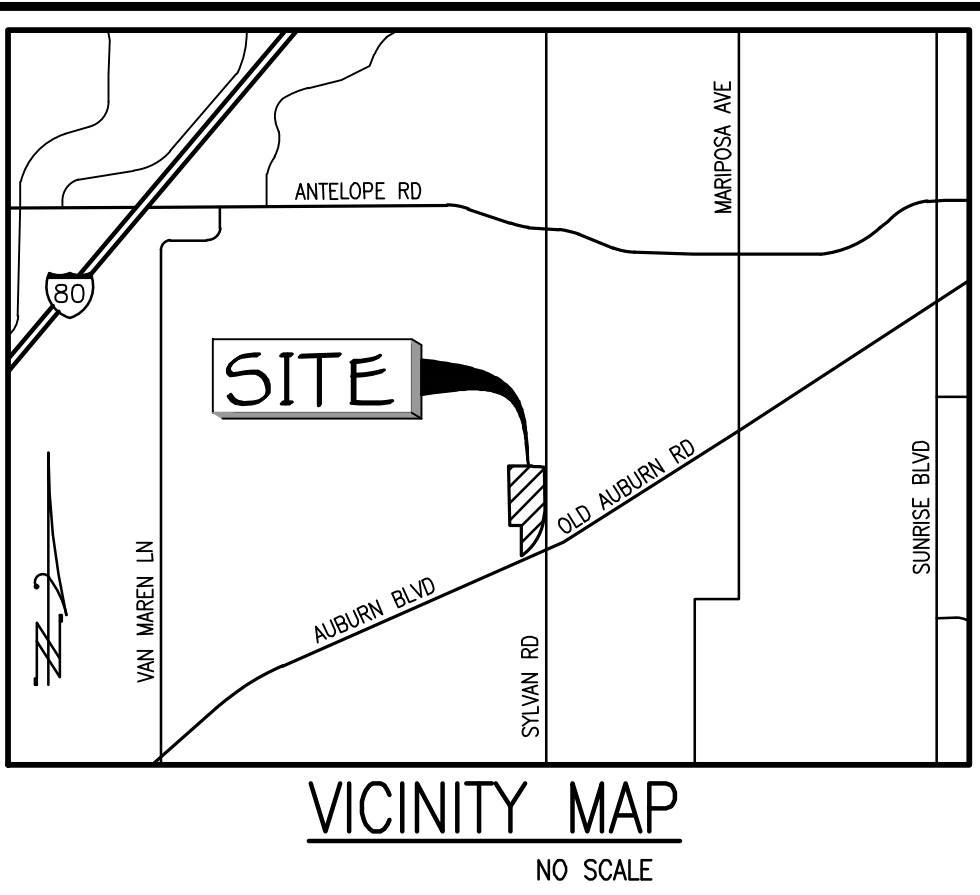
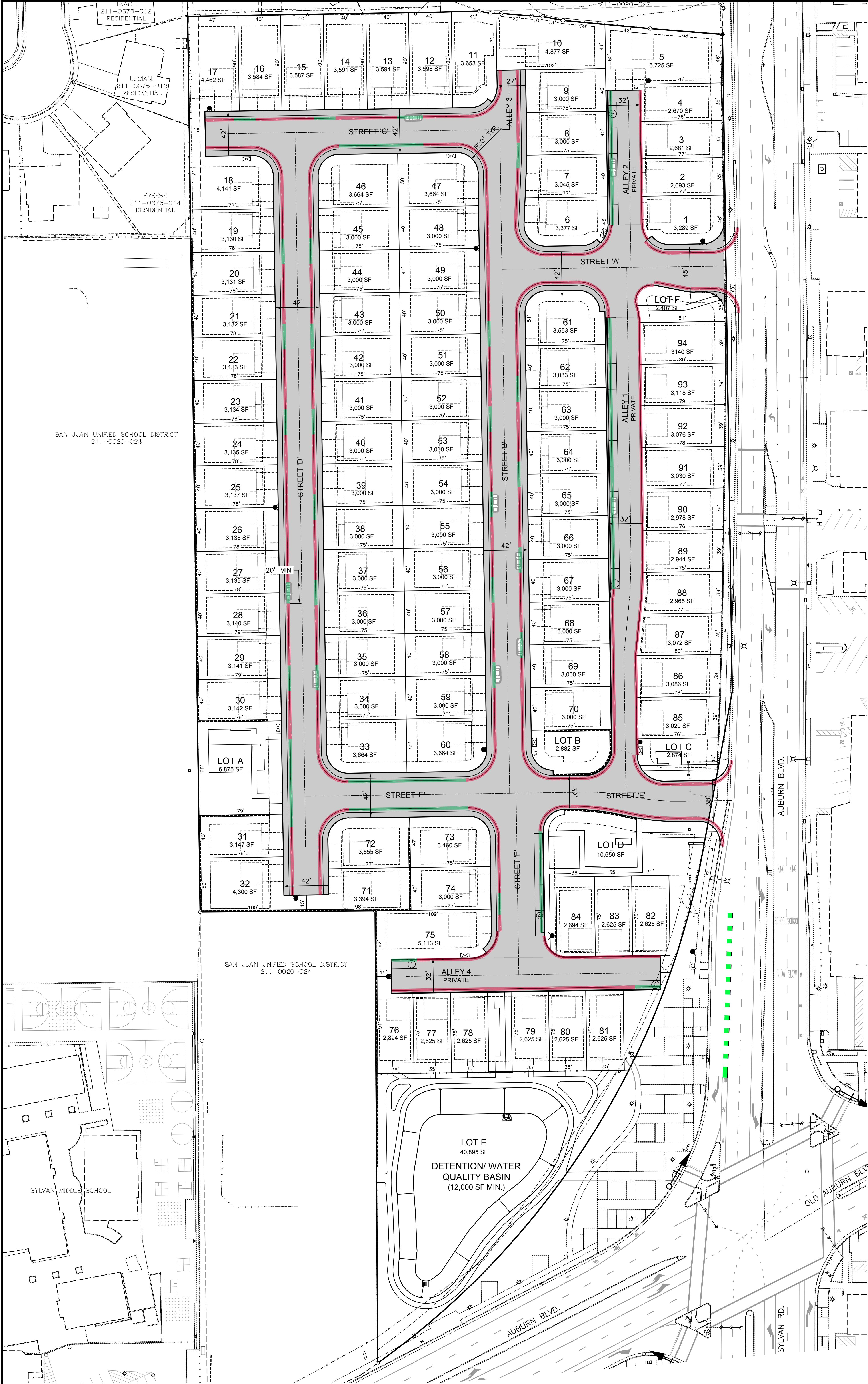




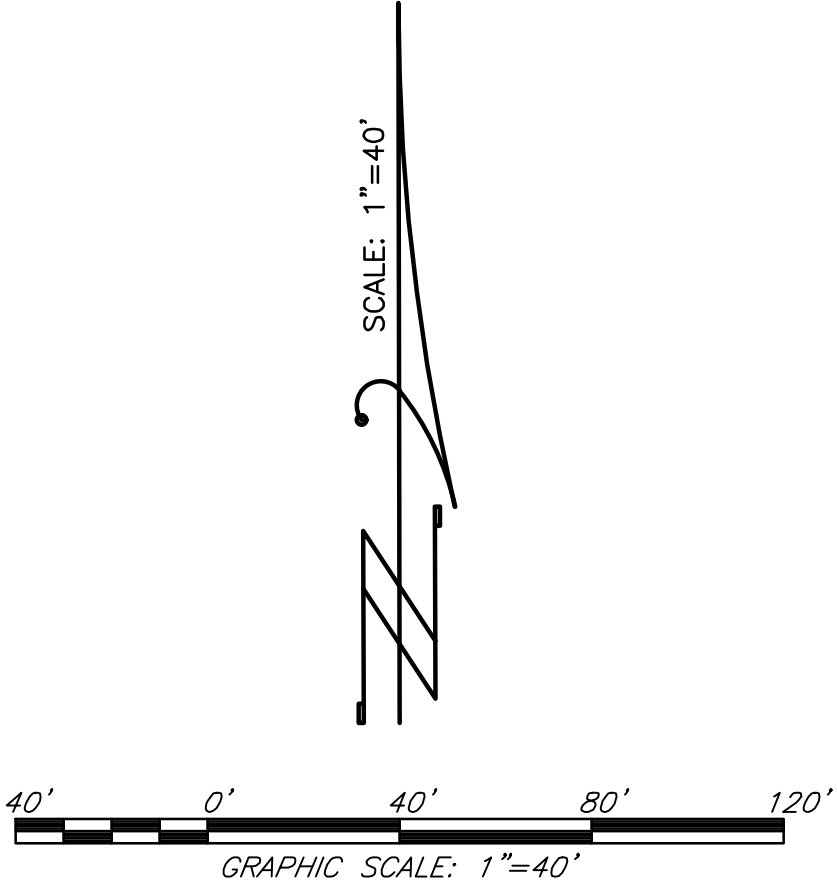
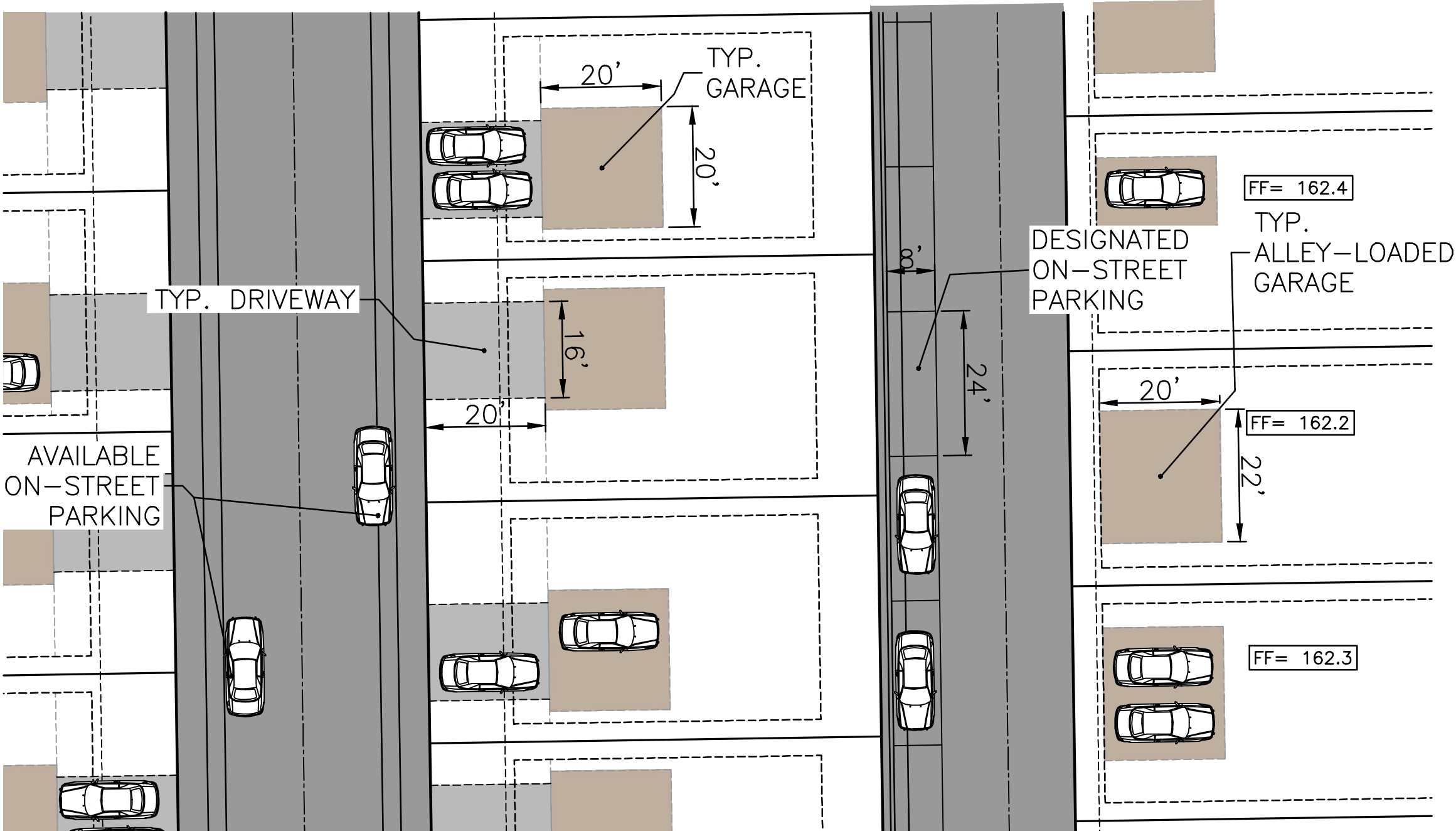
Attachment I

|                           |                                                                                                                                                                                 |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER:                    | CITY OF CITRUS HEIGHTS<br>6380 FOUNTAIN SQUARE DRIVE<br>CITRUS HEIGHTS CA 95610-3824                                                                                            |
| APPLICANT:                | MICHAEL LAFORTUNE<br>WOODSIDE HOME OF NORTHERN CALIFORNIA<br>111 WOODMERE DR, SUITE 190<br>FOLSOM, CALIFORNIA 95630                                                             |
| ENGINEER:                 | BAKER WILLIAMS ENGINEERING GROUP<br>6939 SUNRISE BLVD., SUITE 112<br>CITRUS HEIGHTS, CALIFORNIA 95610<br>PH. (916) 331-4336 FAX (916) 331-4430<br>EMAIL: OFFICE@BWENGINEERS.COM |
| ASSESSOR'S PARCEL NUMBER: | 211-0020-025                                                                                                                                                                    |
| ACREAGE:                  | 11.324 ACRES                                                                                                                                                                    |
| EXISTING USE:             | VACANT                                                                                                                                                                          |
| PROPOSED USE:             | SINGLE FAMILY RESIDENTIAL:<br>70 TRADITIONAL LOTS<br>24 ALLEY-LOADED LOTS                                                                                                       |
| EXISTING ZONING:          | RD-2                                                                                                                                                                            |
| PROPOSED ZONING:          | SPA                                                                                                                                                                             |
| PROPOSED DENSITY:         | 94 RESIDENTIAL LOTS/ 11.26 NET ACRES = 8.35 d.u./a.                                                                                                                             |
| LOT SIZE:                 | MIN. LOT = 2,625 SF<br>MAX. LOT = 5,725 SF<br>AVERAGE = 3,190 SF                                                                                                                |
| PROPOSED IMPROVEMENTS:    | CITRUS HEIGHTS                                                                                                                                                                  |
| SEWER:                    | S.A.S.D.                                                                                                                                                                        |
| WATER SUPPLY:             | CITRUS HEIGHTS WATER DISTRICT                                                                                                                                                   |
| DRAINAGE:                 | CITY OF CITRUS HEIGHTS PUBLIC WORKS AND ENGINEERING                                                                                                                             |
| FIRE PROTECTION:          | SAC METRO FIRE DEPARTMENT                                                                                                                                                       |
| TELEPHONE SERVICE:        | AT&T                                                                                                                                                                            |
| ELECTRICAL SERVICE:       | SMUD                                                                                                                                                                            |
| GAS SUPPLY:               | N/A                                                                                                                                                                             |
| SCHOOL DISTRICT:          | SAN JUAN UNIFIED SCHOOL DISTRICT                                                                                                                                                |
| PARK DISTRICT:            | SUNRISE PARK DISTRICT                                                                                                                                                           |

| LEGEND:  |          |
|----------|----------|
| EXISTING | PROPOSED |
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PARKING KEY:  
PERMITTED  
PROHIBITED

| GUEST PARKING MATRIX         |              |                                         |
|------------------------------|--------------|-----------------------------------------|
|                              | ALLEY-LOADED | NON-ALLEY LOADED                        |
| GARAGE                       | 2 SPACES     | 1 SPACE x 14 LOTS<br>2 SPACES x 56 LOTS |
| OFFSTREET DRIVEWAY           | 0 SPACES     | 1 SPACE x 14 LOTS<br>2 SPACES x 56 LOTS |
| DRIVEWAY SPACES:             |              | 126                                     |
| DESIGNATED ON-STREET SPACES: |              | 22                                      |
| AVAILABLE ON-STREET SPACES:  |              | 48                                      |
| TOTAL POSSIBLE GUEST SPACES: |              | 196                                     |



PARKING PLAN  
SYLVAN CORNERS  
SACRAMENTO COUNTY CITRUS HEIGHTS, CA  
SEPTEMBER, 2023

BAKER WILLIAMS  
ENGINEERING GROUP

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