



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

APPROVED
BY THE CITY COUNCIL

MARTY VAN DUYN
PLANNING DIRECTOR

September 15, 1980

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

SEP 15 1980
OFFICE OF THE
CITY CLERK

SEP 16 1980

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive sidewalk requirement along the south side of the proposed street abutting the American River Parkway
 3. Tentative Map (P-9113)

LOCATION: Approximately 2,000 feet south of Commerce Circle, west of Lathrop Way and north of the American River

SUMMARY

The applicant is proposing to divide 23.7+ vacant acres in the Light Industrial (M-1 PC) zone into eight parcels. The parcels are intended for future industrial development. Both the staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land Divisions in an industrial zone that do not have concurrent variance, rezoning or plan amendment requests, can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

Surrounding Land use and Zoning are as follows:

- North: Existing Johnson Industrial Park; M-1
- South: American River Parkway; ARP-F
- East: Existing Johnson Industrial Park; M-1(PC)
- West: American River Parkway; ARP-F

Staff's primary concern is relative to the compliance of the project with the Sacramento River Parkway Plan and Ordinance. The site is affected by the PC Parkway Corridor zone which requires that a six-foot wire woven fence or masonry wall be located along the reference line and a 10 foot tree planting strip located landward from the reference line as shown on Exhibit "A". The location of the frontage road as shown on the tentative map does not comply with the Parkway Ordinance. Staff suggests that the road be relocated to meet the requirements of the ordinance prior to recordation of the final map.

One other concern is the preservation of two Oak trees on the site. Staff suggests that these trees be retained.

Staff and the Subdivision Review Committee have no objection to a waiver of the sidewalk requirement along the southern side of the proposed street abutting the Parkway.

RECOMMENDATION

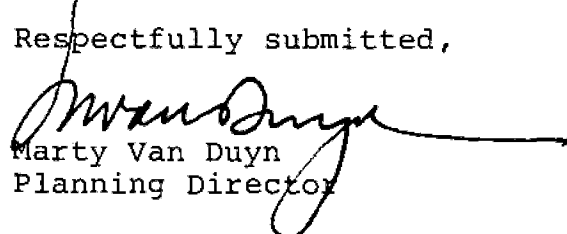
The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
3. The applicant shall provide for access right-of-way and improvements to existing sewer lift stations as required by the City Engineer.
4. Applicant must obtain Public Utility Commission approval for the railroad crossing and the necessary agreement with the Western Pacific Railroad prior to construction.
5. The applicant shall provide an off-site 58-foot Irrevocable Offer of Dedication as a secondary access to connect Lathrop Way to the east through Assessor's Parcel Number 275-260-14.
6. Applicant shall dedicate and improve the extension of Commerce Circle and Lathrop Way to a 53-foot right-of-way.
7. The applicant shall relocate the proposed road adjacent to the levee to comply with the American River Parkway Corridor requirements for a 10-foot setback from the toe of the levee to the reference line and a 10-foot planting strip from the reference line to the street curb.
8. The applicant shall provide for a six-foot woven wire fence along the reference line prior to filing the final map.
9. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director for the planting strip adjacent to the proposed road abutting the Parkway prior to filing the final map. Said landscaping shall be provided pursuant to the American River Parkway Plan and Ordinance.

10. The two Oak trees indicated on the Tentative Map shall be retained and no development, including filling, trenching, grading and construction, shall occur within the dripline of these trees. A note shall be placed on the final map referencing this.

This can be accomplished by adopting the attached tentative map resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:DP:bw
Attachments
P-9113

September 16, 1980
District No. 1

RESOLUTION NO. ~~80-677~~

Adopted by The Sacramento City Council on date of
SEPTEMBER 16, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR JOHNSTON INDUSTRIAL PARK (APN: 275-270-11)
(P-9113)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 23.7+ acres located approximately 2,000 feet south of Commerce Circle, west of Lathrop Way and north of the American River (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on September 16, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Industrial Park Community Plan in that the plans designate the subject site for industrial uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

SEP 16 1980

OFFICE OF THE
CITY CLERK

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that no development will occur on the south side of the proposed street and that the American River Parkway abuts the proposed street, a sidewalk is not needed.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: Given the proximity of the proposed street to the American River Parkway and the desire to retain the natural habitat along the Parkway, the waiver of the sidewalk requirement is not solely based upon the cost of the improvement.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Given the proximity of the site to the American River Parkway, the waiver of the sidewalk requirement will provide for additional open space.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for industrial uses in the 1974 General Plan.

Fact: The proposal complies with the policies set forth in the American River Parkway Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
 3. The applicant shall provide for access right-of-way and improvements to existing sewer lift stations as required by the City Engineer.
 4. Applicant must obtain Public Utility Commission approval for the railroad crossing and the necessary agreement with the Western Pacific Railroad prior to construction.
 5. The applicant shall provide an off-site 58-foot Irrevocable Offer of Dedication as a secondary access to connect Lathrop Way to the east through Assessor's Parcel Number 275-260-14.
 6. Applicant shall dedicate and improve the extension of Commerce Circle and Lathrop Way to a 53-foot right-of-way.
 7. The applicant shall relocate the proposed road adjacent to the levee to comply with the American River Parkway Corridor requirements for a 10-foot setback from the toe of the levee to the reference line and a 10-foot planting strip from the reference line to the street curb.
 8. The applicant shall provide for a six-foot woven wire fence along the reference line prior to filing the final map.
 9. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director for the planting strip adjacent to the proposed road abutting the Parkway prior to filing the final map. Said landscaping shall be provided pursuant to the American River Parkway Plan and Ordinance.
 10. The two Oak trees indicated on the Tentative Map shall be retained and no development, including filling, trenching, grading and construction, shall occur within the dripline of these trees. A note shall be placed on the final map referencing this.

MAYOR

ATTEST:

CITY CLERK

P-9113

P-9113

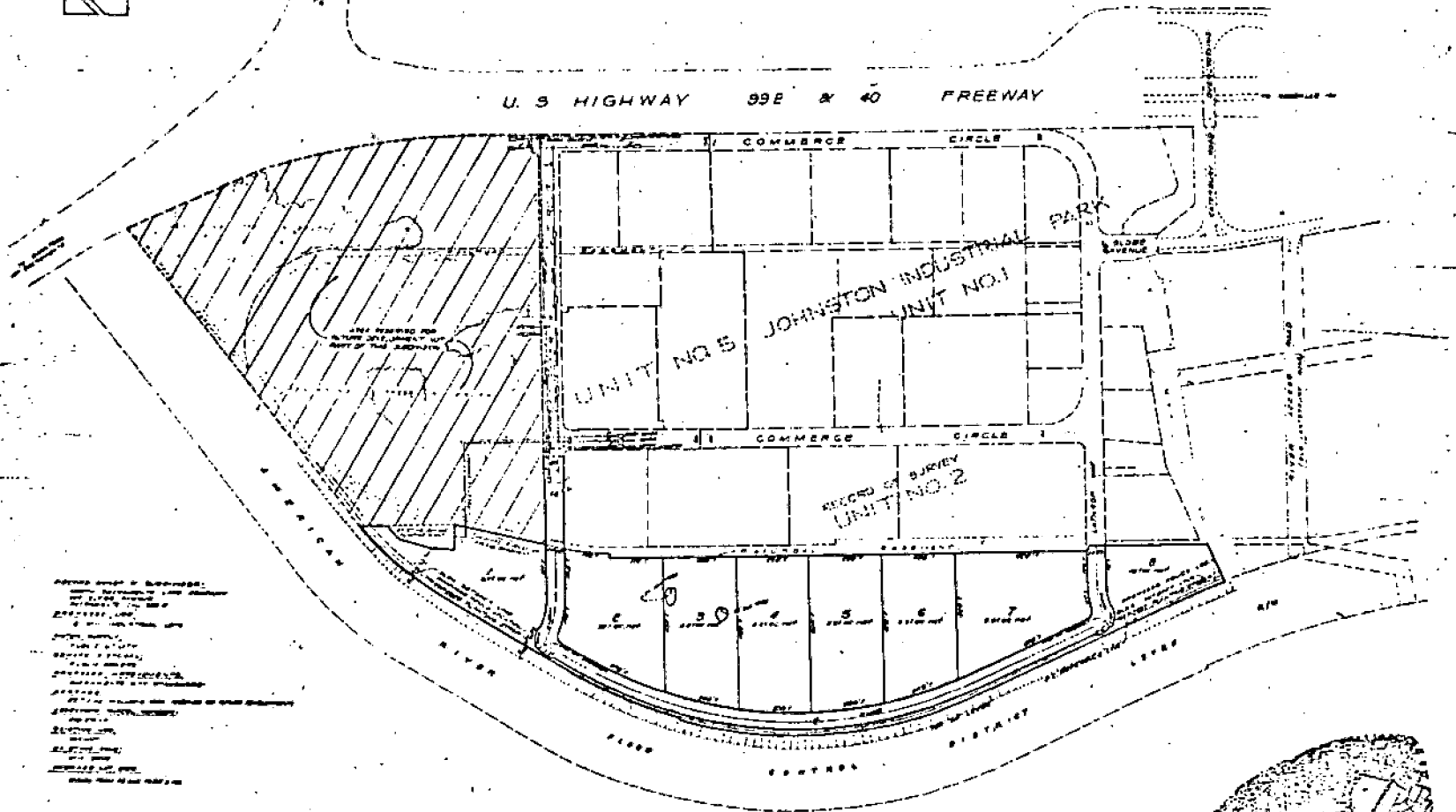
TENTATIVE MAP OF JOHNSTON INDUSTRIAL PARK UNIT NO. 4

CITY OF SACRAMENTO,
JULY 1980

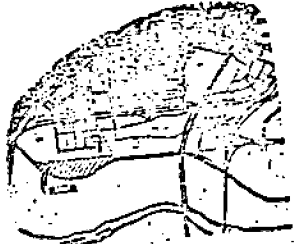
CALIFORNIA
SCALE: 1"=100'



U. S. HIGHWAY 99E & 40 FREEWAY



- APPROXIMATE UNIT SIZES:
- UNIT NO. 1: 100,000 SQ. FT.
- UNIT NO. 2: 20,000 SQ. FT.
- UNIT NO. 3: 150,000 SQ. FT.
- UNIT NO. 4: 100,000 SQ. FT.
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- UNIT NO. 50: 100,000 SQ. FT.





CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

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AUG 25 12 30 PM '80

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CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

August 20, 1980

HR9: 9-16-80
FCA DATE: 9-23-80
cc: VAN DUYN
Carstens
Miller
Yee

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *[Handwritten initials]*
SUBJECT: Request to Set Public Hearings

Please schedule the following items for public hearings. All necessary support material is attached.

- 1. Various requests for property located 1,400+ ft. south of H^{wy.} 160, 2,000+ ft. north of American River, west of Canterbury Road. (P-9113) (D1) FT
 - a. Tentative Map to divide ~~34+~~³⁴⁺ vacant acres zoned M-1 into eight parcels.
 - b. Subdivision Modification to waive sidewalks on the south side of the proposed street extension.
- 2. Various request^s for property located at 419-431 "U" Street. (P-9096) (D1) FT
 - a. Tentative Map to divide ~~59+~~^{0.6+} acre developed with four apartment buildings into four parcels.
 - b. Subdivision Modification to create parcels substandard in width and to waive street lights.
- 3. Tentative Map to divide ~~14+~~¹⁴⁺ acres with existing office and warehouse structures into three parcels. Location: South side of Signal Court, east of Power Inn Road. (P-9083) (D6) FT

The Fast Track ad is attached for these items.

jm

Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: SD

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other _____
Assessors Parcel No. 275 - 270 - 11 Address So. of Commerce Circle 2000+ ft., north of American River, west of Canterbury Rd.
Request(s) 1) ED; 2) Tentative Map to divide 23.7+ vacant acres into eight parcels zoned Light Industrial Parkway Corridor M-1(PC)

Owner(s) North Sacto. Land Co., 400 Slobe Ave., Sacramento, CA Phone No. _____
Applicant Spink Corp., P.O. Bx. 2511, Sacramento, CA 95811 Phone No. 444-8170
Signature _____ Filing Fee _____ Receipt No. _____
C.P.C. Meeting Date N/A

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).
Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____
Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____
Findings of Fact Approved _____
Copy Sent to Applicant _____
Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____
Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

CORRECTED

29

RESOLUTION NO. 80-611

Adopted by The Sacramento City Council on date of
SEPTEMBER 16, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR JOHNSTON INDUSTRIAL PARK (APN: 275-270-11)
(P-9113)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 23.7+ acres located approximately 2,000 feet south of Commerce Circle, west of Lathrop Way and north of the American River (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on September 16, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Industrial Park Community Plan in that the plans designate the subject site for industrial uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, nor use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in nor add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

SEP 16 1980

OFFICE OF THE
CITY CLERK

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that no development will occur on the south side of the proposed street and that the American River Parkway abuts the proposed street, a sidewalk is not needed.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: Given the proximity of the proposed street to the American River Parkway and the desire to retain the natural habitat along the Parkway, the waiver of the sidewalk requirement is not solely based upon the cost of the improvement.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Given the proximity of the site to the American River Parkway, the waiver of the sidewalk requirement will provide for additional open space.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for industrial uses in the 1974 General Plan.

Fact: The proposal complies with the policies set forth in the American River Parkway Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
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MAYOR

ATTEST:

CITY CLERK

P-9113

P-9113

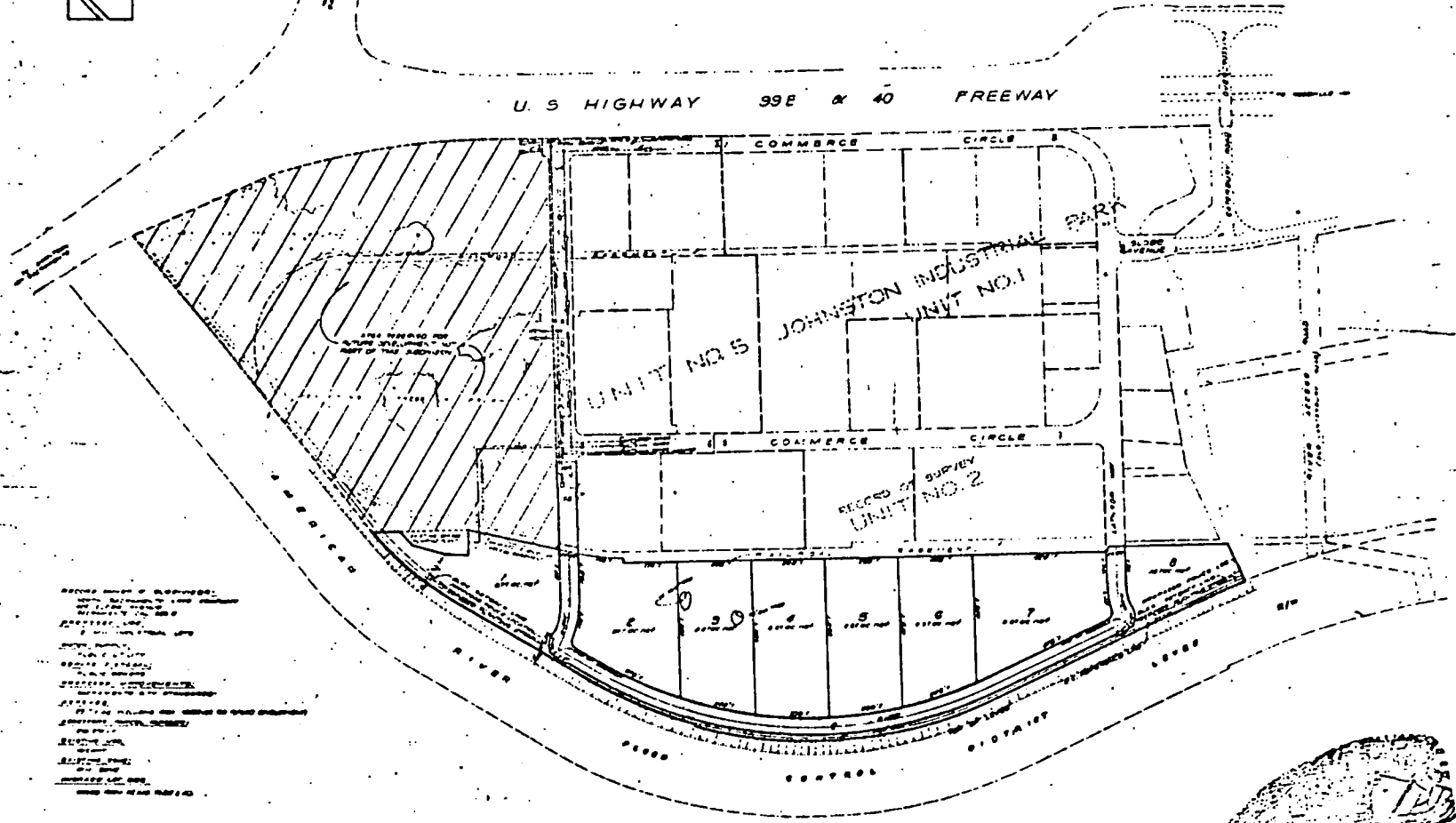
TENTATIVE MAP. of JOHNSTON INDUSTRIAL PARK UNIT NO. 4

CITY OF SACRAMENTO,
JULY 1960

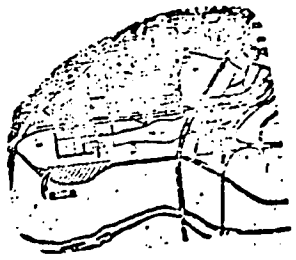
CALIFORNIA
SCALE: 1"=100'



U. S. HIGHWAY 99E & 40 FREEWAY



- SECTION 1. AREA OF SURVEY:
- SECTION 2. AREA OF SURVEY:
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- SECTION 17. AREA OF SURVEY:
- SECTION 18. AREA OF SURVEY:
- SECTION 19. AREA OF SURVEY:
- SECTION 20. AREA OF SURVEY:



THE SPINK CORPORATION
INCORPORATED IN CALIFORNIA
1000 MARKET STREET, SACRAMENTO, CALIFORNIA



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

September 18, 1980

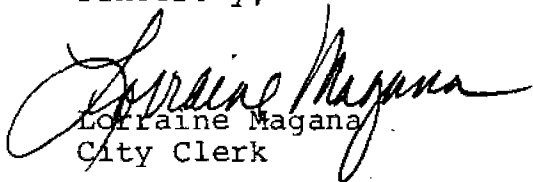
North Sacramento Land Co.
4000 Slobe Avenue
Sacramento, CA 95815

Gentlemen:

On Spetember 16, 1980, the City Council approved the following for property located 1,400+ ft south of Highway 160, 2,000+ feet north of American River, west of Canterbury Road (P-9113):

- A. Adopted Resolution adopting findings of fact for subdivision modification to waive sidewalks on the south side of the proposed street extension.
- B. Approved Tentative Map to divide 24+ vacant acres zoned M-1 into eight parcels.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/29

Encl: Certified Resolution

cc: Planning Department
Spink Corporation

CORRECTED 80-611

29

RESOLUTION NO. 80-611

Adopted by The Sacramento City Council on date of
SEPTEMBER 16, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
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CERTIFIED AS TRUE COPY
of Resolution No. 80-611

SEP 17 1980

DATE CERTIFIED

James Rogan
CITY CLERK, CITY OF SACRAMENTO

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

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Fact: Given that no development will occur on the south side of the proposed street and that the American River Parkway abuts the proposed street, a sidewalk is not needed.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: Given the proximity of the proposed street to the American River Parkway and the desire to retain the natural habitat along the Parkway, the waiver of the sidewalk requirement is not solely based upon the cost of the improvement.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Given the proximity of the site to the American River Parkway, the waiver of the sidewalk requirement will provide for additional open space.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for industrial uses in the 1974 General Plan.

Fact: The proposal complies with the policies set forth in the American River Parkway Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
 - 3. The applicant shall provide for access right-of-way and improvements to existing sewer lift stations as required by the City Engineer.
 - 4. Applicant must obtain Public Utility Commission approval for the railroad crossing and the necessary agreement with the Western Pacific Railroad prior to construction.
 - 5. The applicant shall provide an off-site 58-foot Irrevocable Offer of Dedication as a secondary access to connect Lathrop Way to the east through Assessor's Parcel Numbers 275-260-17 and 275-253-10.
 - 6. Applicant shall dedicate and improve the extension of Commerce Circle and Lathrop Way to a 53-foot right-of-way.
 - 7. The applicant shall relocate the proposed road adjacent to the levee to comply with the American River Parkway Corridor requirements for a 10-foot setback from the toe of the levee to the reference line and a 10-foot planting strip from the reference line to the street curb.
 - 8. The applicant shall provide for a six-foot woven wire fence along the reference line prior to filing the final map.
 - 9. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director for the planting strip adjacent to the proposed road abutting the Parkway prior to filing the final map. Said landscaping shall be provided pursuant to the American River Parkway Plan and Ordinance.
 - 10. The two Oak trees indicated on the Tentative Map shall be retained and no development, including filling, trenching, grading and construction, shall occur within the dripline of these trees. A note shall be placed on the final map referencing this.

PHILLIP L. ISENBERG

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P-9113

P-9113

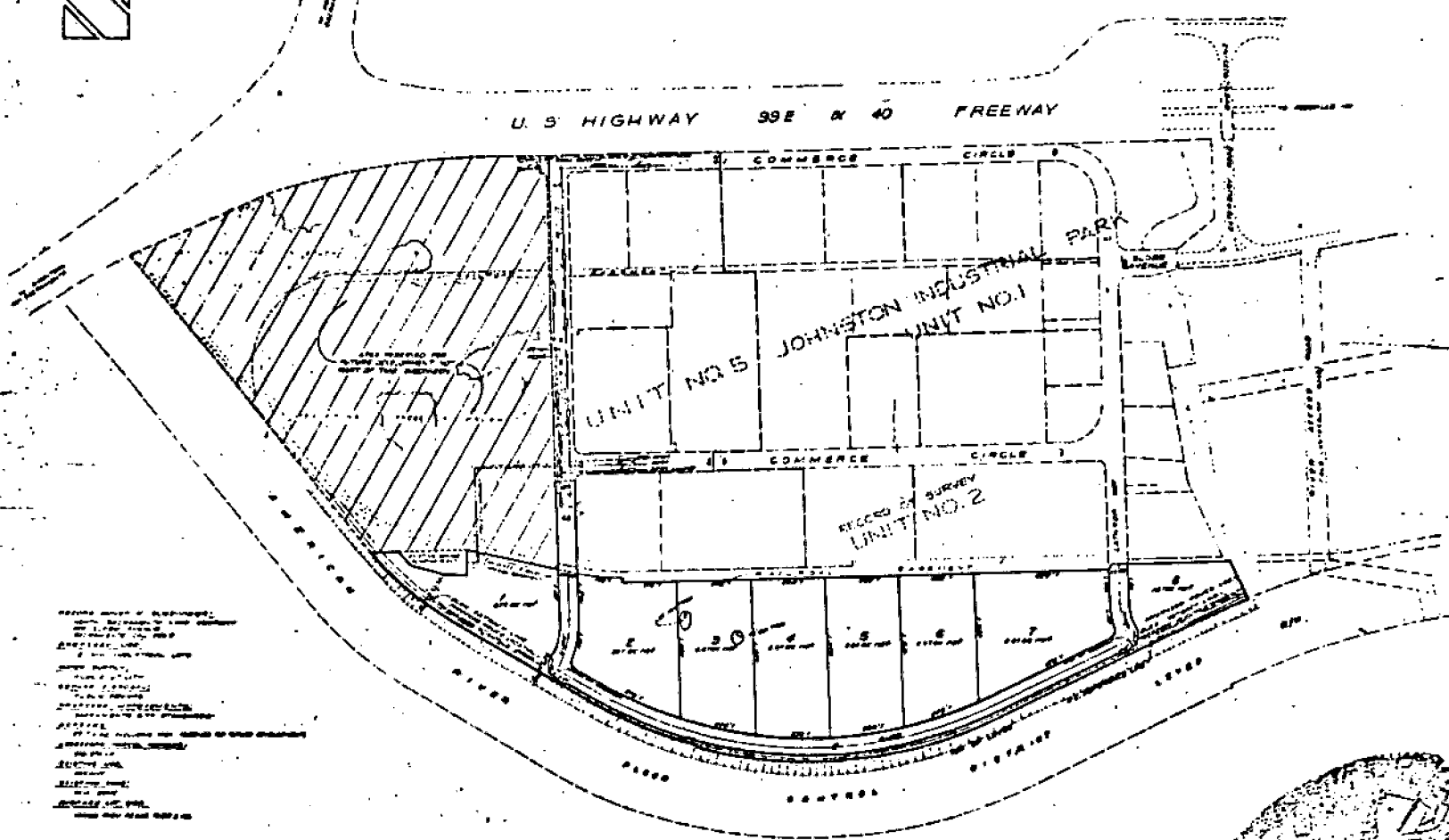
TENTATIVE MAP OF JOHNSTON INDUSTRIAL PARK UNIT NO. 4

CITY OF SACRAMENTO,
JULY 1980

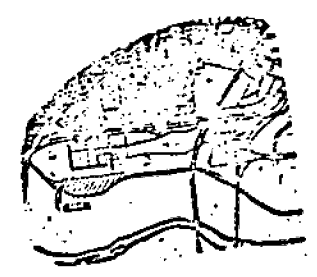
CALIFORNIA
SCALE 1"=100'



U. S. HIGHWAY 99E & 40 FREEWAY



- 1. ALL LOTS ARE TO BE DEVELOPED WITH INDUSTRIAL USE.
- 2. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10,000 SQUARE FEET OF GROUND AREA.
- 3. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET WIDE SIDE SETBACKS.
- 4. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET WIDE FRONT SETBACKS.
- 5. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET WIDE REAR SETBACKS.
- 6. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET WIDE CORNER SETBACKS.
- 7. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET WIDE DRIVEWAY SETBACKS.
- 8. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET WIDE SIDE DRIVEWAY SETBACKS.
- 9. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET WIDE SIDE DRIVEWAY SETBACKS.
- 10. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET WIDE SIDE DRIVEWAY SETBACKS.



THE SPINK CORPORATION
CITY OF SACRAMENTO, CALIFORNIA