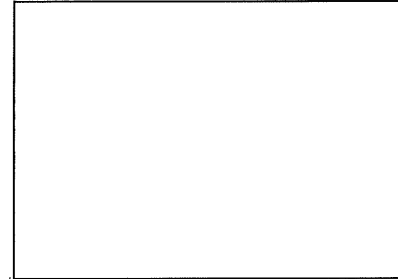


County of Sacramento  
 Community Development Department  
 Planning and Environmental Review Division (PER)  
 827 7<sup>th</sup> Street, Room 220  
 Sacramento, CA 95814  
 (916) 874-6141



### Planning Application Form

This application form must accompany all Planning Entitlement requests.  
 Other required items are indicated on the Application Instructions and Checklist.  
 It is the applicant's responsibility to ensure that application packages are complete and accurate.

### Application Requests (check all that apply)

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> General Plan Amendment    | <input type="checkbox"/> Community Plan Amendment                 | <input checked="" type="checkbox"/> Rezone                     |
| <input checked="" type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Tentative Parcel Map                     | <input type="checkbox"/> Affordable Housing Plan               |
| <input type="checkbox"/> Variance                             | <input type="checkbox"/> Special Review of Parking                | <input checked="" type="checkbox"/> Special Development Permit |
| <input type="checkbox"/> Exception                            | <input type="checkbox"/> Design Review                            | <input type="checkbox"/> Development Plan Review               |
| <input type="checkbox"/> Use Permit                           | <input checked="" type="checkbox"/> Other Large Lot Tentative Map | <input checked="" type="checkbox"/> Other PD Amendment         |

☐ This request is part of a pending, or approved application Control #

|                                    |                             |              |
|------------------------------------|-----------------------------|--------------|
| Site address: Rancho Murieta       | Assessor's Parcel Number(s) |              |
| Project Name: Rancho Murieta North | 073-080-003, 007, 008, 009  | 073-0790-023 |
| Gross Acres: 773 ± acres           | 073-0180-029                | 073-0090-062 |

### Contact Information

Indicate Billing Party in check box below

|   |           |  |                              |                                  |  |
|---|-----------|--|------------------------------|----------------------------------|--|
| <input checked="" type="checkbox"/>   | Applicant | Name: Rancho Murieta Properties LLC    |                              | Contact: John M Sullivan, member |  |
|   |           | Address: 14670 Cantova Way, Suite 220  |                              | City: Rancho Murieta             |  |
|   |           | State/Zip: CA, 95683                   | Email: winepro@sbcglobal.net | Phone: 916-262-7574              |  |
| <input type="checkbox"/>  | Owner     | Name: See Attached                     |                              | Contact:                         |  |
| Address:  |           | City:                                  |                              |                                  |  |
| State/Zip:  |           | Email:                                 | Phone:                       |                                  |  |
| <input type="checkbox"/>  | Other     | Name: Baker-Williams Engineering Group |                              | Contact: Michael Robertson       |  |
| Address: 6020 Rutland Dr, Suite 19  |           | City: Carmichael                       |                              |                                  |  |
| State/Zip: Ca 95608   |           | Email: miker@bwengineers.com           | Phone: 916-331-4336 x 14     |                                  |  |
| <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Developer <input type="checkbox"/> Owner |           |  |                              |                                  |  |
| <input type="checkbox"/>  | Other     | Name:                                  |                              | Contact:                         |  |
| Address:  |           | City:                                  |                              |                                  |  |
| State/Zip:  |           | Email:                                 | Phone:                       |                                  |  |
| <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Developer <input type="checkbox"/> Owner            |           |  |                              |                                  |  |

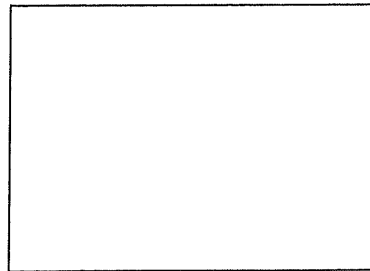
## RANCHO MURIETA – NORTH

### OWNERS CONTACT :

Rancho Murieta Properties, LLC  
John M. Sullivan, Member  
14670 Cantova Way, suite 220  
Rancho Murieta 95683  
916-262-7574  
[winepro@sbcglobal.net](mailto:winepro@sbcglobal.net)

| <u>ASSESSORS PARCEL</u>                      | <u>OWNER</u>                     |
|--|----------------------------------|
| 073-0080-007 & 008 & 009                     | Murieta Highlands, LLC           |
| 073-0790-023<br>073-0800-003<br>073-0090-062 | Murieta Lakeside Properties, LLC |
| 073-0180-029                                 | Murieta Industrial Park, LLC     |

County of Sacramento  
Community Development Department  
Planning and Environmental Review Division (PER)  
827 7<sup>th</sup> Street, Room 220  
Sacramento, CA 95814  
(916) 874-6141



### Legal Authority and Consent to File Application

Hyperlink to Instructions: <http://www.per.saccounty.net/applicants/Pages/FormsandFees.aspx>

The submitted information and accompanying documents are true and accurate to the best of my knowledge. I agree to pay all fees required to complete processing of this application. **If applicable, I understand that the initial deposit for the Planning Review is a deposit to be applied against actual costs based on set hourly rates and actual time and materials used. I understand that additional fees may be required if actual costs exceed the amount of the deposit. I also understand that a cost estimate will be prepared at the time of initial review, and if actual time and material costs reach 80% of the initial deposit, and it is determined that the final actual cost will exceed the initial deposit, an additional deposit will be required in order for work on the project to continue. I understand that additional fees for the preparation of required environmental documentation pursuant to the California Environmental Quality Act (CEQA) may be required based on set hourly rates and actual time and materials used. I also understand that once this application is deemed complete, I will receive a separate letter, if necessary, requiring a deposit of 100% of the estimated costs of environmental document preparation in order to continue with my application process.**

I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of my address and contact information and the address and contact information of all parties to this application on any website maintained by the County of Sacramento. I also agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

Applicant shall defend, indemnify and hold harmless Sacramento County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County of Sacramento or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

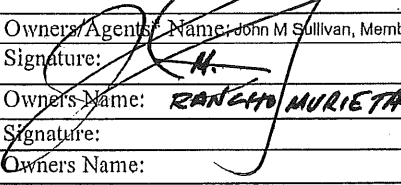
The subject property is on the Hazardous Waste and Substances Site List developed pursuant to AB3750.

☐ Yes ☒ No [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)

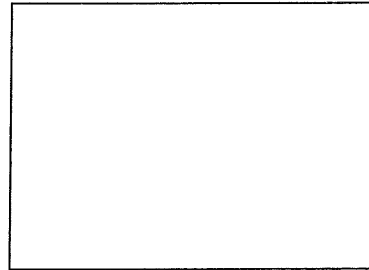
### **APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL OWNERSHIP OR OFFICIAL AGENT. AUTHORITY TO FILE (check one)**

☒ Ownership ☐ Contract to Purchase\* ☐ Letter of Authorization\* ☐ Power of Attorney\*

\*Must Attach Evidence

|  |                |
|--|----------------|
| Owner/Agent's Name: John M Sullivan, Member  |                |
| Signature:  | Date: 10.24.14 |
| Owner's Name: RANCHO MURIETA PROPERTIES, LLC   |                |
| Signature:   | Date:          |
| Owner's Name:  |                |
| Signature:   | Date:          |

County of Sacramento  
Community Development Department  
Planning and Environmental Review Division (PER)  
827 7<sup>th</sup> Street, Room 220  
Sacramento, CA 95814  
(916) 874-6141



### Statement of Applicant Responsibility

Hyperlink to Instructions: <http://www.per.saccounty.net/applicants/Pages/FormsandFees.aspx>

Please read the following statement outlining your responsibilities in the application hearing process.

An amendment to California Law (AB 884), adopted in 1977 and effective January 1, 1978, requires the County of Sacramento and all other jurisdictions in the state to take final action to approve or disapprove a request like yours within one year of the County's acceptance of your application as complete. In most cases, the County has approved requests like yours in significantly less time. However, the legislation now requires the County to "count down" the days so that requests are not inadvertently approved without approval by the Board of Supervisors or a designated body.

The law requires Sacramento County to inform you within 30 days after the application is submitted if your application is incomplete for our needs. If the application is complete and has all the information we need, the processing will be initiated immediately. If additional data is needed, a letter will be sent to you specifically stating the information needed. The staff will not certify the applications completed until all the requested items have been submitted to the County the required fees have been paid.

PLEASE BE ADVISED THAT THIS APPLICATION IS NOT APPROVED UNTIL THE ULTIMATE HEARING BODY HAS TAKEN ITS FINAL ACTION AND ALL APPEALS EXHAUSTED. ANY RECOMMENDATIONS OR COMMENTS BY STAFF OR ACTIONS BY INTERMEDIATE HEARING BODIES ARE ONLY ADVISORY AND SHOULD NOT BE RELIED ON FOR THE PURPOSES OF MAKING FINANCIAL COMMITMENTS.

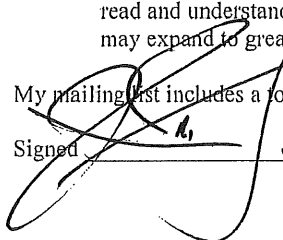
Your application will be heard in a public hearing, and it is important that a reasonable effort be made to advise your neighbors or adjoining property owners (those within 500 feet of your property with a minimum of 30 property owners) of the time and date that your application will be heard. This provides an opportunity for those most affected by a proposed use to provide input to the hearing body. The County is required by law to notify all those property owners within 500 feet with a minimum of 30 property owners that are shown on the latest assessment roll. It is the responsibility of the applicant to contact the Assessor's Office and list the names and addresses on a form that is attached to the application. Following is a statement for the applicant to read and sign.

If applicable, I understand that it is my responsibility to pay the initial deposit at time of submittal. Also, the application is not considered complete until the total Planning initial deposit has been collected.

I understand that it is my responsibility to prepare a 500-foot radius map as described on the "Instructions to Applicant" sheet, to list all the parcel numbers within the 500-foot radius with a minimum of 30 property owners, and to record the name and address (including zip codes) of the property owners of all parcels. I certify that a) the property owner's list is complete and accurate as shown on the latest assessment roll in the County Assessor's Office, and b) I have read and understand the above information regarding application processing. [Note: The radius may expand to greater than 500 feet to reach all property owners.]

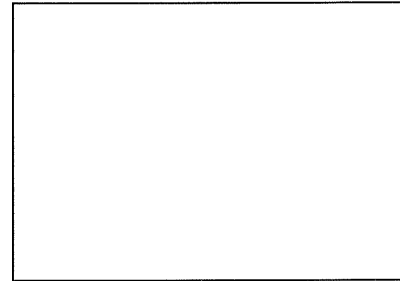
My mailing list includes a total of 15 pages and 446 property owners.

Signed

 JOHN M. SULLIVAN Date OCT 24, 2012  
MANAGER



County of Sacramento  
Community Development Department  
Planning and Environmental Review Division (PER)  
827 7<sup>th</sup> Street, Room 220  
Sacramento, CA 95814  
(916) 874-6141



### Additional Requirements

---

- ☒ I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish and Wildlife (CDFW) that the project will have no effect on fish and wildlife. The fees are collected by the Sacramento County Community Development Department, Planning and Environmental Review Division (PER) for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project. To avoid this fee, I understand I must complete a NO Effect Determination Form with the California State Department of Fish and Wildlife (CDFW). ***Contact PER for more information.***
- ☒ I understand that all applicants are required to provide a Neighborhood Outreach Plan. I will include my neighborhood outreach plan in my Justification Statement.

|  |
|--|
|  |
|--|

The Justification Statement is a comprehensive explanation of the applicant's project/request. It should include background information, reasoning, and the goal(s) of the project/request. The Neighborhood Outreach Plan describes how the applicant plans to inform the neighboring property owners (those within a 500 foot radius of the project site) about the project and address community concerns. Please see the application instructions for more information.

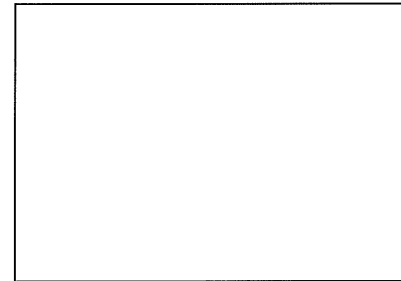
SEE ATTACHED

[illegible]

THE PROJECT WILL BE PRESENTED TO THE RANCHO MURIETA COMMUNITY THROUGH A SERIES OF NEIGHBORHOOD OUTREACH MEETINGS COORDINATED THROUGH THE RANCHO MURIETA ASSOCIATION AND PRESENTED TO THE COSUMNES COMMUNITY PLANNING ADVISORY COUNCIL.

[illegible]

County of Sacramento  
Community Development Department  
Planning and Environmental Review Division (PER)  
827 7<sup>th</sup> Street, Room 220  
Sacramento, CA 95814  
(916) 874-6141



## Rezone Application

### General Plan Amendments

Entire parcel(s) to be rezoned? Yes ☒ No ☐

Existing General Plan Designation PQP

Existing General Plan Designation \_\_\_\_\_

Gross Acres being rezoned: 39 ± acres

Proposed General Plan Designation Commercial , Mixed Use

Proposed General Plan Designation \_\_\_\_\_

### Community Plan Amendments and Rezones

Entire parcel(s) to be rezoned? Yes ☒ No ☐

Existing Zone Designation A2 (PD)

Existing Zone Designation \_\_\_\_\_

Gross Acres being rezoned: 773 ± acres

Proposed Zone Designation RD-4 (PD), RD-5 (PD), Park/Trails/Recreation/Open Space; Village Mixed Use (PD), Commercial Mixed Use (PD)

Proposed Zone Designation \_\_\_\_\_

Description of existing zoning and any proposed zoning changes and of existing and proposed uses of the property;

Residential Development - 733 +/- ac - EXISTING ZONING IS A2 (PD),

PROPOSED ZONING IS RD-4 ; RD-5 ; Park/Trails/Recreation/Open Space ; Village Mixed Use

Commercial Development - APN 073-0180-029 - 39.8 ac THE EXISTING ZONING IS PQP,

THE PROPOSED ZONING IS MIXED USE FOR LIGHT MANUFACTURING,

WAREHOUSE, RESEARCH AND DEVELOPMENT, RESIDENTIAL, RECREATION

# **RANCHO MURIETA NORTH**

## **Justification Statement-Project Description**

### **EXECUTIVE SUMMARY**

Rancho Murieta Properties, LLC (the Applicant) is proposing a plan of development and related approvals for 773± acres in the unincorporated Rancho Murieta Community. This application will represent most of the remaining undeveloped land within the Rancho Murieta Planned Development. The entitlement request will include a General Plan Amendment, a Rezone, a Planned Development (PD) Amendment, Large and Small-Lot Tentative Maps, and Special Development Permit.

#### **Residential Development**

The Applicant requests to rezone and subdivide approximately 733 acres of the subject property into eight residential villages. The property is currently undeveloped and has a holding zone of A-2(PD). Due to existing infrastructure constraints, the development will likely occur in two or more phases.

Phase One will consist of three individual subdivision maps, Villages A, B & C, creating 464 single family lots over 240 acres with approximately 95 acres provided for park/recreation/open space and public services uses. Village A and B can be developed independently of each other and will provide infrastructure for the subsequent development of Village C within this Phase.

Phase Two will consist of five individual subdivision maps, Villages D, E, F, G & H, creating 461 single family lots over 367 acres, with approximately 195 acres provided for park/recreation/open space and public services uses.

#### **Commercial Development**

The Applicant requests to rezone a 39± acre parcel located on the south side of Jackson Road (Highway 16) just easterly of the Cosumnes River to General Commercial/mixed-use designation. The property is currently used by Operating Engineers Local #3 for heavy equipment training purposes, and has a current zoning designation of Public/Quasi Public (PQP). This parcel may include light manufacturing, warehouse, retail, research and development, some residential housing and/or recreation as components of a mixed use development.

## **1. Project Location**

Rancho Murieta is a private Planned Development located approximately 20 miles east of Sacramento along Highway 16 (Jackson Road) at the Cosumnes River in unincorporated Sacramento County. The Rancho Murieta community is within the Sacramento County's Urban Services Boundary (USB).  
SEE FIGURE 1.

## **2. Project Setting**

Rancho Murieta is located in the eastern portion of Sacramento County and consists of a gated golf-oriented community, through which runs the Cosumnes River. The residential portion of this project is north of the Cosumnes River while the commercial portion is south of the Cosumnes River.

The topography is characterized by rolling terrain ranging in slope from flat (less than 5%) to moderate (10% to 20%) to steep (over 25%). Elevations range from 130 feet at the Cosumnes River to 305 feet atop Marr Hill just west of Clementia Reservoir. Undeveloped areas of the site are vegetated with non-native grasses and areas of oak woodlands.

Ephemeral streams drain directly into the Cosumnes River or into the three local reservoirs Calero, Chesbro, and Clementia.

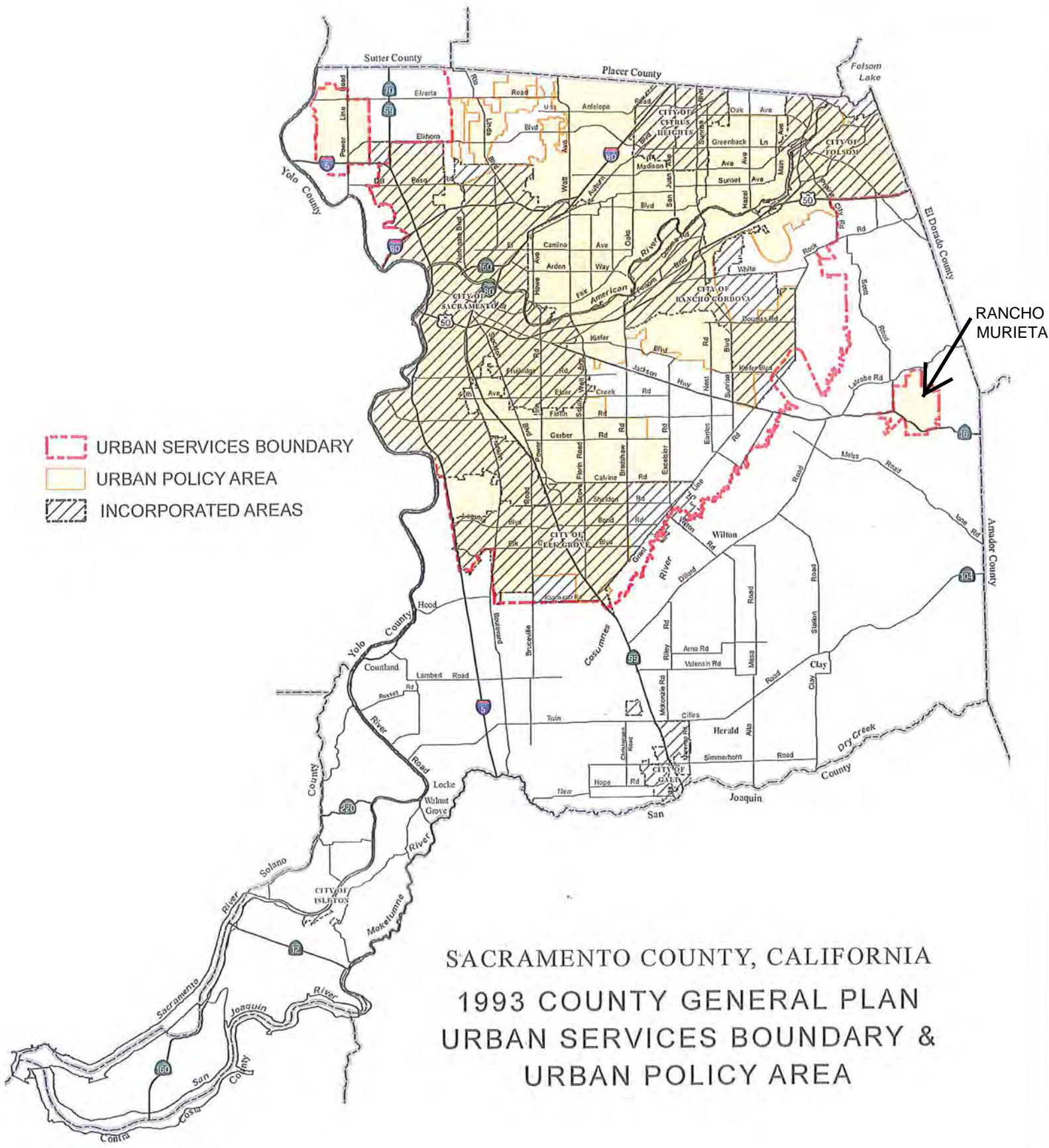
SEE FIGURE 2, Site map.

## **3. Entitlement History**

Rancho Murieta is a gated Planned Development community in the unincorporated area of Sacramento County, within the County's USB, and contiguous with the Rancho Murieta CSD boundary. See Figure1.

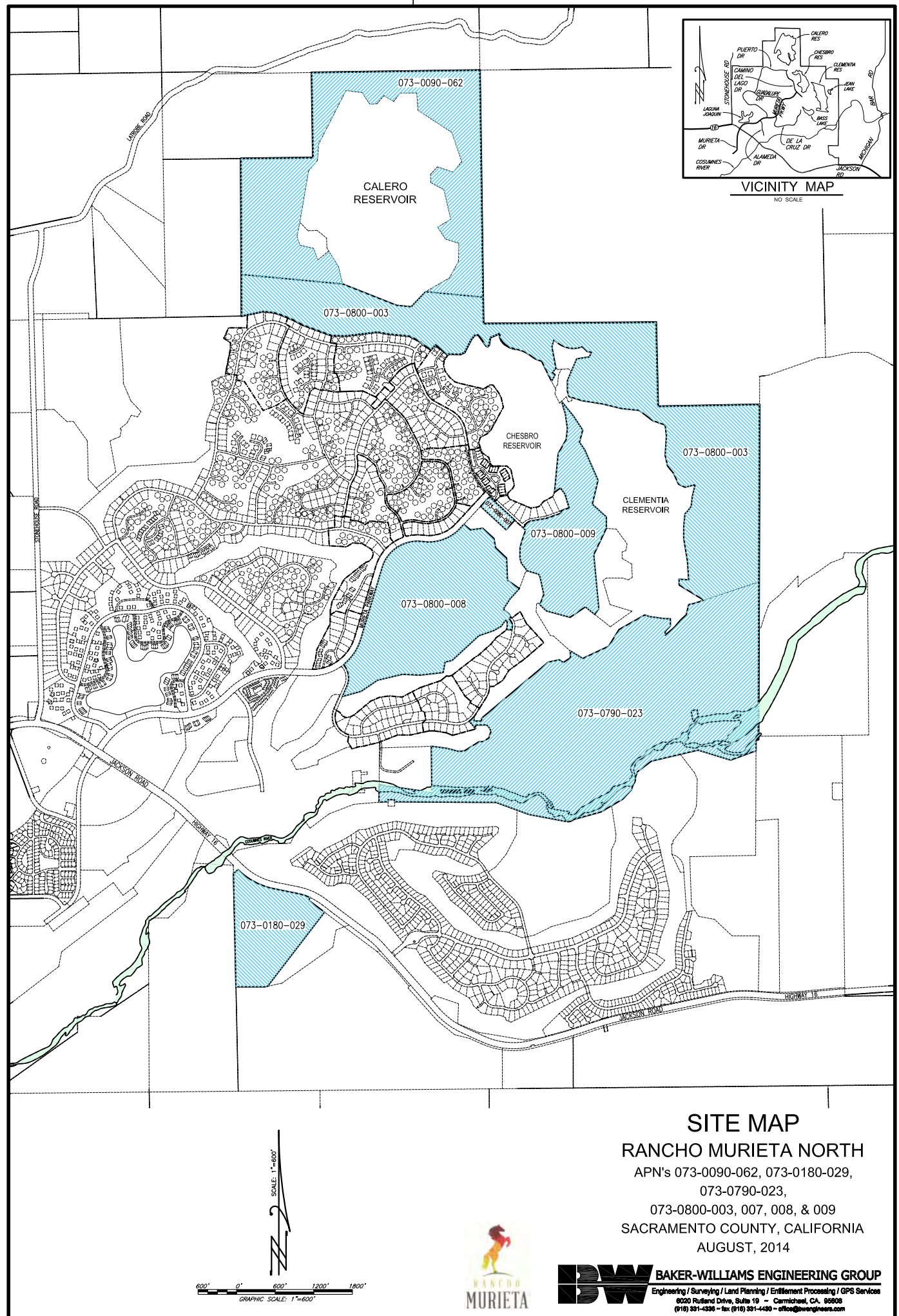
The Rancho Murieta Planned Development was initially approved by the County in 1969 with an estimated full build-out of approximately 7,000 residential units. In 1977 the total maximum build-out allowed was reduced to 5,000 dwelling units plus an additional 189 mobile home/sites in the Murieta Village (south of Highway 16), for a total maximum of 5189 units.

To date, 2,319 single family residences have been constructed in the Rancho Murieta Planned Development, along with the 189 mobile home units and 38 units in the Villas.



SACRAMENTO COUNTY, CALIFORNIA  
 1993 COUNTY GENERAL PLAN  
 URBAN SERVICES BOUNDARY &  
 URBAN POLICY AREA





# SITE MAP

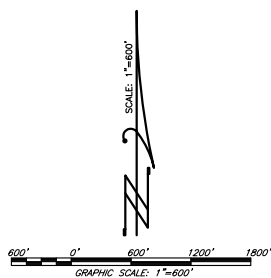
## RANCHO MURIETA NORTH

APN's 073-0090-062, 073-0180-029,  
073-0790-023,

073-0800-003, 007, 008, & 009

SACRAMENTO COUNTY, CALIFORNIA

AUGUST, 2014



**IBW BAKER-WILLIAMS ENGINEERING GROUP**  
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
8020 Rutland Drive, Suite 19 - Carmichael, CA. 95608  
(916) 331-4336 - fax (916) 331-4430 - office@bwengineering.com

In addition, the County has issued subdivision approvals for an additional 623 residential units, as follows:

|                                   |                |
|-----------------------------------|----------------|
| • Riverview (south)               | 140 lots       |
| • Lakeview (south)                | 99 lots        |
| • Residence at Murieta Hills East | 99 lots        |
| • Residence at Murieta Hills West | 99 lots        |
| • Retreats, East, West, North     | 84 lots        |
| • Murieta Gardens Extended Stay   | 24 Units       |
| • Murieta Gardens II Subdivision  | <u>78 lots</u> |
| Total                             | 623 lots/units |

The resulting total combined number of single family residential units in Rancho Murieta (existing and approved tentative subdivision maps) is 2,980, leaving a total of 2,020 units within the single-family residential cap imposed under the Planned Development ordinance.

The Rancho Murieta North project is requesting approvals allowing for the development of the remaining residential area in Rancho Murieta in two (or more) development phases. Phase One includes 464 single family lots in three separate tentative maps. Phase Two includes 461 single family lots in five separate tentative maps.

The total number of lots proposed in both Phase One and Phase Two combined is 925 lots.

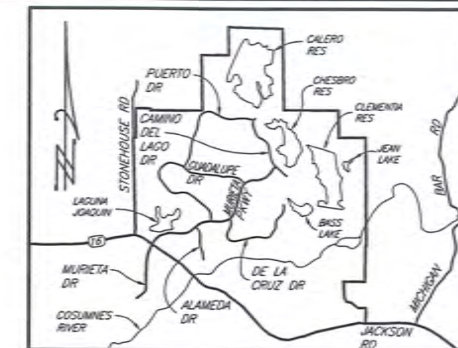
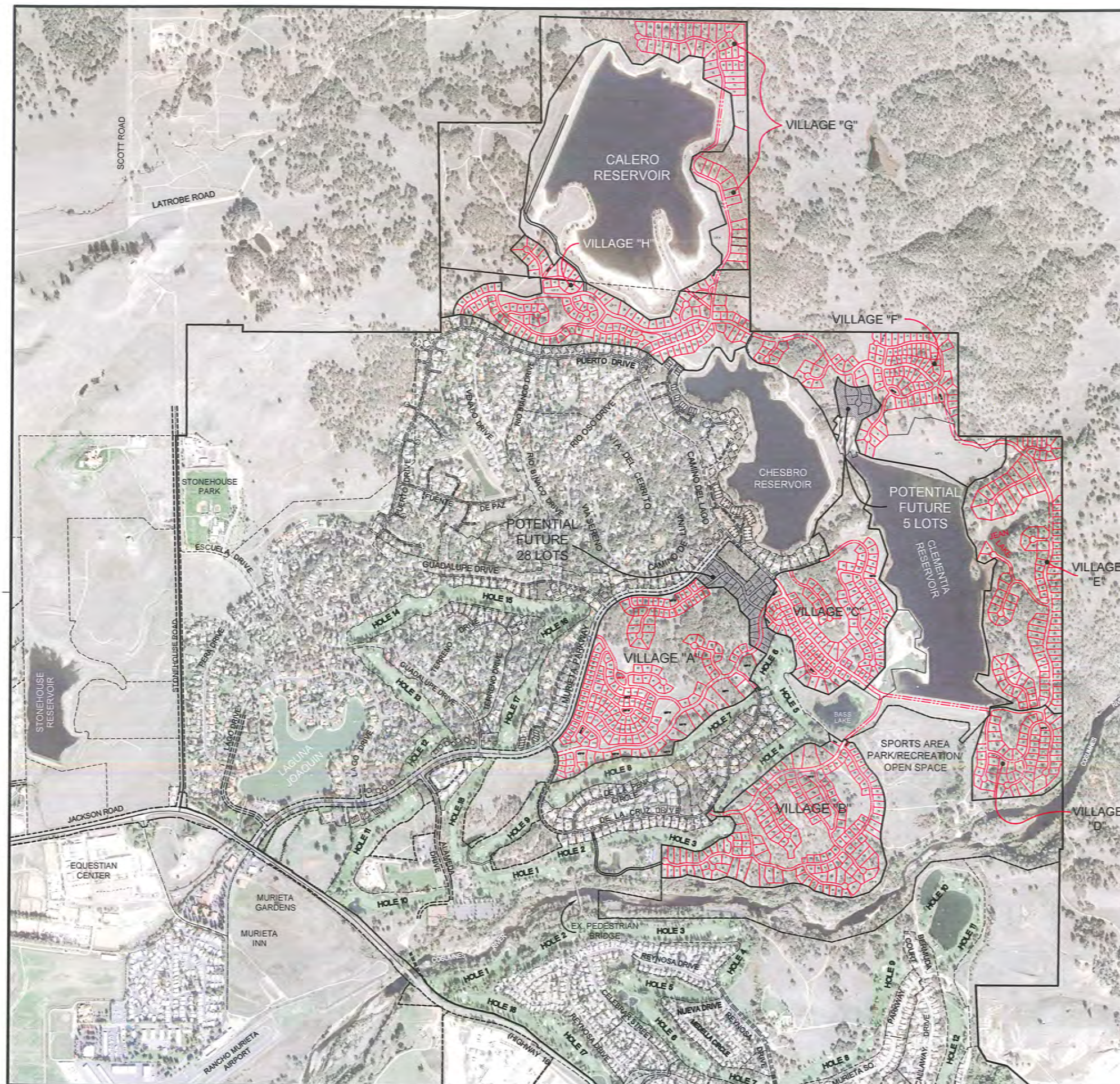
SEE FIGURE 3 for overall Village exhibit.

SEE FIGURE 4 for the Phase exhibit.

There are two areas adjacent to the project, not controlled by the applicant, that have potential to yield 34 additional lots. One area is an 11 acre parcel owned by the Rancho Murieta Association (APN 073-0800-006) located southeast of Murieta Parkway and Camino Del Logo that could yield 28 lots. The other area is a 5 +/- acre parcel owned by the Rancho Murieta CSD ( APN 073-0800-004) located just north of the existing Water Treatment Plant and east of Chesbro Reservoir that could yield 6 lots. This would bring the total future lot count to 959.

With the requested 925 lots for the Rancho Murieta North project along with the additional potential 34 future lots on adjacent parcels, this would allow for a total build out of Rancho Murieta to approximately 3,939 single family units (2,980 plus 959), well below the maximum build out of 5,000 single family units under the Planned Development ordinance (this excludes the existing 189 mobile home units that are calculated separately for purposes of the unit cap. (Excluded from these totals is the 17





VICINITY MAP  
NO SCALE

LOT - AREA TABLE

|                  |          |                  |           |
|------------------|----------|------------------|-----------|
| VILLAGE "A"      | 171 LOTS | VILLAGE "F"      | 97 LOTS   |
| RD-4             | 16.6 Acs | RD-4             | 8.0 Acs   |
| RD-5             | 23.0 Acs | RD-5             | 18.0 Acs  |
| PARKS/OPEN SPACE | 44.5 Acs | PARKS/OPEN SPACE | 43.4 Acs  |
| ROADS            | 10.4 Acs | ROADS            | 7.7 Acs   |
| TOTAL AREA       | 94.5 Acs | TOTAL AREA       | 77.1 Acs  |
| VILLAGE "B"      | 159 LOTS | VILLAGE "G"      | 53 LOTS   |
| RD-4             | 12.5 Acs | RD-4             | 19.7 Acs  |
| RD-5             | 35.3 Acs | RD-5             | 3.5 Acs   |
| PARKS/OPEN SPACE | 24.3 Acs | PARKS/OPEN SPACE | 88.8 Acs  |
| ROADS            | 9.8 Acs  | ROADS            | 3.7 Acs   |
| TOTAL AREA       | 81.9 Acs | TOTAL AREA       | 115.7 Acs |
| VILLAGE "C"      | 134 LOTS | VILLAGE "H"      | 137 LOTS  |
| RD-4             | 5.1 Acs  | RD-4             | 13.2 Acs  |
| RD-5             | 25.7 Acs | RD-5             | 23.7 Acs  |
| PARKS/OPEN SPACE | 25.7 Acs | PARKS/OPEN SPACE | 20.4 Acs  |
| ROADS            | 6.8 Acs  | ROADS            | 9.4 Acs   |
| TOTAL AREA       | 63.3 Acs | TOTAL AREA       | 66.6 Acs  |
| VILLAGE "D"      | 59 LOTS  | SPORTS AREA      |           |
| RD-4             | 2.8 Acs  | PARK/RECREATION/ |           |
| RD-5             | 15.2 Acs | OPEN SPACE       | 123.3 Ac  |
| PARKS/OPEN SPACE | 6.5 Acs  |                  |           |
| ROADS            | 3.2 Acs  | TOTAL AREA       | 729.9 Acs |
| TOTAL AREA       | 27.7 Acs |                  |           |
| VILLAGE "E"      | 115 LOTS | TOTAL LOTS       | 925       |
| RD-4             | 14.8 Acs |                  |           |
| RD-5             | 22.0 Acs |                  |           |
| PARKS/OPEN SPACE | 36.3 Acs |                  |           |
| ROADS            | 6.8 Acs  |                  |           |
| TOTAL AREA       | 79.9 Acs |                  |           |

# RANCHO MURIETA NORTH VILLAGE EXHIBIT

RANCHO MURIETA  
SACRAMENTO COUNTY, CALIFORNIA  
SEPTEMBER, 2014



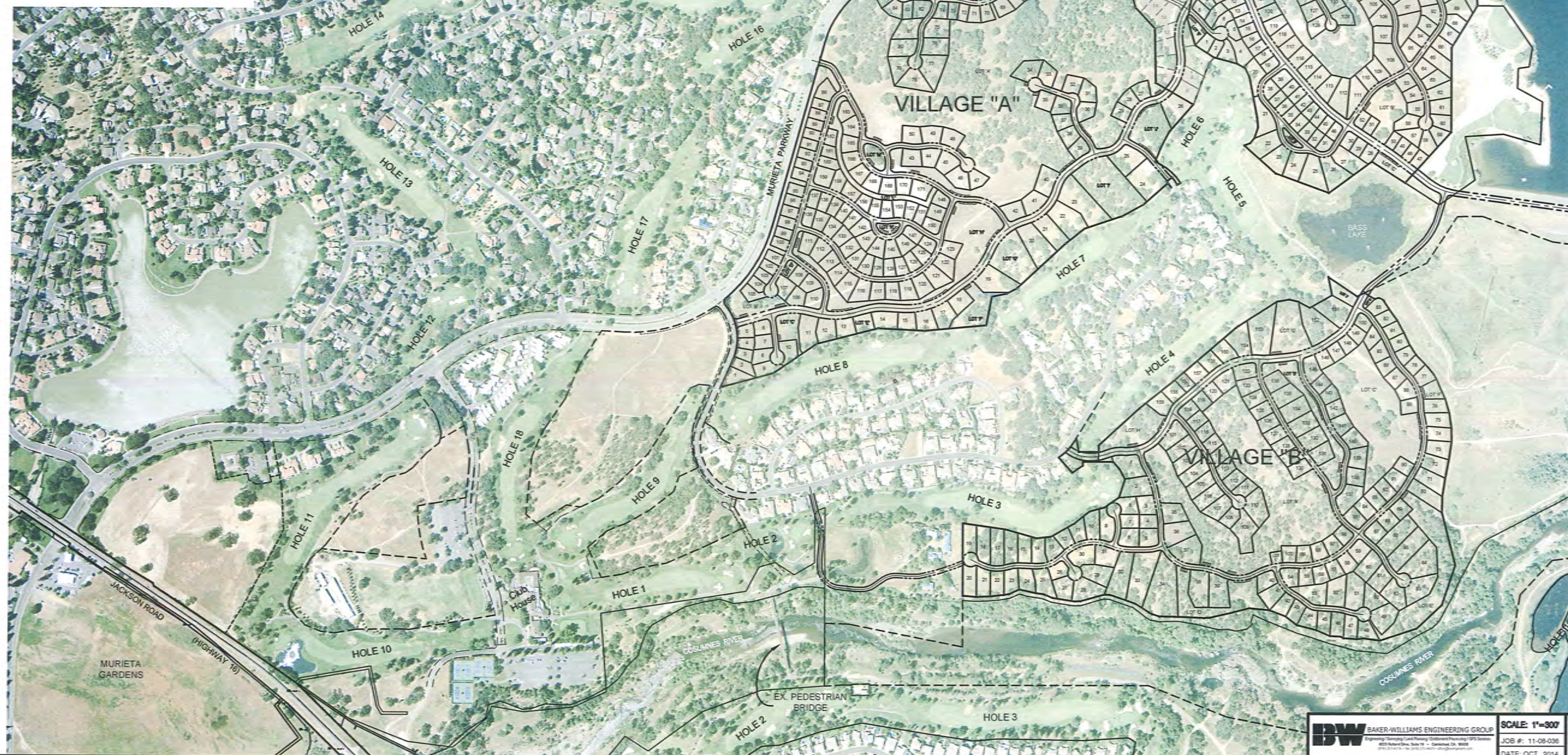
**BW** BAKER-WILLIAMS ENGINEERING GROUP  
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
8020 Rutland Drive, Suite 19 - Carmichael, CA. 95608  
(916) 331-4336 - fax (916) 331-4430 - office@bwengineers.com

FIGURE 3



# LOT - AREA TABLE

|                         |           |
|-------------------------|-----------|
| VILLAGE "A"             |           |
| RESIDENTIAL LOTS        | 171       |
| PARKS/OPEN SPACE LOTS   | 15        |
| PARKS/OPEN SPACE AREA   | 44.5 Acs  |
| TOTAL AREA              | 94.5 Acs  |
| VILLAGE "B"             |           |
| RESIDENTIAL LOTS        | 159       |
| PARKS/OPEN SPACE LOTS   | 9         |
| PARKS/OPEN SPACE AREA   | 24.3 Acs  |
| TOTAL AREA              | 81.9 Acs  |
| VILLAGE "C"             |           |
| RESIDENTIAL LOTS        | 134       |
| PARKS/OPEN SPACE LOTS   | 7         |
| PARKS/OPEN SPACE AREA   | 25.7 Acs  |
| TOTAL AREA              | 63.3 Acs  |
| TOTAL AREA              |           |
| VILLAGE "A", "B", & "C" | 239.7 Acs |
| TOTAL LOTS              |           |
| VILLAGE "A", "B", & "C" | 464       |



**BW** BAKER-WILLIAMS ENGINEERING GROUP  
 Engineering, Planning, and Project Management  
 4000 Redwood Drive, Suite 100 - Colton, CA 92310  
 (951) 274-1111 • Fax: (951) 274-1112 • www.bakerwilliamseng.com

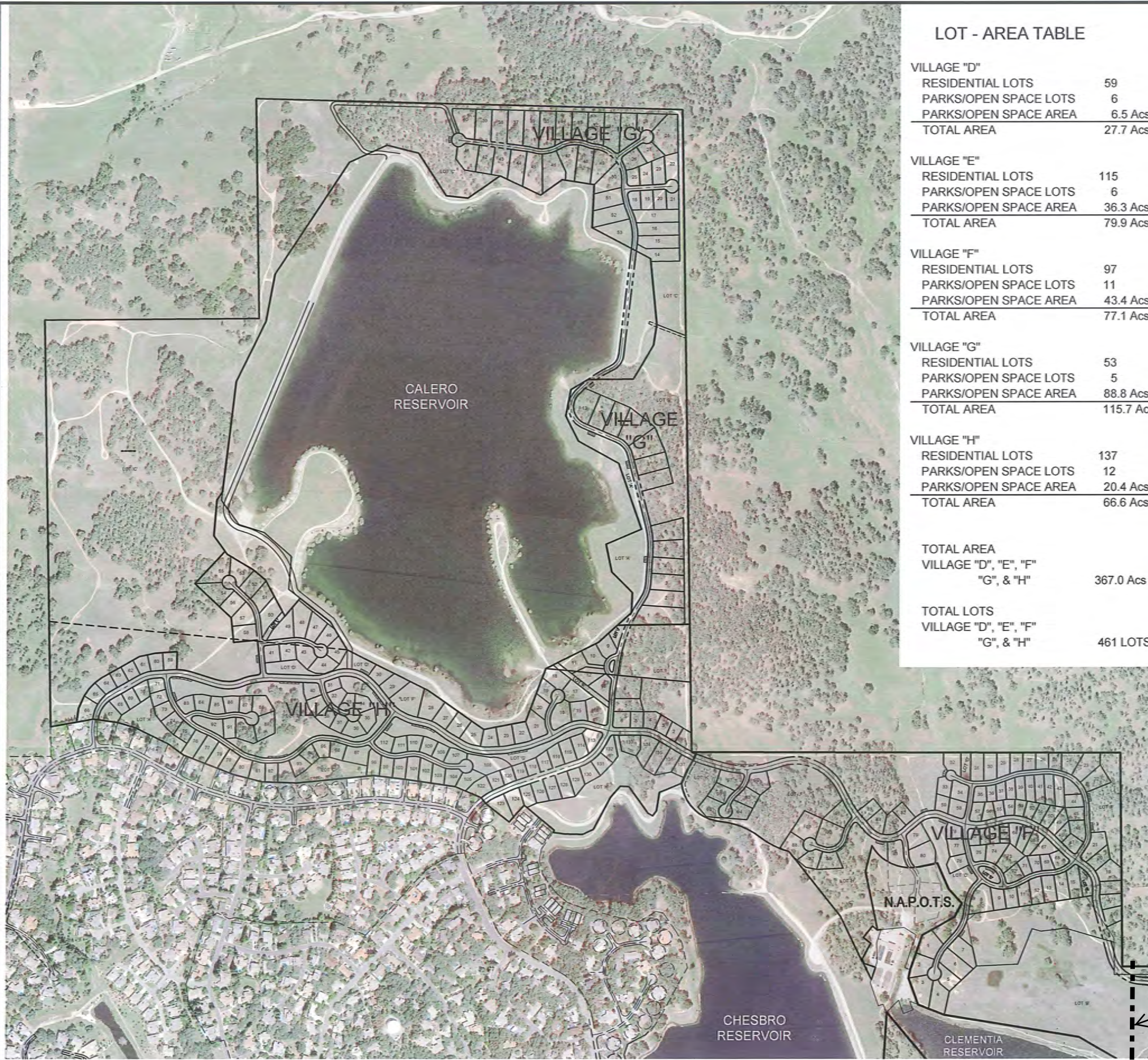
SCALE: 1"=300'  
 JOB #: 11-08-036  
 DATE: OCT. 2014



PHASE 1 EXHIBIT  
 RANCHO MURIETA NORTH  
 Villages "A", "B", and "C"  
 RANCHO MURIETA, CALIFORNIA

FIGURE 4

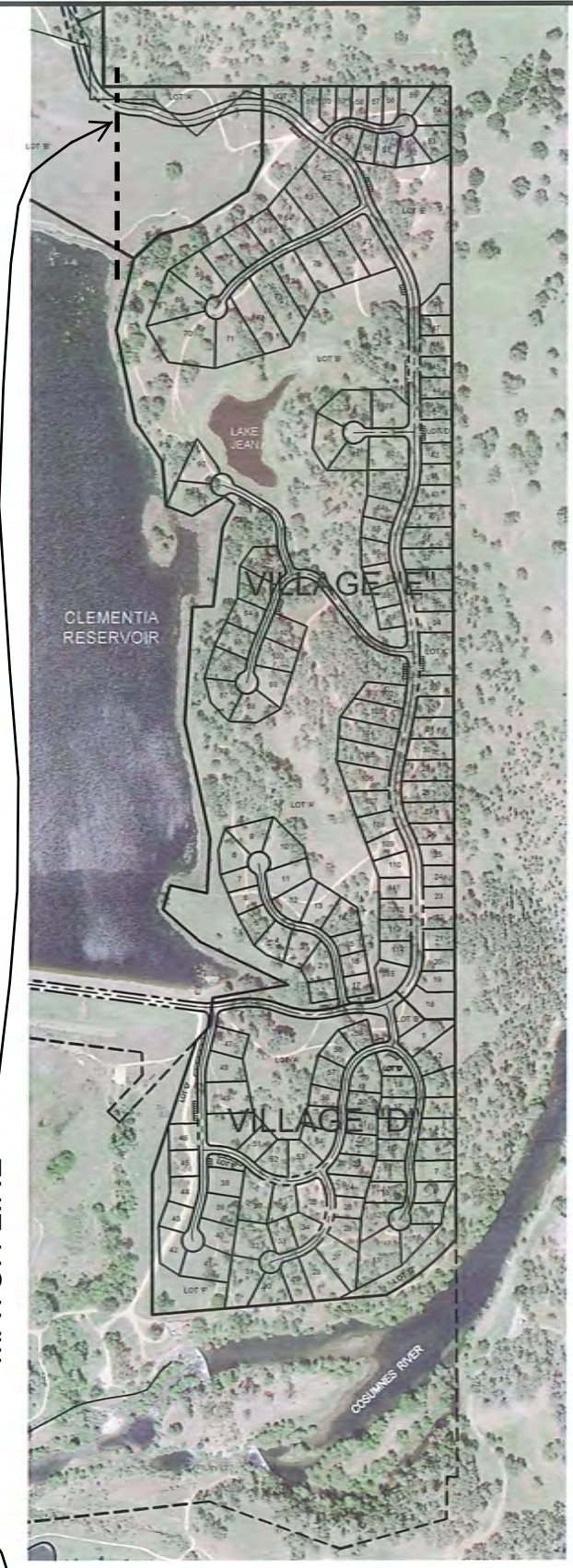




### LOT - AREA TABLE

|                       |                  |
|-----------------------|------------------|
| <b>VILLAGE "D"</b>    |                  |
| RESIDENTIAL LOTS      | 59               |
| PARKS/OPEN SPACE LOTS | 6                |
| PARKS/OPEN SPACE AREA | 6.5 Acs          |
| <b>TOTAL AREA</b>     | <b>27.7 Acs</b>  |
| <b>VILLAGE "E"</b>    |                  |
| RESIDENTIAL LOTS      | 115              |
| PARKS/OPEN SPACE LOTS | 6                |
| PARKS/OPEN SPACE AREA | 36.3 Acs         |
| <b>TOTAL AREA</b>     | <b>79.9 Acs</b>  |
| <b>VILLAGE "F"</b>    |                  |
| RESIDENTIAL LOTS      | 97               |
| PARKS/OPEN SPACE LOTS | 11               |
| PARKS/OPEN SPACE AREA | 43.4 Acs         |
| <b>TOTAL AREA</b>     | <b>77.1 Acs</b>  |
| <b>VILLAGE "G"</b>    |                  |
| RESIDENTIAL LOTS      | 53               |
| PARKS/OPEN SPACE LOTS | 5                |
| PARKS/OPEN SPACE AREA | 88.8 Acs         |
| <b>TOTAL AREA</b>     | <b>115.7 Acs</b> |
| <b>VILLAGE "H"</b>    |                  |
| RESIDENTIAL LOTS      | 137              |
| PARKS/OPEN SPACE LOTS | 12               |
| PARKS/OPEN SPACE AREA | 20.4 Acs         |
| <b>TOTAL AREA</b>     | <b>66.6 Acs</b>  |
| <b>TOTAL AREA</b>     |                  |
| VILLAGE "D", "E", "F" |                  |
| "G", & "H"            | 367.0 Acs        |
| <b>TOTAL LOTS</b>     |                  |
| VILLAGE "D", "E", "F" |                  |
| "G", & "H"            | 461 LOTS         |

MATCH LINE





acre multi-family site, zoned RD-30, at the northeast corner of Highway 16 and Murieta Parkway).

#### **4. Land Use – General Plan and Zoning Designation**

##### General Plan

The General Plan Land Use for most of Rancho Murieta is Low Density Residential (LDR) and would remain designated LDR under the project as proposed. The project's 39± acre commercial property (APN 073-0180-029) has a current General Plan designation of PQP (Public-Quasi Public/Cemetery). Under the project approvals as requested, the General Plan designation for this property would be amended to a General Plan designation of commercial/mixed use.

##### Zoning

Rancho Murieta was approved in 1969 as a Planned Development and is within the Sacramento County Urban Services boundary. An interim zone designation of A-2(PD) has been used for most of the undeveloped properties when Rancho Murieta was created. The project will require the zoning designations to be changed to allow for various lot densities and open space/park uses and utilities. The proposed zoning for the subdivisions will be Residential Density, RD-4 or RD-5 or as a Park/Recreation/trails/utility services and open space designation.

The 3-acre parcel at the southeast corner of Murieta Parkway and Camino De Lago (APN 073-080-007) is proposed for a Village-Mixed Use (PD) designation.

The 39 +/- acre property (APN 073-008-029) south of highway 16 is proposing for a zone designation of Mixed Use - General Commercial (PD), consistent with the General Plan amendments also proposed for this property.

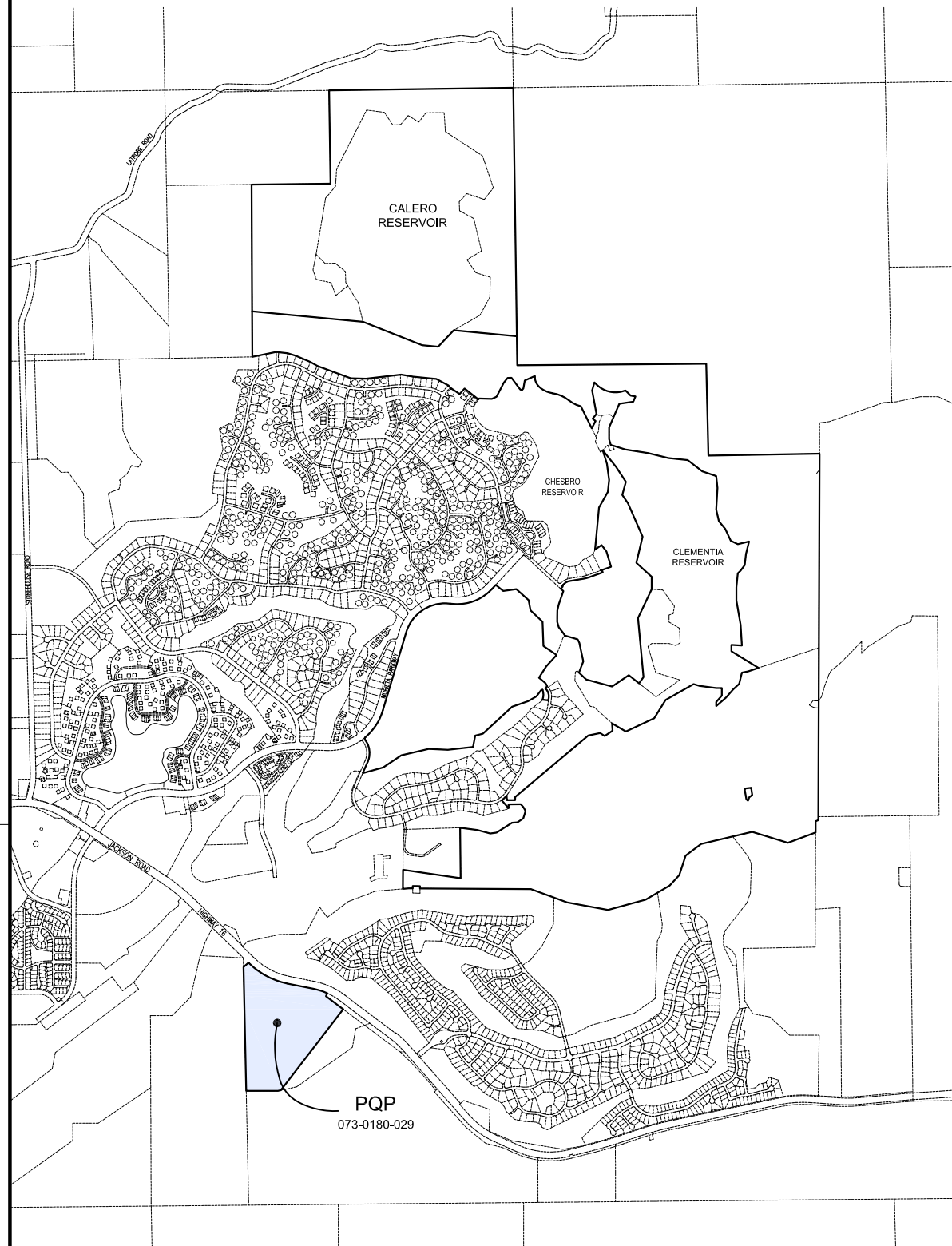
SEE FIGURE 5 for General Plan Exhibit  
SEE FIGURE 6 for Rezone Exhibit.

#### **5. Project Description**

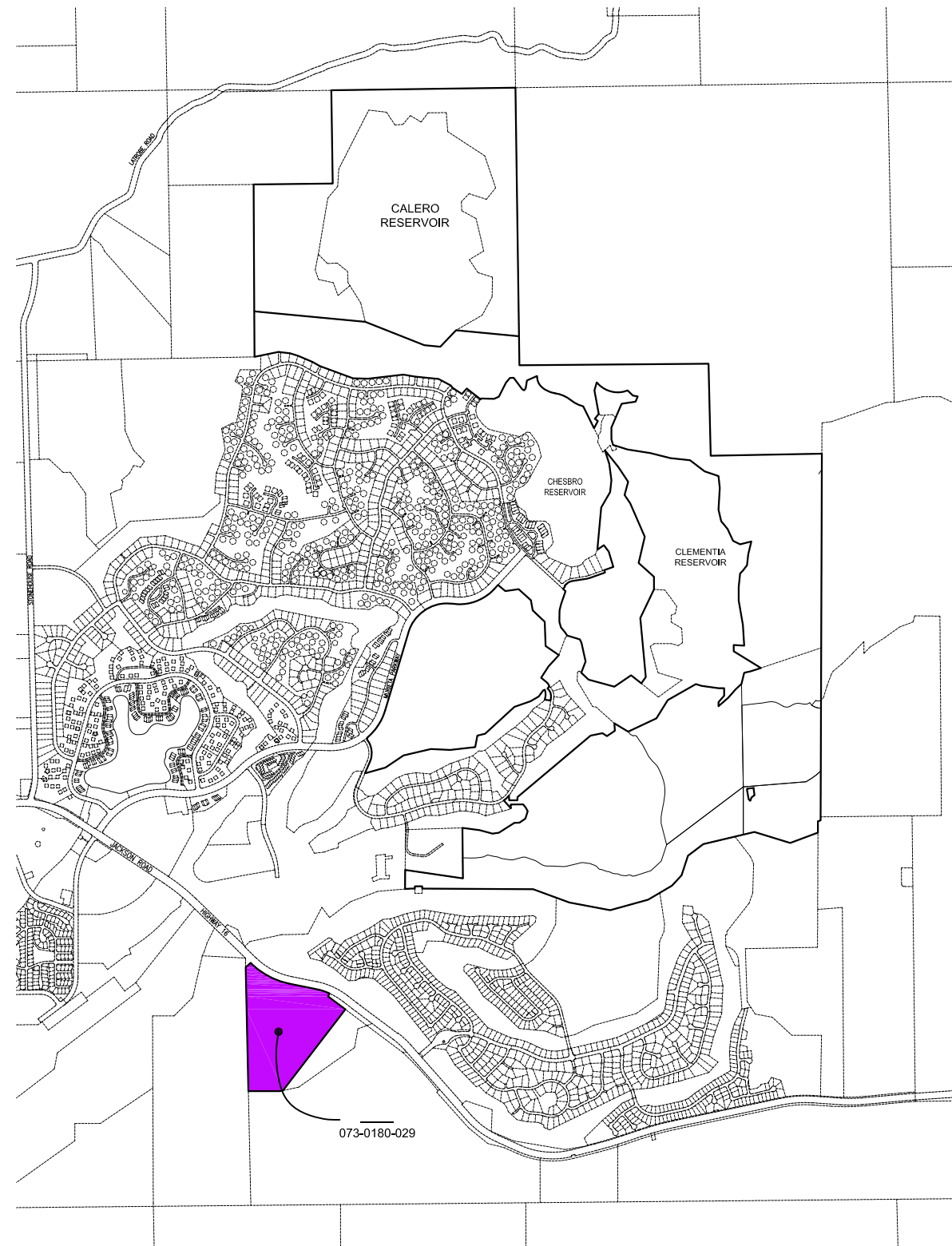
##### Land Areas

The Rancho Murieta North project propose to develop 773± acres in Rancho Murieta. The project will include:

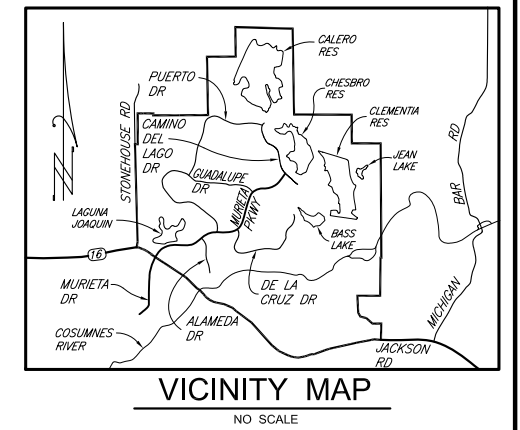
|                              |                 |
|------------------------------|-----------------|
| • Residential Development    | 318 acres       |
| • Park/Recreation/Open Space | 413 acres       |
| • Residential/Mixed Use      | 3 acres         |
| • Commercial/Mixed Use       | <u>39 acres</u> |
| Total                        | 773 acres       |



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

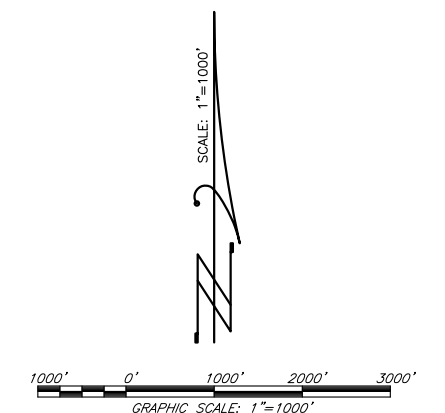


**LEGEND - EXISTING GENERAL PLAN**

|  |       |          |
|--|-------|----------|
|  | PQP   | 38.9 ACS |
|  | TOTAL | 38.9 ACS |

**LEGEND - PROPOSED GENERAL PLAN**

|  |                      |          |
|--|----------------------|----------|
|  | COMMERCIAL MIXED USE | 38.9 ACS |
|  | TOTAL                | 38.9 ACS |

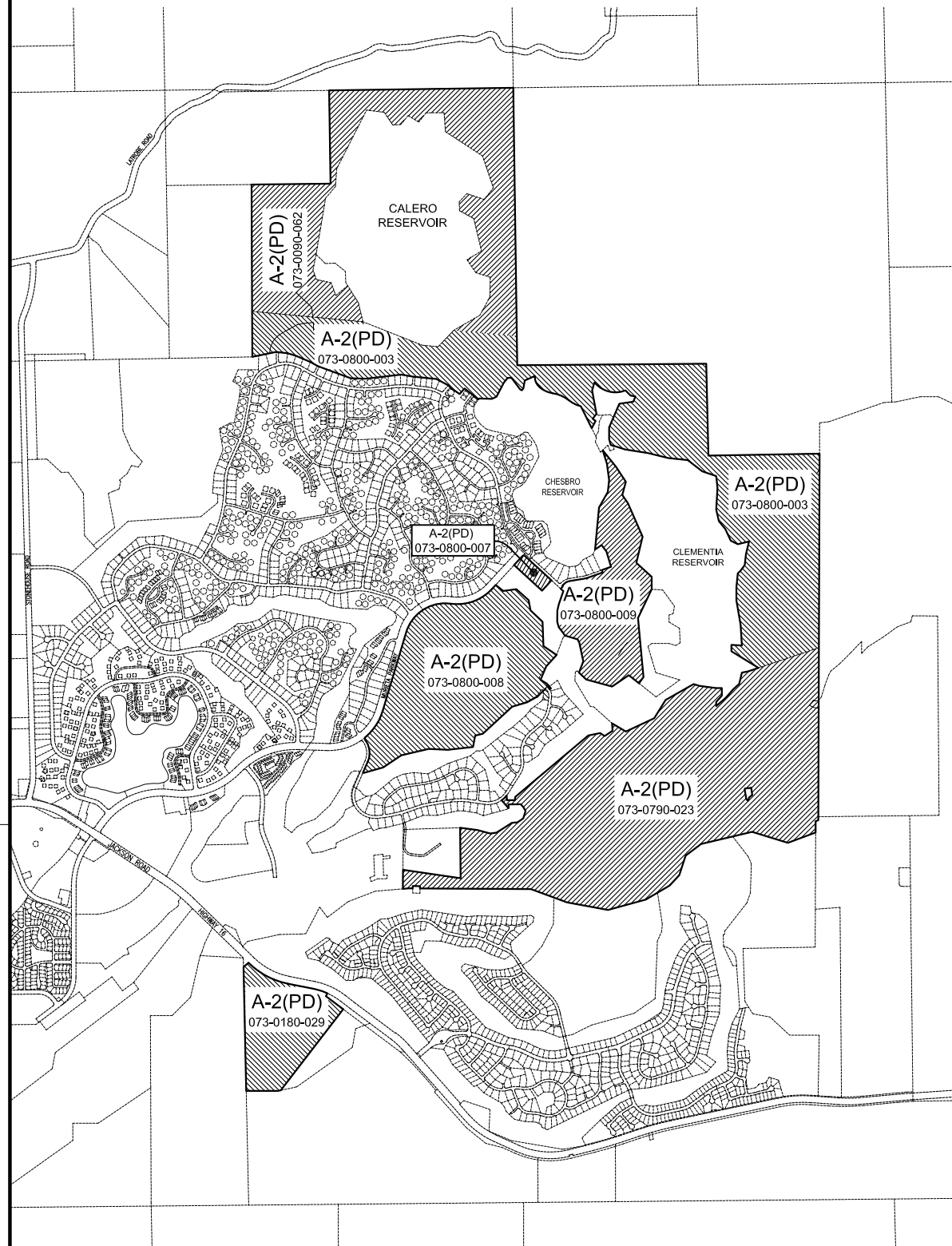


## GENERAL PLAN EXHIBIT

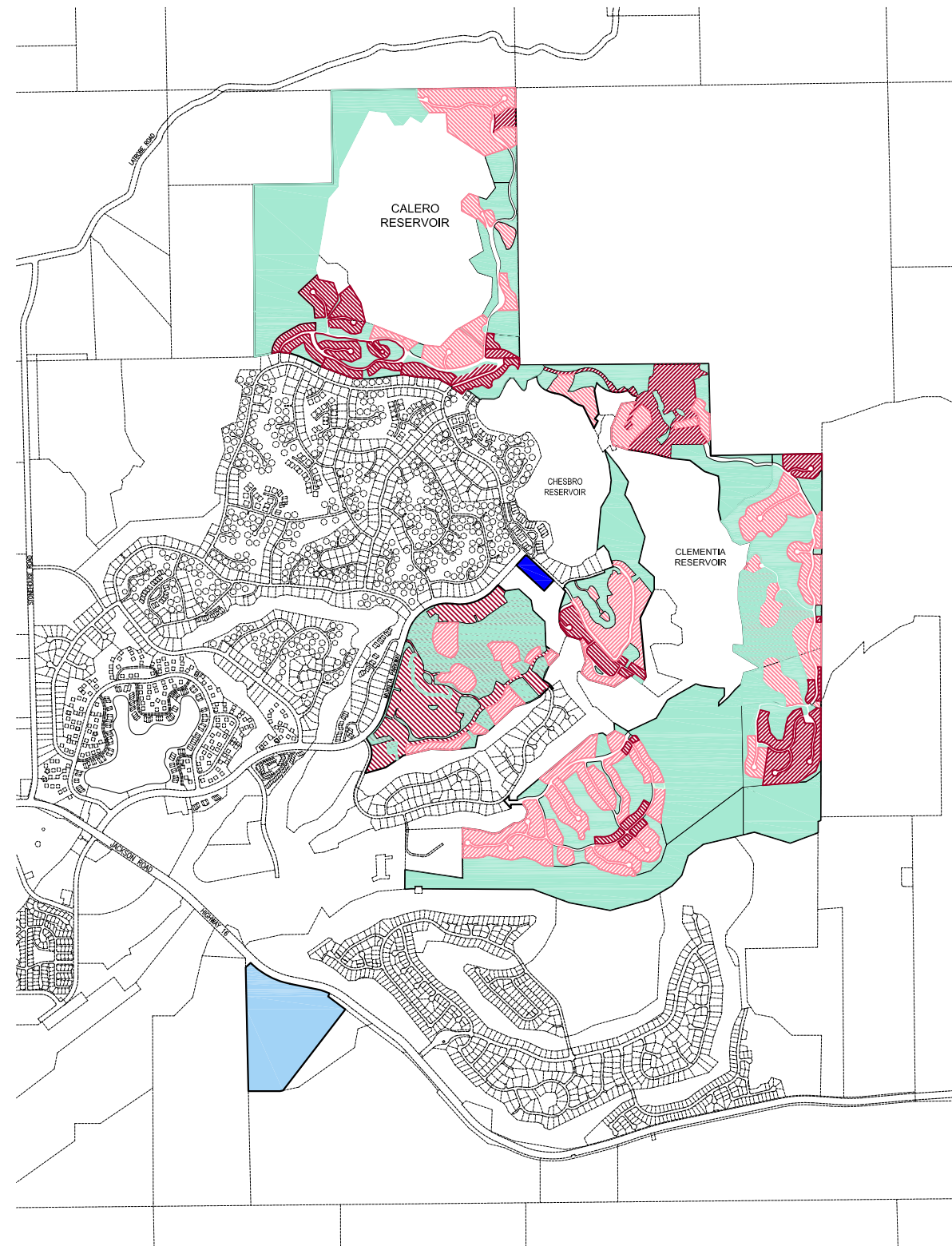
RANCHO MURIETA NORTH  
 APN's 073-0090-062, 073-0180-029,  
 073-0790-023,  
 073-0800-003, 007, 008, & 009  
 SACRAMENTO COUNTY, CALIFORNIA  
 OCTOBER, 2014



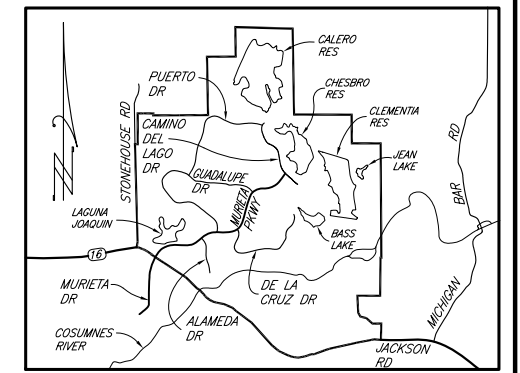




EXISTING ZONING



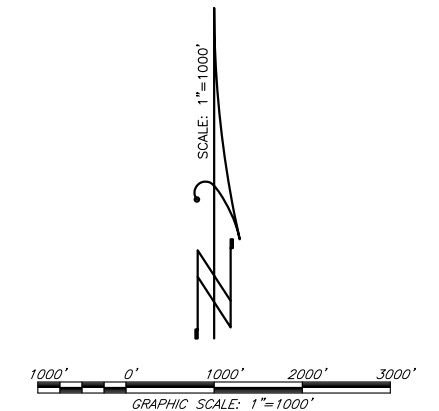
PROPOSED ZONING



**VICINITY MAP**  
NO SCALE

**LEGEND - PROPOSED ZONING**

|  |  |                  |
|--|--|------------------|
|  | RD-4 (PD)                                  | 113.2 ACS        |
|  | RD-5 (PD)                                  | 203.6 ACS        |
|  | PARK/RECREATION/<br>TRAILS/OPEN SPACE (PD) | 413.1 ACS        |
|  | VILLAGE MIXED<br>USE (PD)                  | 2.5 ACS          |
|  | MIXED USE (PD)<br>GENERAL COMMERCIAL       | 39.8 ACS         |
|  | <b>TOTAL</b>                               | <b>772.2 ACS</b> |



**REZONE EXHIBIT**  
 RANCHO MURIETA NORTH  
 APN's 073-0090-062, 073-0180-029,  
 073-0790-023,  
 073-0800-003, 007, 008, & 009  
 SACRAMENTO COUNTY, CALIFORNIA  
 OCTOBER, 2014

See Figure 2 for a depiction of the project site and the current Assessor's Parcel Number (APN) information.

#### Commercial Uses

The 39± acre parcel, APN 073-0180-029, is currently used as a training grounds by the Operating Engineers Local #3 and has a current zoning designation of Public/Quasi Public (PQP). The project would re-designate the parcel uses and zoning for Commercial/mix use designation. The property may include but not be limited to light manufacturing, warehouse, retail, research and development, some residential housing and/or recreation. Specific uses and site planning are yet to be determined.

#### Residential Uses

The residential portion of the project is proposed to be developed in two distinct phases. Phase One includes 464 lots in three separate tentative maps. Phase Two includes 461 lots in five separate tentative maps.

##### Phase 1

|             |            |                 |
|-------------|------------|-----------------|
| • Village A | 94.5 acres | 171 lots        |
| • Village B | 81.9 acres | 159 lots        |
| • Village C | 63.3 acres | <u>134 lots</u> |
| Sub-Total   |            | 464 lots        |

##### Phase 2

|             |             |                 |
|-------------|-------------|-----------------|
| • Village D | 27.7 acres  | 59 lots         |
| • Village E | 79.9 acres  | 115 lots        |
| • Village F | 77.1 acres  | 97 lots         |
| • Village G | 115.7 acres | 53 lots         |
| • Village H | 20.4 acres  | <u>137 lots</u> |
| Sub-Total   |             | 461 lots        |

The total number of residential units proposed with Phase 1 and Phase 2 is 925.

As stated, the Rancho Murieta North project currently is proposing 925 single family lots. The entitlements will require various technical studies, surveys, and reports which may require reconfiguration of lots, streets, etc., such that the lot counts for each village could be reduced given the current proposed lot sizes. There are also small pockets of developable areas that may yield slightly higher density i.e. Cluster homes or Townhomes and are subject to future study plans.

#### Three Acre Village Mixed Use parcel, APN 073-0080-007

The 3-acre parcel, located at the south east corner of Murieta Parkway and Camino De Lago currently is designated under the General Plan as Low Density Residential (LDR) and has a zoning designation of A-2(PD). Under the project as proposed, this parcel would be designated as a Village mixed use. The project proposes to incorporate this

parcel as a site for potential community related uses, which may include but not be limited to walking trail rest stop, community gazebo, public notice/information boards, neighborhood/convenience use(s) such as a mail stop, or a potential coffee kiosk/gathering place.

#### Large Lot Subdivision Map

An 11-lot Large Lot Tentative Subdivision Map is also proposed to create each Village parcel and the additional park/recreation/trails/open space parcels.

#### Park/Recreation/Trails/Open Space uses.

Rancho Murieta is a unique 3,500 acre gated community within Sacramento County. The rolling hills, private lakes and reservoirs, walking trails, heritage oak tree groves are amenities that should be cherished and protected. The street and lotting pattern in Rancho Murieta North project is designed with the specific intent to preserve the natural setting while allowing for the development of planned residential neighborhoods. The residential portion of the project comprises 730 acres, of which 290 +/- acres (or about 40%) are reserved for trails, parks and recreation and/or open spaces. The intent of this plan is to retain existing scenic rock outcroppings, rolling hills, trees, and trails that will surround planned residential areas.

#### Traffic and Circulation

The streets within Rancho Murieta are privately owned and maintained. The project is accessed from Murieta Parkway, which will feature a new gated entrance (presently under construction) at Jackson Highway (Highway 16).

The proposed network of streets in the project area will include a community collector for the majority of traffic movement, along with neighborhood collector streets and minor residential streets to the individual neighborhoods.

Emergency Vehicle Access (EVA) will be provided at certain locations as needed. The west end of Village B will require an EVA to the west, which will also serve as a sewer easement. The north and west end of Village G will require an EVA to the west and will connect to the Calero Reservoir access road.

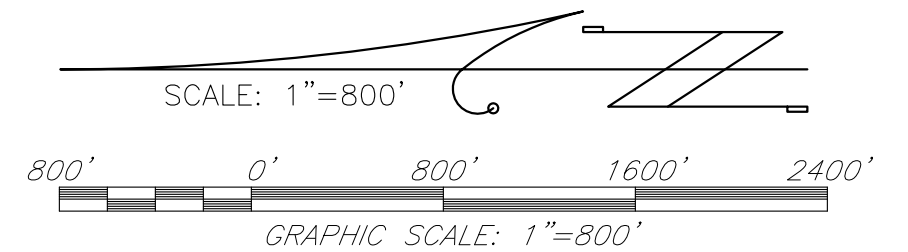
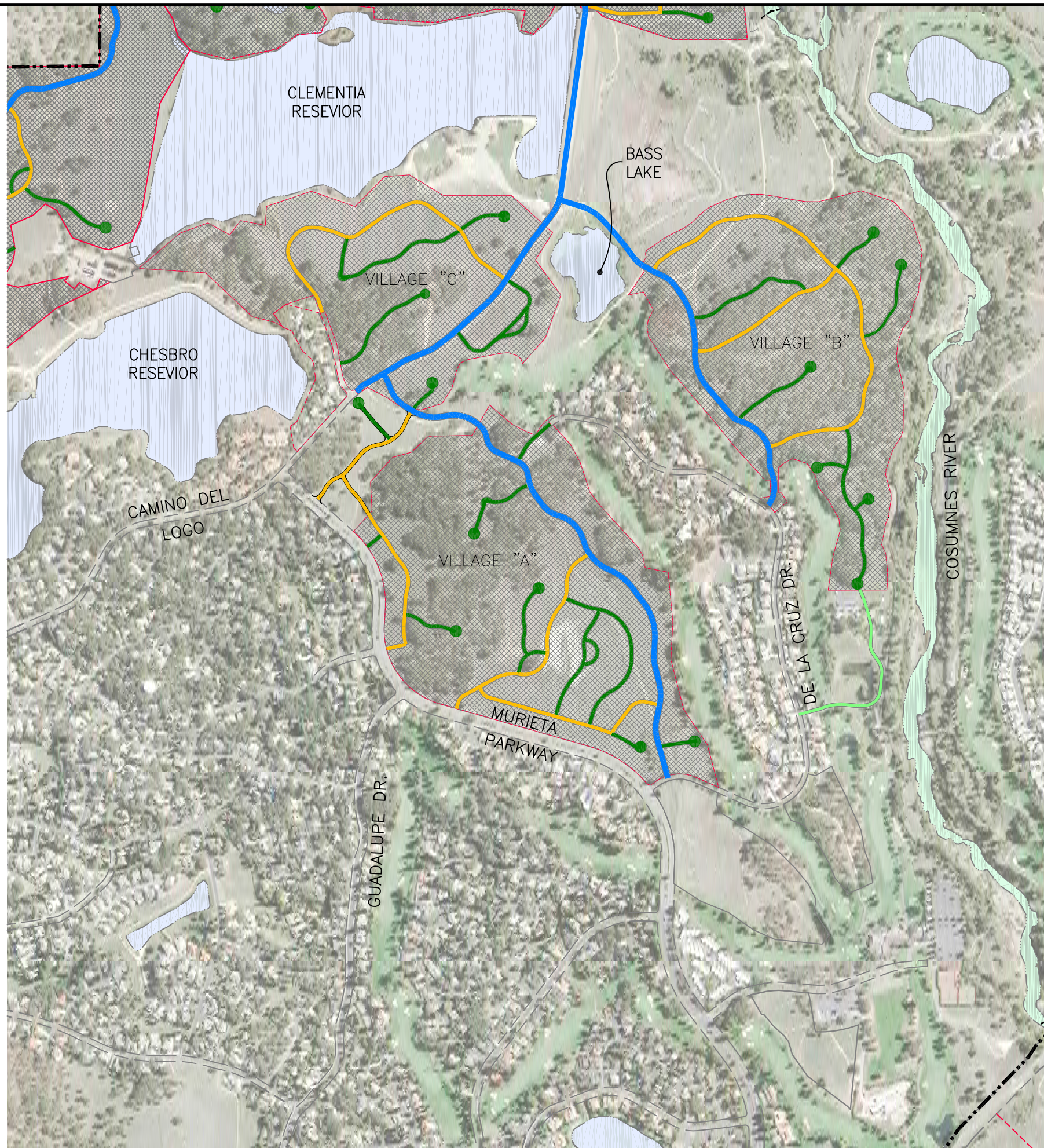
SEE FIGURE 7 for traffic proposed traffic system exhibit with Street Sections.

#### Parking

On-street parking in Rancho Murieta is typically restricted due to the narrow scale of community streets. The project proposal includes off-street parking in strategic locations to provide guest parking throughout the development.

SEE FIGURE 8 for a sample detail of off street landscaped parking area.





# LEGEND

## STREETS

- COMMUNITY COLLECTOR
- NEIGHBORHOOD COLLECTOR
- RESIDENTIAL STREET
- EMERGENCY VEHICLE ACCESS

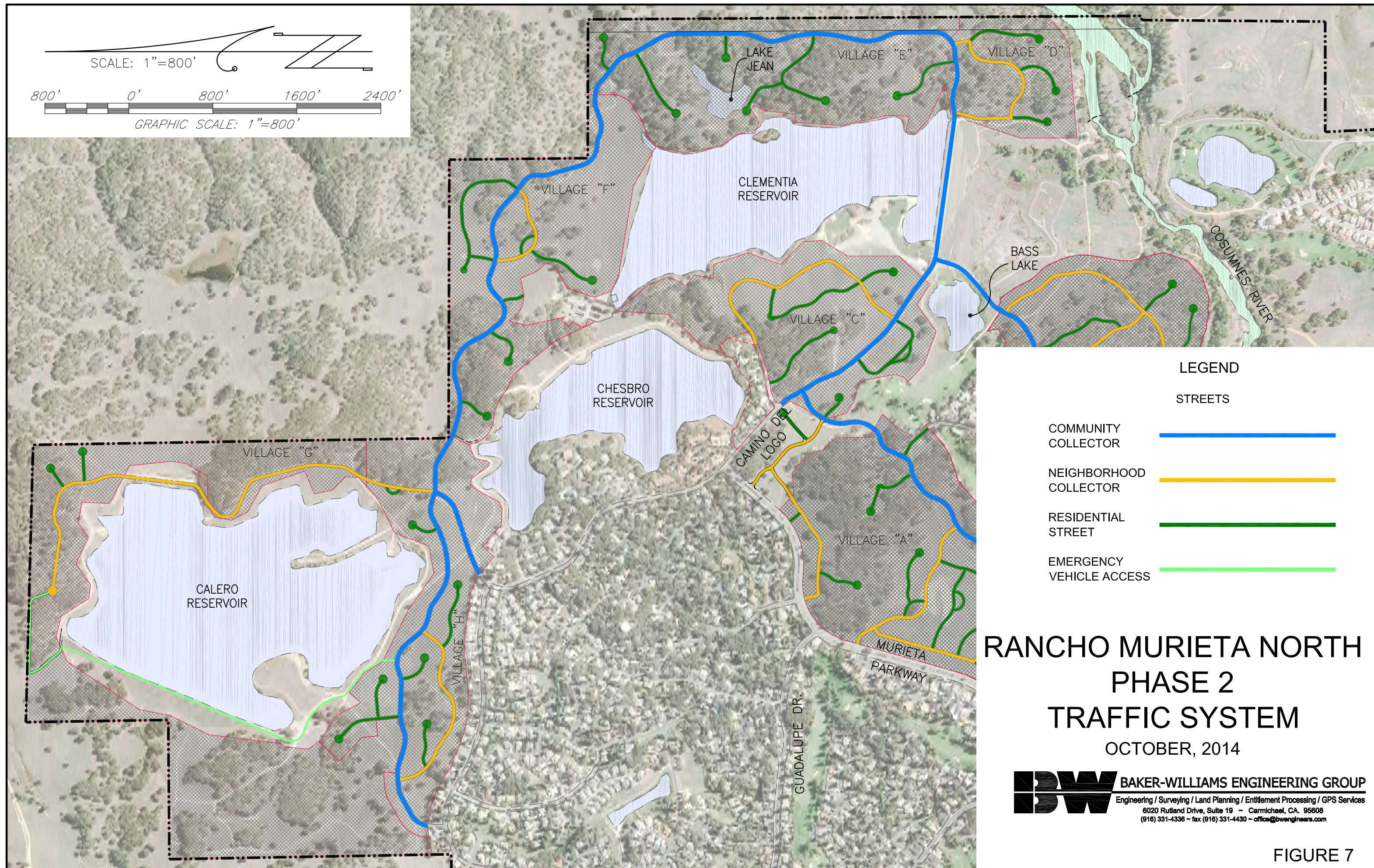
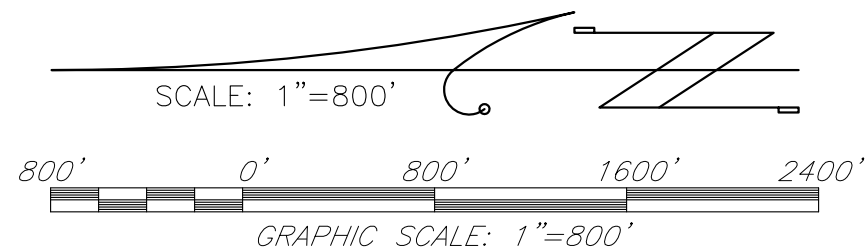
# RANCHO MURIETA NORTH PHASE 1 TRAFFIC SYSTEM

OCTOBER, 2014

**BW** **BAKER-WILLIAMS ENGINEERING GROUP**  
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608  
(916) 331-4336 ~ fax (916) 331-4430 ~ [office@bwengineers.com](mailto:office@bwengineers.com)

FIGURE 7





## LEGEND

### STREETS

COMMUNITY  
COLLECTOR



NEIGHBORHOOD  
COLLECTOR



RESIDENTIAL  
STREET



EMERGENCY  
VEHICLE ACCESS



# RANCHO MURIETA NORTH PHASE 2 TRAFFIC SYSTEM

OCTOBER, 2014

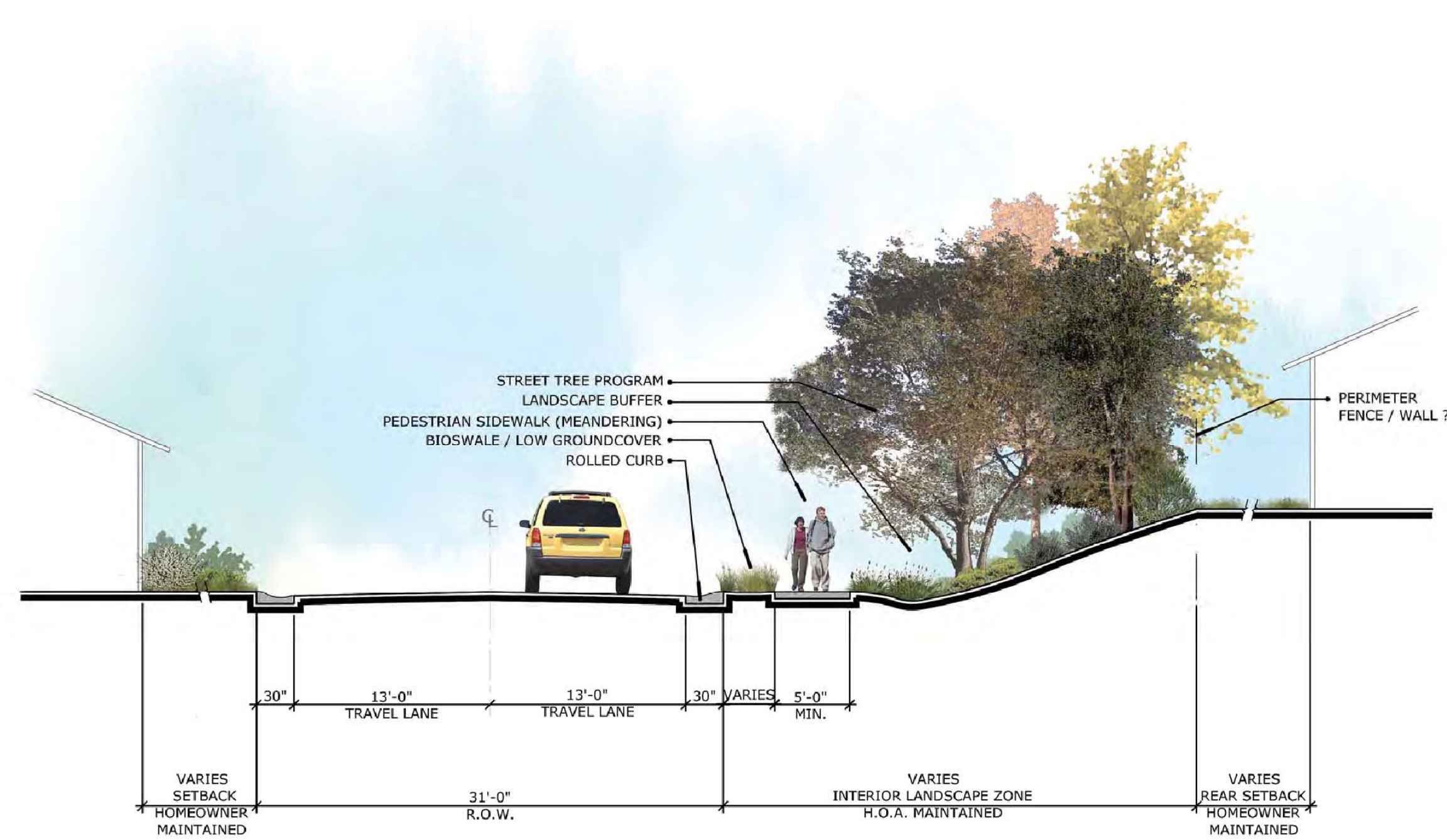


**BAKER-WILLIAMS ENGINEERING GROUP**

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608  
(916) 331-4336 ~ fax (916) 331-4430 ~ [office@bwengineers.com](mailto:office@bwengineers.com)

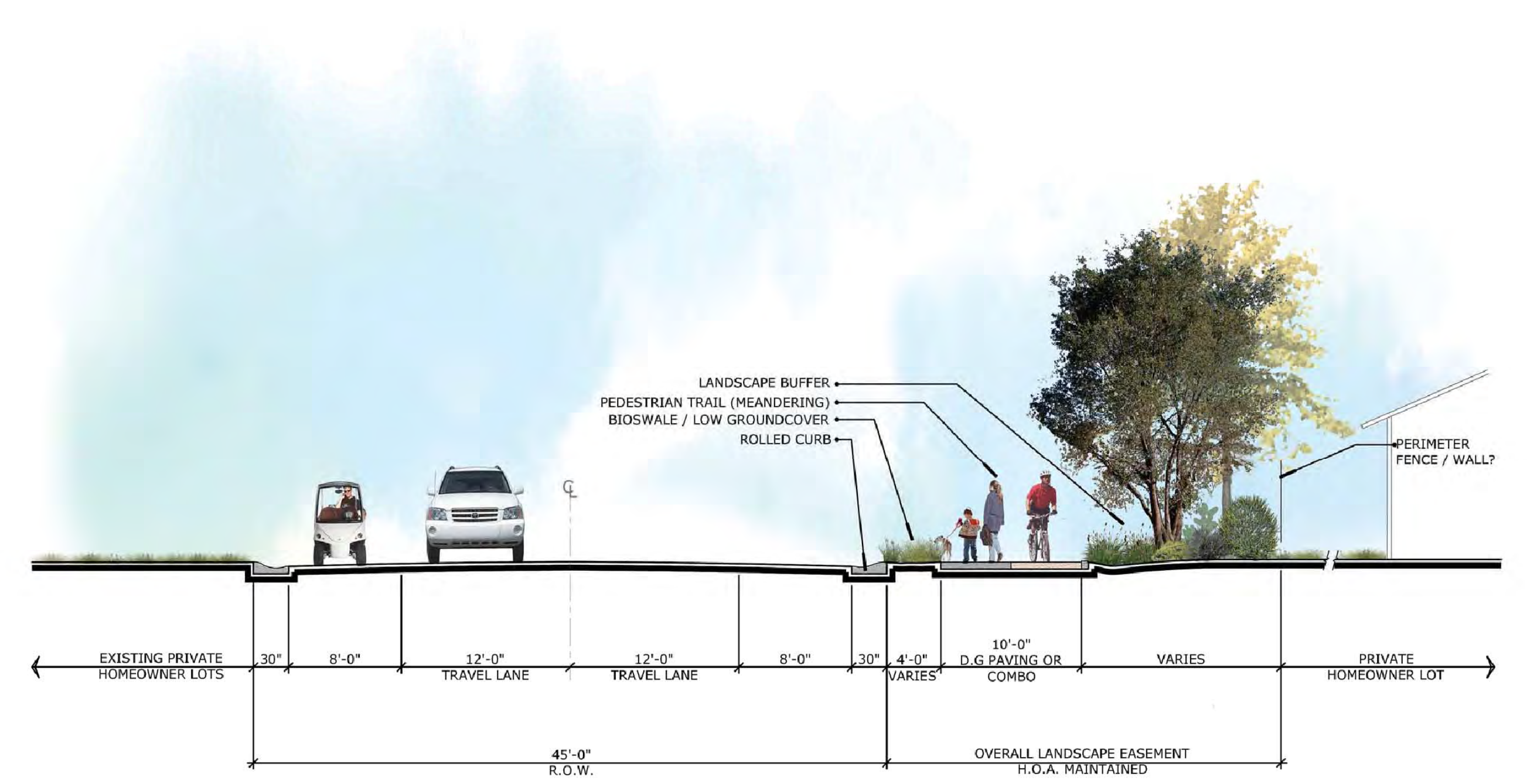
FIGURE 7





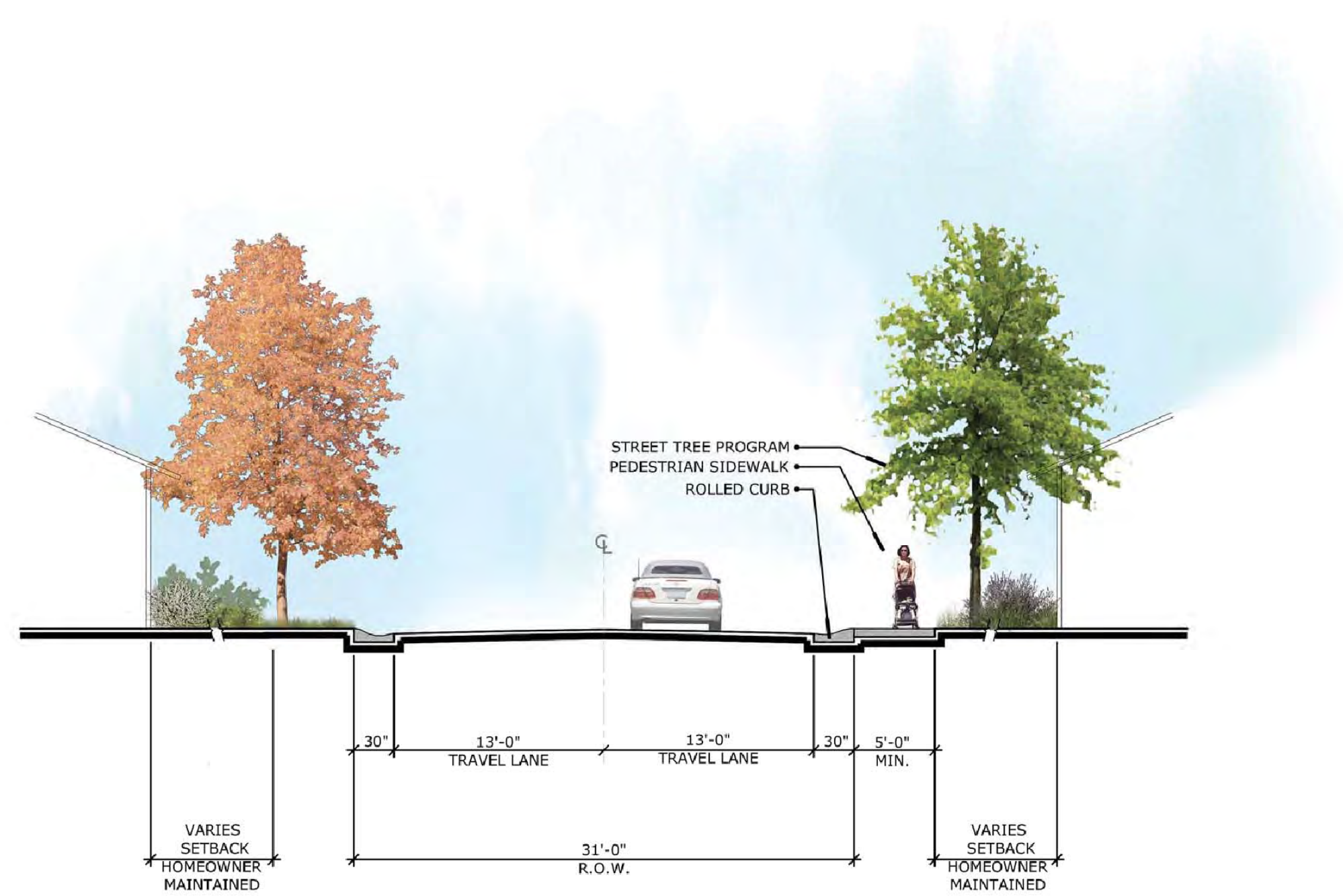
**NEIGHBORHOOD COLLECTOR**

SCALE: 1" = 8'-0"



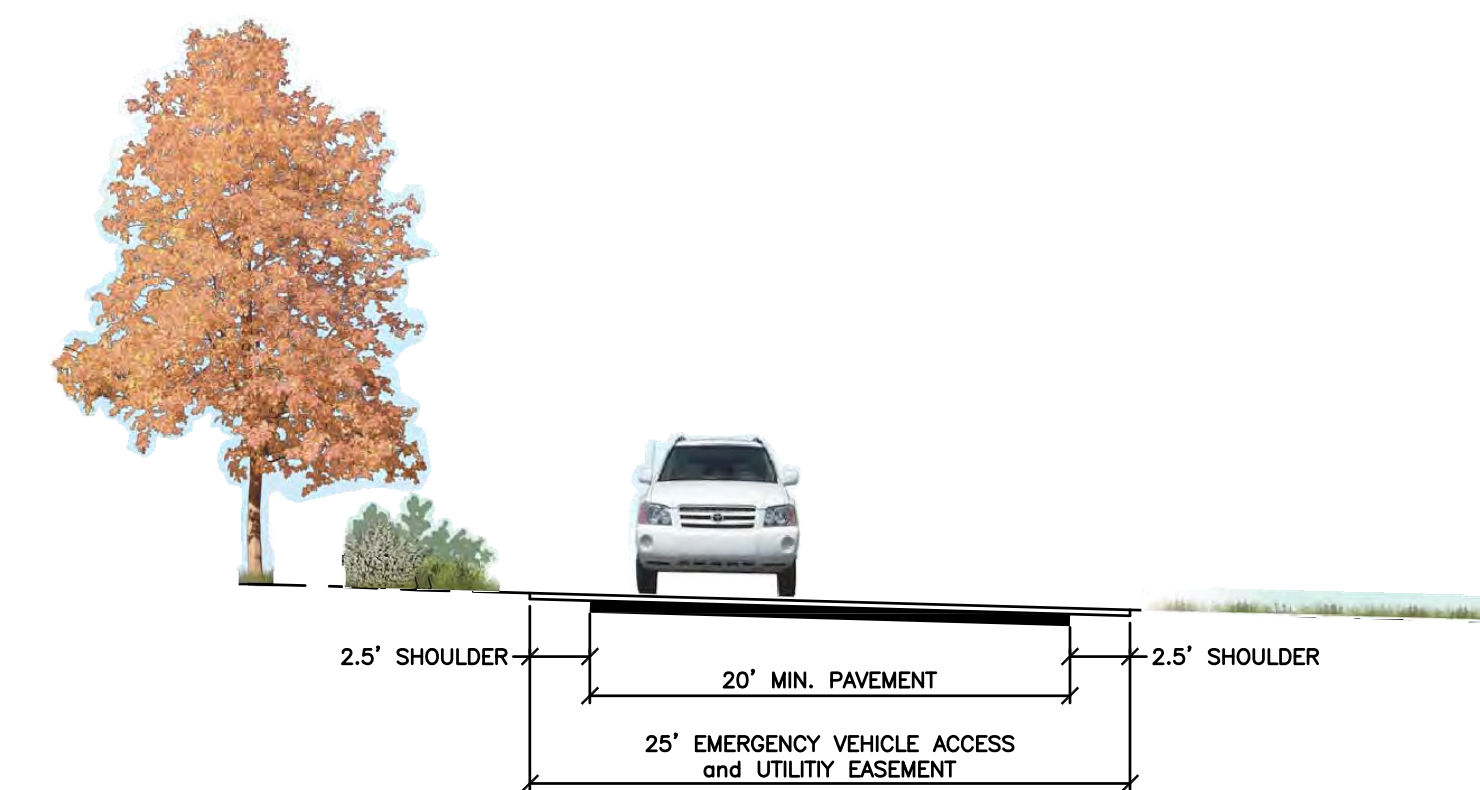
**COMMUNITY COLLECTOR**

SCALE: 1" = 8'-0"



**RESIDENTIAL STREET**

SCALE: 1" = 8'-0"



**EMERGENCY VEHICLE ACCESS  
and UTILITY EASEMENT**

SCALE: 1" = 8'-0"



### Bike/Golf Cart Paths

Rancho Murieta is a golf community. Major community collectors provide for separate golf cart access and connectivity, which will also serve as bike paths within the community.

### Pedestrian Trails and Walks

Existing streets in Rancho Murieta have limited sidewalks. The proposed Rancho Murieta North development is proposing that all streets provide improved sidewalks on a single side.

The current undeveloped areas in Rancho Murieta possess a well-developed trail system. The functionality of this trail system will be maintained under the proposed project, even as existing trails may be relocated in accordance with the site plan. Some of the community collector streets will also have designated trails adjacent to the sidewalks.

SEE FIGURE 9 for Trail Map.

### Grading and Soils

Terrain in the Rancho Murieta area comprises flat grassy meadows, rolling oak studded hills, and steep slopes with rock outcroppings. The Rancho Murieta North project grading has been designed to be in harmony with the natural terrain and topography as much as possible. The grading plan strives to minimize grading in the oak woodland or other environmentally sensitive areas.

Soil types can also vary greatly in the Rancho Murieta area. Pockets of varying soil types can range from rock outcrops, alluvial silts/sands, bed rock and even expansive “lone formation” soils. The grading operation and building pad construction will strictly adhere to the recommendations set forth in geotechnical studies that are performed by qualified geotechnical firms familiar with the soils in the Rancho Murieta area.

## **6. Services**

### Utilities

Rancho Murieta Community Services District (RMCSD) is the local agency that provides and maintains water storage, water treatment and distribution, sanitary sewer treatment and systems, storm drainage, storm water quality, recycled water and solid waste services in the Rancho Murieta community. The Rancho Murieta North project will extend infrastructure to connect to the RMCSD system for the wet utilities (sewer,



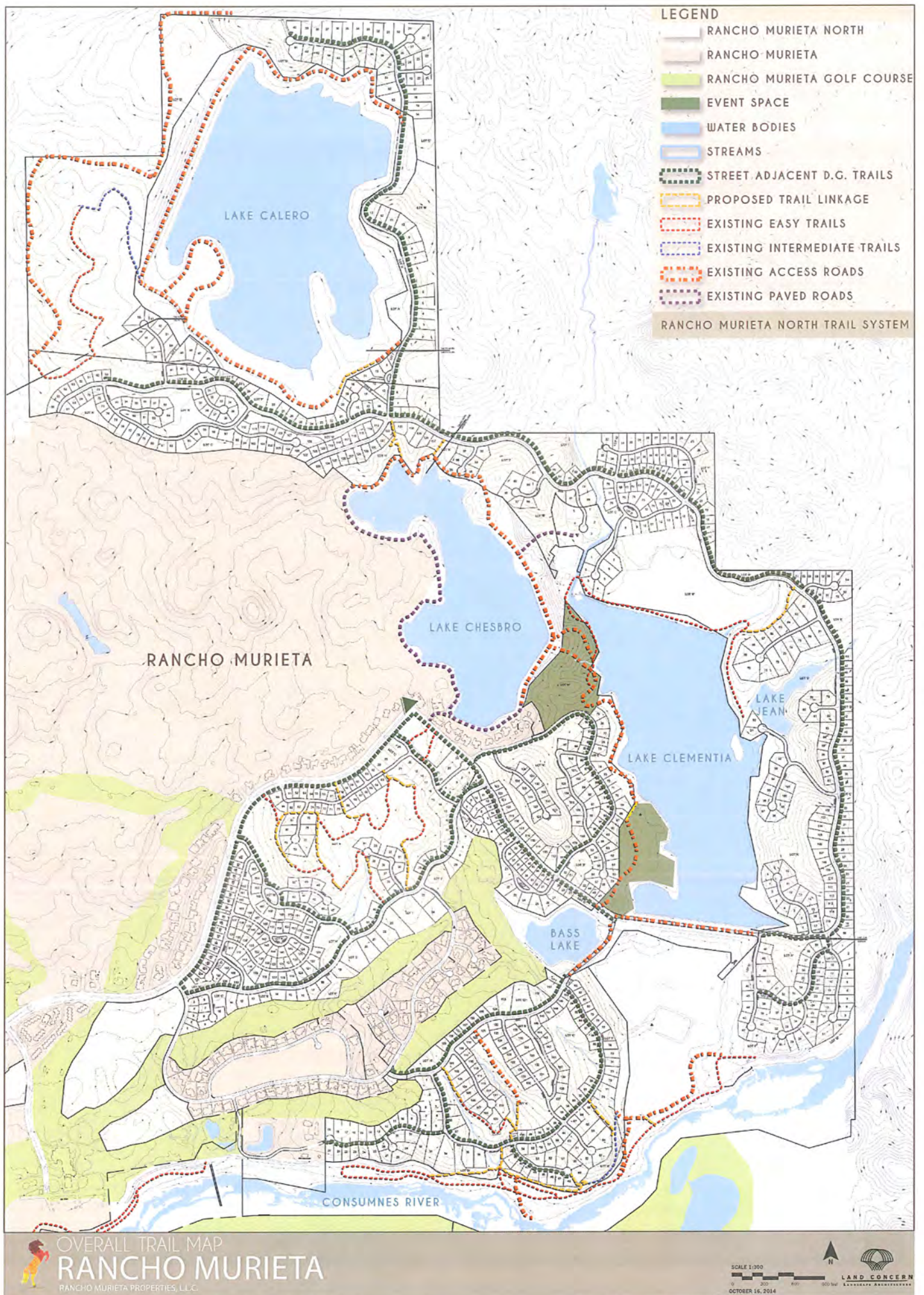


148

41

FIGURE 8





water distribution, storm drainage) required to serve new development in the project area.

SEE FIGURE 10 for Conceptual Sanitary Sewer System.

SEE FIGURE 11 for Conceptual Water Distribution,

SEE FIGURE 12 For Conceptual Storm Drain Systems.

The RMCSD is currently studying recycled water programs to be implemented for irrigation uses on all new development. The Rancho Murieta North project will adhere to future recycled water programs and will install recycled water systems to each lot for irrigation purposes. System layouts are currently in process by RMCSD.

#### Law Enforcement and Security

The Sacramento County Sheriff Department provides law enforcement services in the unincorporated County, including Rancho Murieta. The RMCSD also provides private security services throughout the community.

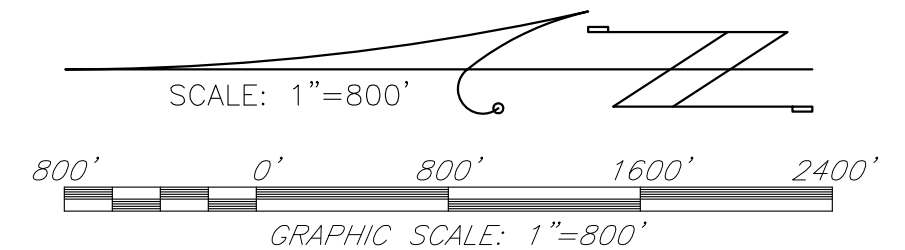
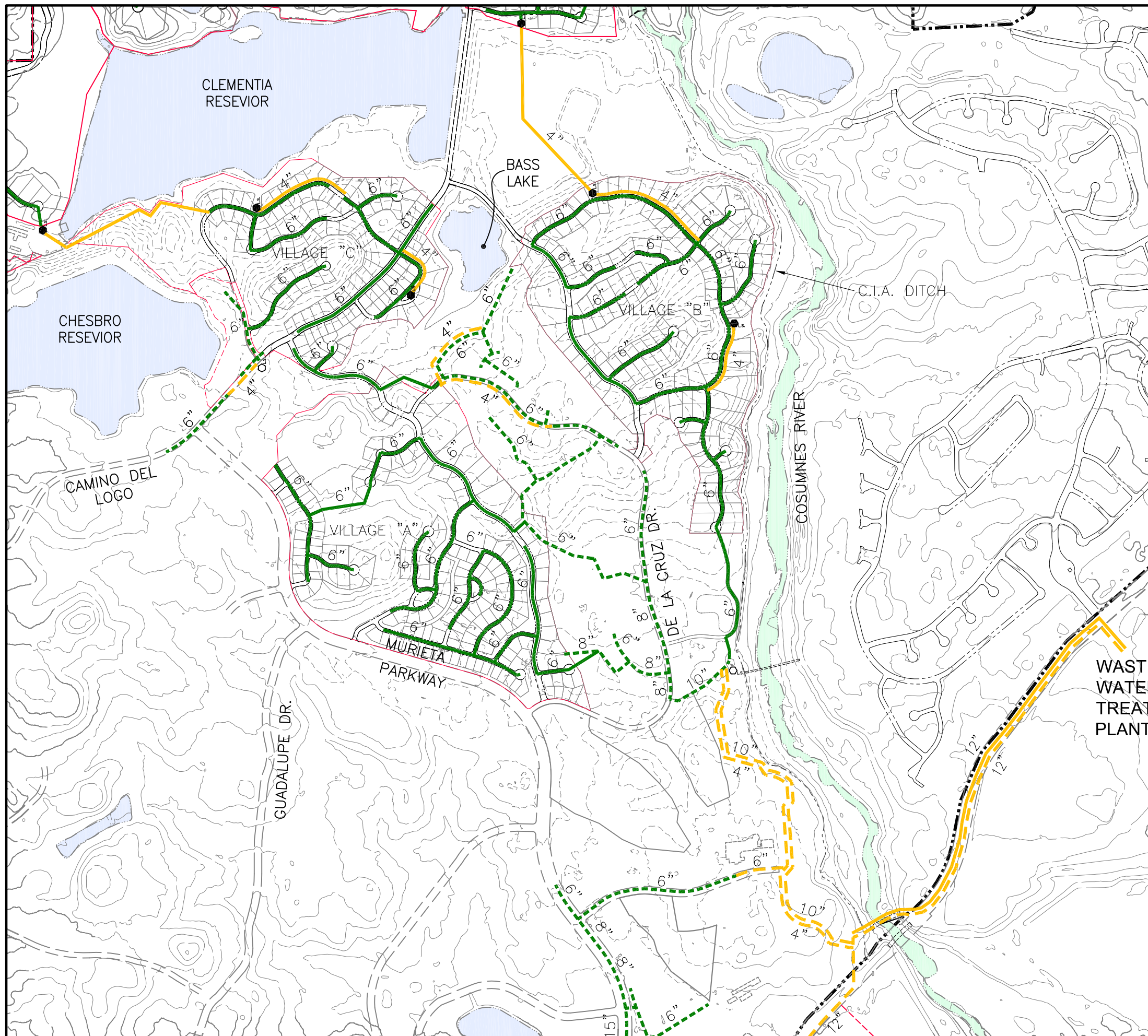
#### Dry Utilities

The Rancho Murieta Association provides a local cable TV network. Electrical power is provided by SMUD. AT&T is the local telephone service provider and delivered propane service is used for natural gas within Rancho Murieta.

#### Fire Protection

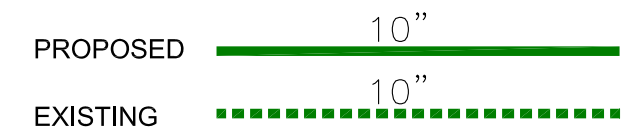
Sacramento Metropolitan Fire District provides fire protection services in the Rancho Murieta community. A fire station is located near on Murieta Drive south of Highway 16.





#### LEGEND

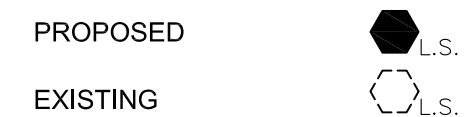
##### GRAVITY



##### FORCE MAIN



##### LIFT STATION

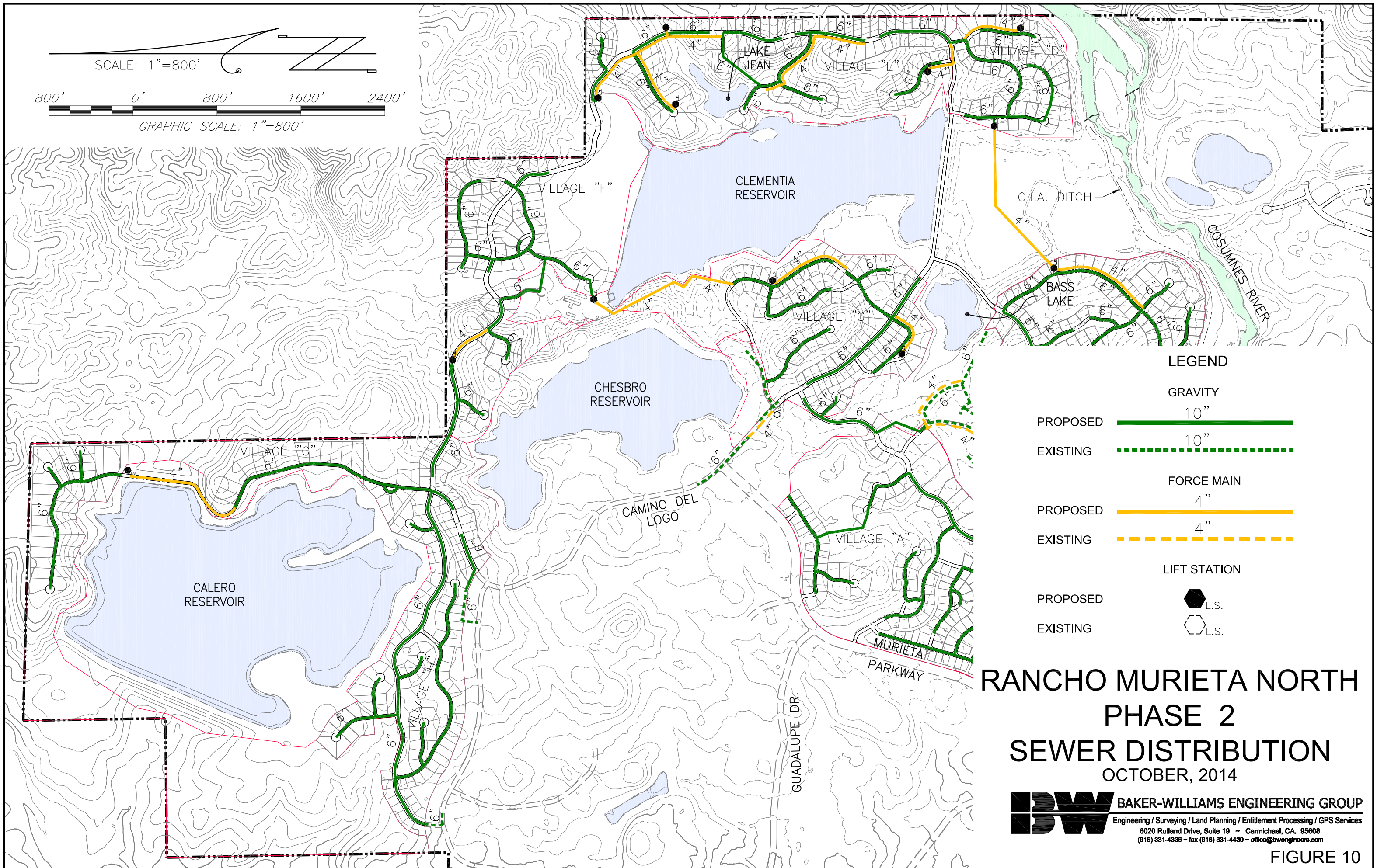


# RANCHO MURIETA NORTH PHASE 1 SEWER DISTRIBUTION OCTOBER, 2014

**BW** **BAKER-WILLIAMS ENGINEERING GROUP**  
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608  
(916) 331-4336 ~ fax (916) 331-4430 ~ [office@bwengineers.com](mailto:office@bwengineers.com)

FIGURE 10



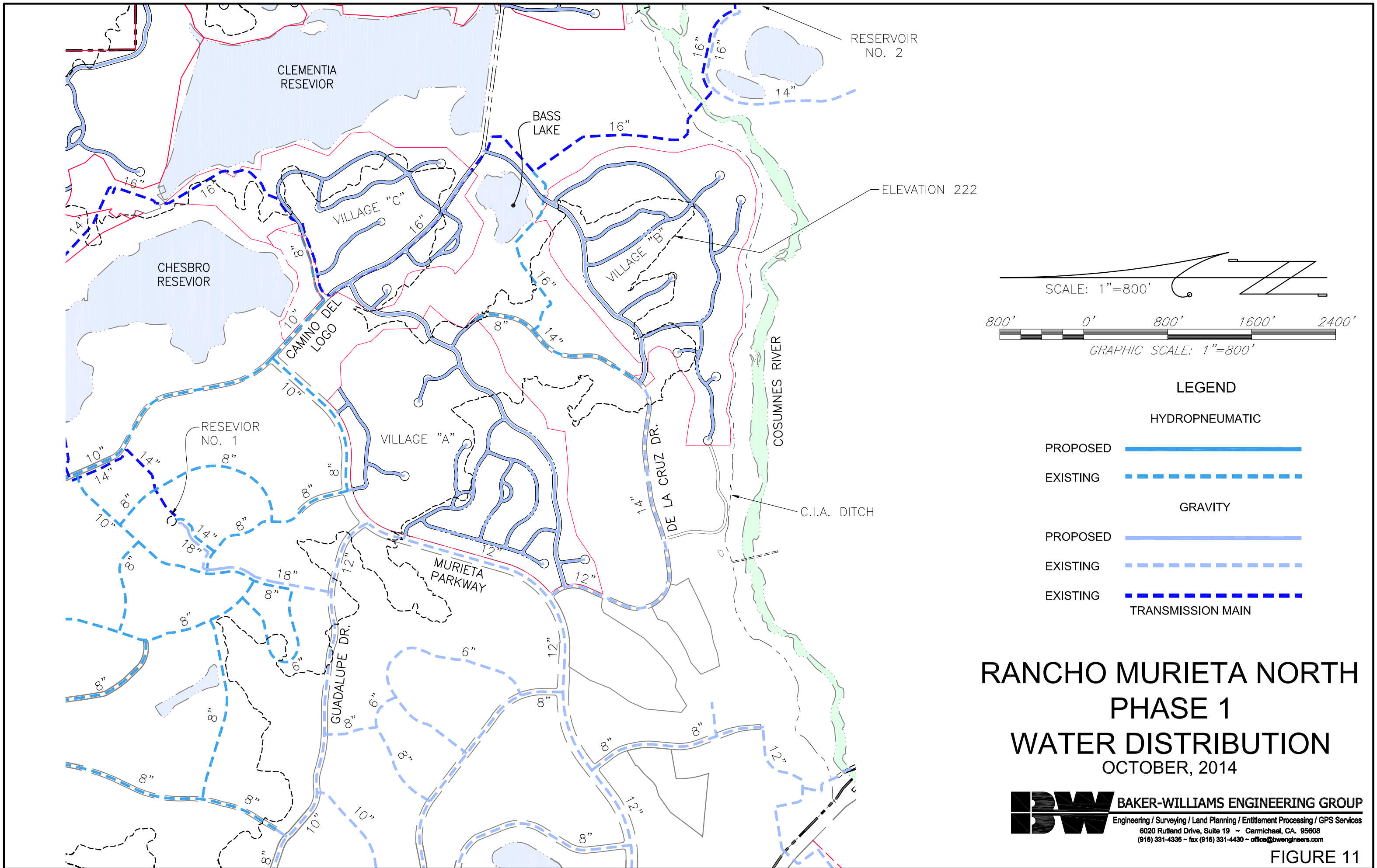


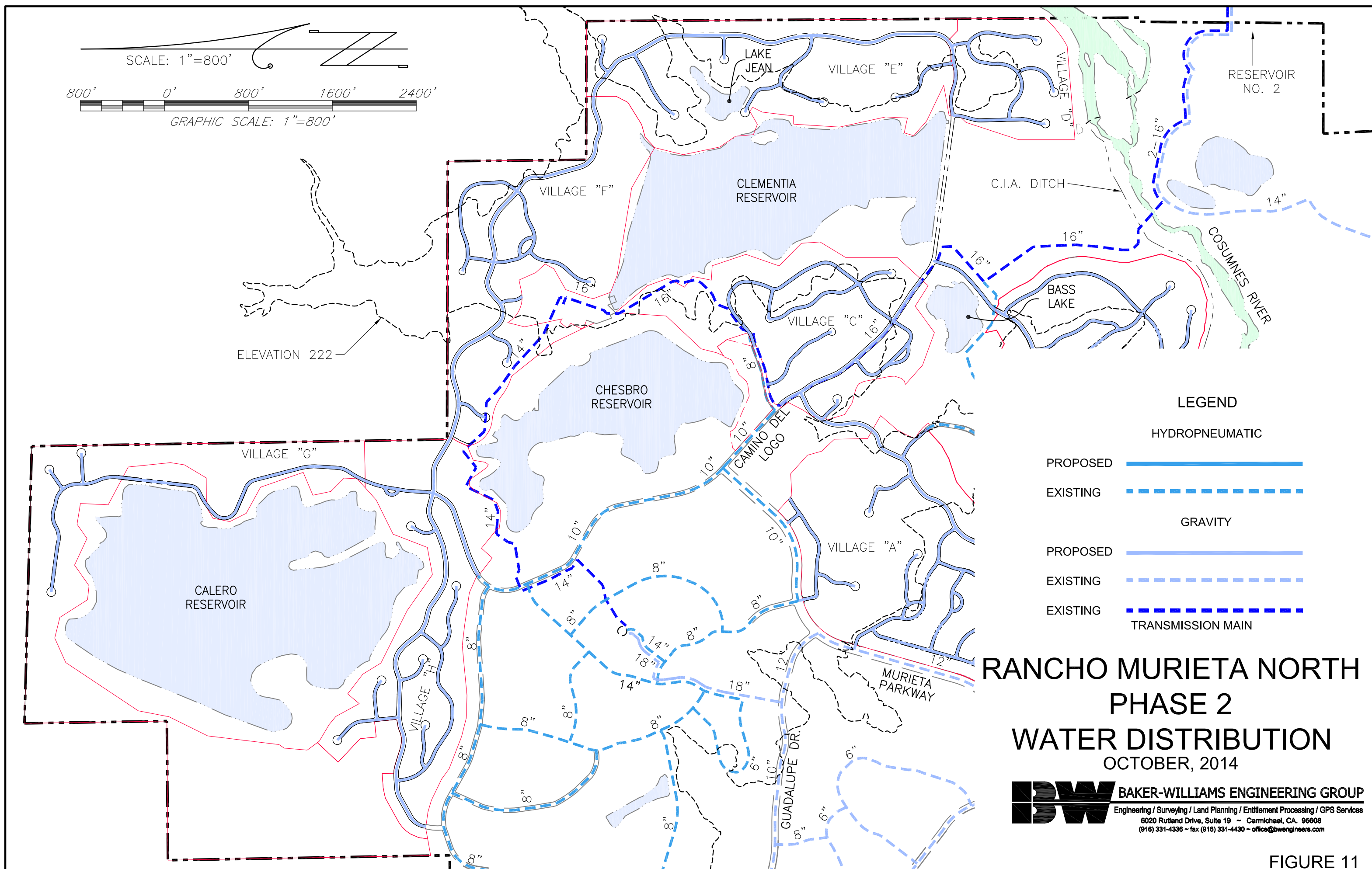
**RANCHO MURIETA NORTH  
PHASE 2  
SEWER DISTRIBUTION  
OCTOBER, 2014**

**BW** **BAKER-WILLIAMS ENGINEERING GROUP**  
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608  
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

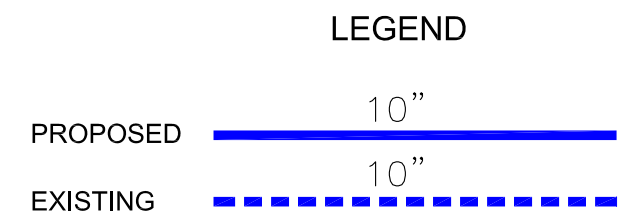
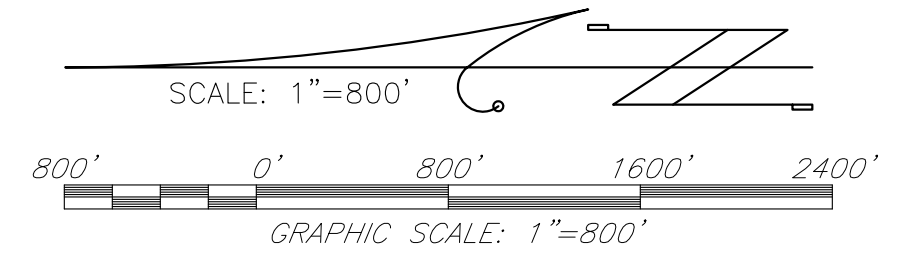
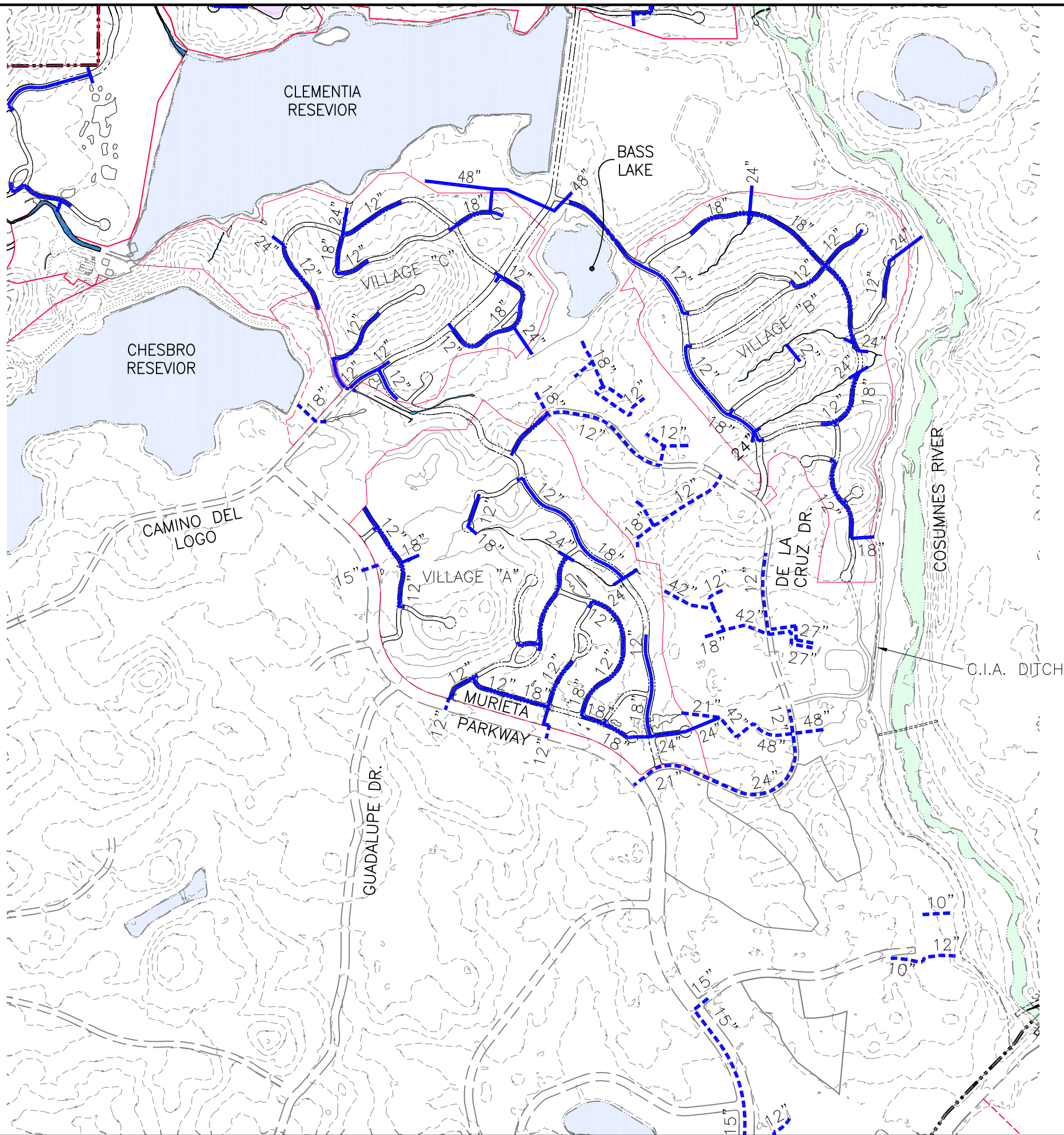
**FIGURE 10**











# RANCHO MURIETA NORTH PHASE 1 DRAINAGE OCTOBER, 2014

**BW** **BAKER-WILLIAMS ENGINEERING GROUP**  
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
 6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608  
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

FIGURE 12



