

LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

37 TENTATIVE MAP LOTS

± 3.91 ACRES

SUBJECT PROPERTY
±3.91 Acres

NORTH LAGUNA PARK

LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

PROPERTY OVERVIEW



NORTH LAGUNA PARK

PROPERTY OVERVIEW

LOCATION OVERVIEW	Located east of Highway 99, the subject property is in the South Area Community Plan Area, In the Southernmost part of the city of Sacramento. This site is surrounded by single family on the north, and multi-family on the west, with North Laguna Park on the South.
APN	117-0930-003 , 117-0930-004
ACRES	± 3.91
LOT SIZES (MIN LOT SIZE)	2,720 SF.
PRICE	\$50,000 per lot
TOTAL SALE PRICE	\$1,850,000
ESTIMATED IMPROVEMENT COST	\$29,600 PER LOT/\$1,093,993
MAP	Approved This Year!
CONDITION OF MAP	No Improvement Plans

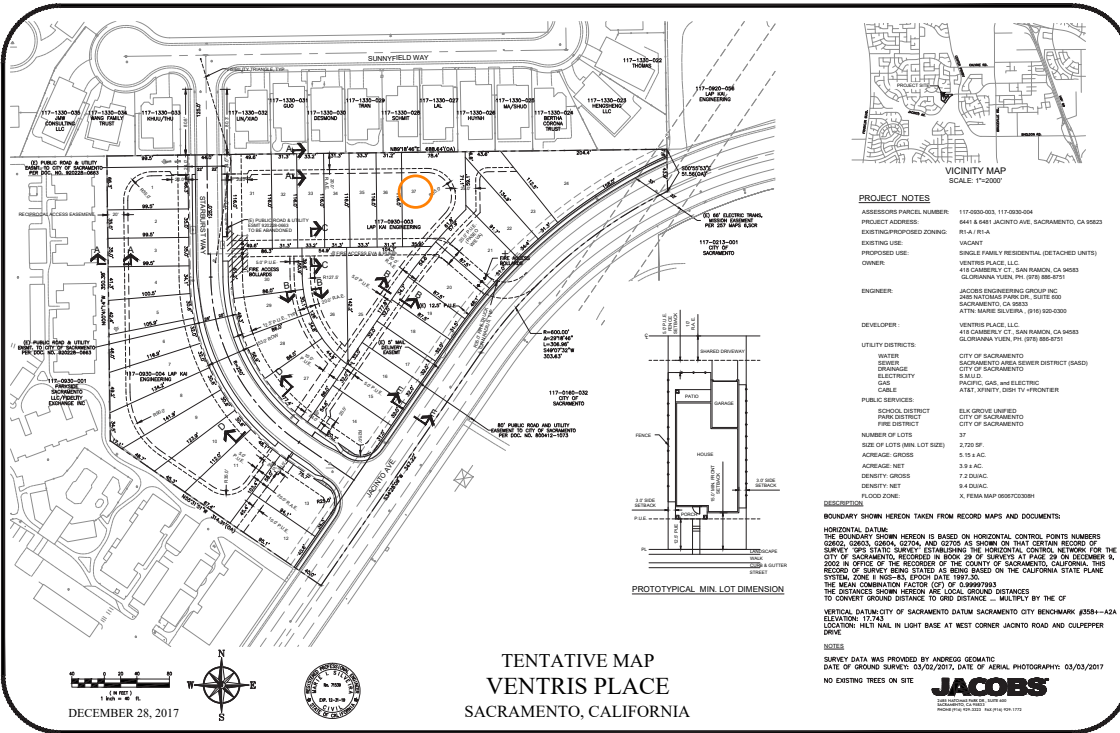
LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

TENTATIVE MAP

TENTATIVE MAP

37 LOTS



PROJECT NOTES

ASSESSORS PARCEL NUMBER: 117-0830-003, 117-0830-004
 PROJECT ADDRESS: 8441 & 8441 JACINTO AVE, SACRAMENTO, CA 95823
 EXISTING/PROPOSED ZONING: R4.1L (P.U.)
 EXISTING USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL (DETACHED UNITS)
 OWNER: VENTRIS PLACE, LLC
 ENGINEER: JACOBS ENGINEERING GROUP INC. 418 CAMBERLEY CT. SAN RAMON, CA 94583
 DEVELOPER: VENTRIS PLACE, LLC 418 CAMBERLEY CT. SAN RAMON, CA 94583
 UTILITY DISTRICTS: WATER: CITY OF SACRAMENTO; SEWER: SACRAMENTO AREA SEWER DISTRICT (SASD); CITY OF SACRAMENTO; ELECTRICITY: S&D; GAS: PACIFIC GAS AND ELECTRIC; CABLE: A&E (XFINITY); OTHER TV: FRONTIER
 PUBLIC SERVICES: SCHOOL DISTRICT: PARK DISTRICT; CITY OF SACRAMENTO; FIRE DISTRICT: CITY OF SACRAMENTO
 NUMBER OF LOTS: 37
 SIZE OF LOTS (MIN LOT SIZE): 2700 SF
 ACREAGE: GROSS: 9.35 A.C.; NET: 3.9 A.C.; DENSITY: GROSS: 7.2 DU/AC; NET: 9.4 DU/AC
 FLOOD ZONE: X FEMA MAP 060503008H

DESCRIPTIONS

BOUNDARY SHOWN HEREON TAKEN FROM RECORD MAPS AND DOCUMENTS.
 HORIZONTAL DATUM: THE BOUNDARY SHOWN HEREON IS BASED ON HORIZONTAL CONTROL POINTS NUMBERS 62003, 62004, 62704, AND 62705 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY 2005 STATE SURVEY ESTABLISHING THE HORIZONTAL CONTROL NETWORK FOR THE CITY OF SACRAMENTO RECORDED IN BOOK 28 OF SURVEYS AT PAGE 59 ON DECEMBER 16, 2005 IN OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA. THIS RECORD OF SURVEY HAS BEEN STATED TO BE BASED ON THE CALIFORNIA STATE PLANE SYSTEM, ZONE 18 NORTH, EPOCH DATE: 1992.50.
 THE DISTANCES SHOWN HEREON ARE LOCAL GROUND DISTANCES TO CONVERT GROUND DISTANCE TO GRID DISTANCE - MULTIPLY BY THE CF.
 VERTICAL DATUM: CITY OF SACRAMENTO DATUM SACRAMENTO CITY BENCHMARK #3581-424 ELEVATION: 17.243' LOCATION: HELI NAEL IN LIGHT BASE AT WEST CORNER JACINTO ROAD AND CULPEPPER DRIVE

NOTES

SURVEY DATA WAS PROVIDED BY ANDREO GEOMATIC DATE OF GROUND SURVEY: 03/02/2017, DATE OF AERIAL PHOTOGRAPHY: 03/03/2017
 NO EXISTING TREES ON SITE

JACOBS



HOUSING LEGEND			
FLOOR PLAN TYPE	BLDG. SF	LOT COVERAGE	TOTAL #
	1867 SF	1808 SF	6
	1134 SF	1821 SF	4
	1809 SF	1482 SF	10
	1009 SF	1412 SF	7
	1630 SF	1616 SF	10
X	RESIDENCE WITH VISIBLE SIDES		16

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LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

ARCHITECTURAL ELEVATIONS



B-1
2-STORY BUNGALOW - OPTION 1
2 BEDROOM / 2 BATH

B-2
BUNGALOW - OPTION 2
2 BEDROOM / 2 BATH



C-1A
COTTAGE - OPTION 1
3 BEDROOM / 3 BATH

C-1B
COTTAGE - OPTION 1
3 BEDROOM / 3 BATH

C-2
COTTAGE - OPTION 2
3 BEDROOM / 3 BATH

ARCHITECTURAL ELEVATIONS - VENTRIS PLACE



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RESIDENTIAL
BUNGALOWS
AND COTTAGES

AT
VENTRIS PLACE
SACRAMENTO, CA

PLANS PREPARED FOR
LAPP PLAN ENGINEERING CO., USA, INC.
410 CARROLL CT., SAN RAMON, CA 94583
925-888-8751

PROJECT NO.	
DESCRIPTION	
STREETScape	
DATE	09/18/18
PROJECT NO.	1204

A6

LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

RESIDENTIAL BUNGALOWS

Roof	Koral	118C3370
Brick	Barabara MK	Tuscan Blend
	Borje	020085
Lap Siding	JamaHicks	
	HandShake Lap Siding	Cobble Stone
Stucco	Shawn Williams	SW 7718
Paint No. 1		Beach House 200-C2
Trim		SW 1015
Paint No. 2		Kory Lige 354-C3
Accent Trim	Shawn Williams	SW 7715
Paint No. 3		Pebble um 207-C5
Window Grid	Shawn Williams	SW 7844
Paint No. 4		Cumage Dec 273-C4
Shake Siding	JamaHicks	JH43-10
Upper	Straight Edge Panel	Cobble Stone



*SHAKE AND ADDITIONAL LAP SIDING TO BE USED ON SECOND STORY IN PLACE OF STUCCO FOR EDGE HOMES, SEE EDGE HOME ELEVATIONS



RESIDENTIAL BUNGALOWS AND COTTAGES AT
VENTRIS PLACE
 SACRAMENTO, CALIFORNIA



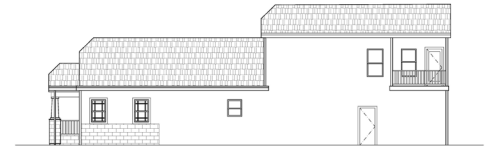
CYNTHIA EASTON
ARCHITECTS

B-1

CEA #1704
12.18.2018



FRONT ELEVATION

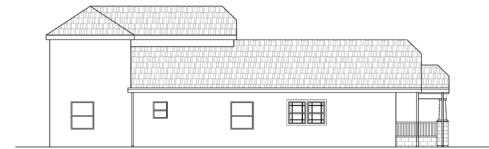


SIDE ELEVATION



REAR ELEVATION

BUNGALOW B-1



SIDE ELEVATION

SCALE: 3/16" = 1'-0"

LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

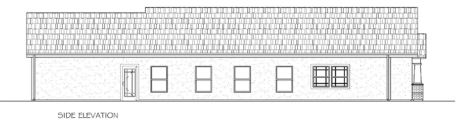
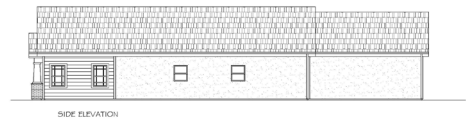
RESIDENTIAL BUNGALOWS



B-2

CEA #1704
12.18.2018

Roof	Cortan Feed	Duety Clay
Back	Landmark Stone Shingle	470-478
	Decor Brick	Standard
Corner Siding	James Hardie	Dark Range Smooth
Upper	Straight Edge Panel	James Hardie
Corner Siding	James Hardie	James Hardie
Lower	HydraPanel Lap Siding	Cable Stone
Stucco	Sherrin Williams	SW7589
Paint No. 1	Sherrin Williams	SW6242
Trim Color	Sherrin Williams	SW9292
Paint No. 2	Sherrin Williams	SW6292
Trim Color	Sherrin Williams	SW6292
Paint No. 3	Sherrin Williams	FW6292
Accent Color	Sherrin Williams	FW6292
Paint No. 4	Sherrin Williams	FW6292



SCALE: 3/16" = 1'-0"

RESIDENTIAL BUNGALOWS AND COTTAGES AT
VENTRIS PLACE
SACRAMENTO, CALIFORNIA

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LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

RESIDENTIAL COTTAGES

Roof	Style	1185-28330
Stone	Balboa RCC	Solaris Clay
	Edwards Stone	Savanna
	Flute Lodge	
Stucco	Shelton Williams	SA7585
Paint No. 1	Cyber Bay 288-C1	
Trim	Shelton Williams	SA7528
Paint No. 2	Cook Window 285-C4	
Door/Window Grid	Shelton Williams	SA9185
Paint No. 3	Windsor 229-C4	
Accent Tile	Shelton Williams	SA7725
Paint No. 4	Buckley 241-C5	
Lap Siding	Janesville	
	Herkford Lap Siding	Cables Stone



*LAP SIDING TO BE USED ON SECOND STORY IN PLACE OF STUCCO FOR EDGE HOMES, SEE EDGE HOME ELEVATIONS

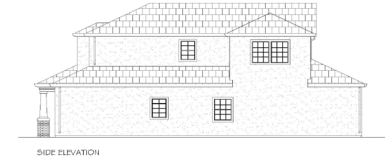


RESIDENTIAL BUNGALOWS AND COTTAGES AT
VENTRIS PLACE
 SACRAMENTO, CALIFORNIA



C-1A

CEA #1704
 12.18.2018



SCALE: 3/16" = 1'-0"

LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

RESIDENTIAL COTTAGES

Roof	Shel	19623181
Brick	Barclay 100	Grinley Tonal
	Beiton	0000190
	Duff Decks	Nutmeg Full Range Velour
Stucco	Shawn Williams	SW 7005
Paint No. 1		Origins White 254-C1
Trim		SW 7005
Paint No. 2	Shawn Williams	Shawn's Concrete 210-C7
Accent/Door/Window	Shawn Williams	SW 0001
Paint No. 3		Mulberry 514
Lap Siding	James Hardie	
	HardiePlank Lap Siding	Light 1661



*LAP SIDING TO BE USED ON SECOND STORY IN PLACE OF STUCCO FOR EDGE HOMES, SEE EDGE HOME ELEVATIONS

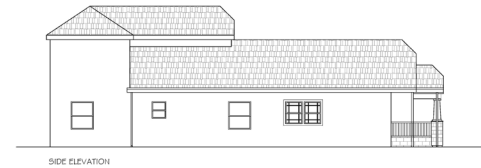
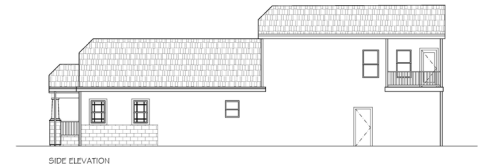


RESIDENTIAL BUNGALOWS AND COTTAGES AT
VENTRIS PLACE
 SACRAMENTO, CALIFORNIA



C-1B

CEA #1704
 12.18.2018



SCALE: 3/16" = 1'-0"

LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

RESIDENTIAL COTTAGES



C-2

CEA #1704
12.18.2018

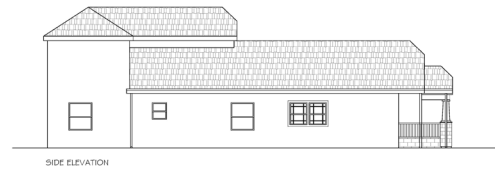
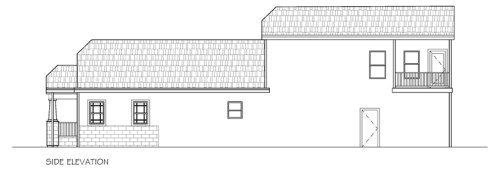
Roof	Event	HBS53013
Brick	Barabara 001	Brown Blend
	Boston Brick	9020203
	Standard	Beau Brant Stone Smooth
Stucco	Sherven Williams	SW 7006
Paint No. 1	Sherven Williams	Townhall Tan 262-C2
Top	Sherven Williams	SW 7598
Paint No. 2	Sherven Williams	Witchford White 254-C3
Down/Window Grid	Sherven Williams	SW 6214
Paint No. 3	James Hardie	Undercoat 218-C2
Shake Siding	James Hardie	342-13
	Straight Edge Panel	Cable Stone



*SHAKE SIDING TO BE USED ON SECOND STORY IN PLACE OF STUCCO FOR EDGE HOMES, SEE EDGE HOME ELEVATIONS



RESIDENTIAL BUNGALOWS AND COTTAGES AT
VENTRIS PLACE
SACRAMENTO, CALIFORNIA



SCALE: 3/16" = 1'-0"

LAND FOR SALE | VENTRIS PLACE

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FLOOR PLANS



FIRST FLOOR

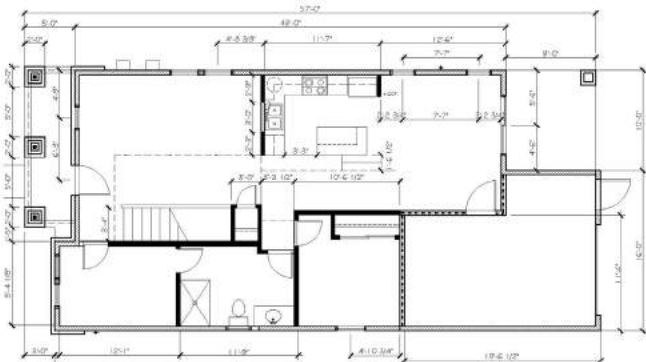
C-1B COTTAGE OPTION No. 1
3 BEDROOM 3 BATH WITH GARAGE

SCALE: 3/16" = 1'-0"



SECOND FLOOR

BUILDING AREA:	
FIRST FLOOR:	1020 SF
SECOND FLOOR:	808 SF
TOTAL FLOOR AREA:	1808 SF
GARAGE:	263 SF
FRONT PORCH:	34 SF
BACK PORCH:	82 SF
TOTAL PORCH AREA:	116 SF
TOTAL LOT COVERAGE:	1412 SF



FIRST FLOOR

C-1A COTTAGE OPTION No. 1
3 BEDROOM 3 BATH WITH GARAGE

SCALE: 3/16" = 1'-0"



SECOND FLOOR

BUILDING AREA:	
FIRST FLOOR:	1020 SF
SECOND FLOOR:	808 SF
TOTAL FLOOR AREA:	1808 SF
GARAGE:	263 SF
FRONT PORCH:	34 SF
BACK PORCH:	82 SF
TOTAL PORCH AREA:	116 SF
TOTAL LOT COVERAGE:	1462 SF

CYNTHIA EASTON ARCHITECTS
Cynthia Easton, AIA, LEED BD+C
PROJECT ARCHITECT
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AND COTTAGES

AT
VENTRIS PLACE
SACRAMENTO, CA

PLANS PREPARED FOR
LAP KAN ENGINEERS & CO., USA, INC.
418 CARBIDELEY CT., SAFRANSON, CA 94603
876-886-9751

REVISIONS	
DESCRIPTION	
DESCRIPTION	
COTTAGE OPTIONS	
DRAWN: MM	CHECK: JGL
DATE: CHG 30.17	DATE: 1/17/24
SHEET	

A2

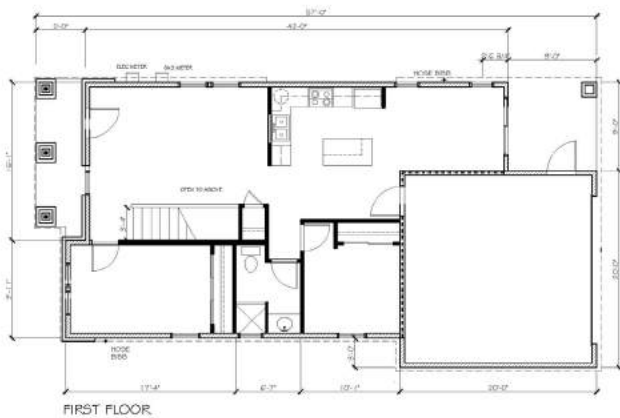
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LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

FLOOR PLANS

Page No. 47



C-2 COTTAGE OPTION No.2
4 BEDROOM 3 BATH WITH GARAGE
SCALE: 3/16" = 1'-0"



BUILDING AREA	1517 SF
FIRST FLOOR	863 SF
SECOND FLOOR	654 SF
TOTAL FLOOR AREA	1517 SF
GARAGE	348 SF
REAR PORCH	77 SF
BACK PORCH	81 SF
TOTAL PORCH AREA	158 SF
TOTAL LOT COVERABLE	1675 SF



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AT
VENTRIS PLACE
SACRAMENTO, CA

PLANS PREPARED FOR
LAP KAY ENGINEERING CO., USA, INC.
418 CANNONVILLE CIRCLE SAN FRANCISCO, CA 94103
925-886-9751

REVISIONS	

COTTAGE OPTIONS

DATE	06/30/17	PROJECT	17/04

A3

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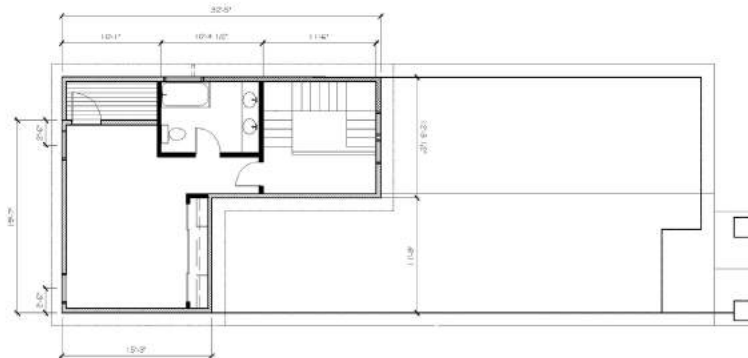
FLOOR PLANS



FIRST FLOOR

B-1 BUNGALOW OPTION No. 1
3 BEDROOM 2 BATH WITH GARAGE

SCALE: 3/16" = 1'-0"



SECOND FLOOR

BUILDING AREA:	
FIRST FLOOR:	1390 SF
SECOND FLOOR:	577 SF
TOTAL FLOOR AREA:	1967 SF
GARAGE:	243 SF
FRONT PORCH:	22 SF
BACK PORCH:	94 SF
TOTAL PORCH AREA:	116 SF
TOTAL LOT COVERAGE:	1608 SF



FIRST FLOOR

B-2 BUNGALOW OPTION No. B-2
2 BEDROOM 2 BATH
WITH 2-CAR GARAGE

BUILDING AREA:	
FIRST FLOOR:	1134 SF
SECOND FLOOR:	181 SF
TOTAL FLOOR AREA:	1315 SF
GARAGE:	431 SF
FRONT PORCH:	32 SF
BACK PORCH:	145 SF
TOTAL PORCH AREA:	177 SF
TOTAL LOT COVERAGE:	1621 SF



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AT
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SACRAMENTO, CA

PLANS PREPARED FOR
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DATE	REVISED

BUNGALOW
OPTIONS

DATE	BY	CHKD	APP'D
08/11/17	06_30_17	JORDAN	1/2018

A4

LAND FOR SALE | VENTRIS PLACE

LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA

LOCAL AMENITIES



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LAND FOR SALE | VENTRIS PLACE
LOCATED AT JACINTO AVE & STARBURST WAY | SACRAMENTO, CA
DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,200	149,460	351,939
MEDIAN AGE	30.2	31.1	31.2
TOTAL HOUSEHOLDS	6,552	46,412	108,015
AVG. HOUSEHOLD SIZE	3.4	3.2	3.3
AVG. HOUSEHOLD INCOME	\$74,048	\$71,406	\$69,506



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LOCATED AT JACINTO AVE & STARBURST WAY
± 3.91 ACRES
37 TENTATIVE MAP LOTS

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