

RESOLUTION NO. 84- 737
RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
ADOPTING AN UPDATED MASTER PLAN FOR THE
DEVELOPMENT OF RANCHO MURIETA

WHEREAS, the Board of Supervisors in 1974 adopted a Master Plan for the development of Rancho Murieta; and

WHEREAS, such Master Plan consisted of a conceptual map and a resolution (Resolution No. 787) setting forth policy statements relating to the development; and

WHEREAS, that Master Plan has, through the years, become outdated as to its practical application to the development; and

WHEREAS, the Policy Planning Commission, after proper notice, conducted public hearings and made recommendations to the Board of Supervisors relating to updating the Master Plan; and

WHEREAS, the Board of Supervisors, after proper notice, conducted public hearings relating to updating the Master Plan; and

WHEREAS, the updated Master Plan consists of Exhibit I, a conceptual map which depicts development patterns of Rancho Murieta, and Exhibit II setting forth policy statements for the development;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Sacramento County does hereby adopt the updated Master Plan for Rancho Murieta consisting of Exhibits I and II attached hereto.

RECEIVED

AUG 06 1987

DEPT. OF PARKS & RECREATION
COUNTY OF SACRAMENTO

On a motion by Supervisor Johnson, seconded by Supervisor Sheedy, the foregoing resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 13th day of June, 1984, by the following vote, to wit:

AYES: Supervisors: Bryan, Johnson, Sheedy, Smoley

NOES: Supervisors: Collin

ABSFNT: Supervisors: None

ABSTAIN: Supervisors: None

Sandra R. Smoley

CHAIRMAN OF THE BOARD OF SUPERVISORS
OF SACRAMENTO COUNTY, CALIFORNIA

(SEAL)

ATTEST:

Beverly A. Williams
CLERK OF THE
BOARD OF SUPERVISORS

FILED

JUN 13 1984

BOARD OF SUPERVISORS

BY *Beverly A. Williams*
CLERK OF THE BOARD

In accordance with Section 25103 of the Government Code of the State of California, a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento, on

JUN 13 1984

By *Christine L. Zarru*
Deputy Clerk, Board of Supervisors

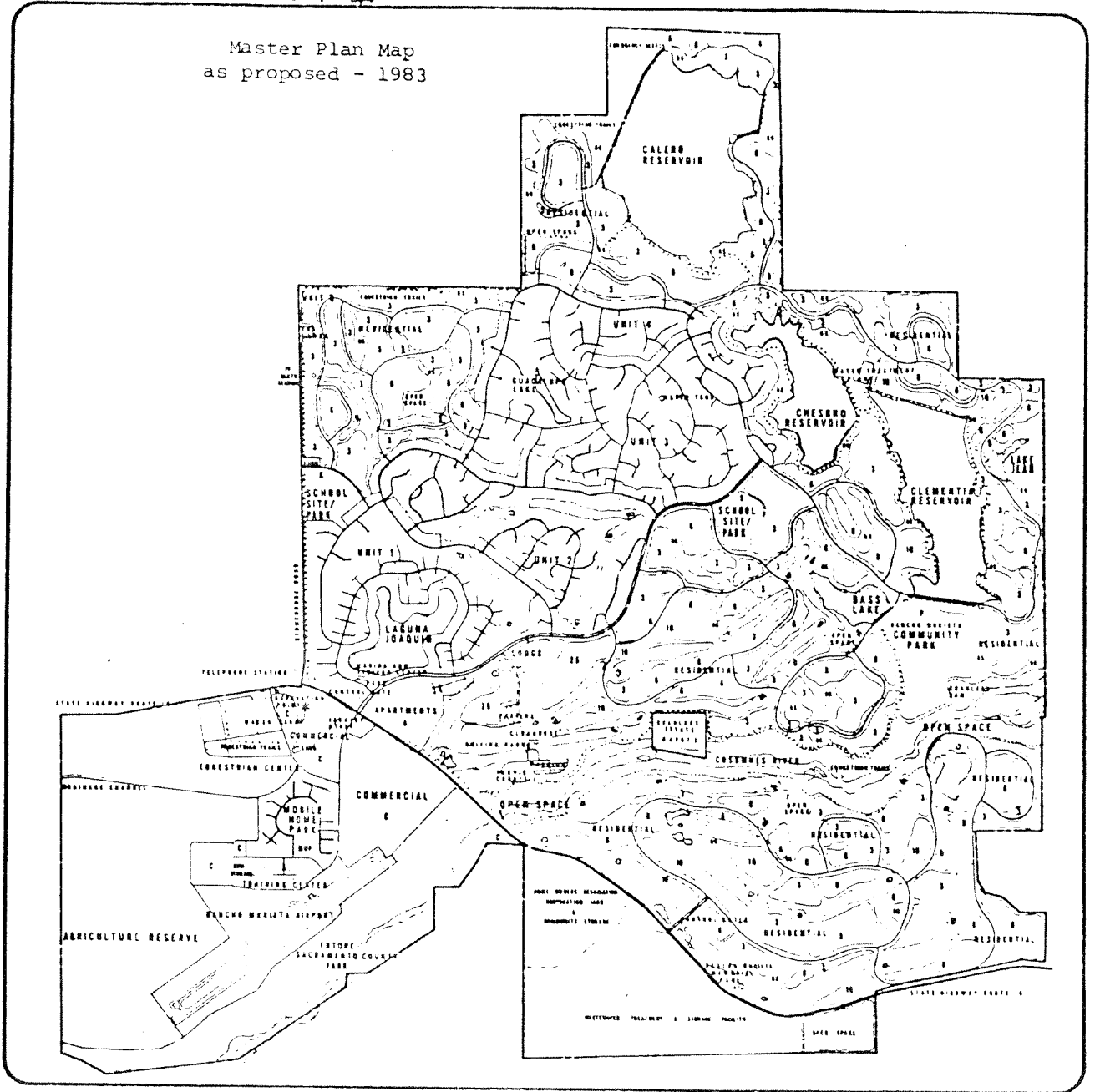
Rancho



Murieta

EXHIBIT I

Master Plan Map
as proposed - 1983



Master Plan

Legend

RESIDENTIAL - EXISTING DENSITIES

	ESTATE LOTS	2	PER ACRE MAXIMUM
	CIRCLE LOTS	3	PER ACRE MAXIMUM
	COTTAGE LOTS	8	PER ACRE MAXIMUM
	TOWNHOUSES	10	PER ACRE MAXIMUM
	APARTMENTS	25	PER ACRE MAXIMUM

RESIDENTIAL - PROPOSED DENSITIES

	3	PER ACRE MAXIMUM
	8	PER ACRE MAXIMUM
	10	PER ACRE MAXIMUM
	25	PER ACRE MAXIMUM

	PARKS
	OPEN SPACE
	COMMERCIAL
	SCHOOL SITES
	MOBILE HOME PARK
	GOLF COURSE

	EXISTING STREETS
	PROPOSED STREETS
	RESERVOIRS
	RESOURCE PROTECTION LINE
	RANCHO MURIETA BOUNDARY
	UNIT BOUNDARIES



EXHIBIT II

A. Major Development Policy

1. The ultimate residential build-out of Rancho Murieta shall not exceed 5000 dwellings. This figure does not include the mobilehome subdivision (189 units) or whatever units may eventually be approved on the Granlees Estate, but does include all other primary residential units.
2. Rancho Murieta shall be sized as a self-contained community as identified by its present boundaries and its established build-out limitations. Expansion in terms of area or density shall be considered inconsistent with the County General Plan. Community facilities services, utilities and land uses shall be planned to fully satisfy the projected needs of the community based on the established build-out figure and shall be scaled so as not to exceed the projected needs. The installation of planned service facilities, such as schools, shops, and parks shall be timed and scaled to phase with community population growth and demands.
3. Each phase or unit of development is subject to review and approval by the Board of Supervisors, the Planning Commission or the Department of Planning and Community Development. The approval body for each type of project is set forth in the Rancho Murieta Planned Development ordinance. All such approvals shall be consistent with the adopted Master Plan, including policies set forth in this resolution and development regulations as set forth in the Planned Development ordinance.
4. The issuance of building permits, and other development license shall be as set forth in the Rancho Murieta Planned Development Ordinance. While the Master Plan sets forth development policies, the ordinance establishes basic land use privileges. As such, the ordinance is subject to the same processing and interpretation as applicable to the Zoning Code and the County Code in general.

B. Community Design Policy

The following are design policies that will apply to each subsequent subdivision phase. They are directed specifically to residential development proposals that will be submitted in the forthcoming years.

1. The design of each phase shall be consistent with the Master Plan as set forth herein and to the Rancho Murieta Planned Development ordinance. The collector street pattern shall be developed in substantial compliance with that shown on the Master Plan, while the lesser streets are diagrammatic only, and the final location and design of these streets is to be established in each unit of development.
2. A diversity of residential housing types is encouraged, including, but not limited to, townhouses, executive retreat, condominiums, apartments, lodges, and a variety of lots for single-family residential uses.

Nothing in this plan is intended to suggest a limitation or restraint on the kind of residential housing concepts that may be requested or that may be approved by the appropriate hearing body.

3. The density shown in any specific development proposed may exceed the density figure shown on the Master Plan Map provided the proposed density is compatible with the land use suitability analysis map for that area and with adjacent land uses, and also provided that the sum of all these figures represents the 5000 dwelling units planned
4. The northeast portion of the project shall be limited to 800 residential units. This area, more specifically described as north of the Cosumnes River and east of the Granlees Estate, is of such environmental sensitivity that a lower overall density of residential development is appropriate and desirable. The balance of the project can readily be developed in a manner consistent with the established patterns of development of Rancho Murieta and with adequate area available to easily provide for the build-out figure of 5000 units.

C. Community Facilities

The following policies deal with the coordination and timing of major community facilities. Generally, other independent service providers will be involved with the coordination.

1. Schools. The final number, type, and location of public schools shall be by approval of the Planning Commission in agreement with the Elk Grove School District. Three school/neighborhood park sites are reserved on the Master Plan. These sites may be moved or deleted if the actual school site needs do not materialize and that land may be designated for residential development without a net increase in residential units. Development plans for each site shall be reviewed and approved by the Planning Commission.
2. Community Park. The Community Park shall be developed by the local recreation and park authority. The target timing for development is upon recordation of the final subdivision map on the north side of the river. This timing may be moved up or back by the Planning Commission as part of the hearing process for each new subdivision unit. Development plans for the park shall be reviewed by the Planning Commission.
3. Neighborhood Parks. Neighborhood parks shall be developed by the local recreation and park authority in conjunction with the school sites. Actual development shall be coordinated with the Elk Grove School District with the intent of developing each park site concurrently with the school. Development plans for the parks shall be approved by the Planning Commission, preferably along with the required school site review.
4. Other Recreational Facilities. Major recreational amenities such as the golf courses, country club, tennis courts and equestrian center are

integral parts of the Master Plan. Other recreational amenities such as the par course, the temporary swimming beach and the field and diamond sports areas are not shown on the Master Plan, but will be integrated into the development upon approval of the Department of Planning and Community Development. Policies related to recreational pathways and the Cosumnes River natural park are set forth in other parts of this resolution.

5. Homeowners Corporation Yard. The homeowners association corporation yard and storage area is an integral part of the Master Plan. Development plans for the facility shall be submitted for review and approval by the Planning Commission.
6. Fire Station. The fire station site is an integral part of the Master Plan. Final development plans shall be approved by the Planning Commission. The facility shall be in service prior to any map recordation of Unit #5.
7. Water and Wastewater Facilities. Water and wastewater facilities shall be self-contained within the community. Future expansions will be designed in accordance with sound planning and engineering principles to meet the ultimate needs of the 5000 unit community.
8. Airport. The airport is an integral part of the Master Plan. Required approvals for Phase I are complete. Any subsequent expansion, whether dependent on independent of reliever airport status will require Board approval and subsequent environmental documentation.

D. Homeowners Association

The following policies deal specifically with the Homeowners Association:

1. Association Requirements. A copy of the Association formation documents, C.C. & R's, architectural review requirements and other Association information publications are to be submitted to the Department of Planning and Community Development for the purpose of maintaining an updated record; the department shall be provided all revisions to such documents. It is understood that the County is not responsible for the enforcement of provisions contained therein, except those which are also required by County regulation. The County may, however, inform applicants of the association requirements for purposes of coordination or to initiate resolution of potential conflicts or violation of association regulations.
2. Maintenance of Open Space. The common open areas, including all areas between individual lots, shall be owned and maintained by the Homeowners Association. The natural setting in open space areas shall be maintained in a natural condition. It is contemplated that removal of litter and reduction of fire hazards fall with the definition of maintenance of natural condition.

3. Landscaping in Open Space. The Association may landscape common open space areas after approval by Planning Commission based upon specific proposals. Such landscaping proposals shall take into consideration the irrigation requirements and such proposals will be reviewed in terms of the effects on the natural vegetation, especially oak trees.
4. Open Space Reseeding Plan. The association is encouraged to undertake studies establishing a reseeded program for the open space areas. Such reseedings shall pursue as its objective the establishment of natural species mix to crowd out or dominate unwanted weeds, to establish a spring wildflower pattern, to require less maintenance, and to present a reduced fire hazard. Such study shall take special care to not introduce species which could have a detrimental effect of desirable indigenous plants on animal life or the human habitation.
5. Footpaths. The development and maintenance of footpaths in the common area shall be the responsibility of the association. It is intended that such paths be allowed to establish themselves by frequency of use whereupon the Association may supplement the comfort and utility by such improvements as are desired by the Association and which are environmentally acceptable.
6. Bicycle/Golf Cart Paths. A bicycle/golf cart path system shall be established for the community interconnecting all major facilities and extending far enough into the interior of the subdivision development to allow reasonable access away from the heavily travelled roads. For purposes of this policy, major facilities include the school/park sites, the community park, the shopping center, the country club and the reservoirs. The path may not be intermixed with the golf course path. Future development projects, including subdivisions shall provide for the installation of the path, including easements, if necessary. Designation of the path locations on recorded maps shall be required to inform purchasers of its existence. The development of these paths in the existing subdivision shall be the responsibility of the association.

E. Lakes, Reservoirs and Hydrology

1. Preservation of the existing small lakes or reservoirs as shown on the Master Plan will be required.
2. The reservoirs shall be maintained as integral parts of the water supply system, the drainage system or the wastewater system as established in the project water budget.
3. Reclaimed wastewater shall be used for irrigation of the community's golf courses and other irrigated open spaces. No wastewater in any form may be discharged across the project boundaries.
4. The water purveyor shall maintain a community water conservation program. The purveyor shall work in coordination with the homeowners' association to minimize waste of water through construction techniques,

through pressure regulation and through the development of a program involving both citizen education and a limitation on summer irrigation, especially in the vicinity of oak trees.

F. Preservation of Natural Setting

The following are policies which prescribe design considerations that will be applicable to all construction projects.

1. Specific development proposals shall incorporate planning concepts utilizing sound site specific planning and engineering design considerations to minimize environmental degradation and to conserve the site's resources.
2. To minimize distortion of native topographic features, grading on residential lots shall continue to be carefully controlled through the County review process and through the architectural review process.
3. To minimize conflicts between the style of dwelling units and the various natural resources, street and lotting patterns shall continue to be designed to create dwelling sites that complement the natural setting.
4. To minimize the removal and/or eventual decline of oak tree cover resulting from development encroachment, oak tree removal and foliage and root structure damage during residential construction shall continue to be carefully controlled through the architectural review process and the use of generally accepted mitigation measures.

The Planning Commission reserves the right to require the developer to stake the lots or the street alignments for on-site inspection by the Planning staff or by the Commission.

5. To preserve the natural appearance of the drainage swales, judicious erosion control measures and flow maintenance activities shall continue to be incorporated into the design of the community.

To minimize erosion of soils, the design of the community shall continue to incorporate environmentally compatible erosion control measures during and after construction activities. Those mitigation measures set forth in the Environmental Impact Report are to be applied to all construction activity.

6. The oak trees shall be protected through the application of the concepts forwarded in the EIR (80-GP-1337, pages 27-32). Review of all projects shall take the suggested mitigation measures into full consideration.
7. The Cosumnes River and its environs, as identified by the adopted Natural Resource Protection Line, are controlled by a recorded agreement between Rancho Murieta Prop. and Sacramento County. The upstream portion is to remain in its natural state.

8. The development plans for each project in Rancho Murieta shall be designed in such a way as to preserve all of the historical and archaeological sites on the property, unless this requirement is waived for a particular site. All project areas shall be surveyed, and all identified historical and archaeological sites shall be placed in open space areas. Management of sites, including protection, testing extent of open space needed, and waiver of any particular site, shall be to the satisfaction of the County Environmental Impact Section.
9. The old Murieta Homestead shall be preserved with the suggestion that the Homestead be enhanced by approved reconstruction of the house and outbuildings.

G. Coordination of Training Center Development Activities

1. The construction of streets and other facilities requiring the grading of land or the removal of natural trees and habitat is limited to those areas having approval of the Planning Department. There shall not be premature cutting of trees or grading of land for future street alignments for any area other than the units that have a final development plan approval.
2. The developer is to ensure that there is proper coordination with the Training Center to the effect that training activity takes place only in authorized areas and that heavy equipment is not operated in areas needing further approval.