

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT JTS Engineering Consultants, Inc., 1808 J Street, Sacramento, CA 95814
OWNER Michael W. and Josephine Goff, 7855 Chabelyn Way, Fair Oaks, CA 95628
PLANS BY JTS Engineering Consultants, Inc., 1808 J Street, Sacramento, CA 95814
FILING DATE 11/4/88 ENVIR. DET. Negative Declaration REPORT BY BW:kjr
ASSESSOR'S PCL. NO. 238-0180-026, 042, 011, 037

APPLICATION:

- A. Negative Declaration
- B. Rezone 3.12+ vacant acres from Standard Single Family (R-1) to Light Industrial Review (M-1-R) zone
- C. Plan Review of a 77,760 sq. ft. warehouse/office complex on 7.95+ acres in the Standard Single Family (R-1) zone and Light Industrial Review (M-1-R) zone
- D. Lot Line Adjustment to merge two vacant lots and a portion of a street right-of-way into one lot on 3.12+ vacant acres in the Standard Single Family (R-1) zone and the Light Industrial Review (M-1-R) zone
- E. Abandonment of a portion of Paul Avenue right-of-way (Section 65402(a) Review)

LOCATION: 4101 Winters Street & 2212 Paul Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to rezone the property in order to develop an office/warehouse complex in three phases.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
1984 North Sacramento Community
Plan Designation: Industrial
Existing Zoning of Site: M-1-R & R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1 & M-1-R	Front:	25'	8' - 65'
South: Residential & Vacant; R-1	Side(Int):	5'	5' - 35'
East: McClellan AFB; County	Side(St):	0'	35'
West: Residential; R-1	Rear:	15'	13' - 15'

APPLC. NO. P88-465 MEETING DATE April 27, 1989 ITEM NO. 14

Parking Required:	90 (1:1,000 warehouse/1:400 office)
Parking Provided:	167
Property Dimensions:	1057.5' x 327.5'
Property Area:	7.95 _± acres
Square Footage of Building:	Warehouse:69,840 Office:7,920 (Total: 77,760)
Height of Building:	13'-3"
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete block
Roof Material:	Flat, Hot Mop

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of four parcels totaling 7.95_± vacant acres in the Standard Single Family (R-1) zone and Light Industrial Review (M-1-R) zone. The review designation allows the City to review the project's design prior to issuance of a building permit. The General Plan designates the site for Heavy Commercial or Warehouse and the 1984 North Sacramento Community Plan designates the site for Industrial. Surrounding land uses and zoning include residential to the north, south, and west, and a vacant lot, zoned R-1 and M-1-R; and McClellan AFB to the east which is located in the County.

B. Applicant's Proposal:

The applicant is requesting to rezone parcels 238-0180-011 and 037 from R-1 to M-1-R in order to develop a 77,760 square foot office/warehouse complex. The applicant is requesting a Plan Review to construct a 77,760 square foot office/warehouse complex in the M-1-R zone. A lot line adjustment is also requested to merge the two vacant lots and a portion of a street right-of-way into one lot (see Exhibit D). Lastly, a street abandonment of the right-of-way onto Paul Avenue is requested. The applicant intends to develop the office/warehouse complex in three phases.

C. Site Plan

The submitted site plan design indicates only one driveway entrance and exit off of Winters Street. Seventeen (17) one-story warehouse/office buildings are proposed on the subject site. One of the buildings indicated on the site plan fronting on Winters Street has an 8 foot front yard setback and the second building has a 65 foot

front yard setback. Staff recommends that a minimum 25 foot landscape setback with 3 1/2' undulating berms be provided along Winters Street. The side yard and rear yard setbacks shall be 5 feet and 15 feet respectively. Landscaping consisting of trees and lawn grass is indicated on the plan. A landscape and irrigation plan, however, has not been submitted. Staff recommends that a landscape and irrigation plan be submitted for review and approval prior to issuance of a building permit.

The subject site will be required to meet the zoning ordinance shading requirements. Residential uses and R-1 zoning abuts the property to the north, south, and west. A 6 foot decorative masonry wall shall be provided along the north, south, and west property lines. Staff recommends a decorative masonry wall be provided to ensure compatibility with the existing residential uses. The applicant has agreed with this condition.

No trash enclosures are indicated on the site plan. All trash enclosures on the subject site shall comply with the Zoning Ordinance requirements. No signage is proposed on the subject site. All signage proposed on the building or site shall be reviewed and approved by the Planning Director prior to issuance of a sign permit.

The submitted site plan (Exhibit A) indicates a building on the property line on parcels 238-0180-026 and 042. The applicant has revised its proposed lot line adjustment and has indicated to Staff that the existing property line will remain. Staff recommends that the applicant redesign the building located on the property line and submit a revised site plan reflecting the change. The applicant has agreed to modify the site plan.

D. Building Design

The applicant submitted floor plans and elevations for the proposed warehouse/office buildings. The proposed buildings are one-story (13') in height. The proposed exterior building materials consist of concrete block with metal awnings on sections of the building. The exterior building colors consist of split face tan with white fascia. Staff has no objections to the exterior materials or color.

E. Parking and Circulation

One driveway entrance and exit is indicated on the site plan off of Winters Street. The applicant is proposing several cul-de-sacs and turnaround drive-thru roads throughout the entire project (see Exhibit A). A total of 167 on-site parking spaces are indicated on the site plan. Based on the zoning ordinance, a total of 90 spaces are required (1:1,000 warehouse/69,840 and 1:400 office/7,920) for the entire project. The proposed number of parking spaces on the site will be sufficient.

Vehicle access within the subject site will be located on all three parcels. The applicant shall agree to provide reciprocal access on the three parcels. The agreement shall be indicated on the title report for the properties.

F. Rezone

The rezone request conforms to both the General Plan and the 1984 North Sacramento Community Plan. Rezoning the two parcels would be consistent with the additional subject parcels. Staff felt that the M-1-R zoning would not impact the surrounding area since there are existing warehouse uses nearby.

G. Street Abandonment

The proposed abandonment of a portion of Paul Avenue right-of-way is before the Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government Code (see Exhibits E and F). The purpose of the abandonment is to allow a merger of two parcels for the development of an office/warehouse project.

The City Fire Department and Traffic Engineering Section had no objections to the abandonment. They, however, indicated to Staff that the applicant shall construct a cul-de-sac on the site at the east end of Paul Avenue. Both sections also stated that emergency access shall be provided from Paul Avenue.

Planning Staff has reviewed the proposed abandonment and finds it consistent with the City's General Plan and 1984 North Sacramento Community Plan in that the right-of-way portion of Paul Avenue is not designated for improvements as part of the circulation element of the General Plan nor the circulation section of the 1984 North Sacramento Community Plan.

H. Lot Line Adjustment

The purpose of the lot line adjustment for parcels 238-0180-011 and 238-0180-037 is to merge the two lots into one for development of an office/warehouse development. The applicant has indicated to Staff that the originally proposed lot line adjustment to adjust property lines for parcels 238-0180-026 and 042 has been excluded. Staff has no objections to the proposed lot line adjustment involving the two parcels to the west (APN 238-0180-011 and 238-0180-037). (See Exhibit D)

I. Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering, City Police, Electrical Engineering, City Water and Sewer, and City Real Estate. The following comments were received:

Traffic Engineering

1. Dedicate Dorothy June Way to a 22' half section with an additional 12' of pavement south of the centerline
2. Abandon only the portion of Paul Avenue which fronts the development maintaining access for lots 238-018-028 and 038.
3. Construct a cui-de-sac on the site at the east end of Paul Avenue (at point of abandonment)
4. Provide Emergency access from Paul Avenue
5. Maximum driveway is 35'

Fire Department

1. Provide emergency access at the west end of the Phase 3 site. A gate may be provided to prevent public use; however, a "knox-box" lock shall be installed.
2. Provide double pumper fire hydrants (8 inch lateral piping) along the driveway every 300 feet.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact to the environment and has filed a Negative Declaration with the following mitigation measures:

- A. The applicant shall conform to the requirements of the Uniform Building Code and all other state and local regulations governing excavations and foundation and structural design and construction.
- B. The applicant shall provide a 6 foot masonry wall along the northern, western, and southern borders of the project site.
- C. The applicant shall install outdoor lighting in such a way that no stray light falls off the project site.

- D. The applicant shall abandon only the portion of Paul Avenue which fronts the project development. The applicant shall improve the remainder of Paul Avenue that is located on the project site and provide a cul-de-sac at the eastern end of Paul Avenue with provisions for emergency access.

Non-compliance with or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration
- B. Recommend approval of the rezoning of 3.12± acres from Standard Single Family (R-1) to Light Industrial Review (M-1-R) zone subject to conditions and forward to City Council
- C. Approve the Plan Review of a 77,760 square feet warehouse/office complex on 7.95± acres in the R-1 zone subject to conditions and based upon findings of fact which follow
- D. Approve the lot line adjustment to merge two vacant lots and a portion of a street right-of-way into one lot on 3.12± acres in the R-1 zone by adopting the attached resolution
- E. Recommend approval of the abandonment of a portion of Paul Avenue right-of-way as depicted on Exhibits C and D and transmit comments from agencies and city departments

Conditions

1. The applicant shall submit a revised site plan for review and approval by the Planning Director prior to issuance of building permits. The revised site plan shall indicate the following:
 - a. A minimum 25 foot landscape setback with 3 1/2 foot undulating berms shall be provided along Winters Street.
 - b. The side yard and rear yard setbacks shall be 5 feet and 15 feet respectively.

- c. The proposed building located on the property line shall be redesigned to not be placed on the existing property line.
 - d. A cul-de-sac shall be constructed and indicated on the site plan at the east end of Paul Avenue.
 - e. All trash enclosures and signage proposed on the subject site shall be indicated on the site plan and shall comply with the zoning ordinance and sign ordinance. The signage shall be reviewed and approved by the Planning Director prior to issuance of a sign permit.
2. A landscape and irrigation plan shall be submitted for review and approval by the Planning Director prior to issuance of building permits.
 3. A 6 foot decorative masonry wall shall be provided along the north, south, and west property lines.
 4. The applicant shall provide reciprocal access on the three parcels and indicate on the title report that reciprocal access will be provided if ownership changes.
 5. Emergency access shall be provided from Paul Avenue. A gate shall be provided with a "knox-box" lock to the satisfaction of the City Fire Department.
 6. Dedicate Dorothy June Way to a 22' half section with an additional 12' of pavement south of the centerline (see Exhibit E) to the satisfaction of the City Public Works Department.
 7. Abandon only the portion of Paul Avenue which fronts the development maintaining access for lots 238-018-028 and 038.
 8. Provide double pumper fire hydrants (8 inch lateral piping) along the driveway every 300 feet to the satisfaction of the City Fire Department.
 9. The applicant shall conform to the requirements of the Uniform Building Code and all other state and local regulations governing excavations and foundation and structural design and construction.
 10. The applicant shall install outdoor lighting in such a way that no stray light falls off the project site.

11. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed warehouse/office complex is compatible with the surrounding adjacent industrial development.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance, in that,

- a. adequate parking and setbacks will be provided; and
 - b. a 6' decorative masonry wall will be constructed along the north, south, and west property lines; and
 - c. a 25' landscape setback with 3 1/2' undulating berms will be provided along Winters Street.
3. The project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designates the site for heavy commercial or warehouse and industrial respectively.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO VACANT
LOTS AND A PORTION OF PAUL AVENUE RIGHT-OF-WAY INTO
ONE LOT

(P88-465)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2212 Paul Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1984 North Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that the lot line adjustment for property located at 2212 Paul Avenue, City of Sacramento, be approved as shown and described in Exhibits C and D attached hereto, subject to the following conditions:

1. File a Certificate of Compliance and waive parcel map prior to recordation
2. Pay off or segregate any existing assessments for the lot line adjustment

See amended resolution

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

AMENDED RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO VACANT
LOTS AND A PORTION OF PAUL AVENUE RIGHT-OF-WAY INTO
ONE LOT (P88-465)

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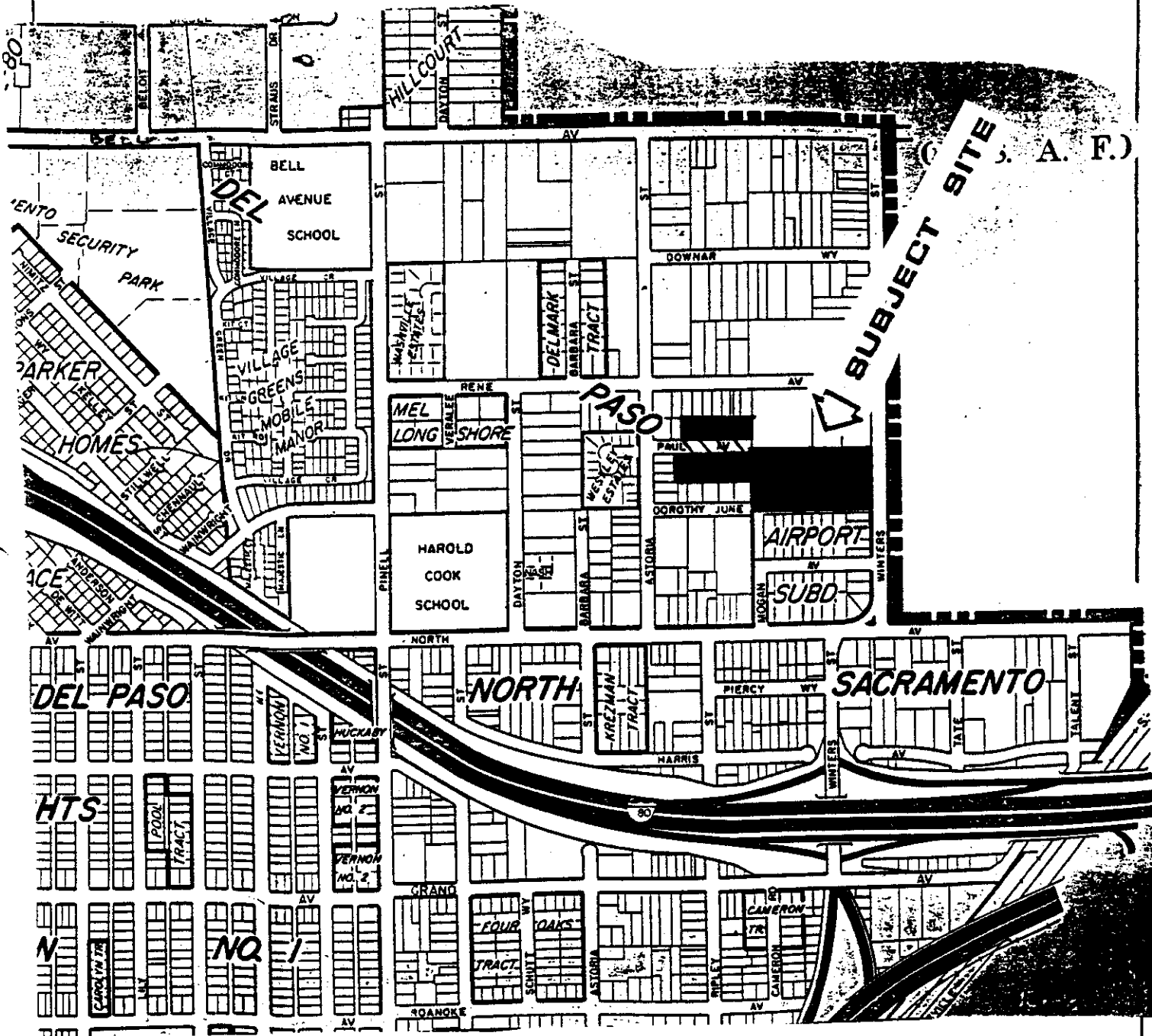
1. File a Certificate of Compliance and waive parcel map prior to recordation
2. Pay off or segregate any existing assessments for the lot line adjustment
3. *Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding*

once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding. (Staff added)

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP

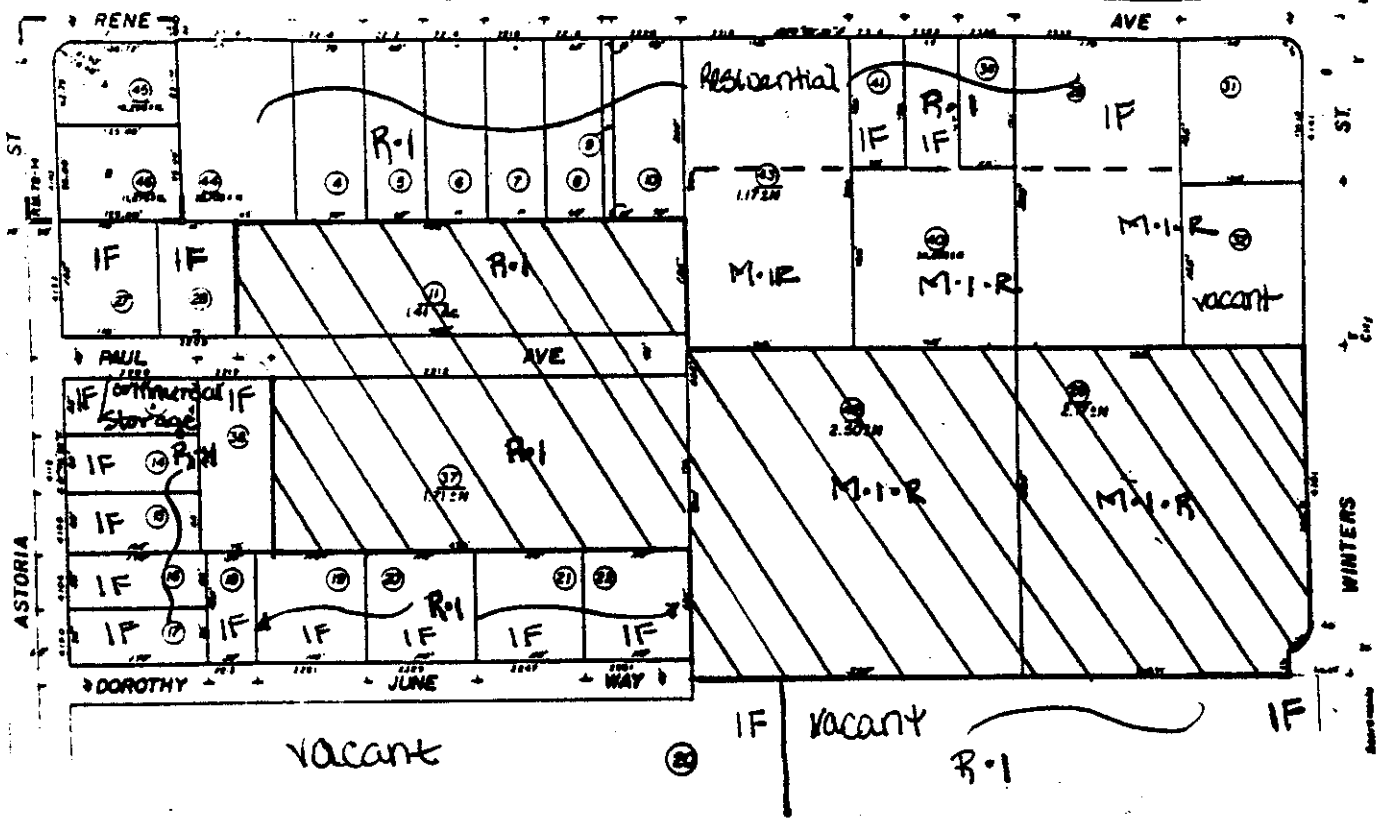
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PBB-465

4-27-89

Hem14

16



LAND USE & ZONING MAP

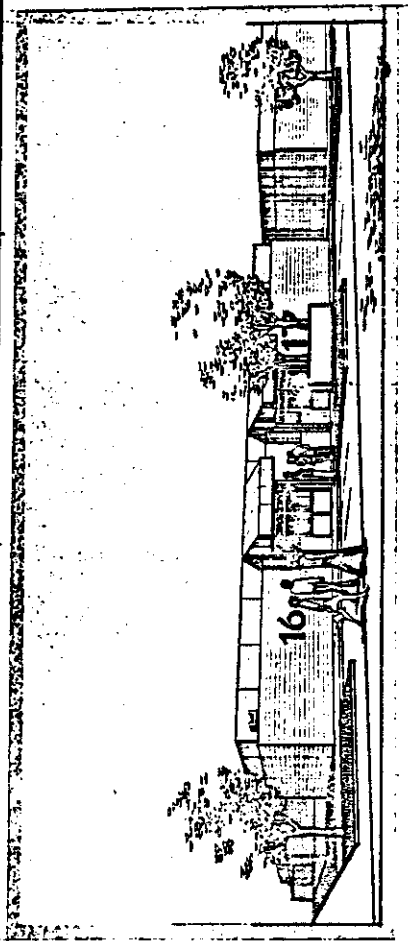


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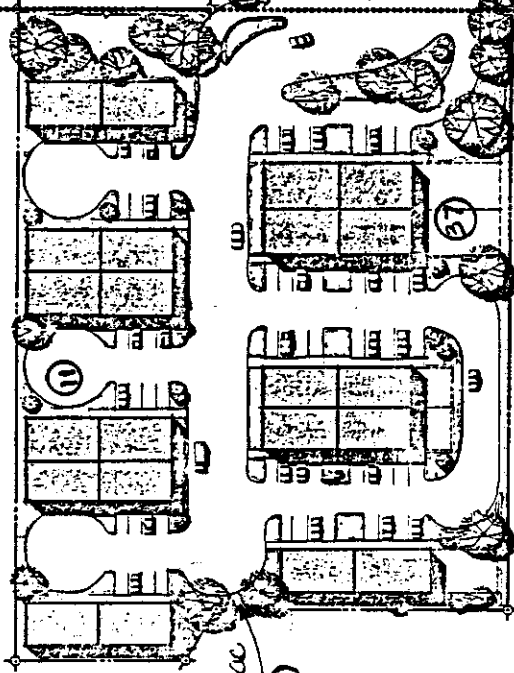
HOW 14

**PROPOSED
WINTER STREET
OFFICE / WAREHOUSE
COMPLEX**



PERSPECTIVE

PHASE 3

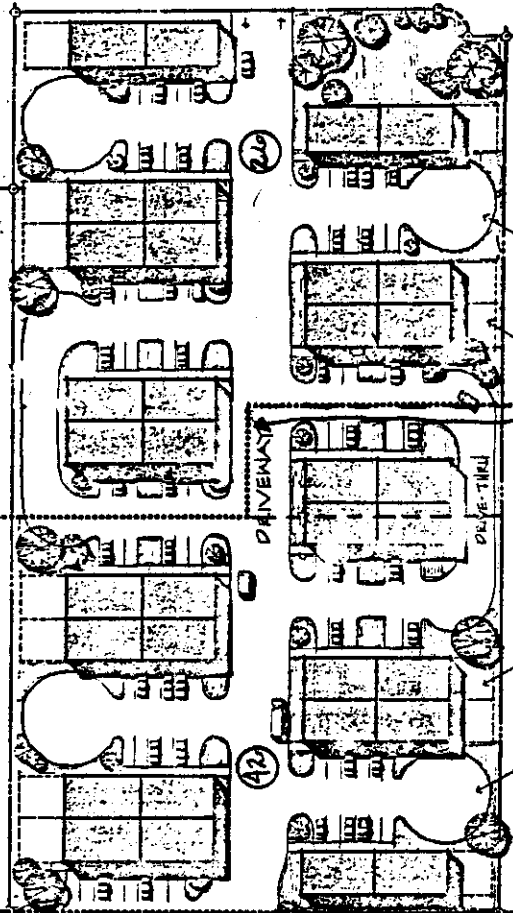


Required
Cut-de-sock
Avenue

PHASE 2

Existing lot
line to remain

PHASE 1



DRIVEWAY

DRIVE-TURN

STORAGE YARD
TURN AROUND

Delete proposed
lot line adjustment

SITE PLAN

1" = 40'-0"

EXHIBIT A

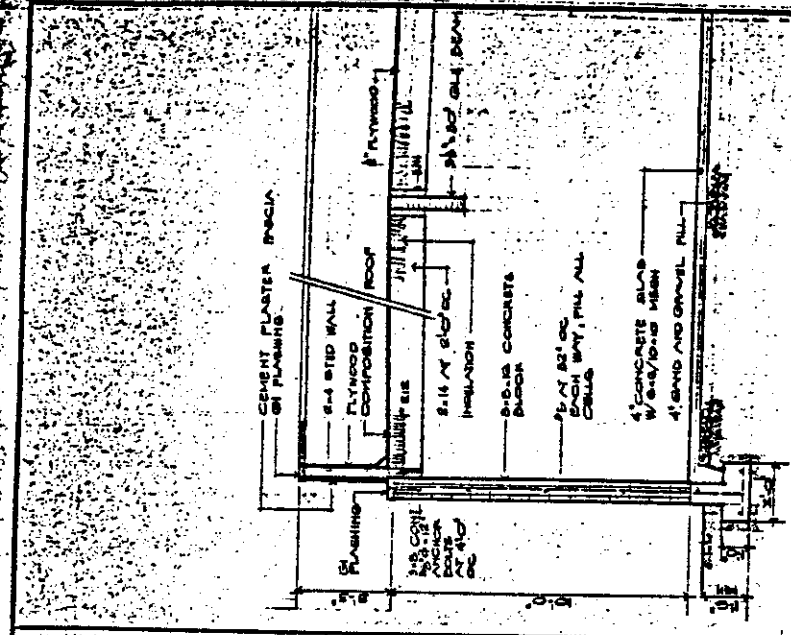
AT

PROPOSED
OFFICE / WAREHOUSE COMPLEX
WINTER STREET, SACRAMENTO, CA

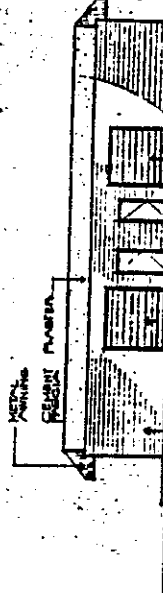


EXHIBIT B

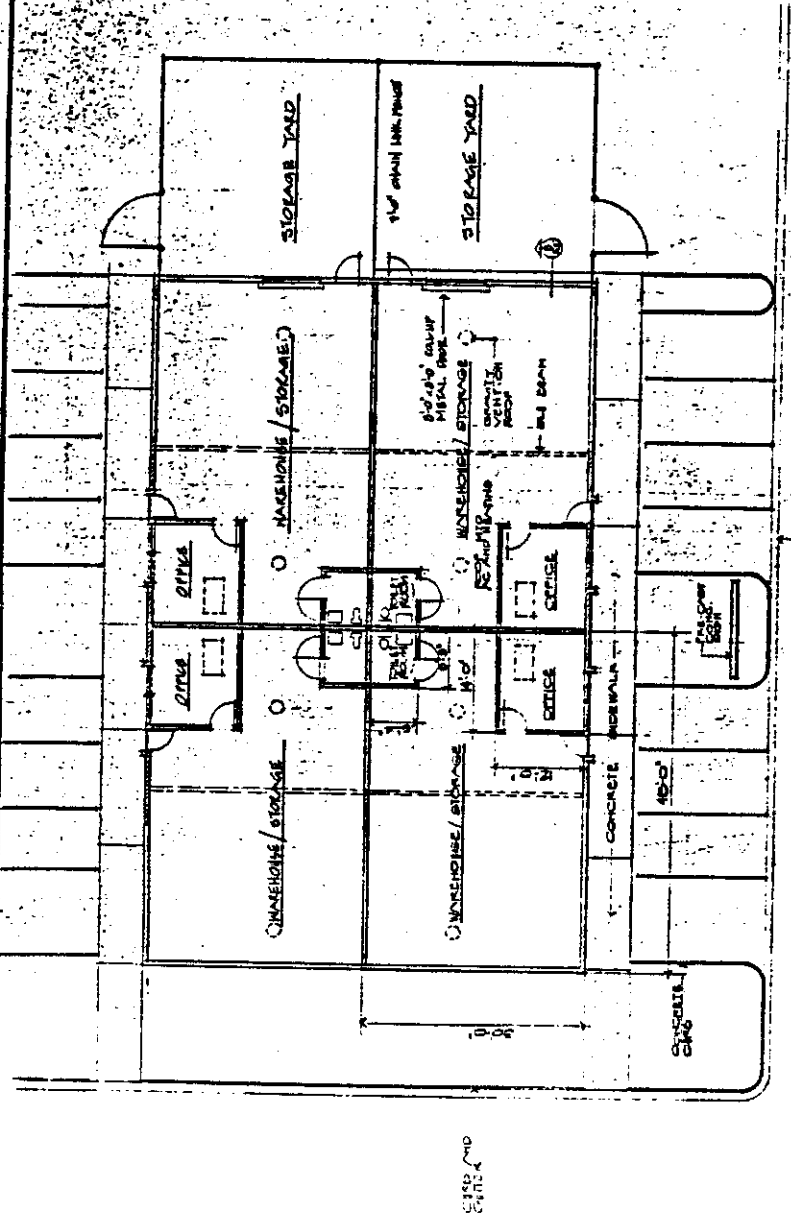
SEB / WAREHOUSE COMPLEX
 STREET, SACRAMENTO, CA
 BARHAM FLOOM



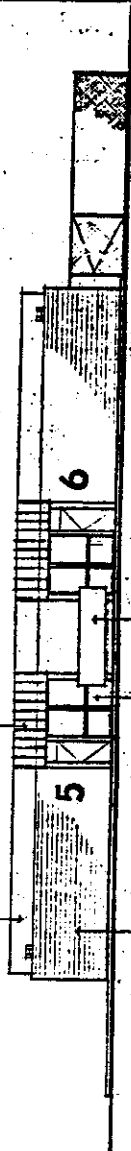
TYPICAL WALL SECTION



SIDE ELEVATION



FLOOR PLAN



FRONT ELEVATION

PROPOSED
PARCEL "A"

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEING THE SOUTHERLY 175.00 FEET OF THE EASTERLY 265.00 FEET OF
THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK
82-02-11 AT PAGE 825 OFFICIAL RECORDS OF SACRAMENTO COUNTY;

EXCEPTING THEREFROM THE EASTERLY 20.00 FEET OF THE NORTHERLY
30.00 FEET OF THE HEREINABOVE DESCRIBED PARCEL OF LAND.

ALL SAID MEASUREMENTS BEING MADE AT RIGHT ANGLES TO THE
SOUTHERLY LINE AND MOST EASTERLY LINE OF SAID PARCEL.

PROPOSED
PARCEL "B"

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEING THE EASTERLY 350.00 FEET OF THAT PARCEL OF LAND AS
DESCRIBED IN DEED RECORDED IN BOOK 82-02-11 AT PAGE 825 OFFICIAL
RECORDS OF SACRAMENTO COUNTY; EXCEPTING THEREFROM THE SOUTHERLY
175.00 FEET OF THAT PARCEL OF LAND AS DESCRIBED IN SAID DEED.

TOGETHER WITH THE EASTERLY 20.00 FEET OF THE NORTHERLY 30.00
FEET OF THE SOUTHERLY 175.00 FEET OF THAT PARCEL OF LAND AS
DESCRIBED IN SAID DEED.

ALL MEASUREMENTS BEING MADE AT RIGHT ANGLES TO THE SOUTHERLY
LINE AND MOST EASTERLY LINE OF SAID PARCEL.

PROPOSED
PARCEL "C"

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEING THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK
82-02-11 AT PAGE 825 OFFICIAL RECORDS OF SACRAMENTO COUNTY.

EXCEPTING THEREFROM THE EASTERLY 350.00 FEET OF SAID PARCEL AS
DESCRIBED IN SAID DEED.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEING THE WESTERLY 85.00 FEET OF THE EASTERLY 350.00 FEET
OF THE SOUTHERLY 175.00 FEET OF SAID PARCEL AS DESCRIBED
IN SAID DEED.

ALL MEASUREMENTS BEING MADE AT RIGHT ANGLES TO THE SOUTHERLY
LINE AND MOST EASTERLY LINE OF SAID PARCEL.

Proposed Parcel "D"
 (No change is proposed in the boundaries of Parcel "D")

EXHIBIT "A"

DESCRIPTION

That real property situate in the County of Sacramento, City of Sacramento, State of California, described as follows:

All that portion of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, as shown on the official "Map of Survey and Subdivision of Rancho Del Paso", recorded in the office of the Recorder of Sacramento County, California, On March 4, 1911, in Book A of Surveys, Map No. 94, described as follows:

Beginning at a point located South 01° 46 1/2' East 200 feet, along the West line of said Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, and North 89° 02 1/2' East 205 feet from the Northwest corner of said Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25; thence from said point of beginning South 01° 46 1/2' East 135 feet; thence South 89° 02 1/2' West 40 feet to a point located North 89° 02 1/2' East 165 feet from the West line of the said Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25; thence South 01° 46 1/2' East 195 feet; thence North 89° 02 1/2' East, parallel with the South line of said Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, a distance of 495 feet to a point on the East line of said Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25; thence along said East line, North 01° 46 1/2' West 330 feet to a point located South 01° 46 1/2' East 200 feet from the Northeast corner of said Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25; thence South 89° 02 1/2' West 455 feet to the point of beginning.

EXCEPTING THEREFROM:

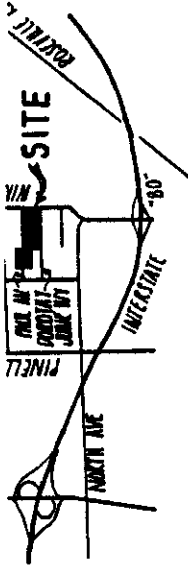
All that portion of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, as shown on the official "Map of Survey and Subdivision of Rancho Del Paso", recorded in the office of the County Recorder of Sacramento County, on March 4, 1911 in Book a of Surveys, Map No. 94, described as follows:

The West 75 feet of the following described property:

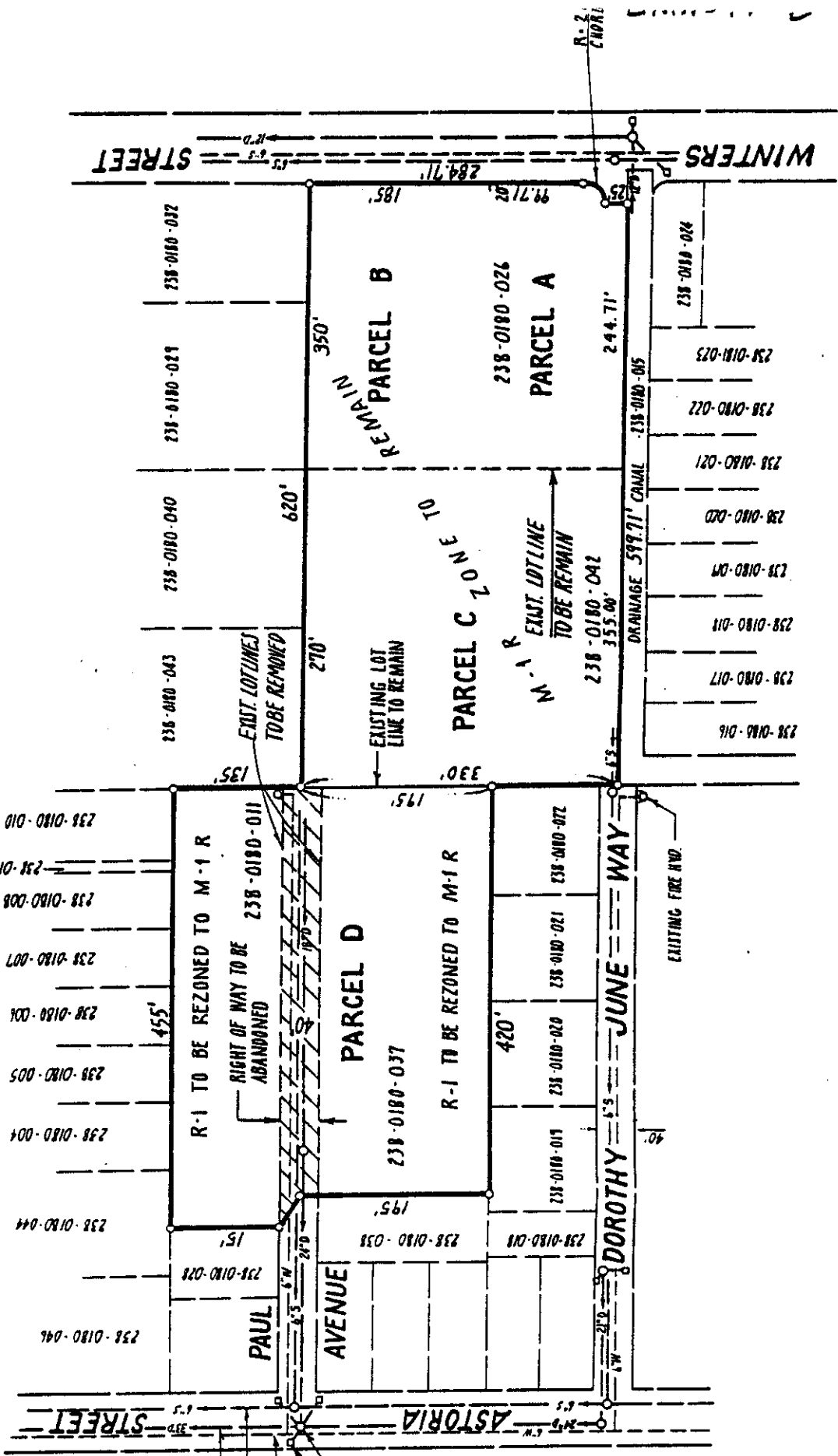
Beginning at a point located South 01° 46-1/2' East, along the West line of said Northwest one-quarter of the Southeast one-quarter of the Southwest one-quarter of said Section 25, a distance of 530.00 feet and North 89° 02-1/2' East, parallel with the South line of said Northwest one-quarter of the Southeast one-quarter of the Southwest one-quarter of said Section 25, a distance of 165.00 feet, from the Northwest corner of said Northwest one-quarter of the Southeast one-quarter of the Southwest one-quarter of said Section 25; thence from said point of beginning North 89° 02-1/2' east, parallel with said South line, 495.00 feet to the East line of said Northwest one-quarter of the Southeast one-quarter of the Southwest one-quarter of said Section 25; thence North 01° 46 1/2' West, along said East line, 195.00 feet; thence South 89° 02-1/2' West 495.00 feet to a point located 165.00 feet from the West line of said Northwest one-quarter of the Southeast one-quarter of the Southwest one-quarter of said Section 25; thence South 01° 46 1/2' East, parallel with said west line 195.00 feet to the point of beginning,

50188105

APN: 2:
CITY OF SACR.
OCTOBER, 1988



LOCATION MAP
NIT



- 5 DRAIN LINE
- 5 STAKE LINE
- 5 WATER LINE
- 5 DROP INLET
- 5 MANHOLE

68-27-89

item 14

P88-465

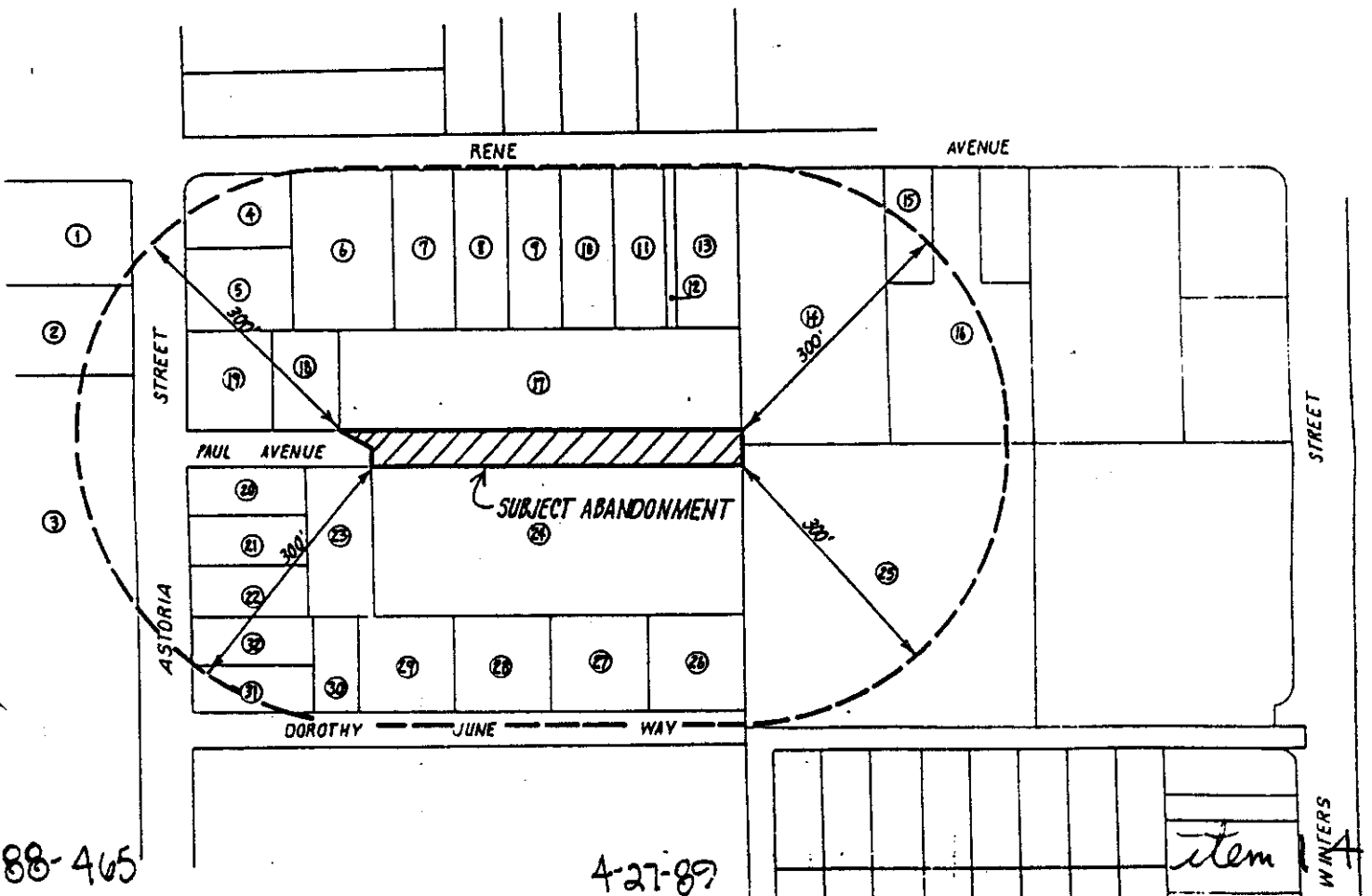
300' RADIUS MAP

STREET ABANDONMENT PORTION OF PAUL AVENUE

CITY OF SACRAMENTO
OCTOBER, 1988

CALIFORNIA
SCALE 1"=200'

JTS ENGINEERING
CONSULTANTS



P88-465

4-27-89

item

WINTERS STREET

Pacific Gas and Electric Company

Sacramento Division
5555 Florin-Perkins Road
P.O. Box 277444
Sacramento, CA 95826



October 24, 1988

Paul Ave. & Astoria St.

SA-LA 1887
641

Honorable City Council
Sacramento, City Hall
915 I Street
Sacramento, CA 95814

Gentlemen:

You have before you a petition to abandon a portion of Paul Avenue as shown on the attached exhibit.


PG&E has no facilities within these areas and has no objection to the proposed abandonment without reservation.

Should you have any questions, please call Michael Gunby at (916) 386-5284.

Sincerely,

D. W. METZLER
Division Support Services Manager

By:


Debra L. Canadas
Land & Property Maintenance
Supervisor

MAG:rjt

P88 465

4-27-89

item 14

3707 Kings Way, Room B-17
Post Office Box 15039
Sacramento, California 95851



October 26, 1988

City of Sacramento
City Council
915 I Street
Sacramento, CA 95814

RE: Abandonment of a portion of Paul Avenue

Honorable Council Members:

The Pacific Bell Company has no objection to the abandonment of that portion of Paul Avenue East of Astoria Street and adjacent to Assessor's Parcel Numbers 238-0180-011 and 238-0181-037.

Sincerely,

J. L. Worthington
Public Works Coordinator

JLW:mc

P88 465

4-27-89

item 14



SACRAMENTO MUNICIPAL UTILITY DISTRICT □ P. O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

NOVEMBER 29 1988

SMUD FILE PWC/C 538

CITY COUNCIL
CITY OF SACRAMENTO
CITY HALL
SACRAMENTO CA 95814

Javed T. Siddiqui P.E. of JTS Engineering Consultants, Inc., has informed us of the proposed abandonment of the East 420 feet of Paul Avenue.

Because this District has no facilities within the East 420 feet of Paul Avenue, we will not object to this abandonment.


ERNIE L. TEAYS
LAND SPECIALIST
ENGINEERING SERVICES/LAND

cc: JTS Engineering Consultants, Inc.

988-465

4-27-89

item 14