a 27 foot halfsection as per study on file with the City;
11. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
12. Extend off-site drain line (may require oversizing), sewer line and water line;
13. Easterly north - south road shall be designed and dedicated to a 50 foot right-of-way;

14. Place flood hazard warning note on final map. Note will be prepared by Department of Public Works;
15. Development shall be coordinated with the County application known as Laguna Vega (89-0685) to provide a north/south connection between the two projects. Location shall be to the satisfaction of the City Traffic Engineer and County Public Works Department;
16. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to filing of the final map. May require the applicant/owner to form district;
17. Lots 50, 51, and 52 shall be restricted to a single family dwelling. A note referencing this restriction shall be recorded in the deeds to each lot.
18. Notice is given that the property on which construction is authorized by this permit may be subject to flooding. It is the applicant and property owners responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January, 1989; and all preliminary flood maps available at the City of Sacramento's Planning Department.

The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, there is a statistical one percent chance that such flooding could occur in any given year.)

The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owners responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants,

03144

occupants and other interested parties, receive notice, as required under applicable law, of the flooding risk to which your property may be subject.

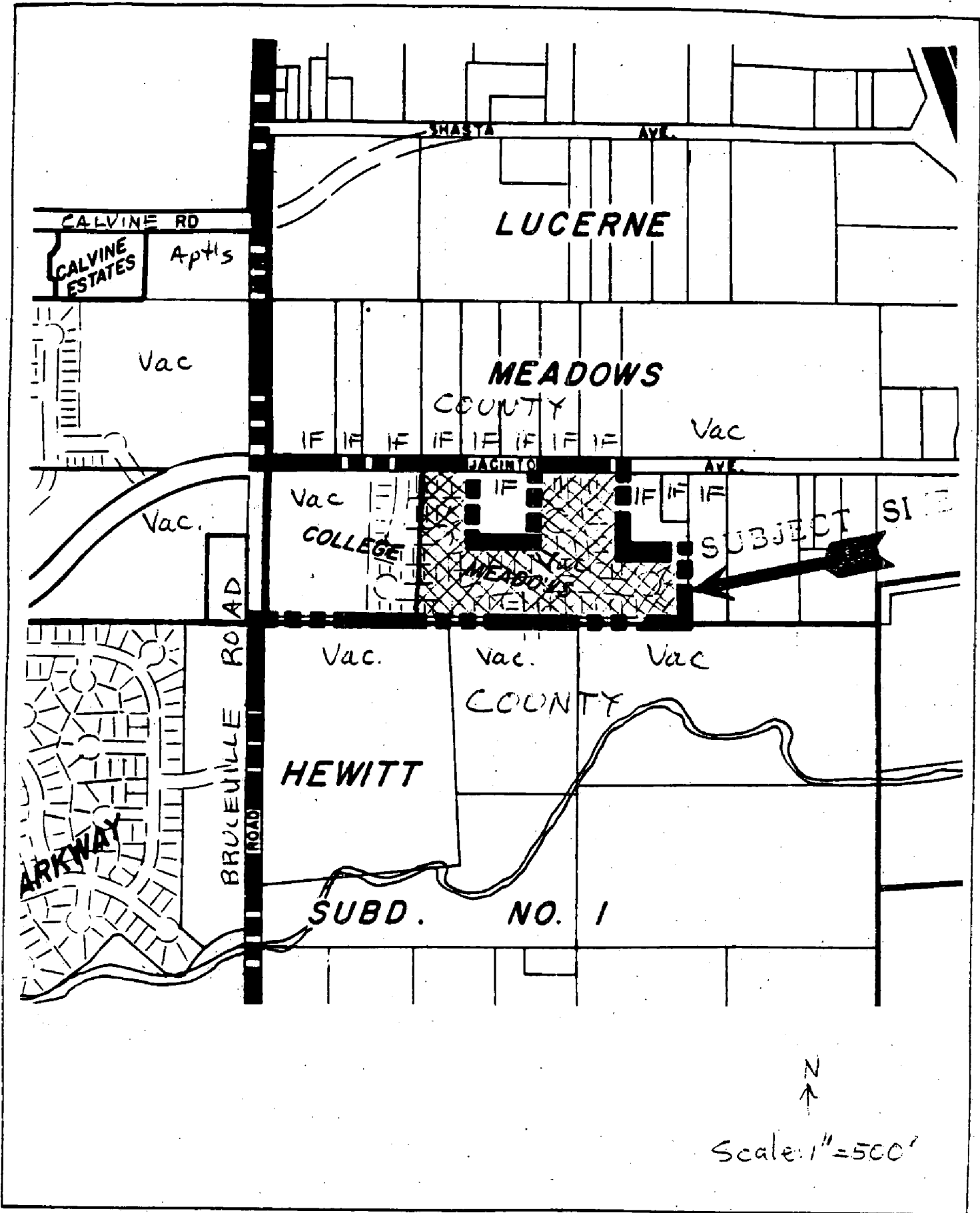
This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents or employees for any damages to persons or property caused by flooding.

Conditions - Variance

1. One dwelling shall be allowed on each lot exceeding 160 feet in depth. These lots shall not be considered deep lots for purposes of zoning and increased density.

Findings of Fact - Variance

1. The granting of the variance does not constitute granting a special privilege in that:
 - a. adequate yard areas will be provided for each lot;
 - b. the irregular configuration of the existing lot precludes maintaining a 160 foot depth for three lots;
 - c. under similar circumstances, variances have been granted to other property owners.
2. The granting of the variance will not be injurious to the welfare nor properties in the vicinity in that:
 - a. it will not interfere with the privacy of adjacent property owners;
 - b. adequate yard and building setbacks will be provided to each lot.
3. The granting of the proposed variance does not constitute a use variance in that single family dwellings are allowed in the R-1(PUD) zone.
4. The project is consistent with the 1986 South Sacramento Community Plan and 1988 General Plan in that the site is designated for Low Density Residential uses and the use conforms with the designation.



VICINITY - LAND USE - ZONING

P-89-293

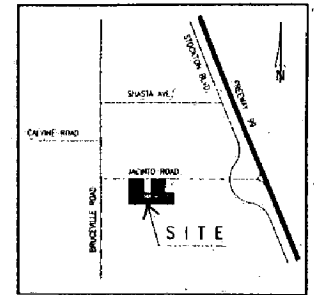
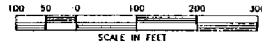
9-88-89

Item 11

JACINTO WEST

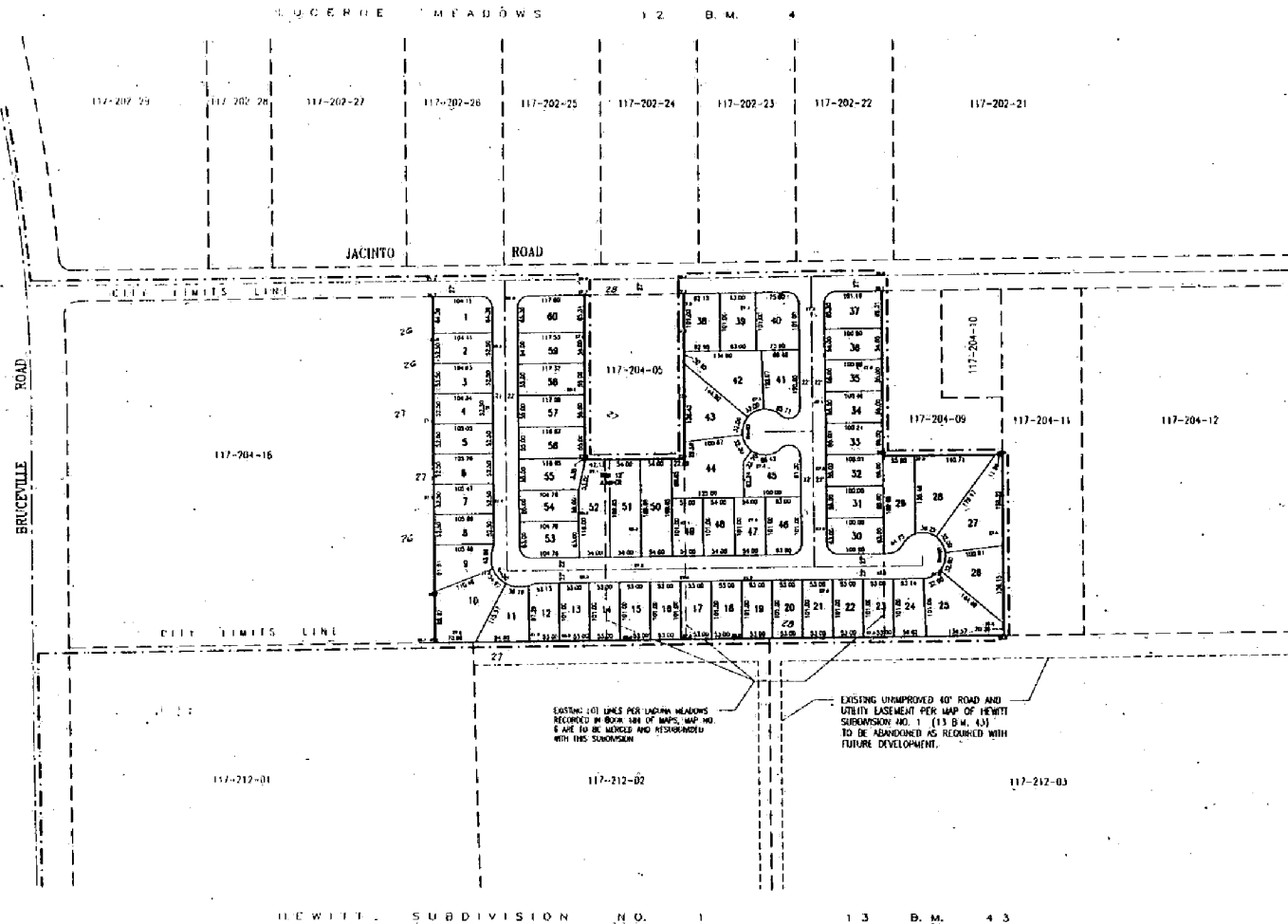
TENTATIVE MAP
CITY OF SACRAMENTO,
JULY, 1989

CALIFORNIA
SCALE: 1"=100'



LOCATION MAP

415



- OWNER: R. M. MAZ & ASSOCIATES, INC. PO BOX 2345 SACRAMENTO, CA 95814
- DEVELOPER: SAME AS ABOVE
- ENGINEER: KENT BAKER & ASSOCIATES, INC. 2922 CALVERT AVENUE, SUITE 111 FOR OAKS, CALIFORNIA 95828
- PROPOSED IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT, OPEN FIELD
- PROPOSED USE: A 60 LOT SINGLE FAMILY SUBDIVISION
- EXISTING ZONING: R-1-A-PUD
- PROPOSED ZONING: R-1-A
- SEWER: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: CITY OF SACRAMENTO
- PARK DISTRICT: CITY OF SACRAMENTO
- ACREAGE: 17.06 ACRES 1.00 GROSS
- NUMBER OF LOTS: 60 SINGLE FAMILY LOTS
- LOT SIZE: 45' SHOW
- ASSESSOR'S PARCEL NUMBER: 117-294-06.07.19.20 & 21

KB ENGINEERING SURVEYING PLANNING
KENT BAKER & ASSOCIATES
 2922 CALVERT AVENUE, SUITE 111
 FOR OAKS, CALIFORNIA 95828 (916) 947-7051

EXHIBIT A TENTATIVE MAP

5808

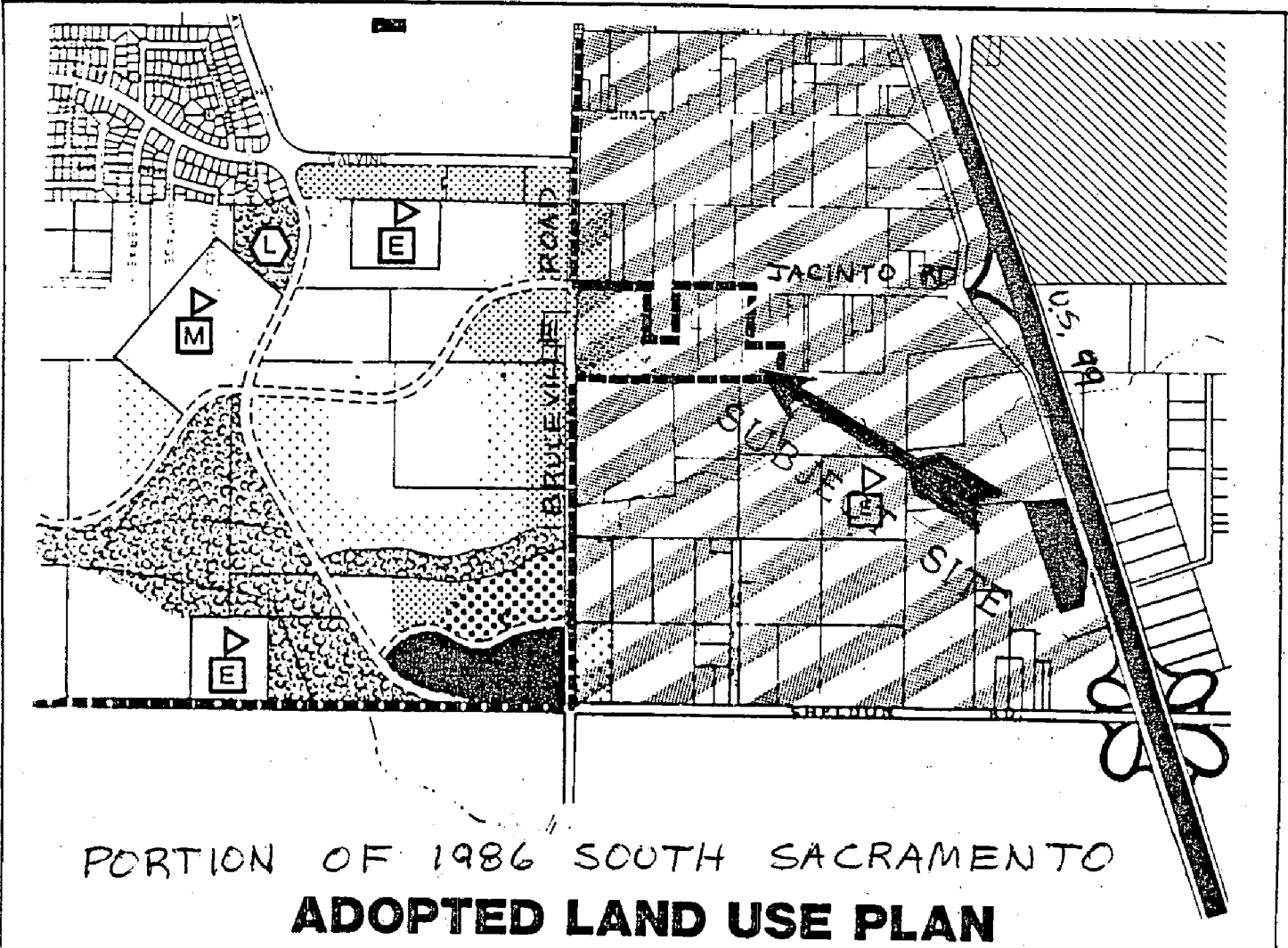
EXHIBIT B

LEGAL DESCRIPTION





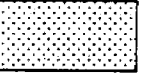
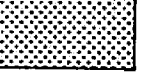


ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

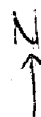
ALL OF LOTS 20, 21, 22 AND 23 OF LAGUNA MEADOWS, THE PLAT OF WHICH IS ON FILE IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO IN BOOK 184 OF MAPS, MAP NO. 6.

EXHIBIT D



PORTION OF 1986 SOUTH SACRAMENTO
ADOPTED LAND USE PLAN

- | | | | |
|-------------------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------|
|  | -RURAL ESTATES RESIDENTIAL
1DU/.5-4NA |  | COSUMNES RIVER
COLLEGE SPECIAL
STUDY AREA |
|  | -RESIDENTIAL 4-8 DU/NA | | |
|  | -RESIDENTIAL 7-15 DU/NA | | |
|  | -RESIDENTIAL 11-21 DU/NA | | |
|  | -RESIDENTIAL 11-29 DU/NA | | |
|  | -RESIDENTIAL 29+DU/NA | | |
|  | -RESIDENTIAL-OFFICE | | |

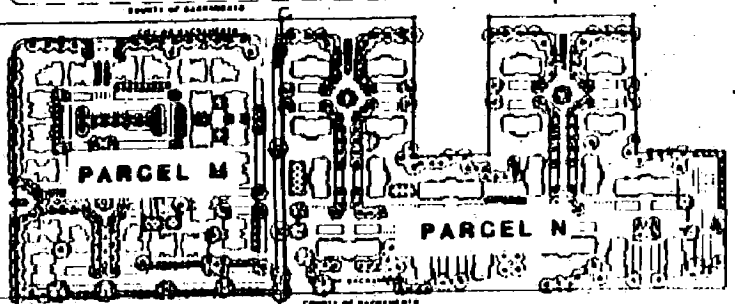
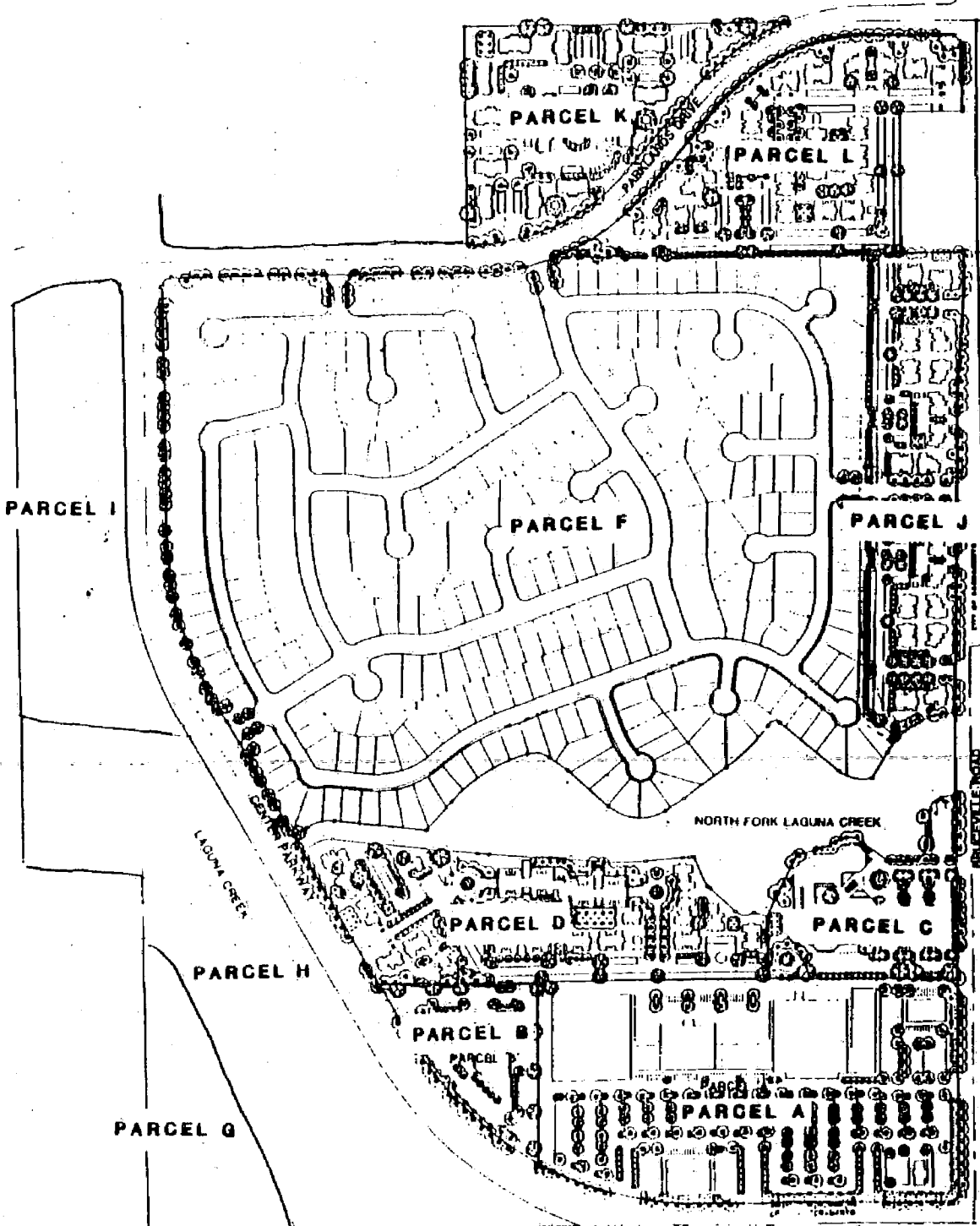


Scale: Enlarged

P-89-293

9-28-89

#11



LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES DEVELOPMENT

LTA DEVELOPMENT

Parcel	Area (sq. ft.)	Units	Notes
Parcel A	12,000,000	120	100% Single-Family
Parcel B	10,000,000	100	100% Single-Family
Parcel C	10,000,000	100	100% Single-Family
Parcel D	10,000,000	100	100% Single-Family
Parcel E	10,000,000	100	100% Single-Family
Parcel F	10,000,000	100	100% Single-Family
Parcel G	10,000,000	100	100% Single-Family
Parcel H	10,000,000	100	100% Single-Family
Parcel I	10,000,000	100	100% Single-Family
Parcel J	10,000,000	100	100% Single-Family
Parcel K	10,000,000	100	100% Single-Family
Parcel L	10,000,000	100	100% Single-Family
Parcel M	10,000,000	100	100% Single-Family
Parcel N	10,000,000	100	100% Single-Family

EXHIBIT E

LAGUNA MEADOWS

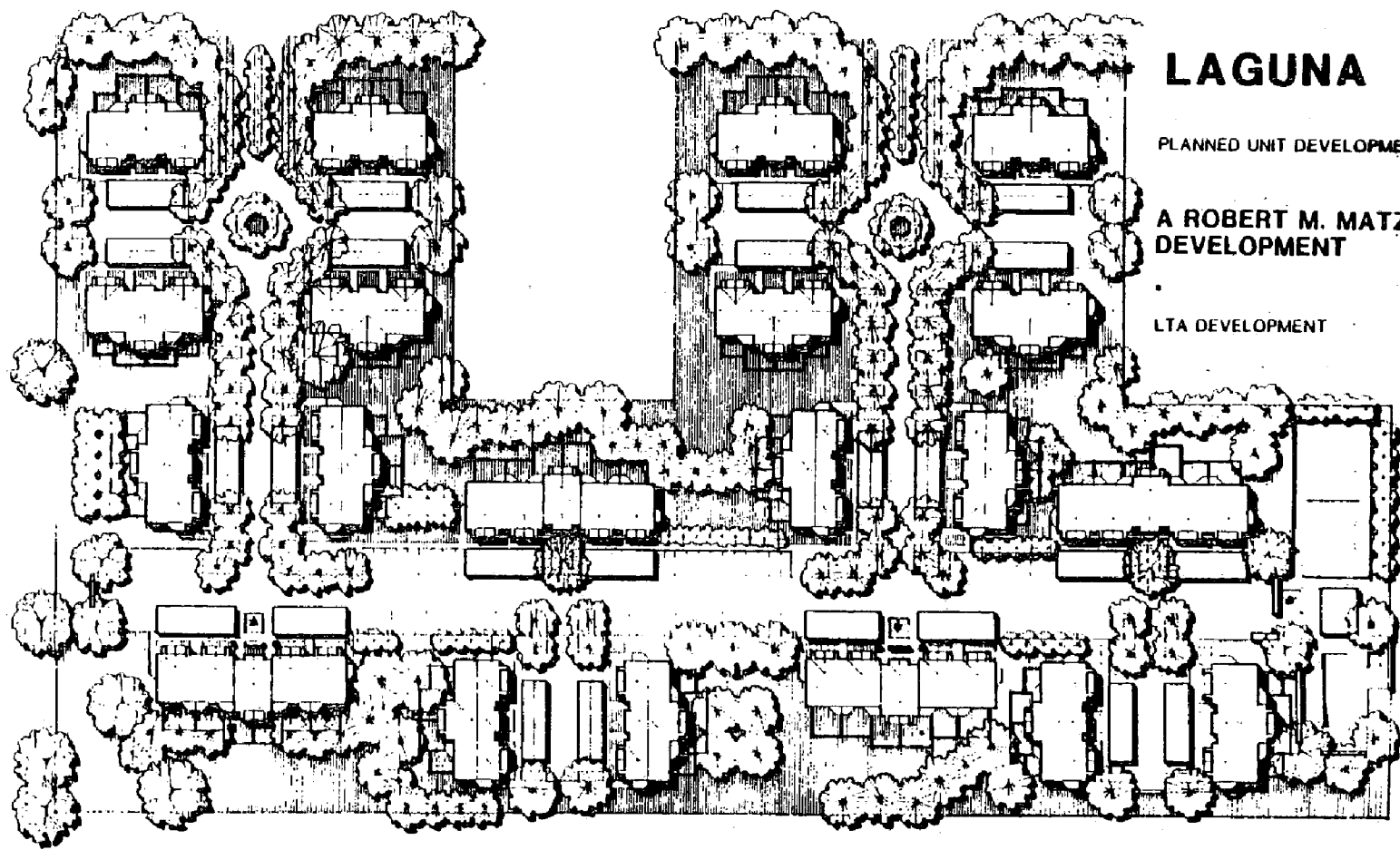


ILLUSTRATIVE SITE PLAN



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P-89-293

4/1
9-28-89



LAGUNA MEADOW

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES
DEVELOPMENT

LTA DEVELOPMENT

EXHIBIT F



PARCEL N

R-1A PUD

ILLUSTRATIVE SITE PLAN

PARCEL NO.	11000 (11000)
TOTAL AREA	1.22
TOTAL UNITS	120
TOTAL PARKING	120
TOTAL GREEN SPACE	120

THIS PLAN IS AN ILLUSTRATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE LANDSCAPE AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE LANDSCAPE AS SHOWN ON THIS PLAN.



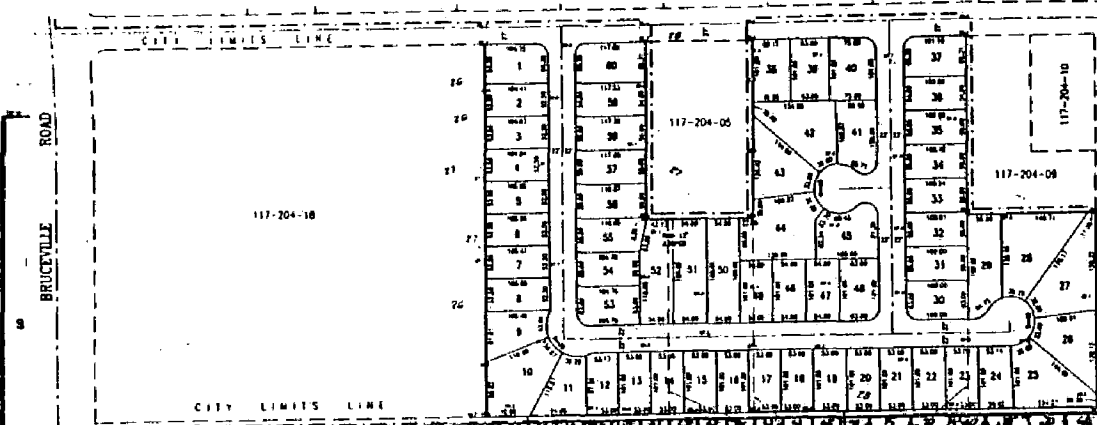
Anthony Fiorentino AIA
Architect C-10694

#11

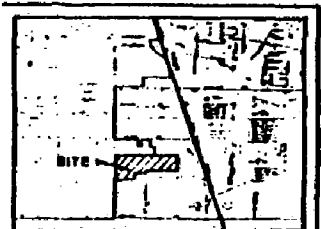
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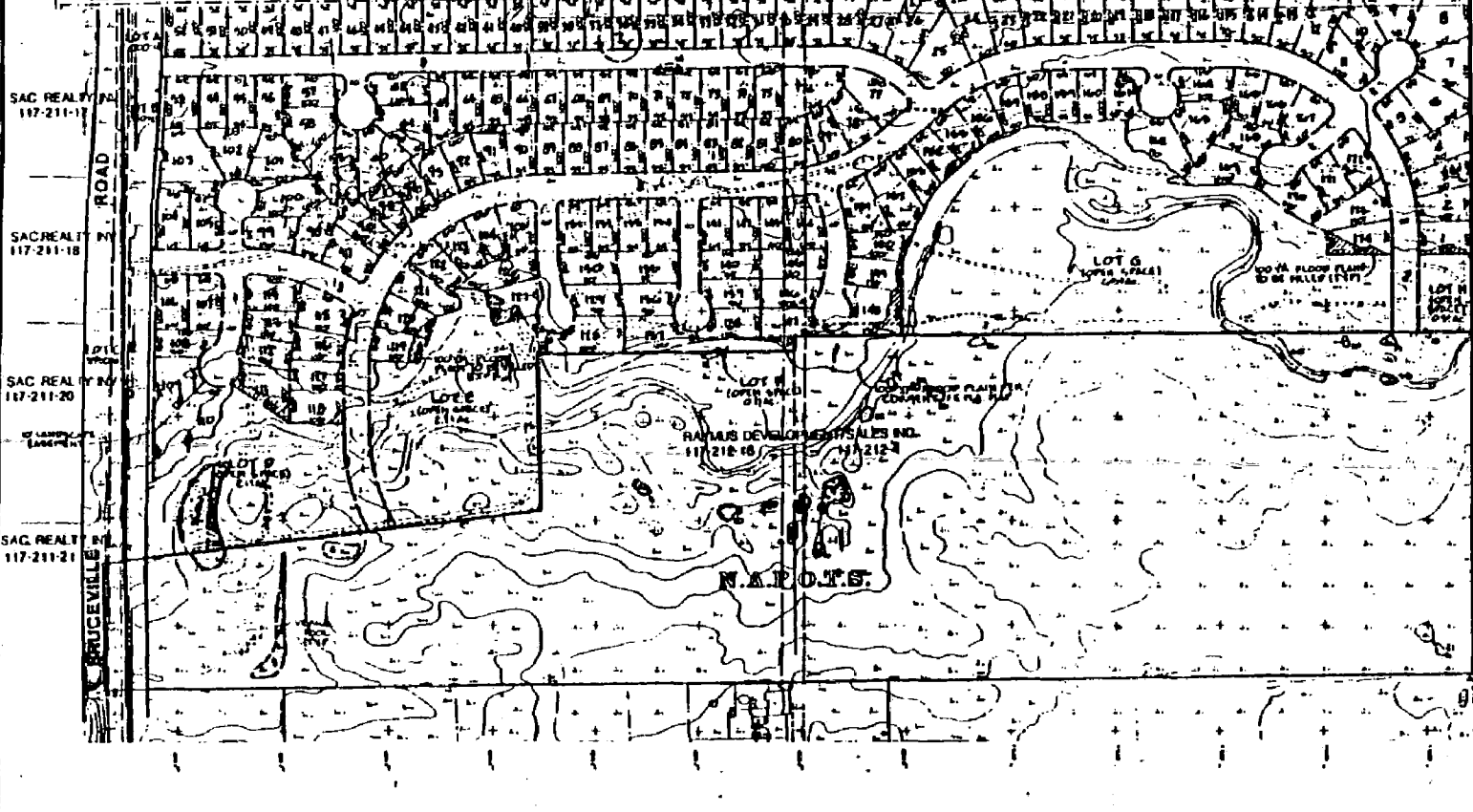
7/11



Approximate Location
 Jacinto West
 Subdivision in
 Relation to Laguna
 Vega



VICINITY MAP
 NO SCALE



PRAGER
 117-204-17

AMERLON
 117-204-1

SIDUKAS FAMILY
 TRUST
 117-204-2

- 117-204-18
- 117-211-17
- 117-211-18
- 117-211-20
- 117-211-21
- 117-204-17
- 117-204-1
- 117-204-2

NO.	DESCRIPTION	APPROVED DATE	CHKD. NO.	RECHK. DATE	COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.

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

TENTATIVE SUBDIVISION MAP
LAGUNA VEGA
 COUNTY OF SACRAMENTO

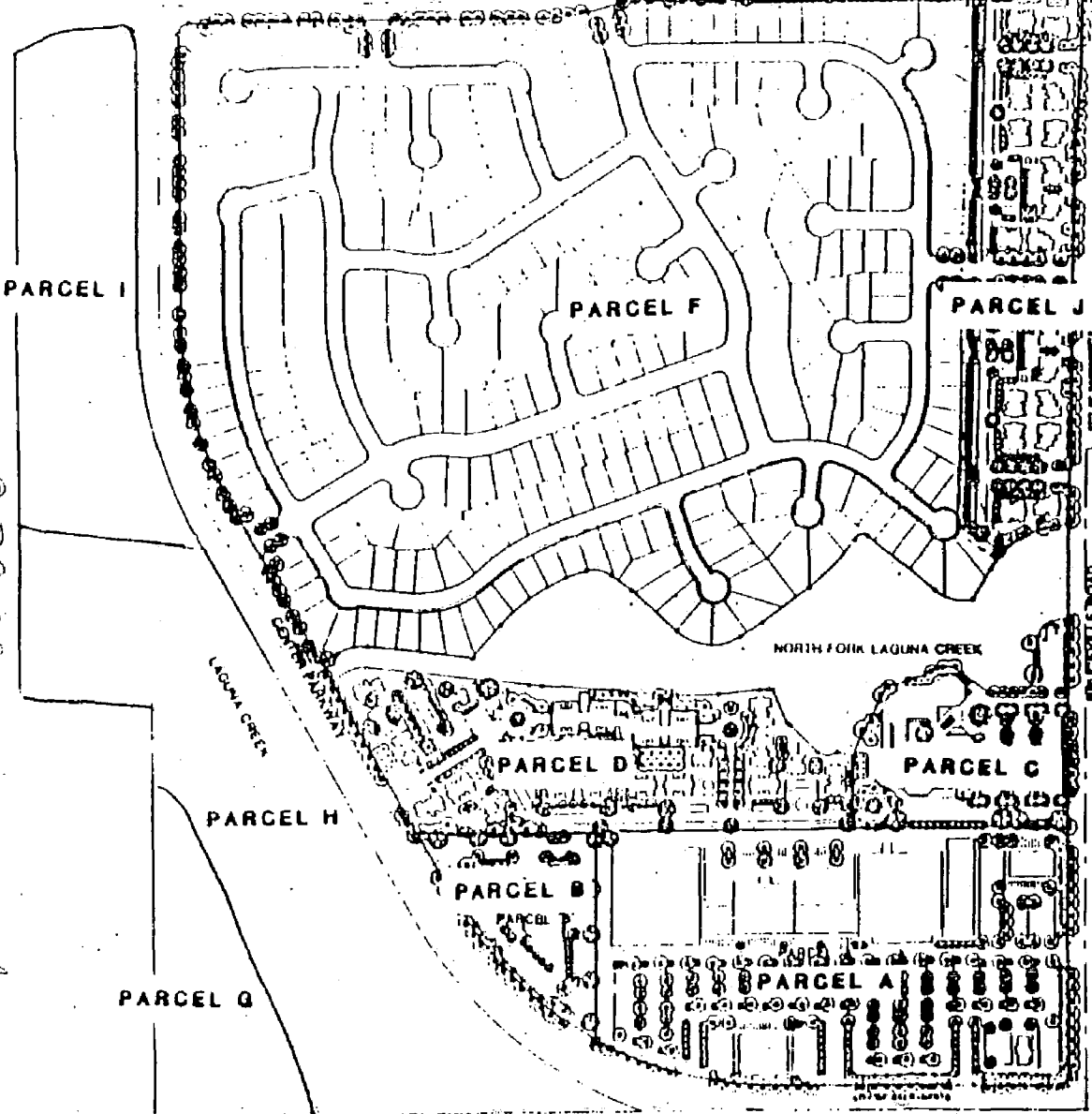
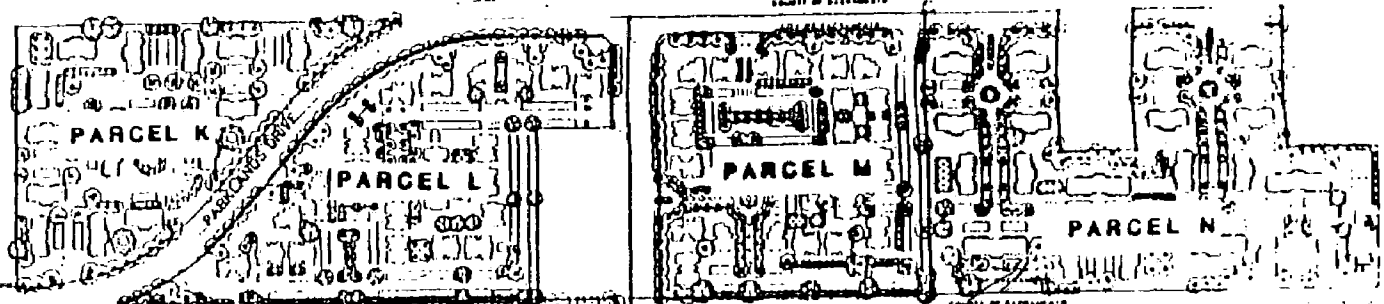
89 6685

EXHIBIT 1

P-89-293
P-89-10

9-28-89
2125/BA

Item 11



(SINGLE FAMILY RESIDENTIAL)
LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES
DEVELOPMENT

LTA DEVELOPMENT

Parcel	Area (sq. ft.)	Units	Notes
Parcel A	100,000	100	
Parcel B	100,000	100	
Parcel C	100,000	100	
Parcel D	100,000	100	
Parcel E	100,000	100	
Parcel F	100,000	100	
Parcel G	100,000	100	
Parcel H	100,000	100	
Parcel I	100,000	100	
Parcel J	100,000	100	
Parcel K	100,000	100	
Parcel L	100,000	100	
Parcel M	100,000	100	
Parcel N	100,000	100	



ILLUSTRATIVE SITE PLAN



EXHIBIT A



Members of the Board:

Katherine L. Albiani
Clifford L. Allenby
Jeanette J. Beach
Albert E. Gates
Edward Harris, Jr.
William H. Lugg, Jr.
Brian D. Myers

8820 Elk Grove Boulevard, Elk Grove, California 95624 (916) 686-7711

EXHIBIT G
CORRESPONDANCE

Constantine I. Baranoff
Director
Facilities and Planning

August 24, 1989

Mr. Dan Hendrycks
Planning Department
CITY OF SACRAMENTO
1231 I Street, Room 200
Sacramento, California 95814-2998

Subject: **JACINTO WEST (ref: P89-293)**

Dear Mr. Hendrycks:

The Elk Grove Unified School District appreciates the opportunity to review the application for the Jacinto West tentative parcel map.

The attached form provides estimates of student generation and financial impacts resulting from the construction and development of the proposed subdivision. These estimates are based on information provided on the tentative map.

The District is currently experiencing an extremely high rate of growth resulting from the increased residential and commercial development in the "Laguna Area". Consequently, our office will require additional information in the future to determine the extent of the cumulative impacts that may result from the development of this project.

Please include the District on your mailing list for subsequent stages of planning and environmental review. If you have any questions or comments regarding this letter, please contact me at (916) 686-7711. Thank you.

Sincerely,

Jim McDonald, Planning Technician
Facilities Planning

JM/js

Enclosures

cc: C. Baranoff/jk

hendrycks.let

P-89-293

9-28-89

item 11

ELK GROVE UNIFIED SCHOOL DISTRICT

ENVIRONMENTAL REPLY FORM

A. Date August 23, 1989 Prepared By Jim McDonald, Planning Technician

B. Name of Project Jacinto West (P89-293)

C. Project Location and Description Southside of Jacinto Road, 500 ± feet east of Bruceville Road. Tentative parcel map to divide 12.5± acres into 60 single family

D. Impact on the Elk Grove Unified School District

1. Project's Estimated Student Yield 41

STUDENT YIELD BREAK DOWN			
	K-6	7-8	9-12
SCHOOL	Reith	Rutter	Valley
STUDENT YIELD	23	6	12

FACILITIES IMPACTS			
	K-6	7-8	9-12
- School Capacity	800	1206	1588
- Current Enrollment	n/a	1440	2533
- Projected Enrollment			
1989	425	1529	2088
1990	462	1700	2161
1991	509	1484	2147

2.

a. Current Student Housing Costs for Project \$451,000

b. Total School Development Fee Generated by Project (based upon an average 1500 square foot home) \$140,400

c. Current Negative Financial Impact upon the District \$310,600

E. Specific comments on the proposed project.

See cover letter.

ATTACHMENT A
DISCUSSION INITIAL STUDY
JACINTO WEST - P89-293

Project Description

The firm of Kent Baker and Associates has made application to the City of Sacramento for the necessary entitlement to subdivide 11.7± net acres into 60 single family residential lots. The site is located on the south side of Jacinto Road, 500± east of Bruceville Road in the South Sacramento community of Sacramento. The site is designated Low Density Residential (4-15 du/na) and Medium Density Residential (16-29 du/na) in the 1986-2006 General Plan. It is designated Residential (7-15 and 11-21 du/na) in the 1986 South Sacramento Community Plan. The site is currently vacant.

The necessary entitlement for the project is a tentative subdivision map.

Environmental Effects

1. Earth: The proposed project will result in compaction and overcovering of soil to provide proper drainage, building foundations, roads and vehicular maneuvering area. The subject site is designated for urban uses in the General Plan and North Sacramento Community Plan. No unique geologic features are known to occur on the site. Development within the SGPU area is subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU, DEIR, pg. T-16). Currently, the City requires that all new structures be designed to withstand this intensity level, since the City is within Zone 3 of the UBC's Seismic Risk Map of the United States (SGPU, DEIR, pg. T-20).

2. Air: Traffic associated with the proposed project will produce emissions of various compounds which contribute to regional and local air quality problems. Sacramento is a non-attainment area for ozone and Carbon Monoxide. No violation of the CO standards are expected from the implementation of this project. Residential projects of 300 single family units or more are generally recognized as potentially capable of producing significant levels of pollutants per day (SCAQMD, Air Quality Handbook for Preparing EIR's). The subject project is anticipated to produce less than significant levels of these pollutants since it consists of only 60 units. Watering during construction will reduce fugitive dust to a less than significant levels.

3. Water: The proposed project will not significantly alter the course of surface water movement in way not anticipated by the designated residential use. The site is located in zone X of the new FIRM flood maps dated May 1, 1989. The site is not expected to experience a 100 year flood event. The proposed project will have a less-than-significant impact on water movement.

4/5. Plant/Animal Life: The subject site would be categorized as "old field" habitat

according to the General Plan (SGPU, DEIR, pg. U-12). This habitat type is typically degraded when situated in urban surroundings. Old field habitat does provide some wildlife habitat, but loss of this habitat in the SGPU area is considered less-than-significant (SGPU, DEIR, pg. U-28). No known rare or endangered species of plants or animals are known to exist on the site.

6. Noise: Noise levels are not expected to exceed 60 Ldn at buildout of the SGPU (SGPU, DEIR, Exhibit AA-47). This is considered "normally acceptable" for residential development. Some additional noise could occur in the area during construction of the project. This is considered short term and temporary. The proposed project is expected to have less-than-significant impacts on noise levels.

7. Light and Glare: Standard street lighting will be installed which must meet City standards and not generate light or glare within the subdivision or onto surrounding property.

8. Land Use: The subject property is designated for residential uses in the community and general plan. The site is surrounded by residential uses and land designated for residential uses. The proposed project is expected to have a less-than-significant impact on present and proposed land uses.

9. Natural Resources: The proposed project is not anticipated to accelerate the use of natural resources or deplete non-renewable resources.

10. Risk of Upset: Storage of toxics or chemicals in large quantities is not an acceptable activity in residential areas. The proposed project will result in a less-than-significant risk of upset.

11/12. Population/Housing: The proposed project is not anticipated to alter the location, distribution, density or growth rate of the human population or generate any additional demand for housing.

13. Transportation/Circulation: Bruceville Road is expected to achieve an LOS A at buildout of the SGPU in the year 2016. State Route 99 will experience less-than-significant traffic impacts in the year 2016 (SGPU, DEIR, pg. Y-87 & 88). The proposed project is well below the threshold of the number of units which could significantly impact Levels of Service below acceptable levels (Air Quality Handbook for Preparing Environmental Impact Reports, April, 1987). The proposed project is expected to have a less-than-significant impact on traffic and circulation.

14-16. Public Services/Energy/Utilities: The proposed project is consistent with land use designations in the community and general plan upon which projections for public services, energy and utilities are made. The proposed project will have a less-than-significant impact on these services.

17. Human Health: The proposed project is not expected to create health hazards or potential health hazards or expose people to potential health hazards.

18. Aesthetics: The project will comply with all height, area and setback requirements of the City's Zoning Ordinance. Obstruction of a scenic view and creation of an aesthetically offensive site is not anticipated to occur.

19. Recreation: The applicant will pay Parkland Dedication in-lieu fees as required by the Quimby Act to mitigate impacts to recreational facilities to a less-than-significant level.

20. Cultural Resources: The subject site is not identified as a "Primary Impact Area" in the DEIR of the SGPU (pg. V-6). It is not expected to contain cultural resources. The proposed project is expected to have a less-than-significant impact on cultural resources.

EXHIBIT H
EXCERPTS FROM
AMENDED PUD
GUIDELINES

MARCH 23, 1988

LAGUNA MEADOWS PLANNED UNIT DEVELOPMENT GUIDELINES

CITY PLANNING DEPARTMENT FILE NO. P88-040
AS AMENDED BY P89-132 and P89-293

P89-293

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3. Office Uses: Includes site B, 3.02 acres, and site C, 4.97 acres, which will provide offices for neighborhood services.
4. Recreational Uses. Site I, 8.91 acres, is held in reserve for purchase by the City of Sacramento as a part of a proposed community park.
5. Flood Control and Open Space: Laguna Creek, site H, and North Fork Laguna Creek, site E, are reserved for dedication to the City of Sacramento for the Laguna Creek Flooding, Open Space, and Wetlands mitigation plan to be constructed as part of the Laguna Creek Assessment District.

C. PROCEDURES FOR APPROVAL

Prior to issuance of special permits, additional subdivision maps or other planning entitlements, all necessary permanent off-site improvements are to be substantially complete to the satisfaction of the Public Works Director. Sites designated for single family residential on the approved schematic plan (Sites F and N) shall be exempt from Special Permit review. A tentative map shall be required for the development of these sites. Pay Parkland Dedication fees at time of further subdivision for single family residential lots and at time of building permits for multifamily residential. Development of the remaining sites in the Laguna Meadows PUD are subject to Special Permit approval by the City Planning Commission. Special Permit development plans shall be in conformance with the schematic plan approved by the City Council. Any changes to the Laguna Meadows schematic plan require the approval of the City Planning Commission and City Council.

A preliminary review of Special Permit applications shall be required when the City determines that such review, by City, County, State and other agencies, is essential to a thorough review. Special Permit Applications shall include the following:

1. Names and addresses of builder, contractor, developer, etc.
2. Project site plan with dimensions taken from signed record plan.
3. Location of existing and proposed buildings.
4. All submissions must include topography showing existing grades at one foot intervals with spot elevations as required to clarify drawings; also, show building corner elevations and floor elevations.
5. Proposed landscaping, including automatic irrigation system.

b. Maximum Sign Area

Sixteen (16) square feet per sign

c. Wording and Logo

A sign may consist of the building name and/or logo, or a company name and/or logo. The sign shall not, in any manner, identify a specific product(s) to be sold on the site.

d. Attached Signs .

Attached signs shall consist of individual letters and/or logos. Signs shall be placed flat against the building or designed as an architectural feature thereof. No height limit is specified for attached signs as long as they comply with all other provisions of the Laguna Meadows PUD Sign Guidelines and City Sign Ordinance. Attached signs are permitted to be internally illuminated, indirectly illuminated or non-illuminated. The design of the attached sign should complement the main building materials.

e. Detached Signs

All detached signs shall be monument signs. The base of the monument sign shall be constructed of materials similar to the building on the subject parcel. Maximum height permitted is six (6) feet if the sign is located outside of any required building setback area. If the sign is located within any required building setback, the maximum height is four (4) feet. All signs shall be located 10 feet from any property line and five (5) feet from any driveway to provide a clear vision area. The monument sign may be internally illuminated to create a halo back-lighted effect, indirectly illuminated or non-illuminated.

G. BUILDING STANDARDS - MULTI-FAMILY RESIDENTIAL (Sites D,J,K,L, M) (deleted Site N, P89-293)

1. General Building Design and Orientation

- a. Large multi-family projects (exceeding 100 units) shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials and colors should be avoided.

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- g. The enclosures shall be adequate in capacity, number, and distribution.

7. Signage

A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type located outside the required setback or incorporated into a low profile decorative entry wall(s). The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which compliments the design of the main buildings.

Individual letters and project logo are permitted. The signage program shall comply with the City Sign Ordinance and be subject to the review and approval of the Planning Director.

8. Personal Safety Design Criteria

Ordinance No. 84-056 relating to personal safety building code requirement applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

H. BUILDING STANDARDS - TOWNHOUSE AND RELATED DEVELOPMENT (Sites K) (Site N deleted as per P89-293)

1. General Building Design

- a. The proposed site development plan must integrate structures, common and private open spaces, pedestrian and vehicular circulation, parking, and other site features in such a way as to produce a development which provides for all desirable residential features and environmental amenities. Further, the proposed development shall not adversely affect the existing or proposed future development of the surrounding areas.
- b. Each unit should have a minimum of one parking space in an enclosed garage.
- c. Each unit should have an area designed for a washer and dryer. The area should be properly vented, wired electrically and with proper plumbing for a washer and dryer.

LAGUNA MEADOWS
LAND USE DATA

Parcel	Land Use	Proposed Zoning	Net Area (Acres)	Density (Units/Acre)	Number of Dwelling Units
A	Shopping Center	SC-PUD	16.00	-	-
B	Office	OB-PUD	3.02	-	-
C	Office	OB-PUD	4.97	-	-
D	Multi-Family	R2B-PUD	8.45	20	170
E	Creek/Open Space	A	-	-	-
F	Single Family	R1-PUD	61.80	4 to 7 1>	1>
G*	Single Family (P89-132)	R1	10.06	6.53	53
H	Laguna Creek	A(FW)	24.90	-	-
I	Reserve for City Park	A	8.91	-	-
J	Garden Apartments	R-2B-PUD	6.90	20	138
K	Townhouse	R-1A-PUD	7.14	12	84
L	Garden Apartments	R2B-PUD	8.85	20	178
M	Multi-Family	R2B-PUD	8.69	21	186
N**	Single Family	R-1-PUD	11.63	5.1	60

1> Tentative Maps to be submitted per PUD guidelines.

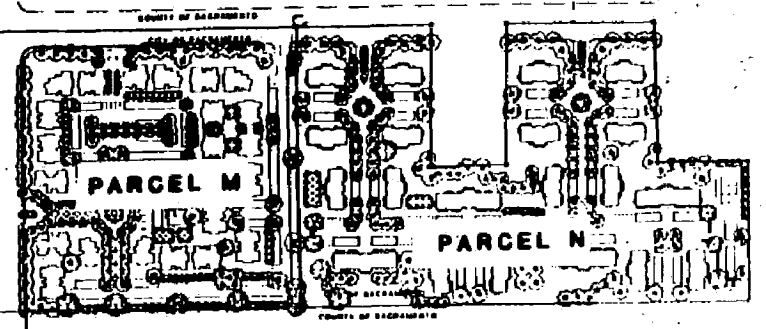
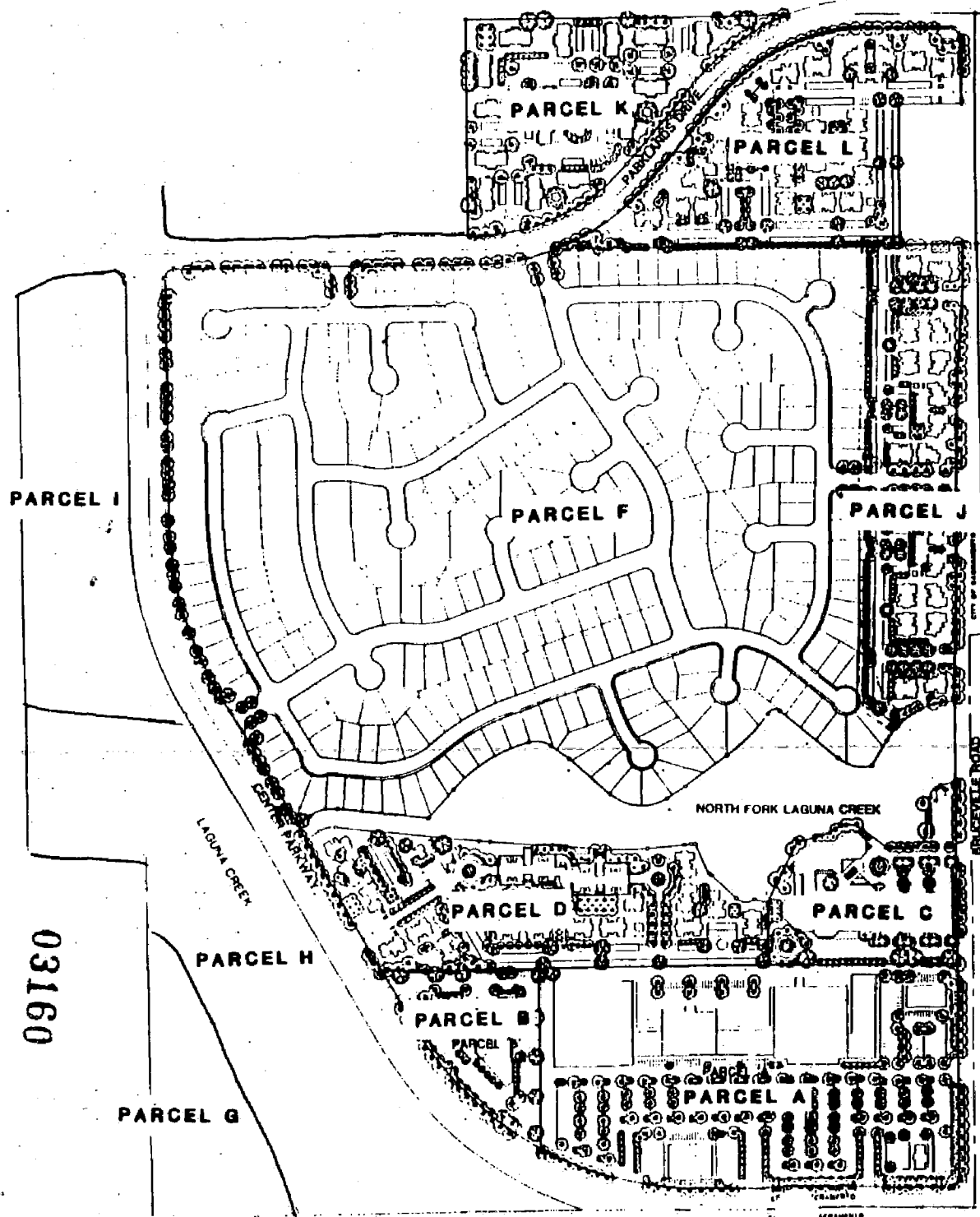
* Amended by P89-132 (included 6.41+ acres outside PUD).

** Amended by P89-293

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LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES DEVELOPMENT

LTA DEVELOPMENT

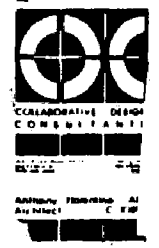
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Parcel A	12.00	100	
Parcel B	5.00	50	
Parcel C	5.00	50	
Parcel D	5.00	50	
Parcel E	5.00	50	
Parcel F	5.00	50	
Parcel G	5.00	50	
Parcel H	5.00	50	
Parcel I	5.00	50	
Parcel J	5.00	50	
Parcel K	5.00	50	
Parcel L	5.00	50	
Parcel M	5.00	50	
Parcel N	5.00	50	



ILLUSTRATIVE SITE PLAN

EXHIBIT E

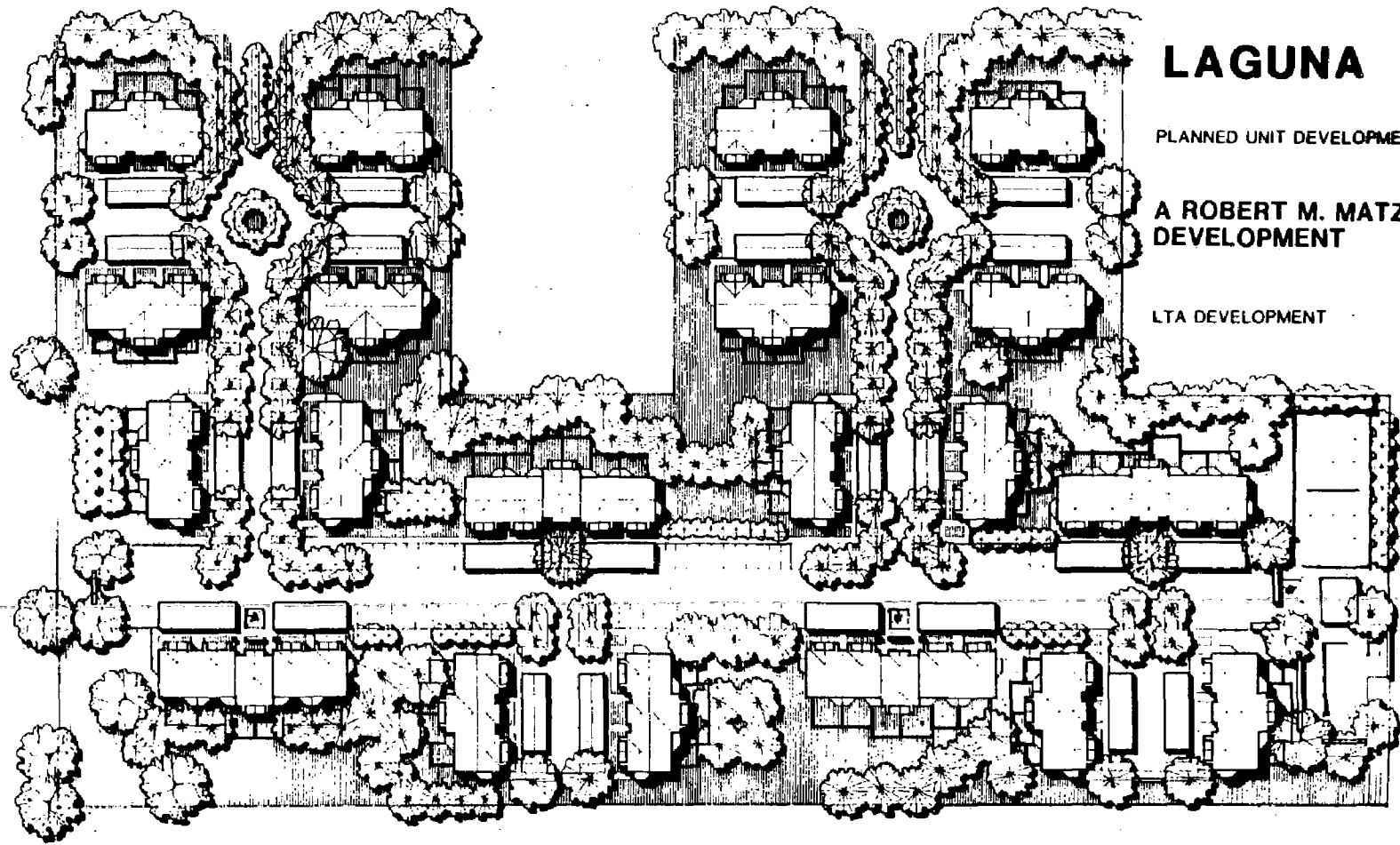
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LAGUNA MEADOW

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES
DEVELOPMENT

LTA DEVELOPMENT



PARCEL N

R-1A PUD

PARCEL N	11.83 ACRES (511,100 SQ. FT.)
ZONING	R-1A
TOTAL UNITS	124
REQUIRED PARKING	281 SP
DENSITY	17 UNITS/ACRE

ILLUSTRATIVE SITE PLAN

UNITS, SPECIFICATIONS AND OTHER INFORMATION FOR THIS PROJECT AND AGREEMENTS OF THE CITY OF LAGUNA WITH RESPECT TO THIS PROJECT, AND THE CITY OF LAGUNA THE STATE AND OTHER APPLICABLE LAWS, INCLUDING THE COPYRIGHT.

THIS PLAN IS CONSIDERED TO BE A PRELIMINARY PLAN FOR THE PURPOSES OF THE CITY OF LAGUNA AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



Anthony Fiorentino AIA
Architect
C-10884

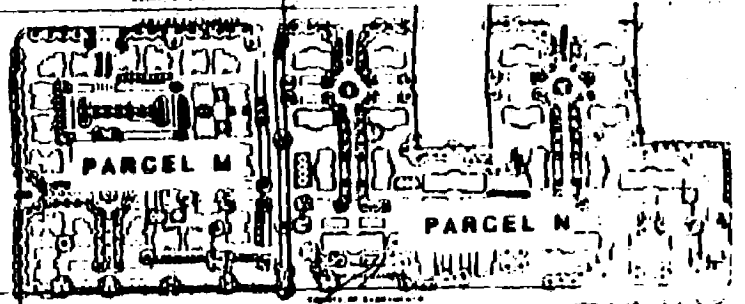
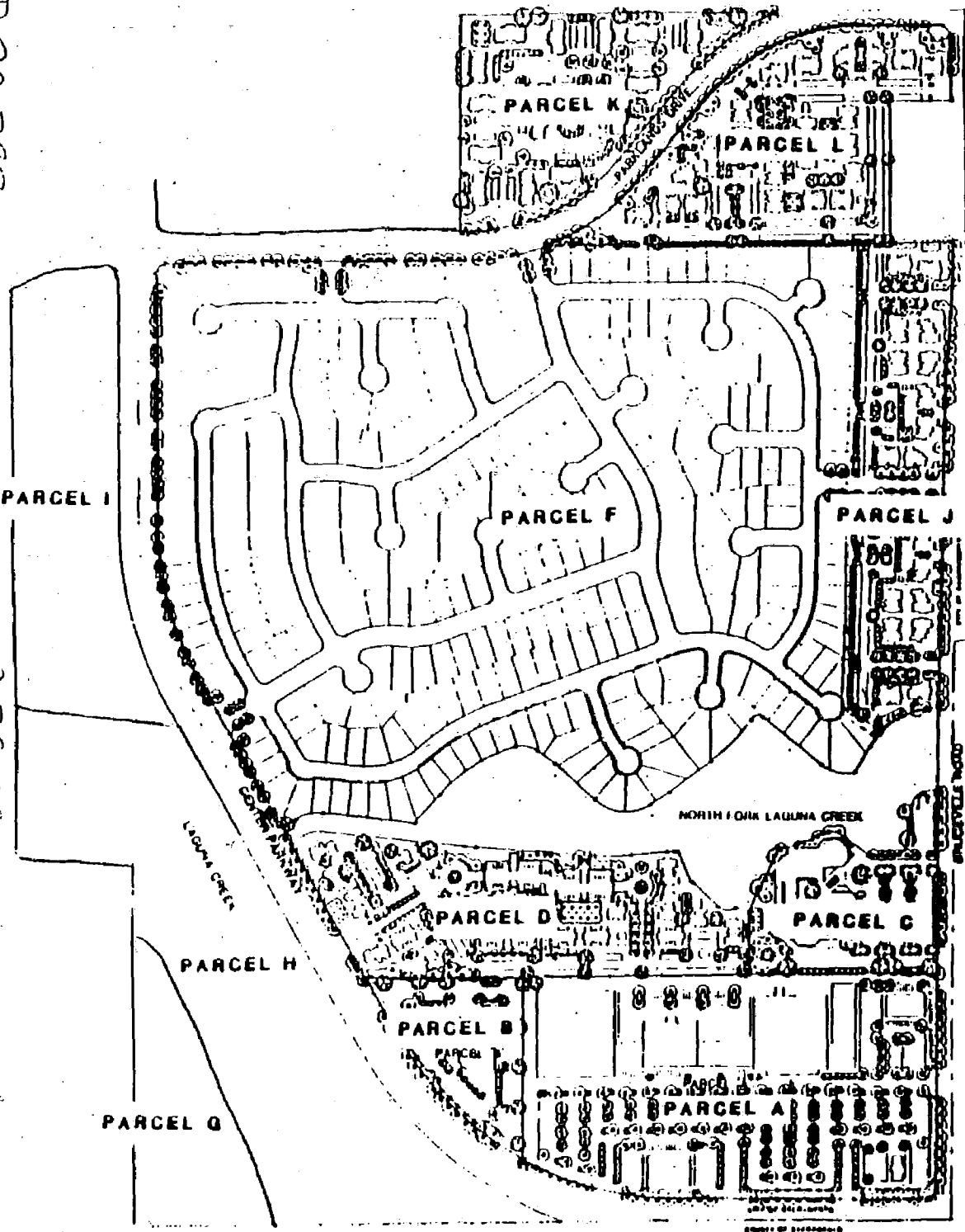
EXHIBIT F

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Team II



(SINGLE FAMILY RESIDENTIAL)
LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES DEVELOPMENT

LTA DEVELOPMENT

Parcel	Area (sq. ft.)	Area (acres)	Number of Units
Parcel A	10,000	0.23	10
Parcel B	10,000	0.23	10
Parcel C	10,000	0.23	10
Parcel D	10,000	0.23	10
Parcel E	10,000	0.23	10
Parcel F	10,000	0.23	10
Parcel G	10,000	0.23	10
Parcel H	10,000	0.23	10
Parcel I	10,000	0.23	10
Parcel J	10,000	0.23	10
Parcel K	10,000	0.23	10
Parcel L	10,000	0.23	10
Parcel M	10,000	0.23	10
Total	100,000	2.3	100



ILLUSTRATIVE SITE PLAN

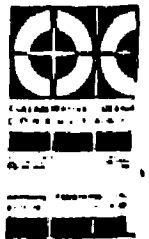


EXHIBIT A