

CITY PLANNING COMMISSION
1231 "T" STREET, SUITE 200, SACRAMENTO, CA. 95814

| | | | | | |
|----------------------------|---|------------------|----------------------|------------------|-------|
| APPLICANT | Hardcastle Construction Assoc. - 3050 Fite Cr. #101, Sacramento, CA 95827 | | | | |
| OWNER | Lila Rose - 1620 Gary Way, Carmichael, CA 95608 | | | | |
| PLANS BY | Varney Land Surveys - 2285 66th Avenue, Sacramento, CA 95822 | | | | |
| FILING DATE | 8-10-89 | ENVIR.DET | Negative Declaration | REPORT BY | DH:sg |
| ASSESSOR'S PCL. NO. | 226-0152-08,19 | | | | |

APPLICATION: A. Negative Declaration
B. Tentative Map to be called Gingham Place, to divide 2.5+ acres into 12 standard single family lots in the Standard Single Family (R-1) zone.

LOCATION: 513 Santa Ana Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 2.5+ acres to establish a 12 lot subdivision.

PROJECT INFORMATION:

| | |
|---|--|
| 1988 General Plan Designation: | Low Density Residential 4-15 du/net acre |
| 1984 North Sacramento Community Plan Designation: | Residential 4-8 du/net acre |
| Existing Zoning of Site: | R-1 |
| Existing Land Use of Site: | Single family dwelling |

Surrounding Land Use and Zoning:

| | |
|--------|--------------------|
| North: | Single Family; R-1 |
| South: | Single Family; R-1 |
| East : | Single Family; R-1 |
| West : | Single Family; R-1 |

| | |
|-------------------------|----------------|
| Property Dimensions: | Irregular |
| Property Area: | 2.5+ acres |
| Density of Development: | 6 d.u.per acre |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |
| Flood Zone Designation: | Zone X |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 11, 1989, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site contains 2.5 gross acres in the R-1 zone, developed with a single family dwelling and several detached accessory buildings. The house and accessory structures are to be removed or demolished. The 1984 North Sacramento Community Plan designates the site for Residential Low Density 4-8 du/net acre. The 1988 City General Plan designates the site for Residential 4 to 15 du/net acre. The proposed 12 lot subdivision results in a net density of seven dwelling units per acre. The surrounding land uses and zoning are single family residential on large lots in the R-1 zone.

B. Project Description

The applicant proposes to divide 2.5 acres into a 12 lot standard single family subdivision in the R-1 zone. The location provides for a street connection between Exchange Street and Santa Ana Avenue. In reviewing the lot configuration, all parcels meet the minimum lot dimensions required by the City Subdivision Ordinance.

C. Tentative Map Design

The project site is bordered by large lots developed with single family dwellings. The site has several well-developed trees which the City Arborist has indicated should be preserved. Staff recommends offering the dwelling for house moving prior to demolition.

The subdivision is required to provide drainage, water and sewer services off-site to serve the development. Improvement plans will be required to the satisfaction of the City Engineering Division. Staff supports the proposed design and recommends approval of the tentative map. All lots will meet the minimum dimension and area requirements in the R-1 zone.

D. Parkland Dedication

The Planning and Community Services Division has determined that parkland dedication in-lieu fees are appropriate. Fees will be based on 0.1788 fee acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a negative declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:

1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of City street cleaning along streets in the vicinity of construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increase watering, as necessary.
- B. The applicant shall submit a tree preservation plan to the Environmental Services Division which has been approved by the City Arborist. The plan shall accompany the signed Mitigation Measure Acknowledgement Agreement which must be returned to this division prior to release of the project for public hearing. The plan shall provide for preservation of the three oak trees noted on the tentative map and any other trees determined to be of good quality in terms of health, vigor of growth and conformity to generally accepted horticultural standards of shape for its species, and which are not located in proposed street right-of-way.
- C. The applicant will comply with the following State regulation:
- Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing buildings prior to demolition or renovation.
- If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
1. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office ((415) 947-7633).

2. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

- D. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

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 (refer to Attachment A for Initial Study discussion).

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration; and
- B. Recommend approval of the Tentative Map subject to conditions which follow.

Conditions - Tentative Map - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

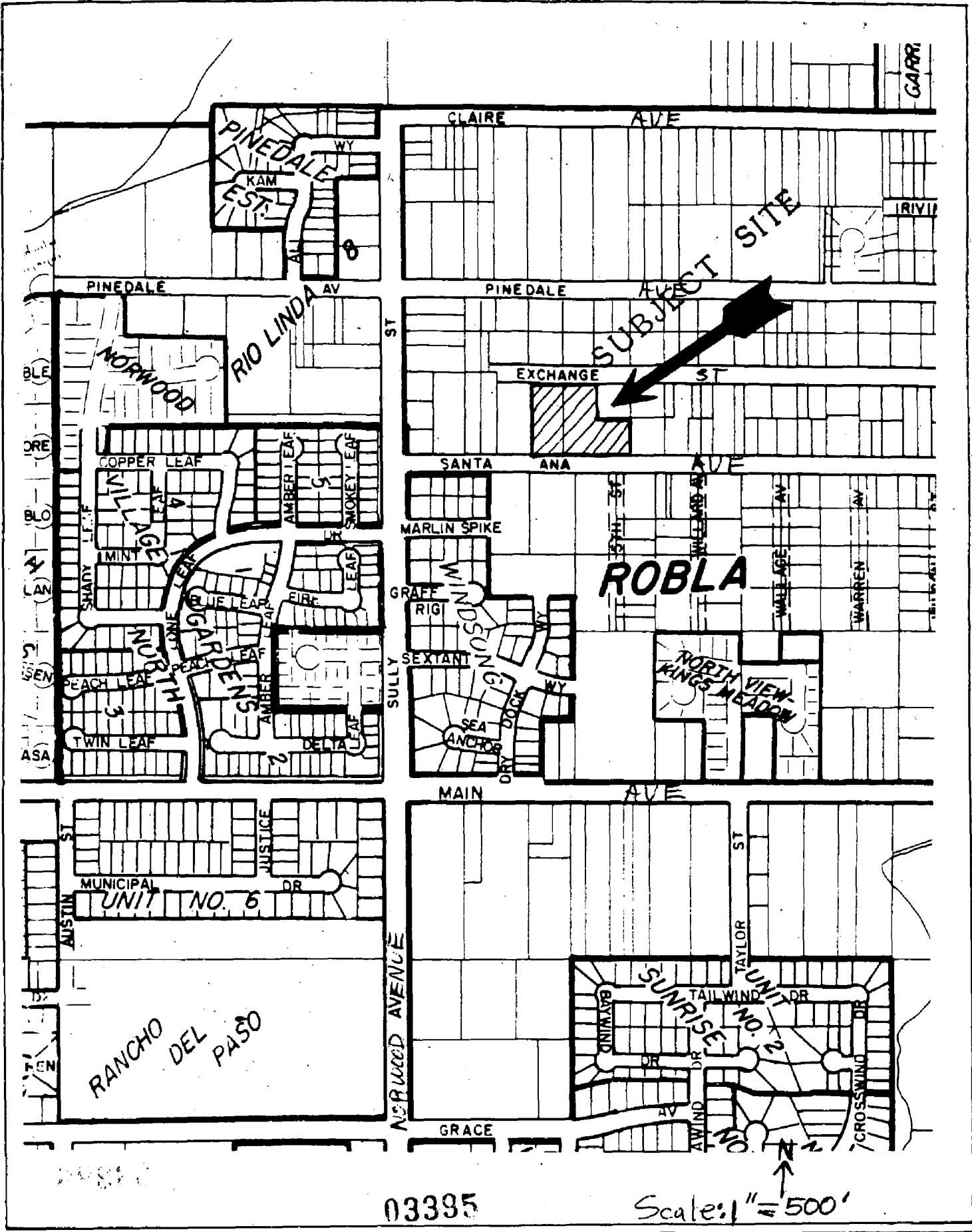
1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Include reconstruction of Santa Ana to a 27-foot half-section and 15-feet of paving south of centerline. Dedicate and reconstruct Exchange Street to a 25-foot half-street east of north-south street and a 22-foot half-street west of north-south street and 15-feet of paving north of centerline. Dedicate north-south street to a 46-foot right-of-way. Construct standard 50-foot street section. Provide a 14-1/2-foot public utility easement and setback line on north-south street for water, electrical, and all standard utilities;

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name streets to the satisfaction of the Planning Director;
4. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
5. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (0.1788 fee acres);
6. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
7. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
8. Meet all County Sanitation District requirements including capping of well and clean-up of site to an approved waste disposal site;
9. Dedicate a standard 12.5 foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways. Any existing gas services must be "cut-off" prior to building demolition;
10. Dedicate a 12.5 foot public utility easement for underground and over-head electrical facilities and appurtenances adjacent to Exchange Street and Santa Ana Avenue;
11. Place flood hazard warning note on final map. Note will be prepared by Department of Public Works;
12. Complete annexation to Sacramento Regional County Sanitation District prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
13. Protect trees as directed by City Arborist and tree preservation plan;
14. Offer for relocation the single family dwelling in a newspaper of general circulation for 30 days. If purchased, the dwelling shall be relocated within 90 days. If not purchased, demolition permits shall be secured from the City Building Inspection Division;

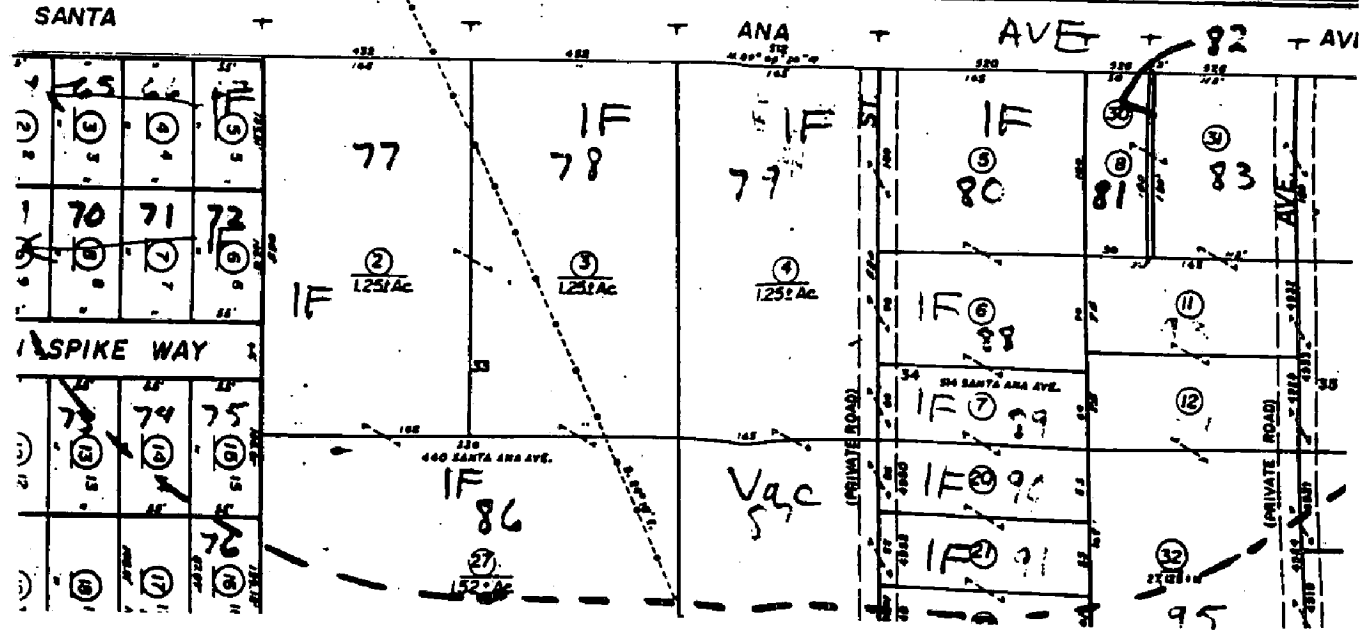
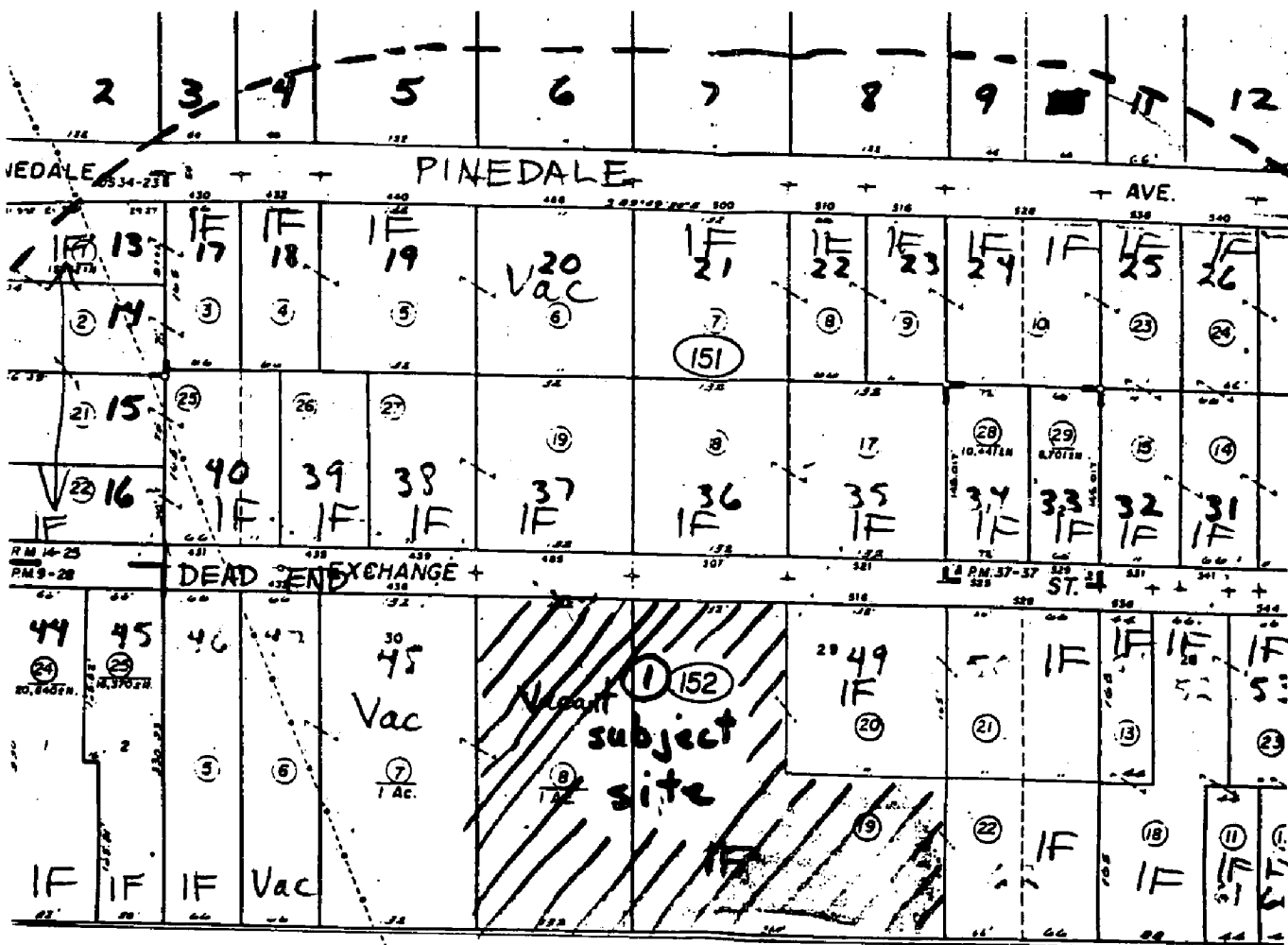
15. The applicant/owner shall comply with mitigation measures identified in the negative declaration for P89-297 on file at the City Planning Department to the satisfaction of the City Environmental Review Coordinator; and
16. Approval subject to the following notice: The property on which construction 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.

17. A note shall be placed on the final map that the oak trees on lots 10 and 11 shall be saved as shown on exhibit C and as required by the tree preservation plan.



VICINITY MAP



Zonings R-1 Entire Page

Scale: Reduced

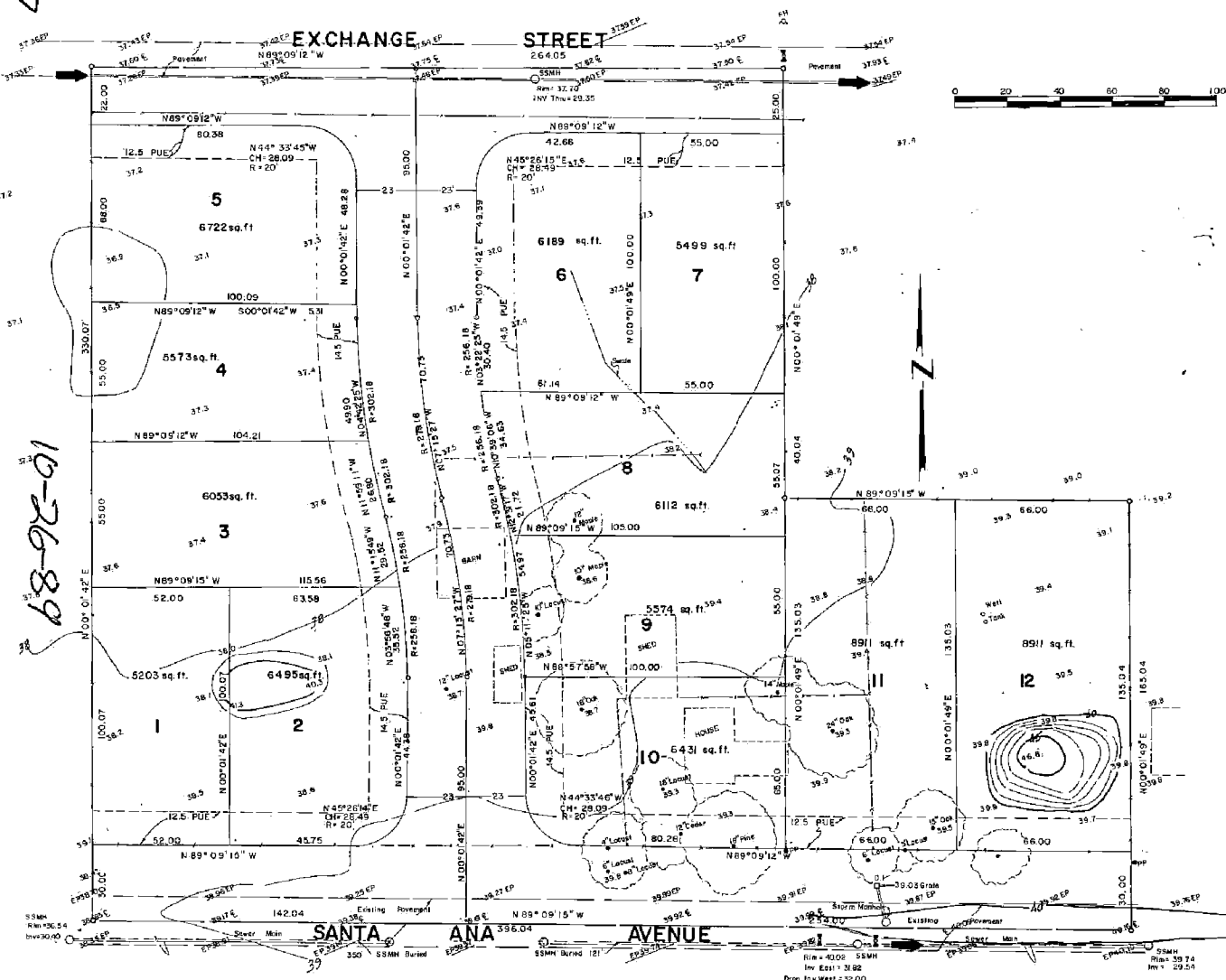
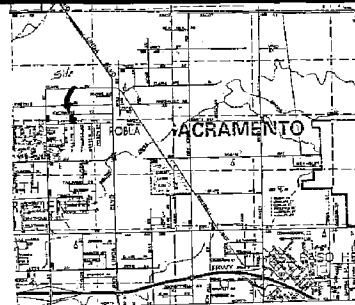
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LAND USE & ZONING MAP

P-89-297

TENTATIVE SUBDIVISION MAP OF GINGHAM PLACE

CITY OF SACRAMENTO CALIFORNIA
JULY 1989 SCALE 1"=20'



10-26-89

Tom

13

WATER SUPPLY
CITY OF SACRAMENTO

SEWAGE DISPOSAL
CITY OF SACRAMENTO

DENSITY
R1

EXISTING USE & ZONE
SINGLE FAMILY R1

PROPOSED USE & ZONE
12 SINGLE FAMILY LOTS R1

RECORD OWNER
LILA M. ROSE
1820 GARY WAY
CARMICHAEL CA 95608

APN.
226-152-08.19

ACREAGE
TOTAL = 2.500 ACRES
NET = 1.80 ACRES

SURVEYOR
VARNEY LAND SURVEYS
2285 66TH AVENUE
SACRAMENTO, CA 95822
(916) 359-2822

SUBDIVIDER
DAN DALBERG
HARGOCASTLE CONSTRUCTION ASSOCIATES
3500 FIFE CIRCLE SUITE 101
SACRAMENTO, CA 95827
(916) 362-6502

EXHIBIT A
TENTATIVE
MAP

LEGAL DESCRIPTION

FIRST AMENDED REPORT
ORDER NO. 706320-AJ

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

PARCEL ONE:

All that portion of Block 29, as shown on the "Plat of Robla Acres", recorded in Book 14 of Maps, Map No. 25, records of said County, described as follows:

BEGINNING at a point in the South line of said Block 29 in the center of Central Avenue, now known as Santa Ana Avenue, as shown on said plat located West 66 feet along said South line from the Southeast corner of said Block 29; thence from said point of beginning North 165.035 feet on a line parallel to the line common to Blocks 28 and 29; thence West 132 feet on a line parallel to the South line of said Block 29 and the centerline of said Central Avenue, now known as Santa Ana Avenue, thence North 165.0 feet on a line parallel to the said line common to Blocks 28 and 29; thence West 132 feet on a line parallel to the said South line of said Block 29 to a point in the West line of said Block 29; thence South 330.035 feet along said West line to the Southwest corner of said Block 29 and thence East 264 feet along the South line of said Block 29 and the centerline of said Central Avenue, now known as Santa Ana Avenue to the point of beginning.

PARCEL TWO:

All that portion of Block or Tract No. 30, as shown on the "Plat of Robla Acres", recorded in Book 14 of Maps, Map No. 25, records of said County, described as follows:

BEGINNING at the Southeast corner of said Block 30, which is the point of intersection of the centerline of Central Avenue, now known as Santa Ana Avenue with the East boundary line of said Block 30; thence Northerly 330.035 feet along the East boundary line of said Block 30; thence Westerly 132 feet along a line parallel to centerline of Central Avenue, now known as Santa Ana Avenue; thence Southerly 330.035 feet along line parallel to the East boundary line of said Block 30, to point of intersection with the centerline of Central Avenue, now known as Santa Ana Avenue; thence Easterly 132 feet along the centerline of Central Avenue, now known as Santa Ana Avenue, which is also South boundary line of Block 30 to the point of beginning.

ATTACHMENT A
DISCUSSION OF INITIAL STUDY
GINGHAM PLACE - P89-297

Hardcastle Construction Associates has made application to the City of Sacramento for the entitlements necessary to develop a 12 lot residential subdivision in the North Sacramento Community Plan area. The site is located at 513 Santa Ana Avenue. The site is designated Low Density Residential (4-15 du/na) in the 1986-2006 General Plan. It is designated Residential (4-8 du/na) in the 1984 North Sacramento Community Plan. The site is zoned Standard Single Family (R-1). A single family residence and outbuildings currently occupy the site.

The necessary entitlement for the project is a tentative subdivision map.

Environmental Effects

1. Earth: The proposed project will result in compaction and overcovering of soil to provide proper drainage, building foundations, roads and vehicular maneuvering area. The subject site is designated for urban uses in the General Plan and North Sacramento Community Plan. No unique geologic features are known to occur on the site. Development within the SGPU area is subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU, DEIR, pg. T-16). Currently, the City requires that all new structures be designed to withstand this intensity level, since the City is within Zone 3 of the UBC's Seismic Risk Map of the United States (SGPU, DEIR, pg. T-20).

2. Air: Traffic associated with the proposed project will produce emissions of various compounds which contribute to regional and local air quality problems. Sacramento is a non-attainment area for ozone and Carbon Monoxide. No violation of the CO standards are expected from the implementation of this project. Residential projects of 300 single family units or more are generally recognized as potentially capable of producing significant levels of pollutants per day (SCAQMD, Air Quality Handbook for Preparing EIR's). The subject project is anticipated to produce less than significant levels of these pollutants since it consists of only 12 units. Watering during construction will reduce fugitive dust to a less than significant levels. The applicant has agreed to the following mitigation measure to reduce geological impacts to a less-than-significant level:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:

- o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days.
- o Cover stockpiles of sand, soil, and similar materials with a tarp.
- o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

3. Water: Changes in absorption rates, drainage patterns and amount of surface runoff resulting from this project are viewed as less-than-significant since the area is designated for urban uses and infrastructure capacity is anticipated to be sufficient to accommodate the needs. The site is located in Flood Zone X of the new Flood Insurance Rate Maps (FIRM) dated May 1, 1989 and is not anticipated to experience a 100 year flood event.

4/5. Plant/Animal Life: The subject site would be categorized as "old field" habitat according to the General Plan (SGPU, DEIR, pg. U-12). This habitat type is typically degraded when situated in urban surroundings. Old field habitat does provide some wildlife habitat, but loss of this habitat in the SGPU area is considered less-than-significant (SGPU, DEIR, pg. U-28). No known rare or endangered species of plants or animals are known to exist on the site.

Several trees are located on the site, particularly near the existing residence. They do not conform to the definition of a "heritage tree" in the City's Heritage Tree Ordinance. They do provide shade and aesthetic value. To reduce impact on vegetation to a less-than-significant level, the applicant has agreed to the following mitigation measures:

- B. The applicant shall submit a tree preservation plan to the Environmental Services Division which has been approved by the City Arborist. The plan shall accompany the signed Mitigation Measure Acknowledgement Agreement which must be returned to this division prior to release of the project for public hearing. The plan shall provide for preservation of the three oak trees noted on

the tentative map and any other trees determined to be of good quality in terms of health, vigor of growth and conformity to generally accepted horticultural standards of shape for its species, and which are not located in proposed street right-of-way.

6. Noise: Noise levels are not expected to exceed 60 Ldn at buildout of the SGPU (SGPU, DEIR, Exhibit AA-47). This is considered "normally acceptable" for residential development. Some additional noise could occur during construction of the project. This is considered short term and temporary. The proposed project is expected to have less-than-significant impacts on noise levels.

7. Light and Glare: Standard street lighting will be installed which must meet City standards and not generate light or glare within the subdivision or onto surrounding property.

8. Land Use: The subject site is designated for 4 to 15 residential units per acre in the General Plan and 4 to 8 units in the community plan. The project is consistent with these designations. The project is anticipated to have a less-than-significant impact on present and proposed land uses.

9. Natural Resources: The proposed project is not anticipated to accelerate the use of natural resources or deplete non-renewable resources.

10. Risk of Upset: Storage of toxics or chemicals in large quantities is not an acceptable activity in residential areas. The proposed project will result in a less-than-significant risk of upset.

11/12. Population/Housing: The proposed project is not anticipated to alter the location, distribution, density or growth rate of the human population or generate any additional demand for housing.

13. Transportation/Circulation: Norwood Avenue, from I-80 to Del Paso Boulevard, is expected to attain an LOS D at buildout of the SGPU (SGPU DEIR, pg. Y-81). Widening of Norwood Avenue will reduce traffic impacts to a less-than-significant level. Norwood Avenue is designated for improvement with Measure A funds reducing potential impacts to a less-than-significant level. Furthermore, a bus route lies along Santa Ana Avenue with a stop located at Santa Ana and Norwood. These factors will reduce any potential traffic impacts to a less-than-significant level.

14-16. Public Services/Energy/Utilities: The proposed project is consistent with land use designations in the community and general plan upon which projections for public services, energy and utilities are made. The proposed project will have a less-than-significant impact on these services.

17. Human Health: Existing older buildings have some potential to have been constructed with products that contain asbestos.

Demolition of the existing buildings on the project site could subject workers and surrounding residents to significant health risks from exposure to asbestos. The applicant has agreed to the following mitigation measure in order to reduce potentially significant human health impacts resulting from the demolition of the existing residence to a less-than-significant level:

C. The applicant will comply with the following State regulation:

- o Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing buildings prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- o California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974 7633).
- o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

18. Aesthetics: The project will comply with all height, area and setback requirements of the City's Zoning Ordinance. Obstruction of a scenic view and creation of an aesthetically offensive site is not anticipated to occur. Viable trees will be retained.

19. Recreation: The applicant will pay Parkland Dedication in-lieu fees as required by the Quimby Act to mitigate impacts to recreational facilities to a less-than-significant level.

20. Cultural Resources: The site is located in a "Primary Impact Area" as described in the SGPU DEIR (pg. V-6). Development under the SGPU could impact prehistoric resources through any ground disturbance, including excavation, trenching for foundations, pipe

or cable installation, and landscaping. The applicant has agreed to the following mitigation measure to reduce any impact to a less-than-significant level:

- D. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

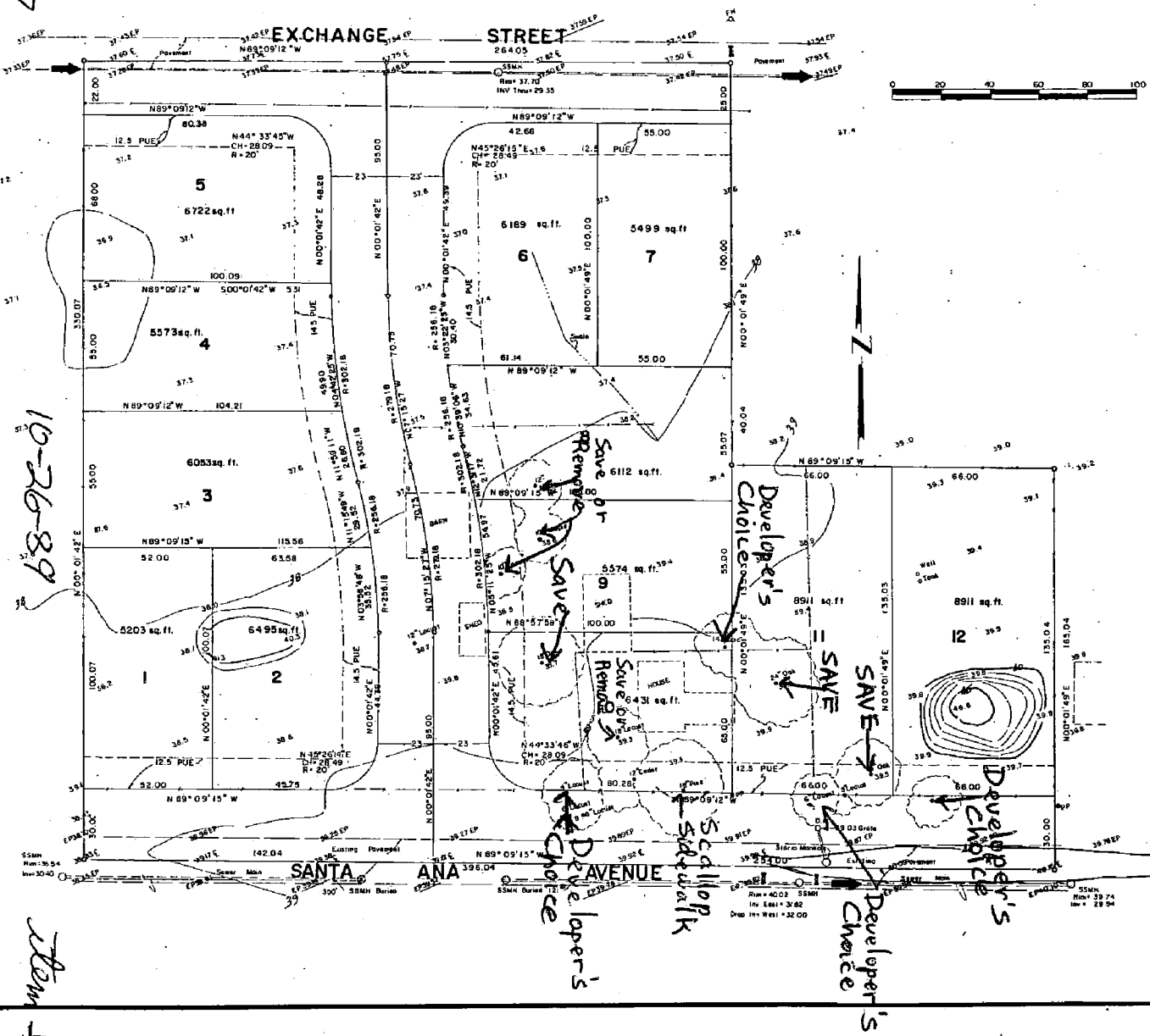
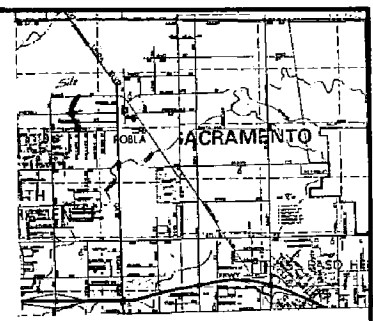
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TENTATIVE SUBDIVISION MAP OF GINGHAM PLACE

CITY OF SACRAMENTO CALIFORNIA
JULY 1989 SCALE 1"=20'



WATER SUPPLY
CITY OF SACRAMENTO

SEWAGE DISPOSAL
CITY OF SACRAMENTO

DENSITY
R1

EXISTING USE & ZONE
SINGLE FAMILY R-1

PROPOSED USE & ZONE
12 SINGLE FAMILY LOTS R1

RECORD OWNER
LILA M. ROSE
1620 GARY WAY
CARMICHAEL, CA. 95608

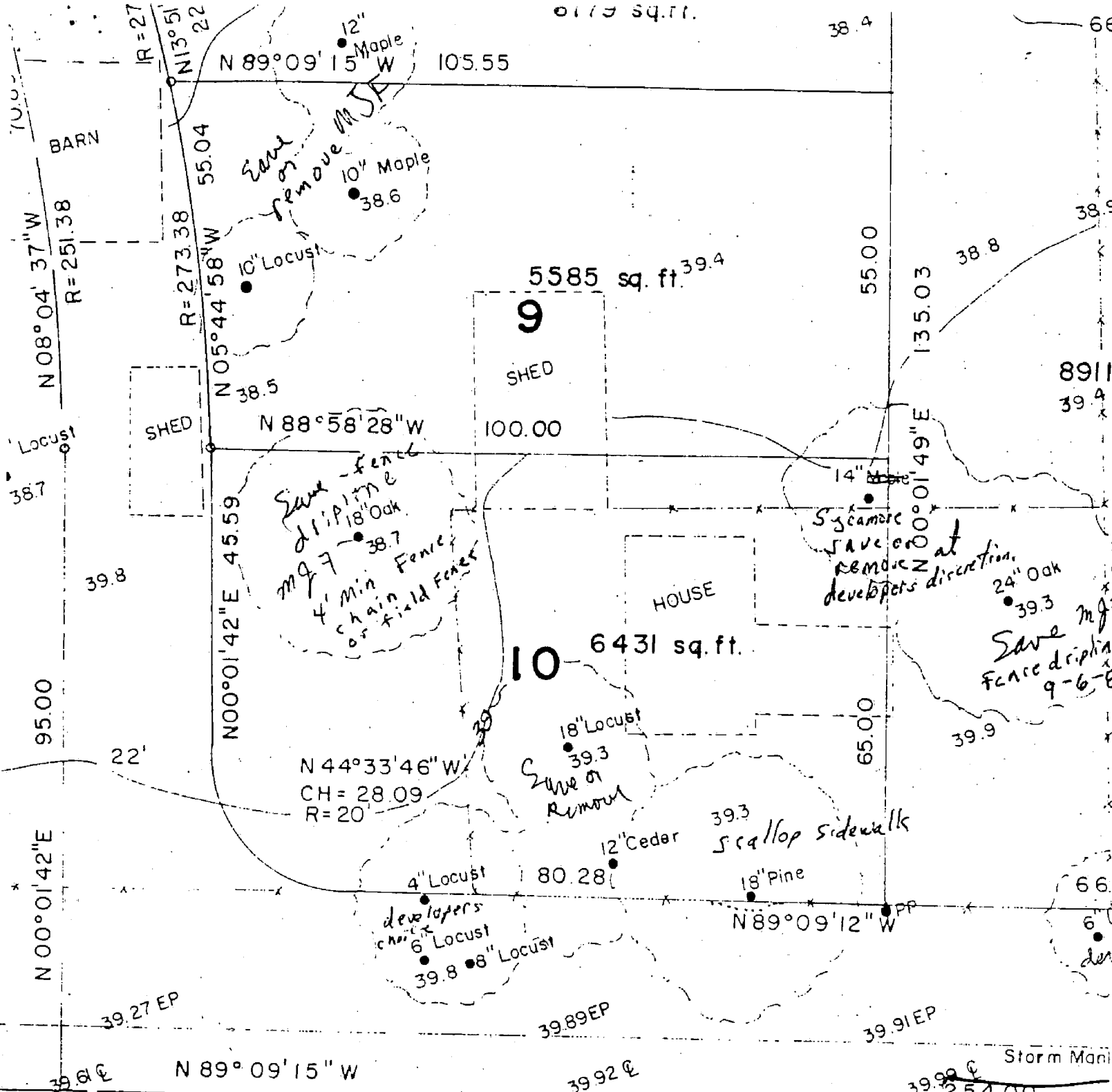
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ACREAGE
TOTAL = 2.300 ACRES
NET = 1.80 ACRES

SURVEYOR
VARNEY LAND SURVEYS
2285 66TH AVENUE
SACRAMENTO, CA. 95822
(916) 353-2822

SUBDIVIDER
DAN DALBERG
HARDCASTLE CONSTRUCTION ASSOCIATES
3050 FITE CIRCLE SUITE 104
SACRAMENTO, CA. 95827
(916) 362-6502

EXHIBIT C
TREE PRESERVATION
PLAN as per City Arborist



ANA

AVENUE

EP3933

SSMH Buried 121

EP3974

EP 3982

Rim = 40.02 SSM

Inv East = 31.82

Drop Inv West = 32.00

P-89-297

10-26-89

item 13

RECO

LILA M.
1620 GA.
CARMICH

APN

226-15

ACR:

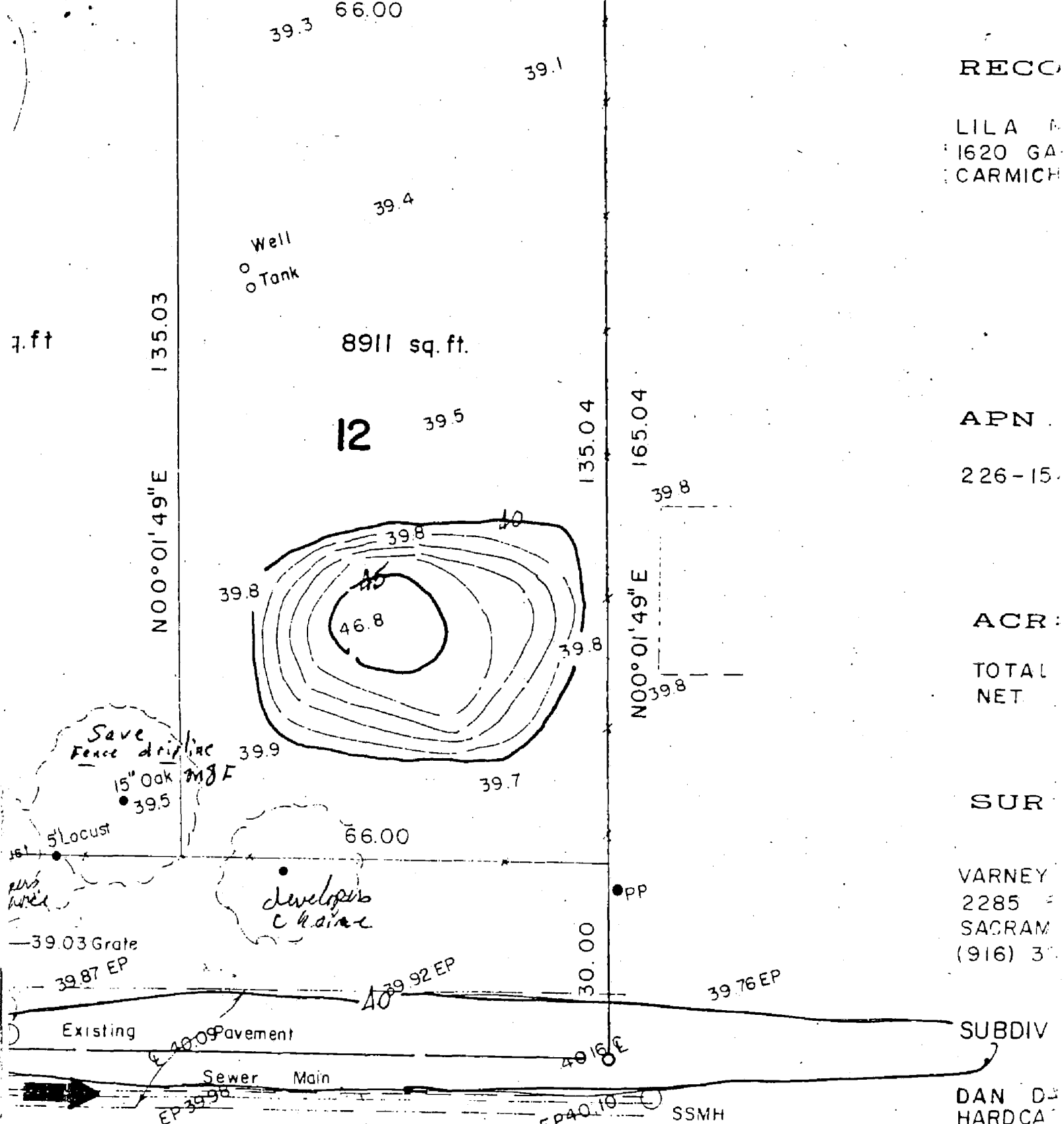
TOTAL
NET

SUR

VARNEY
2285
SACRAM
(916) 3

SUBDIV

DAN D.
HARDCA
3050
SACRAM
(916) 3



Martin F. Hill 9-6-89
of ... at ...