

City Planning Commission
Sacramento, California

*See amended
report*

Members in Session:

Subject: Tentative Map Three Year Time Extension to subdivide 3.8± vacant acres into 16 single family and five halfplex lots in the Standard Single Family (R-1) zone.

Location: Northwest Corner of Elder Creek Road and Cougar Drive

SUMMARY: The subject site consists of 3.8± acres in the Standard Single Family (R-1) zone. The General Plan designates the site as Parks, Recreation, and Open Space. The 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The applicant is requesting a three year time extension of the tentative map. Planning staff and the Subdivision Review Committee recommends approval of the three year time extension for the Tentative Map subject to the conditions listed in the attached resolution. The Tentative Map conditions have been modified to provide compliance with current standards.

BACKGROUND INFORMATION: On May 28, 1991, the City Council approved a Tentative Map (P90-399) to subdivide 3.8± acres into 16 single family and five halfplex lots. On March 14, 1991, the Planning Commission recommended approval of the Tentative Map.

The General Plan designates the site as Parks, Recreation, and Open Space. The 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). Because the site is less than five acres, the General Plan defers to the Community Plan, so a General Plan amendment is not required. Therefore, the proposal is consistent with the General Plan and the South Sacramento Community Plan. The density of the proposed Tentative Map is 6.9 units per net acre.

The Subdivision Map Act allows a maximum life of five years for a Tentative Map. Upon approval of the time extension, the map will be extended to May 28, 1996. If a final map has not been recorded by this date, a new Tentative Map application will be required.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 2, 1993, the Subdivision Review Committee, by a vote of three ayes, recommended approval of the tentative map time extension.

ENVIRONMENTAL DETERMINATION: Tentative Map time extensions have been determined not to require environmental review. There were, however, mitigation measures required for the previous application (P90-399). The applicant shall comply with the mitigation measures required by the Environmental Services Manager. These Mitigation Measures are listed in the attached original report (P90-399).

APPLC. NO. P93-084

MEETING DATE June 24, 1993

ITEM NO. 9

02382

RECOMMENDATION: Staff recommends the Planning Commission adopt the attached Resolution approving the Tentative Map Three Year Time Extension to subdivide 3.8± acres into 16 single family and five halfplex lots.

Respectfully Submitted,



Barbara Wendt
Senior Planner

Report Prepared By,

Sandra Yope
Assistant Planner

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120

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113

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SINGLE FAMILY

R-1

ELDER

CREEK

RD.

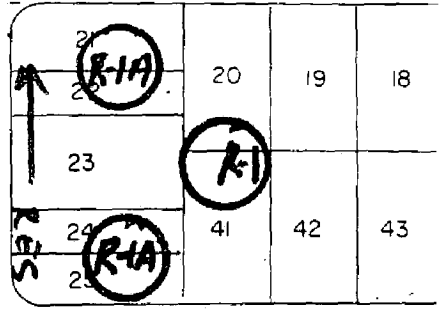
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Residential

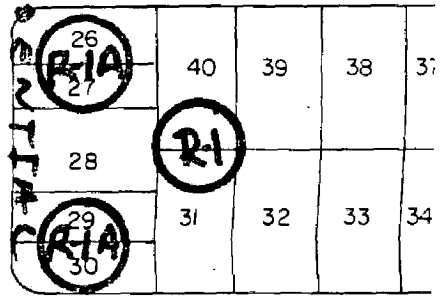
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R-1

SUBJECT SITE

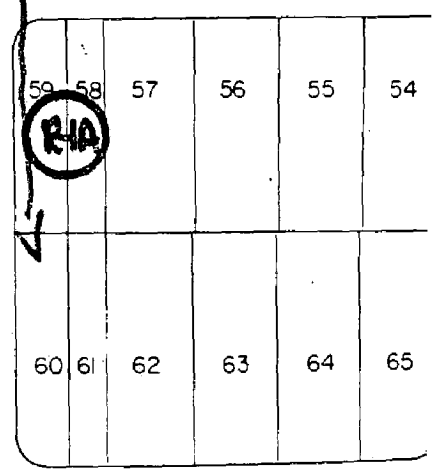


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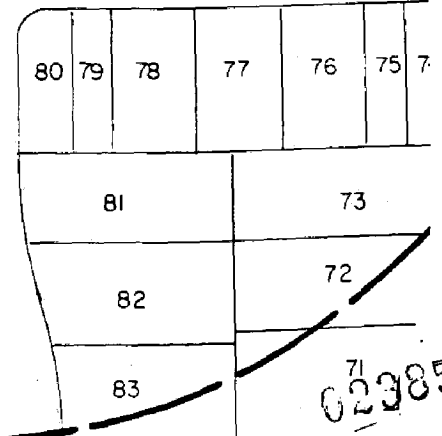


DR.

COUGAR



50TH AVE.

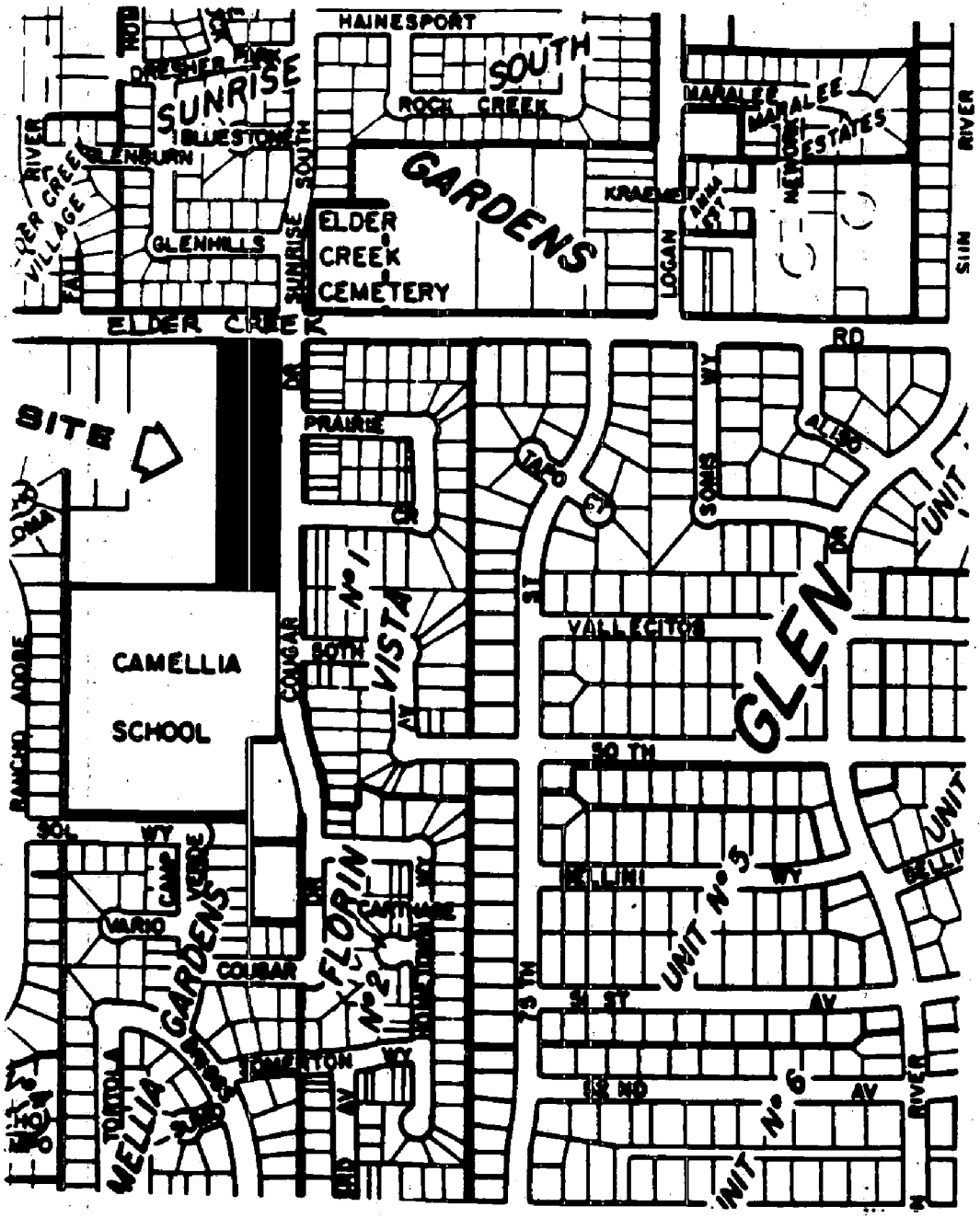


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LAND USE & ZONING MAP

65th Expressway

SUBJECT SITE



Power Inn Rd



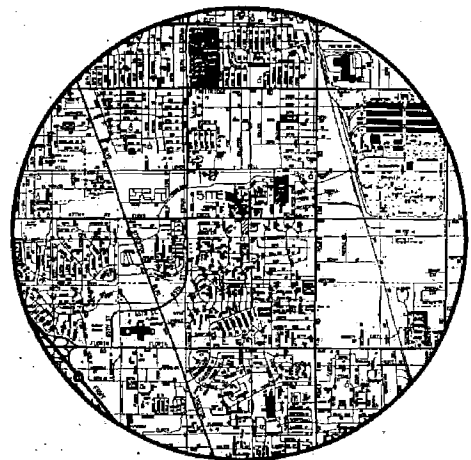
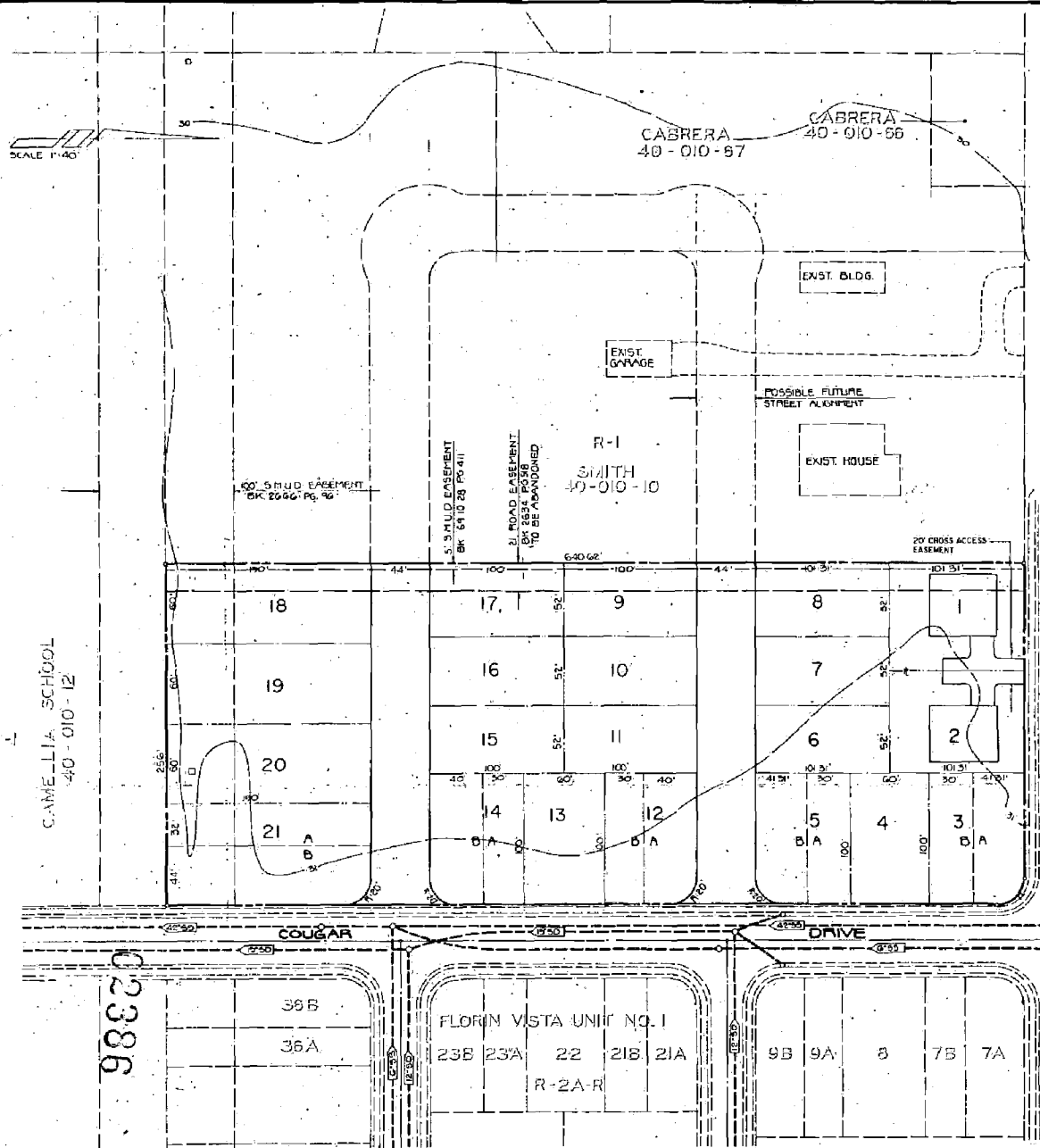
02384

VICINITY MAP

92-084

JUNE 24, 1993

ITEM



VICINITY MAP NO SCALE

TIME EXTENSION
TENTATIVE SUBDIVISION MAP
ELDER CREEK PARK

A PORTION OF THE N.W. 1/4 OF SECTION 34,
 T.8N., R.5E., M.D.B. & M.
 CITY OF SACRAMENTO CALIFORNIA
 AUGUST, 1990 SCALE: 1" = 40'

OWNER:
 EFFERSON SMITH
 7205 ELDER CREEK ROAD
 SACRAMENTO, CA 95824

DEVELOPER:
 SHAREVEST DEVELOPMENT CO.
 8035 MADISON AVE., SUITE A-3
 CITRUS HEIGHTS, CA 95610 - PH. (916) 965-8645

GENERAL NOTES:
 ASSESSOR'S PARCEL NO.: 40-010-11
 EXISTING USE: VACANT
 PROPOSED USE: 16 SINGLE FAMILY # 10 HALF-PLEX (5 DUPLEX)
 ZONING: R-1
 AREA: 376± ACRES NET
 SANITARY SEWER: CITY OF SACRAMENTO
 WATER SUPPLY: SACRAMENTO WATER DIST.
 FIRE PROTECTION: SACRAMENTO FIRE DIST.
 ELECTRIC SERVICE: S.M.U.D.
 TELEPHONE SERVICE: PACIFIC BELL
 GAS SUPPLY: PG & E
 SCHOOL DISTRICT: SACRAMENTO UNIFIED

REVISED FEBRUARY 19, 1991
 RESUBMITTED APRIL 29, 1993

EXHIBIT - A

NO.	DATE	DESCRIPTION	BY	APP.	BENCHMARK	PLAN

SCALE		DESIGNED BY	CHECKED BY
DATE	FIELD BOOK	DATE	JOB NUMBER

GLW GLENNE WILLIAMS CIVIL ENGINEERING & SURVEYING
 SITE ENGINEERING • LAND PLANNING • SURVEYING
 SPECIAL PROJECTS
 6020 RUTLAND DRIVE, SUITE B • CARROLLVILLE, CA 95608 • PHONE (916) 433-6166
 GLENNE F. WILLIAMS (1926 - 1982)

TENTATIVE SUBDIVISION MAP
ELDER CREEK PARK
 CITY OF SACRAMENTO CALIFORNIA

SHEET 01
 SHEET 115

02386

02386

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

APPLICANT Glenn E. Williams Eng., 6020 Rutland Dr., Carmichael, CA 9560
OWNER Efferson Smith, 7208 Elder Creek Rd., Sacramento, CA 95821
PLANS BY Glenn E. Williams Engineering
FILING DATE 9-17-90 ENVIR. DET. Neg Dec REPORT BY DC
ASSESSOR'S PCL. NO. 040-0010-011

APPLICATION: A. Negative Declaration;
B. Tentative Map to be called "Elder Creek Park" to divide 3.8± vacant acres into 16 single family and five halfplex lots.

LOCATION: Southwest corner of Elder Creek Road and Cougar Drive

PROPOSAL: The applicant is requesting a tentative subdivision map to subdivide 3.8± vacant acres into 16 Single Family and five halfplex lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Parks, Recreation and Open Space
1986 South Sacramento	
Community Plan:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Residential, R-1	Setbacks: Required: Provided:
South: School, R-1	Front: 25' Setbacks
East: Residential, R-1	Side(Int): 5' Will Be
West: Residential, R-1	Side(St): 12.5' Provided
	Rear: 15' As Required

Property Dimensions:	640.62' X 256'
Property Area:	3.8± gross acres, 3.76± net acres
Density of Development:	6.9± d.u. per net acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1990, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

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B. Recommend approval of the Tentative Map to be called "Elder Creek Park to divide 3.8± vacant acres into 16 single family and five halfplex lot and forward to the City Council.

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; Existing improvements along Cougar Drive at new street locations shall be removed to provide a standard pavement, curb, gutter and sidewalk transition to the new streets;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. 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;
5. Meet all County Sanitation District requirements;
6. Submit a soils test prepared by a registered engineer to be used in street design;
7. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways;
8. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
9. Driveway(s) for Lot 3 A & B to be off Cougar Drive only.
10. Label SMUD's transmission line easement as a "Restricted Building and Use Area".
11. Prior to the issuance of any grading or building permits, the developer shall obtain a joint use agreement from SMUD consenting to the proposed development within SMUD's transmission line

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 3.8± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Parks, Recreation and Open Space. The South Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding land use and zoning for the subject site are Single Family Residential (R-1). The Camellia Elementary School is located to the south. Also on the south side of the project is a SMUD power line and easement.

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide 3.8± vacant acres into 16 single family and five halfplex lots (10 units) in the Standard Single Family (R-1) zone. The proposed density of the development is 6.9 dwelling units per net acre.

C. Staff Analysis

Site Design and Lot Layout- The subdivision would create 16 single family and five halfplex lots. The single family lots are primarily 5200 square feet in size. There are two lots (Lots #1 and #2) that are 7500± square feet in size. Staff recommended these wider lots along Elder Creek Road to allow a wide common driveway that will reduce the need for vehicles to back on to Elder Creek Road, a major street. Five halfplex lots are planned for the corner lots. These are consistent with the existing subdivision to the east which consists of single family and halfplex lots. The General Plan designates the site as Parks, Recreation and Open Space. The South Sacramento Community Plan designates the site as Residential (4-8 du/na). Because the site is less than five acres in size, the General Plan defers to the Community Plan and a General Plan amendment will not be required. Because of this, the overall design of the map is compatible with the General Plan, South Sacramento Community Plan, zoning and surrounding land uses.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

A. Ratify the Negative Declaration; and,

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- D. Window or through-the-wall ventilation and air condition units shall not be permitted.
- E. All sleeping spaces shall be provided with carpet and pad.
- F. There shall be no through-the-door or through-the-wall mail or paper chutes.
- G. Basic exterior wall construction on Lots 1 through 4 for exterior walls with a view of Elder Creek Road and which are common to habitable interior spaces shall include the following or an equivalent:
1. 2'x4' wood studs
 2. R-11 insulation in the cavities
 3. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 4. The exterior surface shall be finished with 5/8" T-111 siding over either 1/2" insulation board or 3/8" structural plywood or material of equivalent surface weight. For example, 3/8" or 1/2" gypsum board can be placed on the interior face of studs instead of insulation board or 3/8" plywood on the exterior. This would result in two layers of gypsum board on interior face.
- H. Basic exterior wall construction on Lots 5 through 21 and for lots 1-4 where the exterior wall has no view of Elder Creek Road and which is common to habitable interior spaces shall include the following or an equivalent:
1. 2'x4' wood studs
 2. R-11 insulation in the cavities
 3. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully tapered and finished and also sealed around the perimeter with a resilient caulking.
 4. The exterior surface shall be finished with 5/8" T-111 siding over building paper.
- I. Ceilings shall be finished with a minimum 1/2" gypsum board with minimum R-19 insulation in the ceiling.
- J. The roof shall be finished with a minimum 7/16" OSB or plyboard of equivalent weight, 30 lb. felt paper and minimum 220 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 28 or better.
- K. Fireplaces shall contain a fully operable damper.
- L. Windows must have a minimum STC rating of 28 or better. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
- M. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
- N. A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- O. Gravity vent openings in attic space shall not exceed code minimums in number and size. For Lots 1 through 8, the openings facing Elder Creek Road shall be fitted with transfer ducts at least 3 ft. in length and shall be lined with 1' duct liner full length. Each duct

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easement. Contact Property Administrator, Sacramento Municipal Utility District for application procedures;

13. Individual dwellings shall be subject to the review and approval of the Design Review Board staff prior to issuance of a building permit. If model homes are provided for the subdivision, only the model homes shall require approval;
14. Applicant shall provide a temporary traffic turn around at the end of the stub streets to the satisfaction of the Traffic Engineer and Solid Waste Division.
15. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-399).

Mandatory Mitigation Measures

- I. 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. Watering could reduce particulate emissions by about 50%.
 - 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.

II. General

- A. Two story homes should be discouraged along Elder Creek Road. They help reduce the noise at lots interior to the project site but require more extensive noise mitigation to achieve acceptable interior L_{50} sound levels.
- B. All joints in exterior walls shall be grouted or caulked airtight.
- C. All penetrations of exterior wall shall include a 1/2 inch airspace around the perimeter. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

- a. Either Dense stucco must be used on exterior walls facing or with a view of Elder Creek Road (or a material of equal surface weight),
 - b. Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the road if wood siding is used. A material of equal surface weight may be used in place of the wood siding. Resilient channels may be replaced by gypsum board as described above.
2. Barrier Height equal to or greater than 8 feet
 - a. No special construction required beyond that described in Section I.
- C. Lots 1-2, 1st Floor, 40 foot setback
1. Either Dense stucco must be used on exterior walls facing or with a view of Elder Creek Road (or a material of equal surface weight),
 2. Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the road if wood siding is used. A material of equal surface weight may be used in place of the wood siding. Resilient channels may be replaced by gypsum board as described above.
 3. The remainder of the exterior walls common to inhabited rooms shall be as described in Section I.
- D. Lots 1-2, 2nd Floor, 40 foot setback
1. Exterior Walls shall be as described in Section II.B1.a.
 2. Windows shall be as described in Section II.A.3.c

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed 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 significant level through mitigation.

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- shall include a lined 90° bend to prevent direct line of sight from the exterior through the duct into the attic.
- P. If a fan is used for forced ventilation on lots within 200 feet of Elder Creek Road, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 22 gauge galvanized steel. The duct shall be a minimum of 6 ft. long and lined for its entire length with 1" duct liner. Each duct shall include a lined 90° bend to prevent direct line of sight.
- Q. On Lots 1 through 8, all exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 ft. duct, lined with 1" fiberglass liner and containing one 90° bend. This applies only where the outlet is on the side of the house with a view of Elder Creek. the kitchen range exhaust is exempted.

III. Special Requirements

A. Lot 3 - No barrier

1. Doors

- a. Sliding glass doors with a view of Elder Creek Road shall have a minimum STC rating of 37.
- b. Exterior doors with a view of the road shall have a minimum STC rating of 35.

2. Option 1

- a. Exterior wall shall be finished with dense 7/8" stucco (not 1-coat system) applied over building paper and a minimum 1/2" plywood base if they face or have a view of Elder Creek Road. (Or a material of equal surface weight)
- b. Windows facing or with a view of the road shall have a minimum STC rating of 40 if dual glazed with lites less than 3/16" or minimum STC rating of 35 if glass is minimum 1/4" laminated glass. They shall have a maximum air infiltration rate of 0.15 CFM/lin.ft. of window with a 25 MPH wind per ASTM standard.

3. Option 2

- a. Dense 7/7" stucco (not 1-coat system) applied over building paper and wire mesh be used on exterior walls facing or with a view of Elder Creek Road. (Or a material of equal surface weight)
- b. Resilient channels shall be used between wood stud and gypsum board on interior face. Flange of channel shall face down except near floor. Spacing shall be 24 inches on center or as required by fire codes and manufacturer. resilient channel can be replaced with a layer of 5/8" gypsum board.
- c. Windows facing or with a view of the road shall have a minimum STC rating of 34. They shall have a maximum air infiltration rate of 0.15 CFM/lin.ft. of window with a 25 MPH wind per ASTM standard.

B. Lot 3 - With Barrier

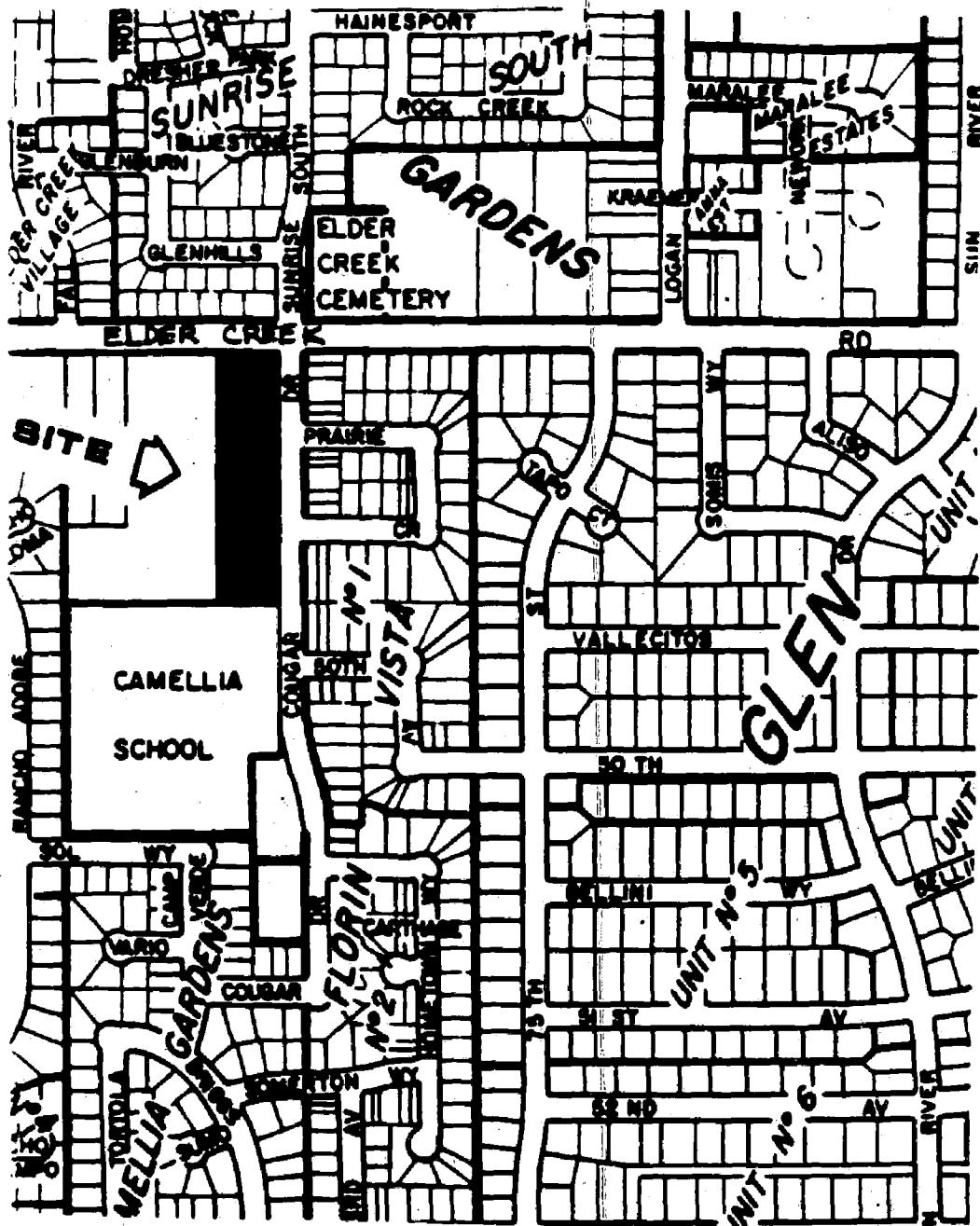
1. Barrier less than or equal to 7 feet.

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65th Expressway

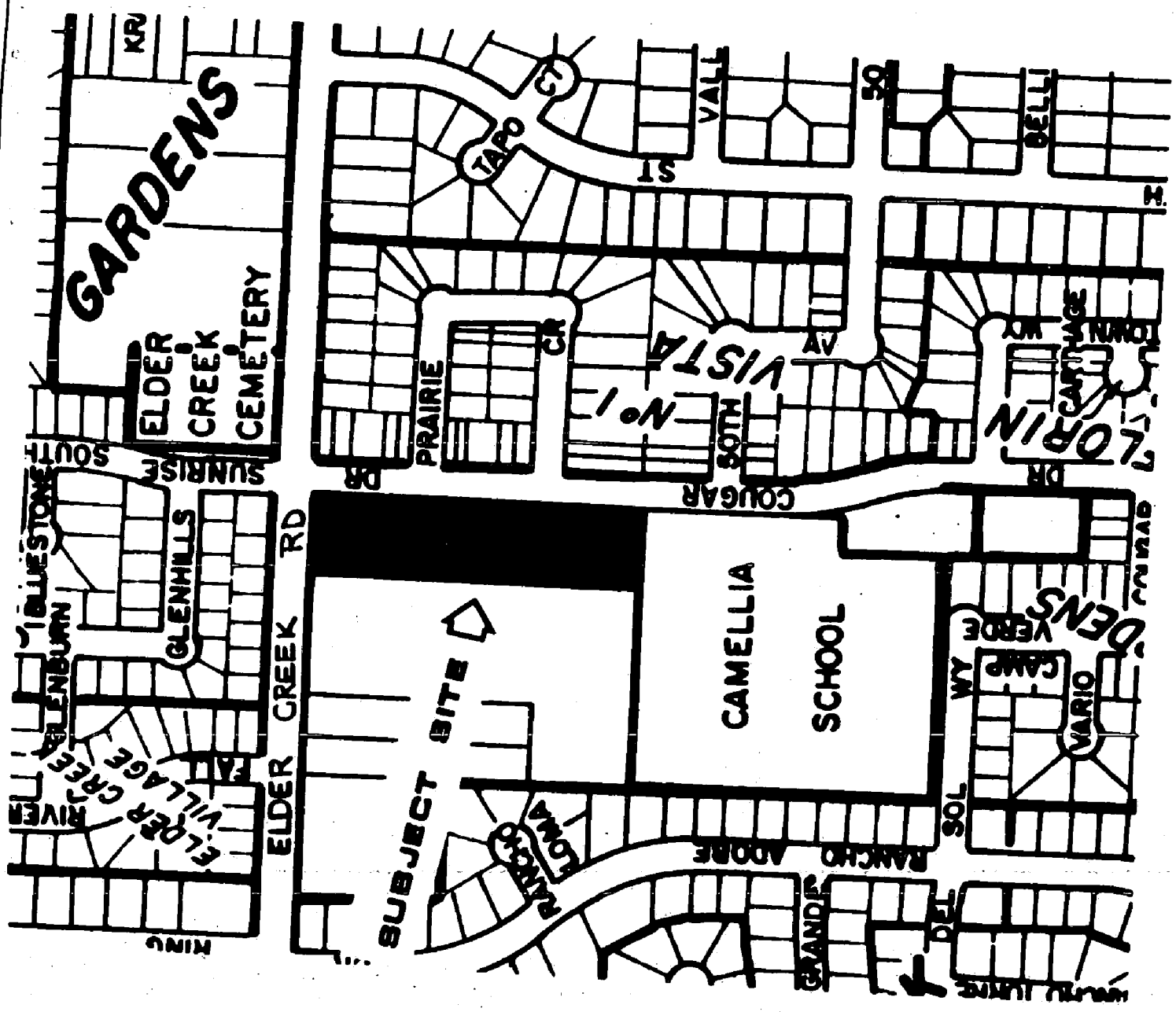
Power Inn Rd

SUBJECT SITE



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VICINITY MAP



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LAND USE & ZONING MAP

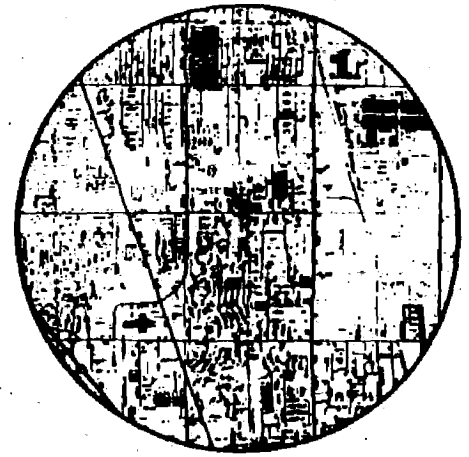
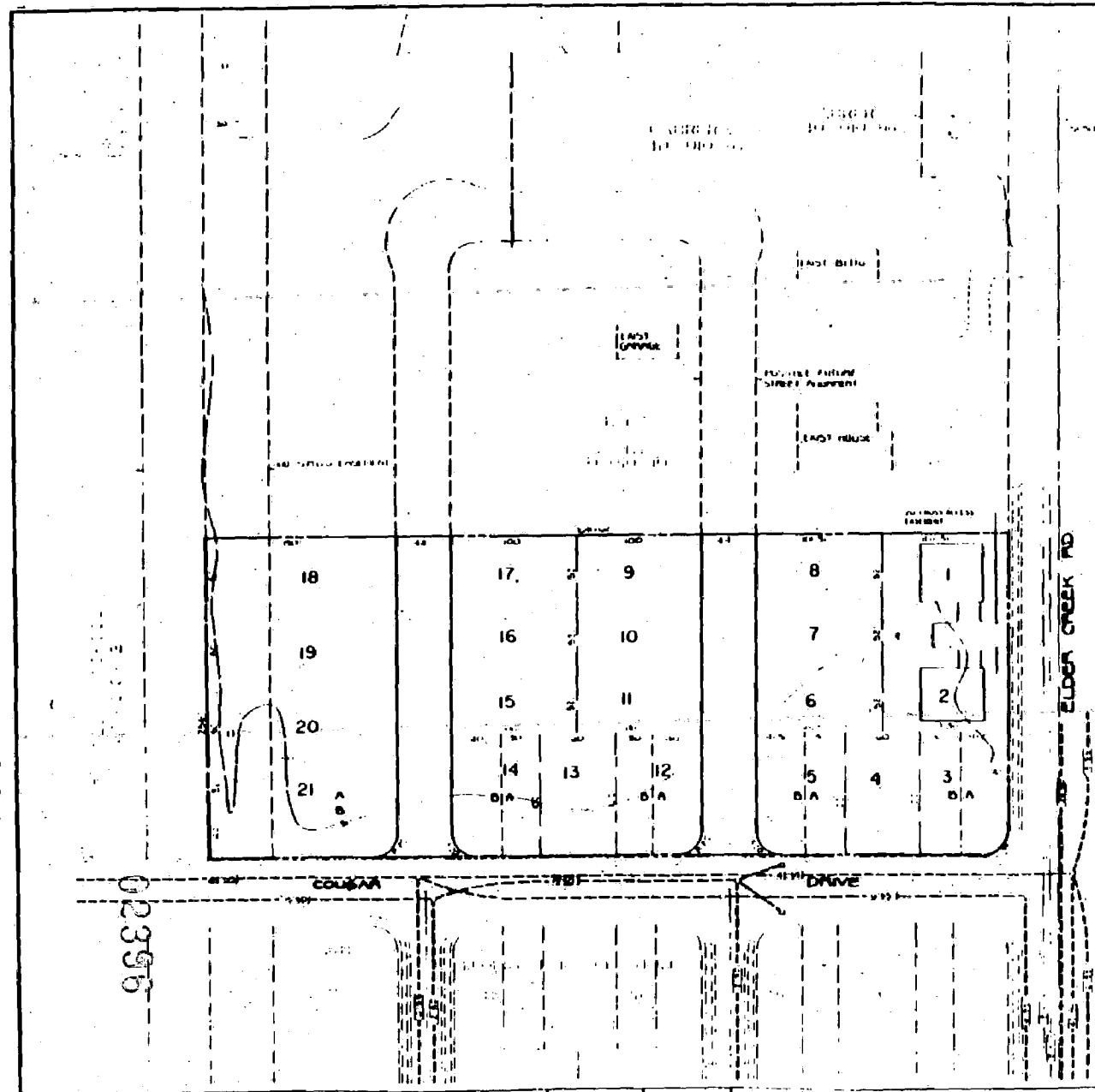
P90-399

March 14, 1991

Item No. 18

P90-399

MARCH 14 1991



VICINITY MAP

TENTATIVE SUBDIVISION MAP
ELDER CREEK PARK

A PORTION OF THE NW 1/4 OF SECTION 34,
 T18N, R5E, E12B4M
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 1990 SCALE 1" = 40'

OWNER:
 EFFERSUM BIRTH
 7208 ELDER CREEK ROAD
 SACRAMENTO, CA 95824

DEVELOPER:
 SERRAVALLO DEVELOPMENT CO.
 8035 FINESTONE AVE. SUITE A-3
 CITRUS HEIGHTS, CA 95631 PH: 916/435-8645

GENERAL NOTES:
 1. ALL LOTS SHALL BE 1/2 ACRES OR MORE.
 2. ALL LOTS SHALL BE 1/2 ACRES OR MORE.
 3. ALL LOTS SHALL BE 1/2 ACRES OR MORE.
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 19. ALL LOTS SHALL BE 1/2 ACRES OR MORE.
 20. ALL LOTS SHALL BE 1/2 ACRES OR MORE.
 21. ALL LOTS SHALL BE 1/2 ACRES OR MORE.

REVISED FEBRUARY 19, 1991

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		GLENN WILLIAMS CIVIL ENGINEERING & SURVEYING 1200 J ST. SUITE 100 SACRAMENTO, CA 95811 (916) 442-2175		TENTATIVE SUBDIVISION MAP ELDER CREEK PARK CITY OF SACRAMENTO, CALIFORNIA	
Date: _____ Scale: _____ Drawn by: _____ Checked by: _____ Title: _____	Date: _____ Scale: _____ Drawn by: _____ Checked by: _____ Title: _____	Date: _____ Scale: _____ Drawn by: _____ Checked by: _____ Title: _____	Date: _____ Scale: _____ Drawn by: _____ Checked by: _____ Title: _____	Date: _____ Scale: _____ Drawn by: _____ Checked by: _____ Title: _____	Date: _____ Scale: _____ Drawn by: _____ Checked by: _____ Title: _____

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PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On June 10, 1993 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Reuss Fisher

126
1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7046
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

812 TENTH STREET
SACRAMENTO, CA 95814-2694
NEIGHBORHOOD SERVICES
(916) 264-5948
FAX (916) 264-7722



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

PUBLIC NOTICE

Date: June 7, 1993

Dear Property Owner:

The Planning Division is notifying all owners of property within 500' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on June 24, 1993.

The proposed project is:

P93-084 Tentative Map Time Extension for three years to subdivide 3.8+ vacant acres into 16 single family and five halfplex lots in the Standard Single Family (R-1) zone. Loc: NW corner of Elder Creek Rd. & Cougar Dr. APN: 040-0010-011

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Sandra Yope at the City Planning Division, 264-7158, and please refer to the above 'P' or 'M' number.

02393

APN 040-0010-011 T F & J E FRAZER ETAL 345 LORTON AVE #401 BURLINGAME CA 94010	1	APN 040-0174-013 P & E K SINGH 6515 RANCHO ADOBE DR SACRAMENTO CA 95828	11	APN 040-0230-007 G A & B P BREWER P O BOX 1015 ELK GROVE CA 95759	21
APN 040-0010-010 E & O SMITH 7208 ELDER CREEK RD SACRAMENTO CA 95824	2	APN 040-0184-001 N L HAMMOND 6545 RANCHO ADOBE DR SACRAMENTO CA 95828	12	APN 040-0230-008 A G & S K HOPE 6403 COUGAR DR SACRAMENTO CA 95828	22
APN 040-0010-012 ELDER CREEK ELMEN SCHOOL DIST ELDER CREEK RD SACRAMENTO CA 95828	3	APN 040-0184-002 B G & C L ADAMS 6555 RANCHO ADOBE DR SACRAMENTO CA 95828	13	APN 040-0230-009 B L SMITH 6407 COUGAR DR SACRAMENTO CA 95828	23
APN 040-0010-028 A WALKER 9760 ELG GROVE BLVD ELK GROVE CA 95624	4	APN 040-0184-003 R B LUETHJE 760 PALOMINO CT FAIRFIELD CA 94533	14	APN 040-0230-010 P F & A A THOMPSON 4372 GUILFORD AVE LIVERMORE CA 94550	24
APN 040-0010-066 M F & M S CABRERA 6365 FALL RIVER WY SACRAMENTO CA 95824	5	APN 040-0230-001 A D & P A BIONDI 7376 JEN FONTES WY SACRAMENTO CA 95828	15	APN 040-0230-011 S T & V E CATER 18840 DOG BAR RD GRASS VALLEY CA 95949	25
APN 040-0010-067 M F & M S CABRERA 6365 FALL RIVE WY SACRAMENTO CA 95824	6	APN 040-0230-002 J & M CURTIS 7426 ELDER CREEK RD SACRAMENTO CA 95824	16	APN 040-0230-012 D A BURNS & K A STONEMAN 5611 BLANK RD SEBASTOPOL CA 95472	26
APN 040-0174-009 G & M W HONCOOP 9 RANCHO LOMA CT SACRAMENTO CA 95828	7	APN 040-0230-003 A D & P A BIONDI 7376 JEN FONTES WAY SACRAMENTO CA 95828	17	APN 040-0230-013 C W & E W THOMPSON 2635 TAFFY CT SAN JOSE CA 95148	27
APN 040-0174-010 R M & H A BONITZ 10 RANCHO LOMA CT SACRAMENTO CA 95828	8	APN 040-0230-004 P T GIANG 7418 ELDER CREEK RD SACRAMENTO CA 95824	18	APN 040-0230-014 N Q NGO 6457 COUGAR DR SACRAMENTO CA 95828	28
APN 040-0174-011 B D & H M CANLAS 6 RANCHO LOMA CT SACRAMENTO CA 95828	9	APN 040-0230-005 B L ROTTSOLK 7414 ELDER CREEK RD SACRAMENTO CA 95824	19	APN 040-0230-015 F Y CHANG, S L & J C YOUNG 462 26TH AVE SAN FRANCISCO CA 94121	29
APN 040-0174-012 TRUST OF J F & G C PARADELA 2 RANCHO LOMA CT SACRAMENTO CA 95828	10	APN 040-0230-006 E FREDIANI ETAL 7410 ELDER CREEK RD SACRAMENTO CA 95824	20	APN 040-0230-016 E GAMBOA 6463 COURGAR DR SACRAMENTO CA 95828	30

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APN 040-0230-017 D J & A F JOHNSON 204 PRAIRIE CIR SACRAMENTO CA 95828	31	APN 040-0230-027 EMB KEIFA 107 PRAIRIE CIR SACRAMENTO CA 95828	41	APN 040-0230-037 B T HOANG & T P LIEN 4516 LIVINGSTON WY SACRAMENTO CA 95823	51
APN 040-0230-018 P L & M E SULLIVAN 204 PRAIRIE CIR SACRAMENTO CA 95828	32	APN 040-0230-028 C V NGUYEN & T T TRAN 113 PRAIRIE CIR SACRAMENTO CA 95828	42	APN 040-0230-038 A BISHARA 8925 MOUNTAIN HOPE CT ELK GROVE CA 95624	52
APN 040-0230-019 S & M R SANGHI 3155 E FAIRFIELD ST MESA AZ 85213	33	APN 040-0230-029 T NGUYEN & T HONG 5356 PRAIRIE CIR SACRAMENTO CA 95828	43	APN 040-0230-039 S & M T SANGHI 3155 E FAIRFIELD ST MESA AZ 85213	53
APN 040-0230-020 H & A SAMUEL 5921 WHALERS COVE CT ELK GROVE CA 95758	34	APN 040-0230-030 N L VAN 10371 JACKSON RD SACRAMENTO CA 95827	44	APN 040-0230-040 L R & G C & S PERKINS P O BOX 15556 SACRAMENTO CA 95852	54
APN 040-0230-021 H & A SAMUEL 5921 WHALERS COVE CT ELK GROVE CA 95758	35	APN 040-0230-031 K L GRIMES 131 PRAIRIE CIR SACRAMENTO CA 95828	45	APN 040-0230-041 S E & L R & G C PERKINS P O BOX 15556 SACRAMENTO CA 95852	55
APN 040-0230-022 H & A SAMUEL 5921 WHALERS COVE CT ELK GROVE CA 95758	36	APN 040-0230-032 J H & S A MUSSINA 9537 DILLARD RD WILTON CA 95693	46	APN 040-0230-042 T N LY 197 PRAIRIE CIR SACRAMENTO CA 95828	56
APN 040-0230-023 F & L PORTER 124 PRAIRIE CIR SACRAMENTO CA 95828	37	APN 040-0230-033 T CHU P O BOX 246226 SACRAMENTO CA 95824	47	APN 040-0230-043 K C HONG 203 PRAIRIE CIR SACRAMENTO CA 95828	57
APN 040-0230-024 N & D ANDERSON 2591 BOREN DR SAN JOSE CA 95121	38	APN 040-0230-034 T CHU P O BOX 246226 SACRAMENTO CA 95824	48	APN 040-0230-044 H & A SAMUEL 5921 WHALERS COVE CT ELK GROVE CA 95758	58
APN 040-0230-025 O C & K H THOMPSON 112 PRAIRIE CIR SACRAMENTO CA 95828	39	APN 040-0230-035 D R & B A JACKSON 155 PRAIRIE CIR SACRAMENTO CA 95828	49	APN 040-0230-045 M R CAMAS & M DE LA PAZ 215 PRAIRIE CIR SACRAMENTO CA 95828	59
APN 040-0230-026 P T NGUYEN 106 PRAIRIE CIR SACRAMENTO CA 95828	40	APN 040-0230-036 M L & R TOUSSAND 161 PRAIRIE CIR SACRAMENTO CA 95828	50	APN 040-0230-056 M L HARRIS JR 7041 50TH AVE SACRAMENTO CA 95828	60

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APN 040-0230-047 A & S L NAND 7435 50TH AVE SACRAMENTO CA 95828	61	APN 040-0230-066 A VORAVONGA ETAL 7466 50TH AVE SACRAMENTO CA 95828	71	APN 040-0230-076 H L & H LANG JR 6605 COUGAR DR SACRAMENTO CA 95828	81
APN 040-0230-048 L & Y HARRIS 7439 50TH AVE SACRAMENTO CA 95828	62	APN 040-0230-067 N V DAU & T M TRAN 7462 50TH AVE SACRAMENTO CA 95828	72	APN 040-0230-077 STANDARD FEDERAL SAVINGS BANK P O BOX 9481 GAITHERSBURG MD 20898	82
APN 040-0230-049 T K VAN 7252 HAYWARD DR SACRAMENTO CA 95828	63	APN 040-0230-068 C T LE 7458 50TH AVE SACRAMENTO CA 95828	73	APN 040-0230-078 C R MARTINEZ 6613 COUGAR DR SACRAMENTO CA 95828	83
APN 040-0230-050 T T TRAN & T V QUACH 7447 50TH AVE SACRAMENTO CA 95828	64	APN 040-0230-069 L A LUONG 7454 50TH AVE SACRAMENTO CA 95828	74	APN 038-0251-024 FAITH LANDMARK MISSIONARY BAPTIST CHURCH 7485 ELDER CREEK RD SACRAMENTO CA 95824	84
APN 040-0230-051 E W & C A HERNANDEZ 7451 50TH AVE SACRAMENTO CA 95828	65	APN 040-0230-060 D A LUONG 6610 RANCHO ADOBE DR SACRAMENTO CA 95828	75	APN 038-0342-008 N & R EISMA 6331 SUNRISE SOUTH DR SACRAMENTO CA 95824	85
APN 040-0230-052 R & K SHANKAR 7455 50TH AVE SACRAMENTO CA 95828	66	APN 040-0230-071 R H & L M DIEP 7446 50TH AVE SACRAMENTO CA 95828	76	APN 038-0342-011 ELDER CREEK CEMETARY ASSN ELDER CREEK RD SACRAMENTO CA 95824	86
APN 040-0230-053 J SAUNDERS 90 E GISH RD #4 SAN JOSE CA 95112	67	APN 040-0230-072 L S SU & J K TRINH 7442 50TH AVE SACRAMENTO CA 95828	77	APN 038-0342-012 L B & R B BATOON 6337 SUNRISE SOUTH DR SACRAMENTO CA 95824	87
APN 040-0230-054 V B & S W LAL 7463 50TH AVE SACRAMENTO CA 95828	68	APN 040-0230-073 R E & K B GRATE 6125 TREMAIN DR CITRUS HEIGHTS CA 95621	78	APN 038-0342-014 FLORIN ELDER CREEK CEMETARY DIS 5370 ONTARIO ST SACRAMENTO CA 95820	88
APN 040-0230-055 VETERANS ADMINISTRATION ROBERT E WEISS INC P O BOX 3269 COVINA CA 91722	69	APN 040-0230-074 C P & J M SMITH 101 SANTANA WY FOLSOM CA 95630	79	APN 038-0345-009 D J LITTLE 14 BLUESTONE CT SACRAMENTO CA 95824	89
APN 040-0230-056 H & V QUACH 7471 50TH AVE SACRAMENTO CA 95828	70	APN 040-0230-075 C P & J M SMITH 101 SANTANA WY FOLSOM CA 95630	80	APN 038-0345-010 G B & I L BALLIN SR 10 BLUESTONE CT SACRAMENTO CA 95824	90

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APN 038-0345-011 M & D TOM 806 PARKLIN AVE SACRAMENTO CA 95831	91	APN 038-0346-002 B & A K SINGH 6320 GLENHILLS WY SACRAMENTO CA 95824	101	APN 038-0346-012 I G & E S GACILAN 7295 ELDER CREEK RD SACRAMENTO CA 95824	111
APN 038-0345-012 R A DE GUZMAN 2 BLUESTONE CT SACRAMENTO CA 95824	92	APN 038-0346-003 B A & V M HOLLEN 6324 GLENHILLS WY SACRAMENTO CA 95824	102	APN 038-0346-013 F E & T C MARTINEZ 7265 ELDER CREEK RD SACRAMENTO CA 95824	112
APN 038-0345-013 E N & W L PANEN 6351 GLENHILLS WY SACRAMENTO CA 95824	93	APN 038-0346-004 W L PANEN 6328 GLENHILLS WY SACRAMENTO CA 95824	103	APN 038-0346-014 K I SELMAR 7235 ELDER CREEK RD SACRAMENTO CA 95824	113
APN 038-0345-014 J E SOON 8891 ARAMARIA CT ELK GROVE CA 95624	94	APN 038-0346-005 T T & B T PHAN 375 CENTRE ST NUTLEY NJ 07110	104	APN 038-0346-015 S S & A D SORIANO 7205 ELDER CREEK RD SACRAMENTO CA 95824	114
APN 038-0345-015 R T TRUONG & T T TANG, T T DO 6343 GLENHILLS WY SACRAMENTO CA 95824	95	APN 038-0346-006 R B CHUIDIAN 6336 GLENHILLS WY SACRAMENTO CA 95824	105	APN 038-0346-016 M F & M S CABRERA 7175 ELDER CREEK RD SACRAMENTO CA 95824	115
APN 038-0345-016 R K & M W NARAYAN K & S L KUMAR 7560 STALLINGS DR SACRAMENTO CA 95824	96	APN 038-0346-007 R T & L P WALKER 6340 GLENHILLS WY SACRAMENTO CA 95824	106	APN 038-0350-012 G ROBINSON 7140 GLENBURN WY SACRAMENTO CA 95824	116
APN 038-0345-017 A M GEAR ETAL 6335 GLENHILLS WY SACRAMENTO CA 95824	97	APN 038-0346-008 L A & P B WILLIAMS 6344 GLENHILLS WY SACRAMENTO CA 95824	107	APN 038-0350-013 T M TRAN & C THU 7160 GLENBURN WY SACRAMENTO CA 95824	117
APN 038-0345-018 T V NGUYEN & N G LUU 6317 GLENHILLS WY SACRAMENTO CA 95824	98	APN 038-0346-009 M & U SKINGH 7624 SOUTHBREEZE DR SACRAMENTO CA 95828	108	APN 038-0350-014 T M & C A TRAN 6333 FALL RIVER WY SACRAMENTO CA 95824	118
APN 038-0345-019 R D & E M TOMIMBANG 6313 GLENHILLS WY SACRAMENTO CA 95824	99	APN 038-0346-010 J L & I R KACZANOWSKI 6352 GLENHILLS WY SACRAMENTO CA 95824	109	APN 038-0350-015 P H TANG 6341 FALL RIVER WY SACRAMENTO CA 95824	119
APN 038-0346-001 A B & N J DE GUZMAN 6316 GLENHILLS WY SACRAMENTO CA 95824	100	APN 038-0346-011 F CHENAULT 7325 ELDER CREEK RD SACRAMENTO CA 95824	110	APN 038-0350-016 R L & M J POPE 6349 FALL RIVER WY SACRAMENTO CA 95824	120

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APN 038-0350-017 121
M F & M S CABRERA
7175 ELDER CREEK RD
SACRAMENTO CA 95824

APN 038-0350-018 122
M F & M S CABRERA
6365 FALL RIVER WY
SACRAMENTO CA 95824

APN 038-0350-019 123
A D & N A MATA
8040 DEER WATER DR
SACRAMENTO CA 95823

APN 038-0350-020 124
B M & C M ROME 1991 REV
LIVING TRUST/ETAL
77 DANTON ST
SAN FRANCISCO CA 94112

APN 038-0350-022 125
E L & P E KING
6344 FALL RIVER WY
SACRAMENTO CA 95824

APN 038-0350-023 126
E BUND
2254 DERRY WY
S SAN FRANCISCO CA 94080

126

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