

NORTH VINEYARD STATION SPECIFIC PLAN

604-10. INTENT. It is the intent of the Board of Supervisors in adopting this Specific Plan to allow development of the North Vineyard Station area in a manner consistent with the Sacramento County General Plan and with the existing Vineyard Community.

Permitted uses within the North Vineyard Station Specific Plan include residential, commercial and open space land uses. The configuration of these land uses is a compatible extension of the Vineyard Community to the east. Proposed improvements within the Specific Plan will provide urban services to the area as it develops over the next 15 to 20 years.

604-11. APPLICABILITY. The provisions of this Article shall apply to the land area shown in Section 604-17.1. In any case, where this article does not provide direction regarding specific use or development standards, the Zoning Code shall apply. To the extent that any of the provisions of this Article conflict with other provisions of the Zoning Code, the provisions of this Article shall prevail.

604-12. DEFINITIONS.

North Vineyard Station Specific Plan text: That document adopted by the Sacramento County Board of Supervisors, the boundaries of which are depicted in Section 604-17.1 and the land uses of which are depicted in Section 604-17.2.

North Vineyard Station Specific Plan Public Facilities Financing Strategy: That financing strategy as defined in the North Vineyard Station Specific Plan that sets forth a strategy to finance major public facilities to serve the proposed land uses in the North Vineyard Station Specific Plan area.

Specific Plan Fee: A fee determined appropriate by the Board of Supervisors which defrays, but does not exceed, the cost of preparation, adoption and administration of the Specific Plan. The fee shall be a prorated amount in accordance with an applicant's relative benefit derived from the Specific Plan.

604-13. PERMITTED USES. Development within the North Vineyard Station Specific Plan area is categorized into three major uses as follows: Residential, Commercial and Open Space. The boundaries for each category are shown in Section 604-17.2

- (A) Residential Use Areas: Properties currently zoned Agricultural - Residential 2 (AR-2), Agricultural-Residential 10 (AR-10), Permanent Agriculture Intensive (AG-20) or General Commercial (GC) may develop pursuant to development standards of the Sacramento County Zoning Code, Title III. Permitted uses within the Residential areas shown in Section 604-17.2 are those permitted in the RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RD-15, RD-20 and RD-25 residential land use zones. Development in RD-1, RD-2, RD-15, RD-20 and RD-

25 residential land use zones are subject to Zoning Code Section 201-02 requirements and corresponding special conditions referenced in Zoning Code Section 201-04. Development in RD-3, RD-4, RD-5, RD-7 and RD-10 land use zones shall be consistent with Residential Development Standards listed in Section 604-17.3.

Additional permitted uses shall include:

1. Half plexes, as defined by Zoning Code Section 130-62 shall conform to the Residential development standards found in Section 604-17.3 and Zoning Code Section 305-50.
 2. Ancillary units (see Section 604-14.A-1).
 3. Single-family dwellings, multiple-family apartments, condominiums, townhouses, row houses, cluster developments and similar type residential uses shall be permitted in the RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RD-15, and RD-20 residential land use zones provided that 1) such proposed uses and increased densities are designated within and in conjunction with the approval of a small lot tentative subdivision map, 2) a tentative map condition requires that such site be used for affordable housing. In the event the site is used for affordable housing, the landowner shall be entitled to receive a density bonus on the remaining property comprising the tentative subdivision map for a number of housing units lost due to the affordable housing use. (Adopted 11/10/2004)
- (B) Commercial Use Areas: Permitted uses within the Commercial Use Areas, as shown in Section 604-17.2 are as follows:
1. Neighborhood/Shopping Commercial Center: Within the Commercial areas at the intersection of Bradshaw Road and Florin Road, permitted uses are those allowed in the SC land use zone as listed in Zoning Code Section 225-11 and subject to corresponding special conditions referenced in Zoning Code Section 225-14.
 2. Within the Convenience Commercial areas located on the east and west side of Bradshaw Road, directly north of Gerber Road, permitted uses are those allowed in the LC land use zone as listed in Zoning Code Section 225-11 and subject to corresponding special conditions referenced in Zoning Code Section 225-14.
 3. Within the Business and Professional Center on the Bradshaw Road and Florin Road intersection, permitted uses are those allowed in the BP land use zone as listed in Zoning Code Section 225-11 and subject to corresponding special conditions referenced in Zoning Code Section 225-14.

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- (C) Open Space Areas: Permitted uses within the open space area, as shown in Section 604-17.2 are those permitted in Open Space and Park designations as noted in Zoning Code Section 201-02, subject to corresponding special conditions referenced in Zoning Code Section 201-04. In addition, the following applies to Open Space areas:
1. No residential development may occur in any Open Space zone.
 2. Future land uses in Open Space areas on the Specific Plan Diagram (Section 604-17.2) are governed pursuant to the North Vineyard Station Specific Plan Document adopted by the Board of Supervisors.

604-14. DEVELOPMENT STANDARDS.

- (A) Residential Standards are described in Section 604-17.2. In addition, the following applies to residential development in the North Vineyard Station Specific Plan are:
1. Ancillary Units: Ancillary units shall be permitted by right in the initial project application up to a maximum of 25% of the total project units. Additional ancillary units beyond 25% may be permitted after granting a Conditional Use Permit, and approval by the appropriate authority. Ancillary units are not counted either towards density limitation or dwelling unit allocation limitation. Ancillary units are subject to the following standards:
 - a. Usable floor area shall not exceed 800 square feet;
 - b. At least one parking space shall be provided on-site in addition to the two garage spaces and two apron spaces provided for the principal residence; and
 - c. The building design and location shall be compatible with adjacent homes in the neighborhood.
 2. Density Averaging: Density Averaging is allowed as a matter of right for up to a maximum of one category higher than the specified land use designation or range. In cases where identified land use category is a range, the one category increase may be applied to the high end of the range (i.e., the maximum allowable density in an area designated 3 to 5 du/ac would be 6 du/ac).

An exhibit illustrating and tabulating any proposed Density Averaging shall be submitted to the County concurrent with any corresponding tentative or vesting tentative parcel map application. Density Averaging done in accordance with this section is deemed consistent with the North Vineyard

Station Specific Plan Land Use Map and is permitted without a Specific Plan amendment.

In no case, however, shall the dwelling allocation be exceeded as provided in Exhibit 604-17.4.

- (B) Commercial Standards are described in Chapter 15, Article 2 and Article 6 of the Sacramento County Zoning Code. In addition, the following applies to commercial development in the North Vineyard Station Specific Plan Area:
 - 1. A Development Plan Review application to be considered by the Board of Supervisors for building setbacks and parking location is required for Commercial projects in the Neighborhood/Shopping Center Commercial area located at the intersection of Bradshaw Road and Florin Road.
 - 2. Directory and non-directory advertising structures shall conform to the provisions of the Zoning Code, Section 335-60 Special Sign District.
- (C) Open Space Standards, including park improvements, etc., are found in the North Vineyard Station Specific Plan text. Open Space policies governing underlying land use and design guidelines are set forth in the North Vineyard Station Specific Plan, approved by the Board of Supervisors. Any improvements for permitted uses in Open Space areas shall be consistent with Open Space policies contained in the North Vineyard Station Specific Plan.

604-15. PERFORMANCE STANDARDS/MITIGATION MEASURES. The following performance standards/mitigation measures shall be met prior to the issuance of a building permit.

1. No rezone shall be approved until a Public Facilities Financing Plan for the North Vineyard Station Specific Plan area has been approved by the Board of Supervisors and no final map shall be recorded until the financing mechanisms identified in the Public Facilities Financing Plan have been implemented.
2. Prepare and implement a dust control plan that includes:
 - the use of water or chemical palliatives on disturbed soils;
 - the stabilization of soil piles with vegetation or by covering;
 - allowing two feet of freeboard and the covering of haul trucks loads;
 - conducting no grading during period of high winds exceeding 25 miles per hour
3. Maintain construction equipment and vehicles in proper running order. Construction contractors shall be required to show written evidence of appropriate maintenance prior to bring equipment on site.
4. Future noise sensitive residential land uses proposed for development within the future 60 dB L_{dn} traffic or railroad operation noise contours shall be required to prepare an acoustical analysis and to implement identified noise attenuation measures necessary to ensure compliance with the noise standards of the County General Plan Noise Element.
5. In order to ensure that the intended plans for the buffer area portion of the drainage parkway (outside of the drainage channels) are implemented, the NVSSP text shall be revised to clearly specify the funding source or mechanism for acquisition of the buffer area lands (i.e., through CIP financing, land dedication by individual abutting property owners, or some other measure), and to clearly specify the funding source or mechanism for construction of the buffer area landscaping improvements (i.e., through CIP financing, by individual abutting property owners, by the Park District, or some other measure). Future development within the NVSSP area shall ensure that plans for the buffer area portions of the drainage parkways are implemented, consistent with the methods prescribed in the finally adopted NVSSP.
6. Future development within the NVSSP area shall implement the proposed NVSSP Drainage Master Plan (DMP) improvements, including construction of Detention Basin E20 downstream of the Specific Plan area, and construction of a mitigating solution for the existing Gerber Creek overflow condition upstream of the Specific Plan area, as described in the Drainage Study for the North Vineyard Station Specific Plan (MacKay and Somps Engineers, February 1997) (see Figure 10 of this EIR). Detailed plans for the design and construction of all proposed drainage and

water quality facilities, consistent with the NVSSP DMP, shall be submitted to the County Water Resources Division (WRD) for review and approval.

Construction of the NVSSP DMP improvements may be phased, subject to the approval of the County WRD, so long as the project proponent(s) provide hydrologic/hydraulic analyses which demonstrate that the phased improvements will provide adequate urban flood protection to the proposed on-site development, and will not increase flood risks in downstream areas. Such analyses shall verify that the phased improvements will result in no substantial increase in peak 100-year flows on Elder Creek at the City/County boundary, and no significant increased 100-year out-of-bank flows in the existing improved channel downstream of the Specific Plan area. Any phasing must also provide the necessary system reliability and be approved by the Water Resources Division.

7. Future development shall comply with the County Land Grading and Erosion Control Ordinance.
8. Future development shall provide stormwater quality source and treatment control measures consistent with Volume 5 of the Draft City/County Drainage Manual. The final design of such source and treatment control measures shall be subject to the approval of the County WRD.
9. Implementation of the proposed NVSSP Drainage Master Plan (DMP) improvements, including construction of Detention Basin E20 and construction of a mitigating solution for the existing Gerber Creek overflow condition upstream of the Specific Plan area, shall not occur until the following items have been submitted to the Water Resources Division and the Sacramento County Board of Supervisors for review and approval.
 - (a) A wetland delineation for the improvement area verified by the U.S. Army Corps of Engineers.
 - (b) A detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures which will be implemented to achieve no net loss in wetland habitat acreage and values.
 - (c) Determinate surveys for the improvement area for potentially occurring special status species.
 - (d) A detailed mitigation plan developed in cooperation with the regulatory resource agencies (U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and California Department of Fish and Game) which is designed to reduce impacts of the proposed improvements on any special status species identified in the determinate surveys to a less than significant level.

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- (e) A tree survey for the improvement area which identifies all native trees six-inches dbh (diameter at breast height) or larger.
 - (f) A detailed tree replacement planting plan which describes the tree plantings/relocation measures to be implemented to provide in-kind replacement plantings on an inch-for-inch basis for any native trees six-inches dbh or larger which will be impacted by the proposed improvements.
10. Implementation of the proposed NVSSP DMP improvements, including construction of Detention Basin E20 and construction of a mitigating solution for the existing Gerber Creek overflow condition upstream of the Specific Plan area, shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and California Department of Fish and Game.
 11. If off-site mitigation is adopted by the Board of Supervisors, an Off-site Mitigation Plan for each development will be required as described below.

Off-site Mitigation Plan. In consultation within the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service, an Off-site Wetland Mitigation Plan shall be prepared for each development project within the Specific Plan area. All vernal pools and seasonal wetlands shall be mitigated off-site at an agency approved mitigation bank or other property approved by the regulatory agencies. The Plan shall incorporate the following components.

- a. A detailed wetland delineation verified by the U.S. Army Corps of Engineers;
- b. The location of the wetland creation site(s) and the acquisition site(s);
- c. A detailed map of the wetland creation site(s) showing the acreage, distribution and type of wetlands to be created;
- d. Vernal pool and seasonal wetlands compensation at ratios sufficient to ensure no net loss of vernal pool and seasonal wetlands acreage, values, and functions. The mitigation ratio for each wetland type shall be specified. Compensation vernal pools and seasonal wetlands shall:
 - be supported primarily by direct rainfall, and shall be designed to
 - meet or exceed the hydrophytic conditions and operating functions of the existing vernal pools and seasonal wetlands proposed for impact.
 - mitigate the loss of special-status species 'habitat, including fairy shrimp, as required by the U.S. Fish and Wildlife Service. For every acre of fairy shrimp habitat impacted, the applicant shall construct one acre of new

habitat and purchase two acres of fairy shrimp habitat preservation credits at an agency approved mitigation bank.

- e. A wetland monitoring and maintenance program prepared according to the requirements of the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service.

Monitoring: Monitoring shall be designed to determine that sufficient water is available to produce the required periods of inundation and subsequent soil saturation to support a desired biological community. In addition, the monitoring shall determine the need for remedial action in the form of pool modification, including excavation, fill, and/or modification of hydrologic connections, required to improve the pool water balance. Specific performance standards for determining success of the created wetlands shall be proposed. Monitoring shall occur for at least 5 years, or as required by the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service.

Short-term monitoring requirements will be established by the Corps Section 404 permit authorization. If the Corps, in consultation with the USFWS, the U. S. Environmental Protection Agency, and the CDFG, determines that wetland development is successful at the end of the prescribed monitoring period (normally 5 years), no further monitoring will be required. Should short-term monitoring indicate that performance standards are not met, plan modifications will be submitted to the Corps for approval. Approved modifications shall be implemented and monitoring will continue until success criteria are met.

Maintenance: A mechanism satisfactory to the Corps shall be formed to fund long-term maintenance of compensation areas to assure that the wetlands are maintained in a natural state. Long-term maintenance shall include restricted recreational use, erosion control, and maintenance trails, or other similar structures.

At the time the applicant obtains a permit to impact wetlands, alternative strategies may have been adopted to mitigate for wetland impacts. The above measures do not preclude the implementation of these new alternatives. The final acreage of offsite mitigation will be determined by the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service when specific development projects are permitted by those agencies.

12. If the On-site Wetland Preserve is approved, an On-site Wetland Preservation Plan shall be prepared that preserves at least 200 contiguous acres as a wetland preserve east of Bradshaw Road. Preservation shall focus on those wetlands with the highest habitat values. A map showing the wetland preserve boundaries shall be prepared, including the rationale for the preserve boundaries. The plan shall address all aspects of wetland preservation including buffering of incompatible land uses,

access, maintenance, monitoring, and mitigation banking. The required Plan shall be submitted to the Sacramento County Department of Environmental Review and Assessment, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and California Department of Fish and Game for approval prior to its implementation.

All vernal pools and seasonal wetlands outside the preserve area shall be mitigated offsite at an agency approved mitigation bank to the satisfaction of the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service.

13. A Wetland Mitigation Plan for Elder and Gerber Creeks shall be prepared and incorporated into the Specific Plan. This plan shall address phasing of channel modifications, establishment of wetlands (i.e., passive, active, combination), species composition, maintenance and monitoring. The plan shall require channel bottom and bank materials to be substantially the same as comparable natural streams. Natural arrays of riffles, runs and pools shall be incorporated into the design of the creek channels. The required Plan shall be submitted to the Sacramento County Department of Environmental Review and Assessment, County Water Resources Division, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and California Department of Fish and Game for approval prior to its implementation.
14. Prior to the approval of Improvement Plans or Building Permits, whichever occurs, implement one of the following options to mitigate for the loss of 1,595+ acres of Swainson's hawk foraging habitat:
 - a. The project proponent shall preserve 0.50 acre of similar habitat for each acre lost within a 10-mile radius of the project site. This land shall be protected through fee title or conservation easement (acceptable to the California Department of Fish and Game);
 - b. The project proponent shall enter in the formal consultation with the California Department of Fish and Game pursuant to Section 2081. A California Endangered Species Act (CESA) Memorandum of Understanding (MOU) and Management Agreement shall be completed prior to issuance of any building permits for the site.
 - c. The project proponent shall submit payment of a Swainson's hawk impact mitigation fee per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the Sacramento County Code as such may be amended from time to time and to the extent that said Chapter remains in effect.
 - d. Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee) prior to the

implementation of one of the measures above, the project proponent may be subject to that program.

15. Using protocol acceptable to the regulatory agencies with authority over these species, determinate surveys for potentially-occurring special-status species or their habitat shall be conducted prior to development and permitting within the Specific Plan area. If any of the species or their habitat are indicated, project/plan-specific mitigation measures shall be developed in consultation with Sacramento County, the California Department of Fish and Game, and/or the U.S. Fish and Wildlife Service to mitigate those impacts to less than significant levels, if possible. The mitigation plan(s) developed for species or habitat preservation shall emphasize a multi-species approach, to the maximum extent possible.
 - Where impacts include taking of a federally-listed species, a Section 10, Incidental Take permit, or a Biological Opinion resulting from Section 7 Consultation with another federal agency shall be obtained, and permit conditions implemented.
 - Where impacts include taking of a California-listed species, a Section 2081 Management Agreement shall be negotiated with the California Department of Fish and Game, and conditions of that management agreement implemented.
16. In conjunction within the required Wetland Mitigation Plan for the creeks, a Drainage Parkway Plan for Elder and Gerber Creeks shall be prepared. This plan shall provide the following information:
 - a. A map that depicts the configuration of the creek corridors, including overall width, low-flow channel width, bank slopes, and buffer widths;
 - b. The location of all trails, bikeways, maintenance roads and channel access points, street crossings, water quality basins and other structures within the corridors;
 - c. Designations of all lands uses, including recreation (passive or active), mitigation, natural area, water quality, storm water detention, etc.;
 - d. Policies addressing public access into the corridors, including limitations on use;
 - e. A policy statement requiring the use native plants within the corridor, including a planting palette of acceptable species;
 - f. Maintenance and monitoring requirements for the creek channels and mitigation areas;

- g. An appropriate funding mechanism to establish, operate and maintain the creek corridors, and;
- h. All requirements of State and Federal regulatory agencies pertaining to the preservation and management of special status species.

If the proposed project is approved, the corridor width shall be in substantial compliance with that proposed in the Specific Plan (150 to 240 feet). Adoption of the Alternative Drainage Corridor Policies would increase the corridor width to 600 feet. Widths of this alternative may be reduced based on unavoidable physical constraints, however, the minimum width shall be 150 feet on each side of the drainage channel bottom. These alternatives are not intended to preclude other alternatives for the drainage parkway corridors. Such changes may involve combinations of different channel widths, corridor configurations and policies. The Drainage Parkway Plan shall be submitted to the County Water Resources Division and the Sacramento County Board of Supervisors for approval, prior to approval of development of the Specific Plan area.

- 17. Encourage the retention of important cultural features in the design of future projects.
- 18. Cultural resource surveys will be required in areas not previously subject to intensive investigation (that portion of the Plan Area not currently identified as the proponent's parcels). If ground disturbing activities are planned within or adjacent to the boundaries of any identified archaeological sites, the following shall be required:
 - (a) The site area will be inspected by a qualified, professional archaeologist to assess the condition of the property and the determine the current status of the deposit.
 - (b) Based on this review and, as appropriate, a subsurface testing program will be developed and implemented to determine if the property meets criteria specified in Appendix K of CEQA to qualify as an important archaeological resource. The course of the testing program should be clearly delineated in a research design which outlines prehistory of the area; research domains, questions, and data requirements; research methods inclusive of field and laboratory studies; report preparation; and significance criteria.
 - (c) Following field investigations, a technical report describing the evaluation program should be prepared. At a minimum this report shall include the elements discussed in the research design, as well as a description of the recovered site assemblage and a significance evaluation. If, based on the results of the testing program, a site is not determined to be an important

- archaeological resource, then effects to it would have been reduced to less than significant.
- (d) If the site is determined to be an important archaeological resource, then additional mitigation measures, namely data recovery investigations may be necessary to reduce impacts to less than significant.
 - (e) As Native American archaeological resources are involved, identification and treatment shall be conducted in consultation with the local Native American community.
 - (f) Archaeological investigations shall be conducted by a qualified, professional archaeologist who either meets the federal standards as stated in the Code of Federal Regulations (36 CFR 61) or is certified by the Society of Professional Archaeologists (SOPA).
19. An historic architectural study shall be performed by a qualified, professional architectural historian if historic structures or buildings are present on the particular parcel subject to development. This inventory should comply with NEPA and/or CEQA and include consultation with the NCIC and the Sacramento County Historical Society. The resulting report should include results of the background literature search and field survey, an historic context statement, an analysis of the potential significance of noted resources, and recommendations for their preservation and/or mitigation.
20. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any future development activities, work shall be suspended. Depending on the location of the activities, the appropriate Lead Agency shall be immediately contacted. This agency will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.
21. Future development on non-proponent properties identified as requiring a “site reconnaissance” on Table HM-1 shall prepare and submit a site-specific field reconnaissance or preliminary site assessment according to State and County requirements. If contamination is identified, remediation and disposal procedures

shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable agencies.

22. Future development and/or demolition of pre-1979 structures shall prepare and submit an asbestos survey according to State and County requirements. If asbestos contamination is identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable agencies.
23. Future development shall identify existing septic tanks and/or water wells to be abandoned and abandon them according to State and County requirements.
24. Future development on properties identified as requiring proper “debris removal” on Table HM-4 shall remove all debris, trash, rubble, refuse and abandoned, discarded and/or out-of-service items from the affected properties and dispose of or recycle off-site according to State and County requirements.

604-16. REVIEW AUTHORITY/PLAN AMENDMENTS

- (A) Review Authority: The Director of the Planning and Community Development Department shall be the appropriate authority to review individual development projects proposed within the boundaries of the North Vineyard Station Specific Plan, as depicted in Section 604-17.1, to determine consistency with the provisions of the North Vineyard Station Specific Plan. The Project Planning Commission shall be the appropriate authority to hear and decide those individual development projects that the Planning Director has determined to be consistent with the provisions of the North Vineyard Station Specific Plan.
- (B) Plan Amendments: Amendments to the Specific Plan include, but are not limited to, changes to land use designations on the land use map, changes to policies, development regulations or design criteria as determined by the Planning Director. Applications for amendment to the Specific Plan shall be made to the County Planning and Community Development Department and shall be subject to payment of the Specific Plan fee and any other applicable application processing fees. Applications made for amendments shall be subject to environmental review by the Department of Environmental Review and Assessment. All applications for amendment to the Specific Plan shall be subject to review by the County Planning and Community Development Department to determine if additional entitlement requests, including a General Plan amendment, will be required to accompany the amendment application.

Specific Plan amendments, as determined by the Planning Director, are either major or Minor. In either case, property owners shall submit the following:

- i. County of Sacramento, Department of Planning and Community Development application with all specific requirements;
 - ii. A justification statement;
 - iii. Application processing fee;
 - iv. Specific Plan fee.
1. Major Amendments: A major amendment to the Plan is required when the Planning Director determines that:
 - a. A new type of land use specifically discussed in this Specific Plan is introduced; or
 - b. Significant changes to the distribution of land uses or other changes affecting land use are requested which may substantially affect the key planning concepts set forth in this Specific Plan; or
 - c. Significant changes to the street circulation system are requested that would substantially alter the land use or circulation concepts set forth in this Specific Plan.
2. Minor Amendments: A minor amendment to the Plan is determined by the Planning Director as one which complies with the requirements and intent of the Specific Plan and which will not change the basic configuration or intent of the Plan. Minor amendments to the Plan specifically involve the determination of the application of development standards (e.g., setbacks, lot size and dimensions and frontage) within the Plan and the interpretation and implementation of design guidelines. Minor amendments shall be subject to all requirements of CEQA and shall be subject to either an administrative or a formal review process.
 - a. Minor Amendment - Administrative: The Planning Director has the authority to grant a minor amendment to the Plan as an administrative matter. The Director's authority extends through the review of the initial project for any parcel within the North Vineyard Station Specific Plan Area (i.e., tentative or vesting tentative subdivision or parcel map), up until the issuance of the first building permit for any parcel that is created consistent with the Specific Plan.

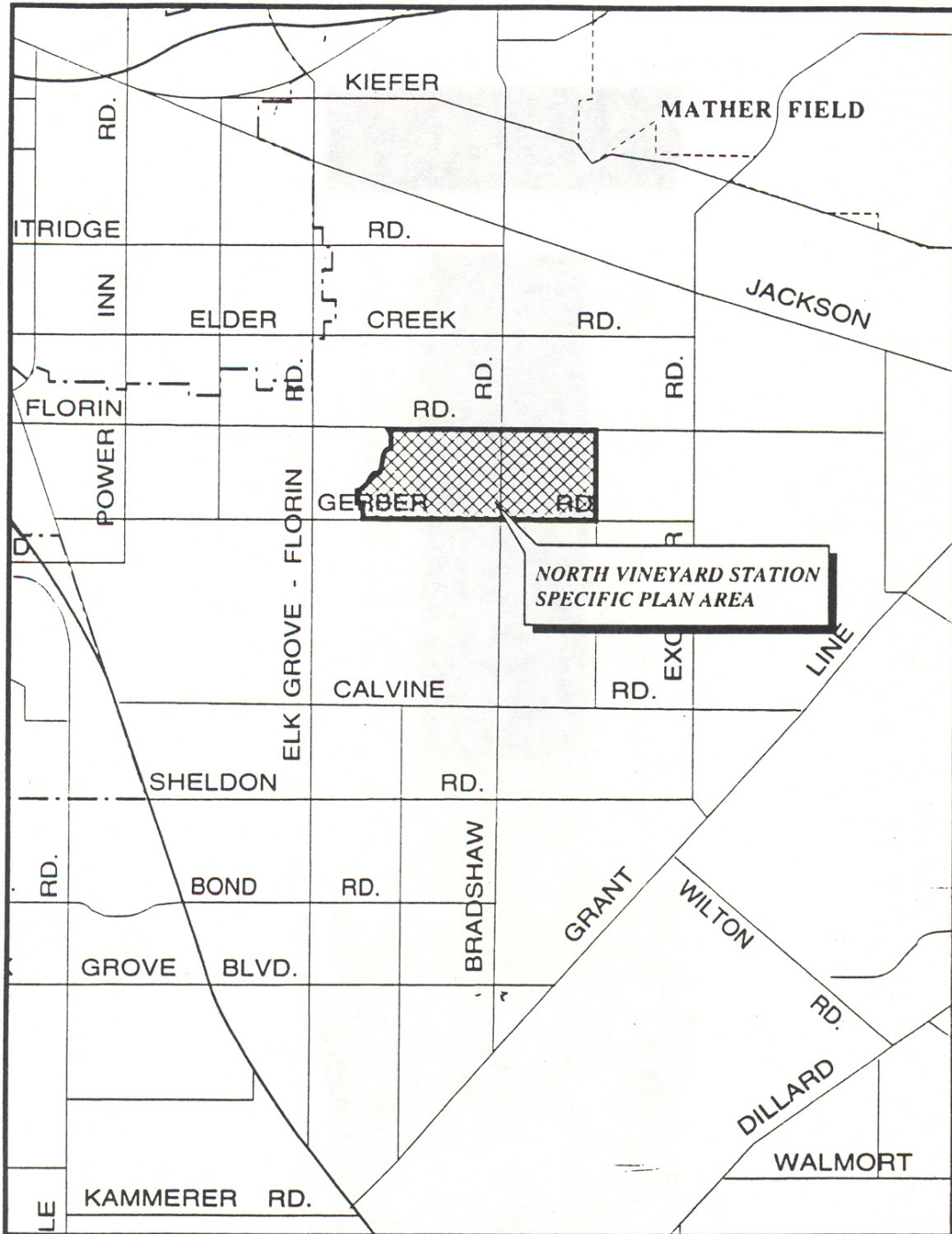
- b. Minor Amendment - Formal Review: After issuance of the first building permit for a parcel created by a tentative or vesting tentative subdivision or parcel map, a minor amendment to the Plan shall be subject to review and approval of the Zoning Administrator.

- (C) APPEALS. Decisions of the Planning Director, Zoning Administrator, Project or Policy Planning Commissions may be appealed to the appropriate review authority after following standard procedures as set forth in Zoning Code Section 115-30.

604-17. Exhibits Sections 604-17.1 through 604-17.6 regulate the property described in Section 604-11 and are attached hereto and by this reference incorporated into the North Vineyard Station Specific Plan.

- 604-17.1 North Vineyard Station Specific Plan Project Area
- 604-17.2 North Vineyard Station Specific Plan Land Use Diagram
- 604-17.3 Residential Development Standards
- 604-17.4 Circulation Plan
- 604-17.5 Open Space Plan
- 604-17.6 Dwelling Unit Allocation Table

604-17.1 North Vineyard Station Specific Plan Project Area



604-17.3 Residential Development Standards

**Medium Density Residential
Development Standards**

604-17.3

Specific Plan Land Use Zoning Designation	MDR/7-12	
	RD-7	RD-10
Lot Dimensions (min.)		
Area (sq. ft.) ¹	3,800	3,200
Area, Corner (sq. ft.) ¹	4,500	4,000
Width	35'	35'
Public Street Frontage ²	30'	30'
Width, Corner ²	45'	45'
Depth ³	60'	60'
Building Setbacks (min.)		
Front, Living Area ^{4,5}	15' ⁶	15' ⁶
Front, Porch ⁵	10'	10'
Front, Garage ⁷	20' ⁸	20' ⁸
Side, Interior ⁴	5' ⁹	5' ⁹
Side, Total Bldg. Sep. ⁹	10'	10'
Rear, Living Area ⁴	15'	15'
Rear, Ancillary Unit ¹⁰	5'	5'
Detached Garage ¹¹	0'	0'

Notes

- 1/ The minimum half-plex lot area is 3,000 sq. ft. for interior lots and 4,000 sq. ft. for corner lots. Half-plex lots have no minimum lot dimension requirements.
- 2/ The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot (see Figure 4.2.3.B).
- 3/ The minimum lot depths listed herein supersede the minimum lot depth provisions in the Zoning Code.
- 4/ Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required twenty (20) foot front yard setbacks. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural box-outs. Rear yard projections are allowed per Zoning Code, Section 305-02 (b).
- 5/ Vehicular visibility requirements must be met.
- 6/ May be reduced to ten (10) feet where adjacent to detached sidewalk.
- 7/ Where swing driveways are used, the front yard garage setback may be reduced to fifteen (15) feet.
- 8/ Driveway length may be reduced to nineteen (19) feet where automatic roll-up doors are used.
- 9/ Zero-lot line units are permitted where the total building separation requirement is met.
- 10/ Ancillary units have the same front, side, and street sideyard setback requirement as the primary unit. If attached, the required rear yard is the same as for the primary unit. If detached, the separation from the primary unit is governed by the Uniform Building Code and the Uniform Fire Code. Ancillary units may be placed above attached or detached garages. One (1) on-site parking space is required per unit in addition to the two (2) garage and two (2) driveway spaces required for the primary unit (see Figure 4.2.1.A.).
- 11/ Side and rear dimension.

**Single Family Residential
Development Standards**

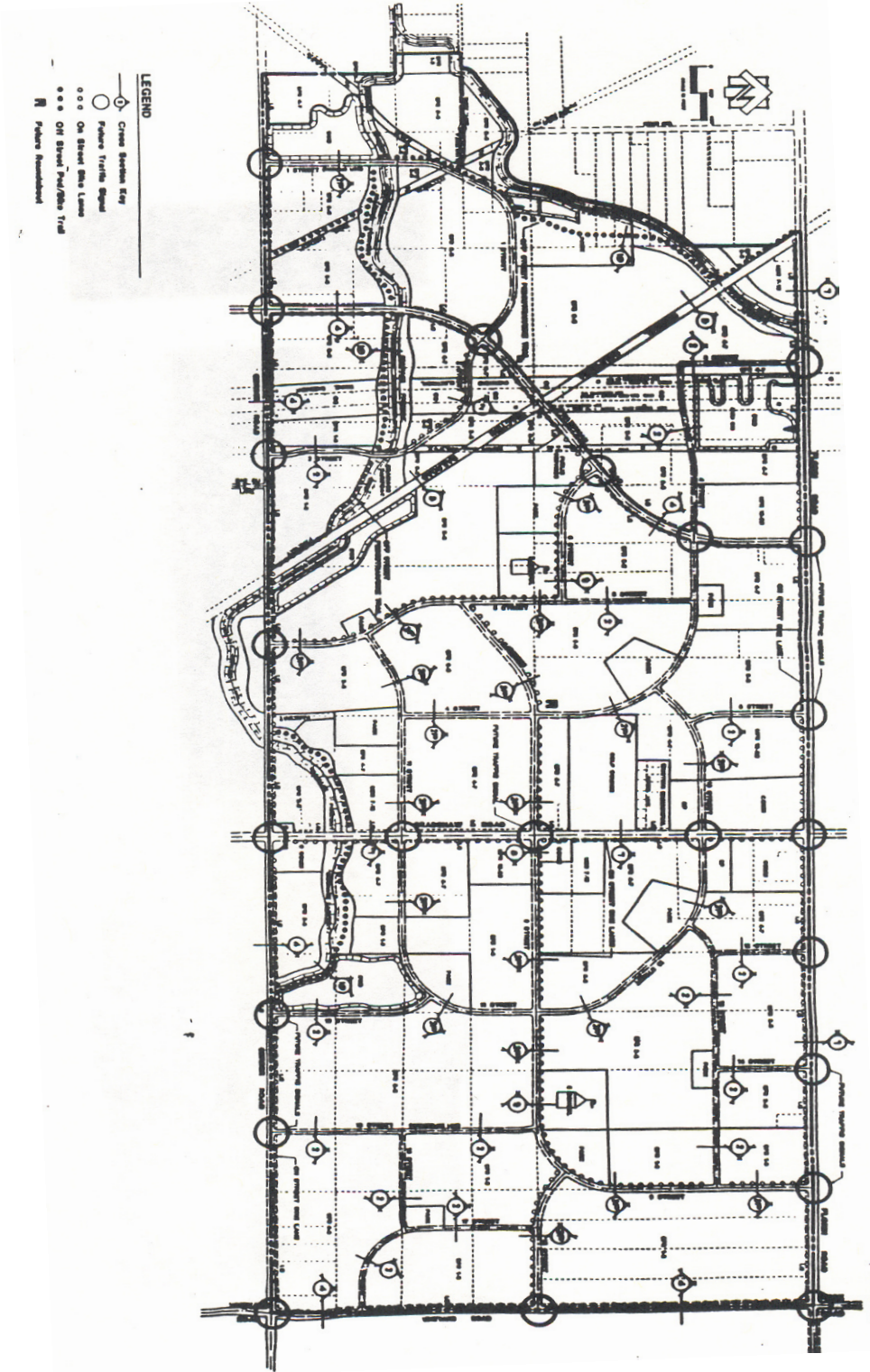
604-17.3
(Continued)

Plan Land Use Zoning Designation	SFR/1-3			SFR/3-5		SFR/4-7		
	RD-1 ¹²	RD-2 ¹²	RD-3	RD-4	RD-5	RD-4, 5	RD-6	RD-7
Lot Dim. (min.)								
Area (sq. ft.) ¹		9,000	9,000	7,000	5,200		4,500	3,800
Area, Corner (sq. ft.) ¹		9,000	9,000	7,000	6,000		5,000	4,500
Width		65'	65'	60'	52'		50'	35'
Pub. Street Frontage ²		55'	55'	50'	45'		40'	30'
Width, Corner ²		70'	70'	65'	60'		58'	45'
Depth ³		110'	110'	100'	95'		85'	60'
Bldg. Setbacks (min.)								
Front, Living Area ^{4,5}		20'	20'	20'	15' ⁶		15' ⁶	15' ⁶
Front, Porch ⁵		20'	20'	20'	15' ⁶		15' ⁶	10'
Front, Garage ⁷		20'	20'	20'	20' ⁸		20' ⁸	20' ⁸
Side, Interior ⁴		5'	5'	5' ⁹	5' ⁹		5' ⁹	5' ⁹
Side, Total Bldg. Sep. ⁹		15'	15'	10'	10'		10'	10'
Rear, Living Area ⁴		20'	20'	20'	15'		10'	15'
Rear, Ancillary Unit ¹⁰		5'	5'	5'	5'		5'	5'
Detached Garage ¹¹		5'	5'	5'	0'		0'	0'

Notes

- 1/ The minimum half-plex lot area is 3,000 sq. ft. for interior lots and 4,000 sq. ft. for corner lots. Half-plex lots have no minimum lot dimension requirements.
- 2/ The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot (see Figure 4.2.3.B).
- 3/ The minimum lot depths listed herein supersede the minimum lot depth provisions in the Zoning Code.
- 4/ Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required twenty (20) foot front yard setbacks. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural box-outs. Rear yard projections are allowed per Zoning Code, Section 305-02 (b).
- 5/ Vehicular visibility requirements must be met.
- 6/ May be reduced to ten (10) feet where adjacent to detached sidewalk.
- 7/ Where swing driveways are used, the front yard garage setback may be reduced to fifteen (15) feet.
- 8/ Driveway length may be reduced to nineteen (19) feet where automatic roll-up doors are used.
- 9/ Zero-lot line units are permitted where the total building separation requirement is met.
- 10/ Ancillary units have the same front, side, and street sideyard setback requirement as the primary unit. If attached, the required rear yard is the same as for the primary unit. If detached, the separation from the primary unit is governed by the Uniform Building Code and the Uniform Fire Code. Ancillary units may be placed above attached or detached garages. One (1) on-site parking space is required per unit in addition to the two (2) garage and two (2) driveway spaces required for the primary unit (see Figure 4.2.1.A.).
- 11/ Side and rear dimension.
- 12/ Refer to Sacramento County Zoning Code for applicable lot dimensions and building setbacks.

604-17.4 Circulation Plan



604-17.6 Dwelling Unit Allocation Table

<u>APN #</u>	<u>OWNER</u>	<u>LANDUSE</u>	<u>ACRES</u>	<u>DENSITY</u>	<u>UNITS</u>
65-052-01	HARTMAN	MDR 7-12	0.53	10	5.30
65-052-01 Total			0.53		5.30
65-052-02	NO. VINEYARD INV.	MDR 7-12	3.77	10	37.70
65-052-02	NO. VINEYARD INV.	SFR 4-7	17.44	6	104.64
65-052-02	NO. VINEYARD INV.	SFR 4-7	0.37	6	2.22
65-052-02 Total			21.58		144.56
65-052-04	NO. VINEYARD INV.	SFR 3-5	1.68	5	8.40
65-052-04	NO. VINEYARD INV.	SFR 3-5	34.03	5	170.15
65-052-04 Total			35.71		178.55
65-080-05	PACE	SFR 3-5	1.06	5	5.30
65-080-05	PACE	SFR 3-5	0.02	5	0.10
65-080-05 Total			1.08		5.40
65-080-06	KARRER	SFR 3-5	1.74	5	8.70
65-080-06	KARRER	SFR 3-5	0.01	5	0.05
65-080-06 Total			1.75		8.75
65-080-18	JORDAN	SFR 3-5	9.74	5	48.70
65-080-18 Total			9.74		48.70
65-080-27	SIMMONS	SFR 3-5	4.26	5	21.30
65-080-27	SIMMONS	SFR 3-5	1.44	5	7.20
65-080-27 Total			5.70		28.50
65-080-29	JOHN NICOLICI TRUST	SFR 3-5	8.28	5	41.40
65-080-29 Total			8.28		41.40
65-080-32	VINCENT	SFR 3-5	4.36	5	21.80
65-080-32 Total			4.36		21.80
65-080-34	THOMAS	SFR 3-5	0.79	5	3.95
65-080-34 Total			0.79		3.95
65-080-40	GRUBBS	SFR 3-5	0.01	5	0.05
65-080-40	GRUBBS	SFR 3-5	1.79	5	8.95
65-080-40 Total			1.80		9.00
65-080-42	BALDWIN	SFR 3-5	3.08	5	15.40
65-080-42 Total			3.08		15.40
65-080-43	GALVIN TRUST	SFR 3-5	2.26	5	11.30
65-080-43 Total			2.26		11.30
65-080-44	WILKES	SFR 3-5	1.26	5	6.30
65-080-44	WILKES	SFR 3-5	1.16	5	5.80
65-080-44	WILKES	SFR 3-5	2.08	5	10.40
65-080-44 Total			4.50		22.50
65-080-45	GRANDY	SFR 3-5	0.52	5	2.60
65-080-45	GRANDY	SFR 3-5	0.25	5	1.25
65-080-45	GRANDY	SFR 3-5	0.03	5	0.15
65-080-45 Total			0.80		4.00
65-080-48	LOPEZ	SFR 3-5	1.74	5	8.70
65-080-48	LOPEZ	SFR 3-5	0.52	5	2.60
65-080-48	LOPEZ	SFR 3-5	0.08	5	0.40
65-080-48 Total			2.34		11.70
65-080-49	LOZANO	SFR 3-5	1.17	5	5.85
65-080-49	LOZANO	SFR 3-5	1.29	5	6.45
65-080-49 Total			2.46		12.30
65-080-57	DIPIETRO	SFR 4-7	6.95	6	41.70
65-080-57 Total			6.95		41.70

<u>APN #</u>	<u>OWNER</u>	<u>LANDUSE</u>	<u>ACRES</u>	<u>DENSITY</u>	<u>UNITS</u>
65-080-62	TEXIERA	SFR 3-5	2.12	5	10.60
65-080-62	TEXIERA	SFR 3-5	0.24	5	1.20
65-080-62	TEXIERA	SFR 4-7	0.09	6	0.54
65-080-62 Total			2.45		12.34
65-080-63	TATEYAMA	SFR 4-7	0.42	6	2.52
65-080-63	TATEYAMA	SFR 4-7	1.27	6	7.62
65-080-63 Total			1.69		10.14
65-080-64	SHAW	SFR 3-5	2.31	5	11.55
65-080-64	SHAW	SFR 3-5	1.10	5	5.50
65-080-64 Total			3.41		17.05
65-080-68	PHILLIPS	SFR 1-3	2.41	2	4.82
65-080-68 Total			2.41		4.82
65-080-70	GALVEZ	SFR 3-5	7.30	5	36.50
65-080-70	GALVEZ	SFR 3-5	5.40	5	27.00
65-080-70	GALVEZ	SFR 3-5	0.56	5	2.80
65-080-70 Total			13.26		66.30
65-080-71	ALEXANDER	SFR 3-5	0.90	5	4.50
65-080-71	ALEXANDER	SFR 3-5	1.73	5	8.65
65-080-71 Total			2.63		13.15
65-080-76	ALVARADO	SFR 3-5	1.94	5	9.70
65-080-76	ALVARADO	SFR 3-5	5.04	5	25.20
65-080-76 Total			6.98		34.90
65-080-77	BIUNDO	SFR 3-5	9.14	5	45.70
65-080-77	BIUNDO	SFR 3-5	0.01	5	0.05
65-080-77 Total			9.15		45.75
65-080-79	NO. VINEYARD INV.	SFR 3-5	6.78	5	33.90
65-080-79	NO. VINEYARD INV.	SFR 3-5	12.50	5	62.50
65-080-79	NO. VINEYARD INV.	SFR 4-7	1.18	6	7.08
65-080-79	NO. VINEYARD INV.	SFR 4-7	4.80	6	28.80
65-080-79 Total			25.26		132.28
65-080-80	MILHOUS	SFR 3-5	6.30	5	31.50
65-080-80	MILHOUS	SFR 3-5	2.53	5	12.65
65-080-80	MILHOUS	SFR 3-5	1.80	5	9.00
65-080-80	MILHOUS	SFR 4-7	1.72	6	10.32
65-080-80 Total			12.35		63.47
66-070-02	LESLIE	SFR 3-5	1.88	5	9.40
66-070-02	LESLIE	SFR 3-5	0.23	5	1.15
66-070-02	LESLIE	SFR 4-7	8.75	6	52.50
66-070-02 Total			10.86		63.05
66-070-03	WULF	MFR 12-22	14.66	18	263.88
66-070-03	WULF	SFR 3-5	5.58	5	27.90
66-070-03	WULF	SFR 3-5	10.77	5	53.85
66-070-03 Total			31.01		345.63
66-070-04	MORVAI	SFR 4-7	1.55	6	9.30
66-070-04 Total			1.55		9.30
66-070-05	MORVAI	SFR 4-7	0.22	6	1.32
66-070-05 Total			0.22		1.32
66-070-06	MORVAI	SFR 3-5	3.37	5	16.85
66-070-06	MORVAI	SFR 4-7	11.65	6	69.90
66-070-06 Total			15.02		86.75
66-070-07	FLOWERS	SFR 3-5	4.56	5	22.80
66-070-07 Total			4.56		22.80

<u>APN #</u>	<u>OWNER</u>	<u>LANDUSE</u>	<u>ACRES</u>	<u>DENSITY</u>	<u>UNITS</u>
66-070-08	MORVAI	SFR 3-5	3.83	5	19.15
66-070-08	MORVAI	SFR 3-5	20.88	5	104.40
66-070-08	MORVAI	SFR 4-7	6.92	6	41.52
66-070-08 Total			31.63		165.07
66-070-09	WOO	SFR 3-5	18.82	5	94.10
66-070-09	WOO	SFR 3-5	11.84	5	59.20
66-070-09	WOO	SFR 4-7	2.75	6	16.50
66-070-09	WOO	SFR 4-7	0.01	6	0.06
66-070-09 Total			33.42		169.86
66-070-13	MARTIN	SFR 4-7	3.89	6	23.34
66-070-13 Total			3.89		23.34
66-070-16	CHAPMAN	SFR 4-7	0.67	6	4.02
66-070-16 Total			0.67		4.02
66-070-17	JOHNSON	SFR 4-7	9.14	6	54.84
66-070-17 Total			9.14		54.84
66-070-18	SEALE	SFR 3-5	8.12	5	40.60
66-070-18	SEALE	SFR 3-5	0.06	5	0.30
66-070-18 Total			8.18		40.90
66-070-19	MORVAI	SFR 3-5	8.31	5	41.55
66-070-19 Total			8.31		41.55
66-070-20	MUNZO TRUST	SFR 3-5	1.31	5	6.55
66-070-20 Total			1.31		6.55
66-070-21	SMITH	EXISTING RESIDENTIAL	0.23	0.23	1.00
66-070-21 Total			0.23		1.00
66-070-25	ANAYA	EXISTING RESIDENTIAL	1.35	1.35	1.00
66-070-25 Total			1.35		1.00
66-070-26	TAYLOR	EXISTING RESIDENTIAL	0.81	0.81	1.00
66-070-26 Total			0.81		1.00
66-070-28	BOND	EXISTING RESIDENTIAL	0.27	0.27	1.00
66-070-28 Total			0.27		1.00
66-070-30	WILKENS	EXISTING RESIDENTIAL	0.29	0.29	1.00
66-070-30 Total			0.29		1.00
66-070-32	LAWSON	EXISTING RESIDENTIAL	0.63	0.63	1.00
66-070-32 Total			0.63		1.00
66-070-33	WEBER	MFR 12-22	15.86	18	285.48
66-070-33	WEBER	SFR 3-5	0.31	5	1.55
66-070-33	WEBER	SFR 4-7	4.53	6	27.18
66-070-33 Total			20.70		314.21
66-070-35	ARES	EXISTING RESIDENTIAL	0.23	0.23	1.00
66-070-35 Total			0.23		1.00
66-070-36	MARRAN	EXISTING RESIDENTIAL	0.24	0.24	1.00
66-070-36 Total			0.24		1.00
66-070-38	CLARK	EXISTING RESIDENTIAL	0.44	0.44	1.00
66-070-38 Total			0.44		1.00
66-070-39	LAMPHERE TRUST	EXISTING RESIDENTIAL	0.41	0.41	1.00
66-070-39 Total			0.41		1.00
66-070-40	NORIEGA	EXISTING RESIDENTIAL	0.43	0.43	1.00
66-070-40 Total			0.43		1.00
66-070-41	PATTERSON	EXISTING RESIDENTIAL	0.26	0.26	1.00
66-070-41 Total			0.26		1.00
66-070-42	TODD	EXISTING RESIDENTIAL	0.25	0.25	1.00
66-070-42 Total			0.25		1.00

<u>APN #</u>	<u>OWNER</u>	<u>LANDUSE</u>	<u>ACRES</u>	<u>DENSITY</u>	<u>UNITS</u>
66-070-43	BARCELO TRUST	SFR 4-7	2.60	6	15.60
66-070-43 Total			2.60		15.60
66-070-44	MUNZO TRUST	SFR 3-5	4.44	5	22.20
66-070-44	MUNZO TRUST	SFR 3-5	0.44	5	2.20
66-070-44	MUNZO TRUST	SFR 4-7	0.32	6	1.92
66-070-44	MUNZO TRUST	SFR 4-7	2.11	6	12.66
66-070-44 Total			7.31		38.98
66-070-45	MUNOZ TRUST	SFR 3-5	3.42	5	17.10
66-070-45	MUNOZ TRUST	SFR 3-5	5.50	5	27.50
66-070-45 Total			8.92		44.60
66-070-46	KASSIS	SFR 3-5	1.61	5	8.05
66-070-46	KASSIS	SFR 3-5	0.21	5	1.05
66-070-46	KASSIS	SFR 3-5	0.44	5	2.20
66-070-46	KASSIS	SFR 3-5	1.00	5	5.00
66-070-46 Total			3.26		16.30
66-080-01	DAVIS	SFR 1-3	1.22	2	2.44
66-080-01	DAVIS	SFR 3-5	0.29	5	1.45
66-080-01	DAVIS	SFR 3-5	1.10	5	5.50
66-080-01	DAVIS	SFR 3-5	0.92	5	4.60
66-080-01	DAVIS	SFR 3-5	3.76	5	18.80
66-080-01	DAVIS	SFR 4-7	1.10	6	6.60
66-080-01	DAVIS	SFR 4-7	1.58	6	9.48
66-080-01 Total			9.97		48.87
66-080-02	DAVIS	SFR 3-5	0.12	5	0.60
66-080-02 Total			0.12		0.60
66-080-03	MENSCH	SFR 3-5	1.91	5	9.55
66-080-03	MENSCH	SFR 3-5	7.73	5	38.65
66-080-03 Total			9.64		48.20
66-080-04	POINTE VINEYARD	SFR 3-5	21.61	5	108.05
66-080-04 Total			21.61		108.05
66-080-06	POINTE VINEYARD	SFR 4-7	38.67	6	232.02
66-080-06 Total			38.67		232.02
66-080-07	FREDERICK	MDR 7-12	7.35	10	73.50
66-080-07	FREDERICK	SFR 4-7	5.01	6	30.06
66-080-07 Total			12.36		103.56
66-080-09	LYNN	SFR 1-3	9.79	2	19.58
66-080-09 Total			9.79		19.58
66-080-13	POINTE VINEYARD	SFR 3-5	8.61	5	43.05
66-080-13	POINTE VINEYARD	SFR 3-5	33.68	5	168.40
66-080-13	POINTE VINEYARD	SFR 3-5	25.48	5	127.40
66-080-13	POINTE VINEYARD	SFR 3-5	21.01	5	105.05
66-080-13	POINTE VINEYARD	SFR 4-7	0.02	6	0.12
66-080-13 Total			88.80		444.02
66-080-15	WALLACE	SFR 1-3	2.44	2	4.88
66-080-15 Total			2.44		4.88
66-080-16	MENSCH	SFR 1-3	6.18	2	12.36
66-080-16	MENSCH	SFR 1-3	3.46	2	6.92
66-080-16	MENSCH	SFR 3-5	3.13	5	15.65
66-080-16	MENSCH	SFR 3-5	2.29	5	11.45
66-080-16	MENSCH	SFR 3-5	1.64	5	8.20
66-080-16 Total			16.70		54.58

<u>APN #</u>	<u>OWNER</u>	<u>LANDUSE</u>	<u>ACRES</u>	<u>DENSITY</u>	<u>UNITS</u>
66-080-17	TENNISON	SFR 1-3	2.53	2	5.06
66-080-17 Total			2.53		5.06
66-090-04	LAYNE	SFR 3-5	0.10	5	0.50
66-090-04 Total			0.10		0.50
66-090-05	LAYNE	SFR 3-5	1.67	5	8.35
66-090-05 Total			1.67		8.35
66-090-08	LINARDOS	SFR 3-5	0.88	5	4.40
66-090-08 Total			0.88		4.40
66-090-09	DARR	SFR 3-5	0.83	5	4.15
66-090-09 Total			0.83		4.15
66-090-10	MARTIN	SFR 4-7	1.32	6	7.92
66-090-10 Total			1.32		7.92
66-090-11	CLARK	SFR 4-7	1.18	6	7.08
66-090-11 Total			1.18		7.08
66-090-13	CAMPBELL	SFR 3-5	0.10	5	0.50
66-090-13 Total			0.10		0.50
66-090-14	CAMPBELL	SFR 3-5	0.11	5	0.55
66-090-14 Total			0.11		0.55
66-090-15	CAMPBELL	SFR 3-5	0.09	5	0.45
66-090-15 Total			0.09		0.45
66-090-18	HAMMERSLEY	SFR 3-5	0.55	5	2.75
66-090-18	HAMMERSLEY	SFR 4-7	0.21	6	1.26
66-090-18 Total			0.76		4.01
66-090-19	SIBAL	SFR 3-5	0.96	5	4.80
66-090-19	SIBAL	SFR 4-7	0.01	6	0.06
66-090-19 Total			0.97		4.86
66-090-20	CAMPBELL	SFR 3-5	2.57	5	12.85
66-090-20 Total			2.57		12.85
66-100-03	FLORIN INV.	SFR 3-5	13.44	5	67.20
66-100-03	FLORIN INV.	SFR 3-5	25.83	5	129.15
66-100-03 Total			39.27		196.35
66-100-04	MURATA	SFR 3-5	0.94	5	4.70
66-100-04 Total			0.94		4.70
66-100-05	SACA	SFR 3-5	12.31	5	61.55
66-100-05	SACA	SFR 3-5	15.10	5	75.50
66-100-05 Total			27.41		137.05
66-100-06	OSHIRO	SFR 1-3	13.38	2	26.76
66-100-06	OSHIRO	SFR 1-3	16.27	2	32.54
66-100-06	OSHIRO	SFR 1-3	1.12	2	2.24
66-100-06	OSHIRO	SFR 1-3	2.02	2	4.04
66-100-06 Total			32.79		65.58
66-100-16	BYRUM	SFR 1-3	2.11	2	4.22
66-100-16 Total			2.11		4.22
66-100-17	ZIERDEN	SFR 1-3	5.15	2	10.30
66-100-17 Total			5.15		10.30
66-100-19	SACA	SFR 1-3	13.11	2	26.22
66-100-19	SACA	SFR 1-3	6.13	2	12.26
66-100-19 Total			19.24		38.48
66-100-20	SACA	SFR 1-3	13.70	2	27.40
66-100-20	SACA	SFR 1-3	4.38	2	8.76
66-100-20	SACA	SFR 1-3	0.06	2	0.12
66-100-20 Total			18.14		36.28

<u>APN #</u>	<u>OWNER</u>	<u>LANDUSE</u>	<u>ACRES</u>	<u>DENSITY</u>	<u>UNITS</u>
66-100-21	SACA	SFR 1-3	0.11	2	0.22
66-100-21	SACA	SFR 1-3	6.23	2	12.46
66-100-21	SACA	SFR 1-3	12.29	2	24.58
66-100-21 Total			18.63		37.26
66-100-29	ROBERTSON	SFR 1-3	5.21	2	10.42
66-100-29 Total			5.21		10.42
66-100-30	SHORT	SFR 1-3	2.59	2	5.18
66-100-30 Total			2.59		5.18
66-100-31	ADAIR TRUST	SFR 1-3	2.58	2	5.16
66-100-31 Total			2.58		5.16
66-100-33	ORTEGA	MDR 7-12	2.69	10	26.90
66-100-33 Total			2.69		26.90
66-100-34	GARCIA	SFR 4-7	4.80	6	28.80
66-100-34 Total			4.80		28.80
66-100-35	GDR TRUST	MDR 7-12	4.38	10	43.80
66-100-35 Total			4.38		43.80
66-100-36	RICCI	SFR 4-7	5.39	6	32.34
66-100-36 Total			5.39		32.34
66-100-46	LAMPA	SFR 1-3	19.86	2	39.72
66-100-46 Total			19.86		39.72
66-100-47	LAMPA	SFR 1-3	19.95	2	39.90
66-100-47	LAMPA	SFR 1-3	0.35	2	0.70
66-100-47 Total			20.30		40.60
66-100-50	BERRY	SFR 1-3	20.07	2	40.14
66-100-50 Total			20.07		40.14
66-100-51	WARGO	SFR 1-3	16.34	2	32.68
66-100-51 Total			16.34		32.68
66-100-57	PATTON	SFR 4-7	5.94	6	35.64
66-100-57 Total			5.94		35.64
66-100-60	DIAS	SFR 4-7	1.59	6	9.54
66-100-60 Total			1.59		9.54
66-100-61	HAYNES	SFR 4-7	3.70	6	22.20
66-100-61	HAYNES	SFR 4-7	3.14	6	18.84
66-100-61 Total			6.84		41.04
66-100-62	ASTON TRUST	SFR 3-5	1.93	5	9.65
66-100-62	ASTON TRUST	SFR 4-7	4.53	6	27.18
66-100-62	ASTON TRUST	SFR 4-7	14.01	6	84.06
66-100-62 Total			20.47		120.89
66-100-72	SACA	SFR 3-5	13.23	5	66.15
66-100-72	SACA	SFR 3-5	13.27	5	66.35
66-100-72	SACA	SFR 3-5	13.43	5	67.15
66-100-72	SACA	SFR 4-7	0.03	6	0.18
66-100-72	SACA	SFR 4-7	0.01	6	0.06
66-100-72 Total			39.97		199.89
66-110-01	COUREY	SFR 4-7	8.87	6	53.22
66-110-01 Total			8.87		53.22
66-110-02	SANGHERA	SFR 4-7	0.30	6	1.80
66-110-02	SANGHERA	SFR 4-7	7.53	6	45.18
66-110-02 Total			7.83		46.98
66-110-03	MASSOUD	SFR 3-5	2.89	5	14.45
66-110-03 Total			2.89		14.45

<u>APN #</u>	<u>OWNER</u>	<u>LANDUSE</u>	<u>ACRES</u>	<u>DENSITY</u>	<u>UNITS</u>
66-110-04	CHO PAN HOON	SFR 3-5	7.03	5	35.15
66-110-04 Total			7.03		35.15
66-110-05	TYRELL	SFR 1-3	0.26	2	0.52
66-110-05	TYRELL	SFR 1-3	4.81	2	9.62
66-110-05	TYRELL	SFR 4-7	0.14	6	0.84
66-110-05	TYRELL	SFR 4-7	2.57	6	15.42
66-110-05 Total			7.78		26.40
66-110-06	LYONS EXPRESS'	SFR 1-3	6.20	2	12.40
66-110-06	LYONS EXPRESS'	SFR 4-7	3.57	6	21.42
66-110-06 Total			9.77		33.82
66-110-07	LAW	SFR 3-5	1.23	5	6.15
66-110-07 Total			1.23		6.15
66-110-08	LAW	SFR 3-5	0.02	5	0.10
66-110-08 Total			0.02		0.10
66-110-09	LAW	SFR 3-5	1.90	5	9.50
66-110-09 Total			1.90		9.50
66-110-10	E. BRADSHAW/GERBER ASSOC.	SFR 3-5	8.82	5	44.10
66-110-10 Total			8.82		44.10
66-110-11	E. BRADSHAW/GERBER ASSOC.	SFR 3-5	10.30	5	51.50
66-110-11 Total			10.30		51.50
66-110-12	E. BRADSHAW/GERBER ASSOC.	SFR 3-5	10.14	5	50.70
66-110-12 Total			10.14		50.70
66-110-13	CASTELLANO	SFR 1-3	0.05	2	0.10
66-110-13	CASTELLANO	SFR 3-5	9.74	5	48.70
66-110-13 Total			9.79		48.80
66-110-14	KALAS	SFR 3-5	10.38	5	51.90
66-110-14 Total			10.38		51.90
66-110-15	BUCHAJCZUK	SFR 3-5	10.34	5	51.70
66-110-15 Total			10.34		51.70
66-110-16	MAMARIL	SFR 3-5	9.06	5	45.30
66-110-16 Total			9.06		45.30
66-110-17	MALTESE	SFR 1-3	8.99	2	17.98
66-110-17 Total			8.99		17.98
66-110-18	LARSON	SFR 1-3	10.18	2	20.36
66-110-18 Total			10.18		20.36
66-110-19	APOSTOL	SFR 1-3	10.51	2	21.02
66-110-19 Total			10.51		21.02
66-110-20	KAMBUROV	SFR 1-3	9.82	2	19.64
66-110-20 Total			9.82		19.64
66-110-24	MURPHY	MFR 12-22	7.21	18	129.78
66-110-24	MURPHY	SFR 1-3	21.46	2	42.92
66-110-24	MURPHY	SFR 3-5	0.05	5	0.25
66-110-24	MURPHY	SFR 3-5	0.04	5	0.20
66-110-24	MURPHY	SFR 3-5	9.86	5	49.30
66-110-24	MURPHY	SFR 4-7	0.03	6	0.18
66-110-24 Total			38.65		222.63
Grand Total			<u>1,161.91</u>		<u>5,732.08</u>