

CITY PLANNING COMMISSION

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

APPLICANT	Redevelopment Agency, 630 I Street, Sacramento, Ca. 95814				
OWNER	City Of Sacramento, 915 I Street, Sacramento, Ca. 95814				
PLANS BY	Raymond Vail & Assoc. 1410 Ethan Way, Sacramento, Ca. 95825				
FILING DATE	8-10-89	ENVIR. DET.	Cat Ex 13515	REPORT BY	DH:mb
ASSESSOR'S PCL. NO.	006-133-12,16,17,18;006-138-01;006-181-004				

APPLICATION: A. Tentative Map to redivide 6 lots into 2 lots totaling 3.113± acres in the Central Business District and Light Industrial, (C-3,M-1) zone:

B. Abandonment of a portion of Front Street from Capitol Mall to N Street finding of General Plan consistency

LOCATION: Front Street south of Capitol Mall, West of Interstate 5, East of Sacramento River.

PROPOSAL: The applicant is requesting necessary entitlement to abandon a portion of Front Street and redivide 6 lots to create two lots, one lot for railroad right-of-way and one lot for a future hotel development.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial & Offices
Central City Community Plan:	
Plan Designation:	Old Sacramento
Existing Zoning of Site:	C-3 and M-1
Existing Land Use of Site:	City Parking Lot

Surrounding Land Use and Zoning:

North:	Vacant, Commercial-Old town; C-3
South:	Vacant; M-1
East :	Vacant & Multiple Family; I-5; C-3,M-1
West :	Sacramento River; F

Property Dimensions:	344' Max. Width & 1266± Ft. long Strip
Property Area:	3.11 ± Acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Redevelopment Area:	Docks Redevelopment Plan Area

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 13, 1989, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:**A. Land Use and Zoning:**

The subject site consists of 6 tax assessor's parcels and a portion of Front Street south of Capitol Mall to N Street. Property north of Nesham Circle intersection with Front Street is zoned Central Business District (C-3) Zone and is considered part of Old Sacramento Redevelopment Area. The portion of the site south of N Street is in the Light Industrial (M-1) Zone and is part of the Dock's Redevelopment Area Plan. The General Plan and 1980 Central City Community Plan Designate the site for Community/Neighborhood and Commercial Offices. The site is currently used as a City Parking Lot.

B. Project Description:

The City/County Redevelopment Agency is seeking the abandonment of Front Street and the redivision of 6 tax assessors parcels into two lots. Parcel 1 would be located in the C-3 Zone, contain 1.617± acres and be the site of a future hotel according to the Docks Redevelopment Plan. Parcel 2 would contain the existing railroad track and right of way adjacent to the Sacramento River. Parcel 2 would contain 1.496± acres and be split by the C-3 and M-1 Zones. Staff anticipates no problems in having Parcel 2 bisected by two zones since the use and narrowness confine it to railroad easement purposes.

C. Abandonment Analysis:

California Government Code Section 65402(a) requires the City to make a finding of General Plan Consistency with regard to the proposed street abandonment prior to approving an abandonment of public right-of-way. Front Street between Capitol Mall and Nesham Circle is not shown as a major or minor street on the 1980 Central City Plan. The City Traffic Engineer has no opposition to the closure of Front Street however noted that left turn access from Capitol Mall would require Caltrans Approval. Left turns from the site to Capitol Mall will not be allowed. Various utilities and public agencies have reviewed the abandonment and recommend the following:

1. Sacramento Cable - The developer assumes all costs associated with relocating our existing facilities.
2. City Electrical Division - Existing Street lighting system shall be modified as a condition of this abandonment.
3. City Utilities Planning Division - The Water Division may consider the abandonment requested after the applicant has submitted an alternate route for the relocation of the existing 42" and 12" water mains and appurtenances now located in the front street right-of way. The route must be acceptable to the Director of Public Works.
4. City Flood Control & Sewer Division - The Flood Control and Sewer Division will not object to the proposed abandonment provided that the developer provide the following:
 - 4a. Storm drainage in the area is accommodated in the proposed project.
 - 4b. Storm drainage line accommodating flow from Capitol Mall Currently connecting to the City System in the proposed project area is relocated and connected to the City system outside of the proposed project area:

D. Review Guidelines for Street Closure (Res.82-509)

Staff has reviewed the proposed abandonment for compliance with the review guidelines for street closure and has found that the request is consistent with the guidelines. The proposed abandonment will not eliminate public street access for adjacent lots nor will it result in the disruption of land uses in the area.

ENVIRONMENTAL DETERMINATION: The City Environmental Review Coordinator has reviewed the proposed project and finds it exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315)

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Recommend approval of the tentative map subject to conditions which follow.
- B. Approve the abandonment and find the abandonment consistent with the General Plan, 1980 Central City Plan ,Redevelopment Area Plan and Street Closure Guidelines and forward the report and comments to City Council for final action on the abandonment.

TENTATIVE MAP CONDITIONS: 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. Pay off existing assessments, or file necessary segregation request and fees to segregate existing assessments.
- 2. Abandonment of Front Street shall be approved prior to filing final map.
- 3. Show existing 20 foot railroad easement.
- 4. Show easements for 42 inch and 12 inch water mains. Relocation of these facilities are currently being designed.
- 5. Provide street lights and coordinate with Electrical Section of the Engineering Division.
- 6. Maintain drainage easements in Front Street or relocate at owner's expense.
- 7. Provide access for a bikeway along parcel 2 from Capitol Mall to southern end of parcel. Coordinate with Bikeway Coordinator, Transportation Division.
- 8. Place a flood hazard warning not on the final map. Note will be prepared by Dept of Public Works.
- 9. Prepare a tree preservation plan for the review and approval of the City Arborist if necessary.
- 10. Approval subject to the following notice:

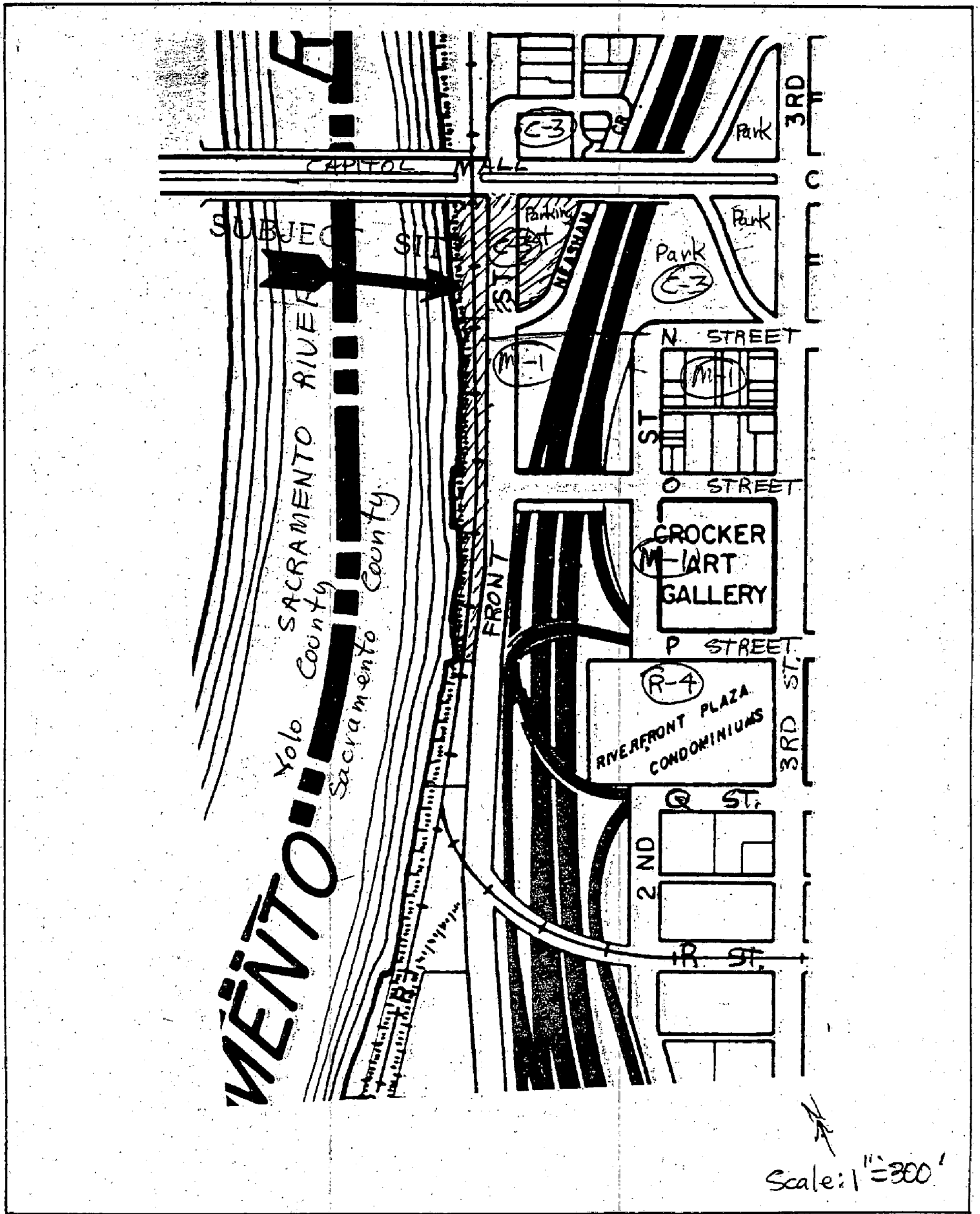
The property on which construction is authorized by this permit may be subject to flooding. It is the applicants and property owners responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base elevations for the proposed project which are contained 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 and 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 applicants and property owners' 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 particular risk 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 of property caused by flooding.

NOTE: CPC by 2/2/89 v. U.E. (2) ~~AC-3C~~ M-1



VICINITY - LAND USE - ZONING

TENTATIVE PARCEL MAP

A.P.N. 6-133-12, 16, 17 & 18; 6-138-01; 6-181-04

SACRAMENTO, CALIFORNIA

JULY, 1989

RECORD OWNER:
CITY OF SACRAMENTO
1323 FRONT STREET
SACRAMENTO, CA 95814

SACRAMENTO REDEVELOPMENT AGENCY
630 I STREET
SACRAMENTO, CA 95814 440-9210

ENGINEER:
RAYMOND VAIL & ASSOCIATES
1410 ETHAN WAY
SACRAMENTO, CA 95825 929-3323

PRESENT ZONING:
M-1 & C-3

PROPOSED ZONING:
M-1 & C-3

PRESENT USE:
RAILROAD & PARKING LOT

PROPOSED USE:
HOTEL & RECREATION AREA

NO. OF PARCELS:
2

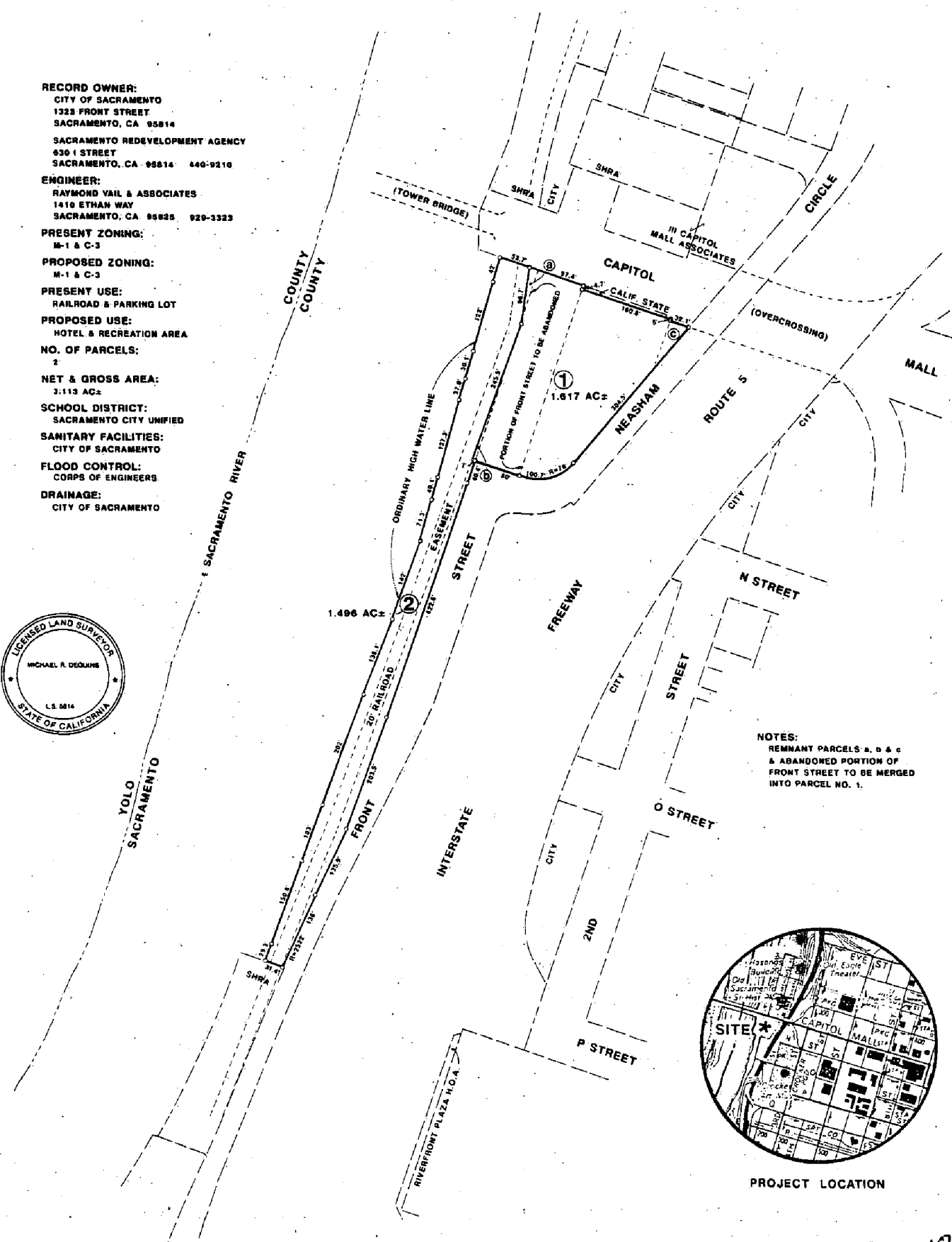
NET & GROSS AREA:
3,113 AC±

SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED

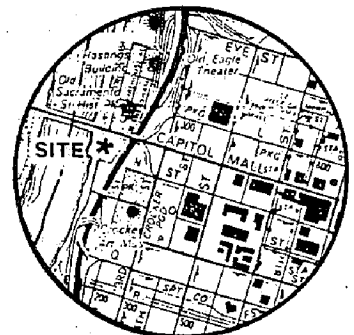
SANITARY FACILITIES:
CITY OF SACRAMENTO

FLOOD CONTROL:
CORPS OF ENGINEERS

DRAINAGE:
CITY OF SACRAMENTO



NOTES:
REMNANT PARCELS a, b & c
& ABANDONED PORTION OF
FRONT STREET TO BE MERGED
INTO PARCEL NO. 1.



PROJECT LOCATION

DS 9-298

10-12-89



RAYMOND VAIL & ASSOCIATES
ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING

RESOLUTION NO. 82-509

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

July 20, 1982

REVIEW GUIDELINES FOR STREET CLOSURES

WHEREAS, the following listing represents review guidelines which the City of Sacramento City Council and staff will consider in evaluating the merits of a proposed street closure;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following review guidelines will be applicable to all street closure proposals within the City of Sacramento:

- 1) Designated major and minor streets should not be the subject of a proposed street closure.
- 2) Local streets which provide a through connection between two adjacent, intersecting major or minor streets should not be closed. (Evaluated on a block-by-block basis.)
- 3) Local streets should not be closed merely to provide additional acreage for building development.
- 4) Approval of local street closures should be dependent upon a finding of substantial benefit for the community planning area affected.
- 5) The closure of a local street should be supported by a majority of the property owners and tenants of the uses located along the affected block and within 300 feet from the street being closed.
- 6) When considering local street closures, consideration should be given to the impacts on the following areas:
 - (a) Elimination of public street access for the land uses located along the affected block.
 - (b) Disruption to land use along parallel or intersecting adjacent streets.
 - (c) Elimination or modification of existing bus route patterns.
 - (d) Significant increases in emergency response times for uses along the affected street as well as in the surrounding area.
 - (e) Reduction of the ability to provide fire protection to the affected block(s) and surrounding area.
 - (f) Increases or decreases in the level of parking along adjacent residential streets.
- 7) Local street closures within predominately residential areas should only occur for purposes of creating new landscaped, open space or park facilities.
- 8) Local street closures for parking purposes should be considered only if viable alternatives, including administrative remedies, for providing needed parking supplies are unavailable.
- 9) If local street closures for parking purposes are approved, the design of the abandoned street should incorporate measures to enhance pedestrian and bicycle access and should be landscaped to significantly improve and modify the appearance of the closed street where appropriate.
- 10) If a local street closure is approved, the City should consider, where appropriate, requesting the project proponent to construct public or private improvements reasonably related to community needs created by the street closure. Such improvement project may include utility relocations, construction of a new parallel street, street lighting, landscaping, pedestrian amenities, or other appropriate facilities.

APPROVED
BY THE CITY COUNCIL

MAYOR

JUL 20 1982

ATTEST:

OFFICE OF THE
CITY CLERK

CITY CLERK

10-12-89

item 18

FRONT STREET ABANDONMENT

DESCRIPTION

All that portion of Front Street situated in the City of Sacramento, California lying between the southerly right-of-way line of Capitol Mall and the northerly right-of-way line of N Street, being approximately 80 feet wide and 340 long and containing 0.62 acres, more or less.

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PROPOSED STREET ABANDONMENT

A.P.N: 6-133-12, 16, 17 & 18; 6-136-01; 6-181-04

SACRAMENTO, CALIFORNIA

JULY, 1989

RECORD OWNER:
 CITY OF SACRAMENTO
 1325 FRONT STREET
 SACRAMENTO, CA 95814

SACRAMENTO REDEVELOPMENT AGENCY:
 628 I STREET
 SACRAMENTO, CA 95814 440-8210

ENGINEER:
 RAYMOND VAIL & ASSOCIATES
 1410 ETHAN WAY
 SACRAMENTO, CA 95825 929-3323

PRESENT ZONING:
 M-1 & C-3

PROPOSED ZONING:
 M-1 & C-3

PRESENT USE:
 RAILROAD & PARKING LOT

PROPOSED USE:
 HOTEL & RECREATION AREA

NO. OF PARCELS:
 2

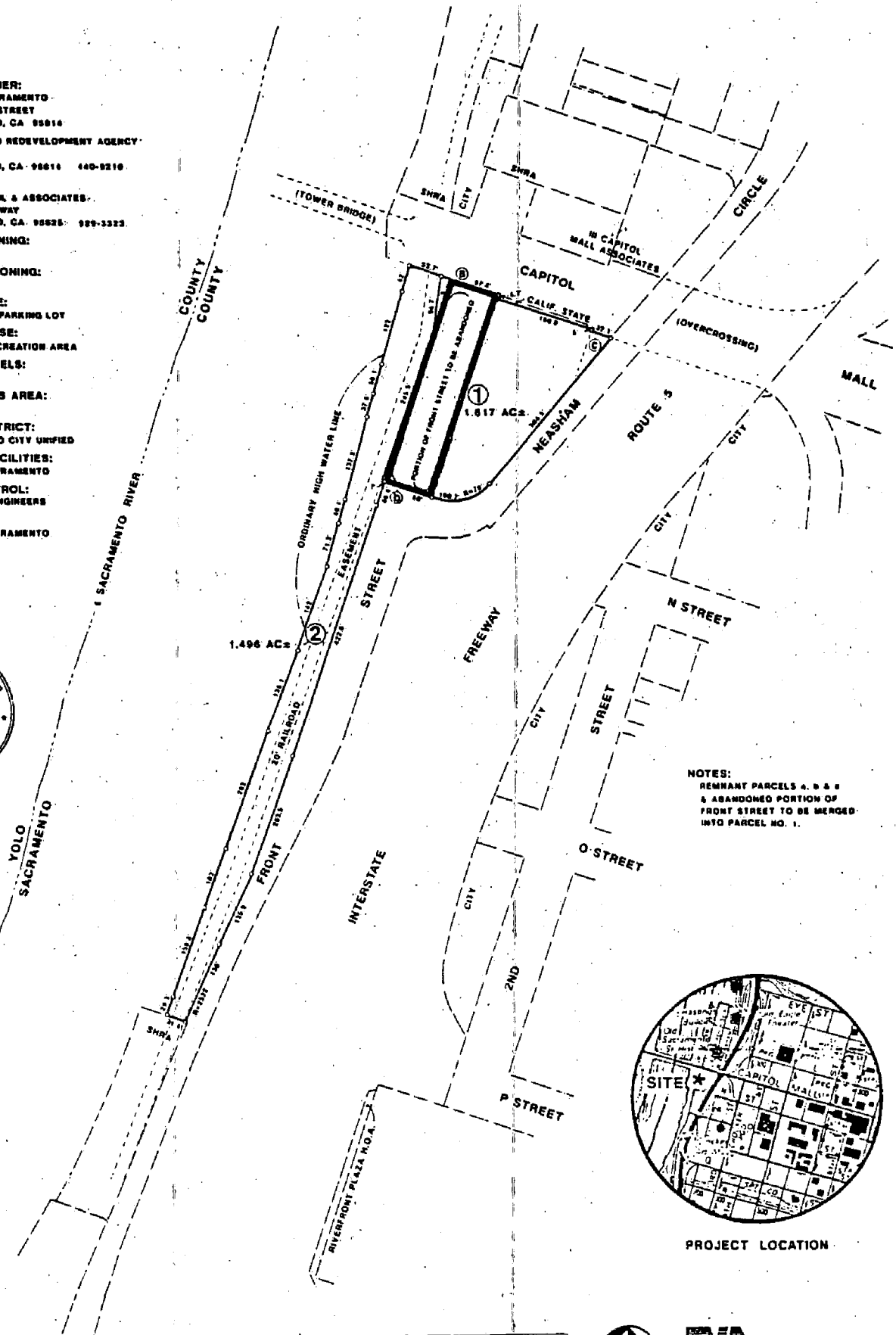
NET & GROSS AREA:
 3.113 AC±

SCHOOL DISTRICT:
 SACRAMENTO CITY UNIFIED

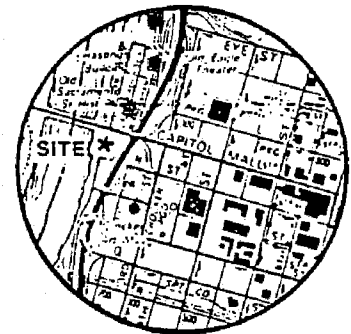
SANITARY FACILITIES:
 CITY OF SACRAMENTO

FLOOD CONTROL:
 CORPS OF ENGINEERS

DRAINAGE:
 CITY OF SACRAMENTO



NOTES:
 REMNANT PARCELS 4, 5 & 6
 & ABANDONED PORTION OF
 FRONT STREET TO BE MERGED
 INTO PARCEL NO. 1.



PROJECT LOCATION



RVA
 RAYMOND VAIL AND ASSOCIATES
 ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING
 1410 ETHAN WAY SACRAMENTO, CALIFORNIA 95825 929-3323

EXISTING LEGAL P 89298 DESCRIPTION

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

CITY OF SACRAMENTO

PARCEL NO. 1: *Start City*

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CAPITOL MALL, FORMERLY "M" STREET, WITH THE WESTERLY LINE OF FRONT STREET, AS SAID CAPITOL MALL AND FRONT STREET ARE SHOWN ON THE RECORD OF SURVEY "AREA CONTAINED WITHIN THE BOUNDARY OF PROJECT NO. 4 OF REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JUNE 27, 1968, IN BOOK 26 OF SURVEYS MAP NO. 18; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WESTERLY LINE OF FRONT STREET, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 18 DEGREES 35' 17" WEST 431.13 FEET, (2) SOUTH 18 DEGREES 27' 53" WEST 422.57 FEET, AND (3) SOUTH 18 DEGREES 30' 14" WEST 203.45 FEET TO THE NORTHERLY CORNER OF THE LANDS DESCRIBED IN GRANT DEED FROM THE CITY OF SACRAMENTO, A MUNICIPAL CORPORATION, TO THE STATE OF CALIFORNIA, DATED NOVEMBER 4, 1966, RECORDED DECEMBER 30, 1966, IN BOOK 66-12-30 OF OFFICIAL RECORDS, PAGE 568; THENCE ALONG THE WESTERLY LINE OF SAID LANDS THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 26 DEGREES 06' 17" WEST 124.61 FEET, (2) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2522.00 FEET THROUGH AN ANGLE OF 04 DEGREES 47' 56" AN ARC DISTANCE OF 211.23 FEET, (3) SOUTH 21 DEGREES 18' 21" WEST 239.76 FEET, AND (4) FROM A TANGENT THAT BEARS SOUTH 24 DEGREES 53' 23" WEST, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2500.00 FEET THROUGH AN ANGLE OF 00 DEGREES 38' 08", AN ARC DISTANCE OF 27.73 FEET TO A POINT ON THE NORTHERLY LINE OF "Q" STREET PRODUCED WESTERLY THAT IS DISTANT THEREON NORTH 71 DEGREES 33' 39" WEST 50.36 FEET FROM THE INTERSECTION OF THE WEST LINE OF FRONT STREET AND THE NORTH LINE OF "Q" STREET, BEING THE POINT OF BEGINNING OF SAID PARCEL DESCRIBED IN BOOK 66-12-30 OF OFFICIAL RECORDS, PAGE 568; THENCE WESTERLY ALONG THE NORTHERLY LINE OF "Q" STREET PRODUCED WESTERLY TO THE CENTERLINE OF THE SACRAMENTO RIVER; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID SACRAMENTO RIVER TO THE WESTERLY PRODUCTION OF THE CENTERLINE OF SAID CAPITOL MALL; THENCE EASTERLY ALONG SAID WESTERLY PRODUCTION AND ALONG SAID CENTERLINE OF CAPITOL MALL TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING THREE (3) PARCELS:

(A) ALL THAT PORTION LYING SOUTHERLY OF THE WESTERLY PRODUCTION OF THE SOUTHERLY LINE OF "P" STREET AS SAID "P" STREET IS SHOWN ON SAID RECORD OF SURVEY.

(B) ALL THAT PORTION LYING WITHIN SAID CAPITOL MALL AND THE WESTERLY PRODUCTION THEREOF.

(C) ANY PORTION LYING WITHIN YOLO COUNTY.

PARCEL NO. 2:

LOT 1 IN THE BLOCK BOUNDED BY "M" (NOW CAPITOL MALL) AND "N", FRONT AND SECOND STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 1 DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 5039, PAGE 117, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A STRIP OF LAND ADJACENT TO THE SOUTHERLY LINE OF CAPITOL AVE 4.65 FEET IN WIDTH, MEASURED SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 AND 4.06 FEET IN WIDTH, MEASURED SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1.

PARCEL NO. 3:

ALL THAT PORTION OF THE ALLEY WITHIN THE BLOCK BOUNDED BY "M" (NOW CAPITOL MALL) AND "N", FRONT AND SECOND STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT WHICH BEARS S. 55 DEGREES 30' 16" E. 198.13 FEET FROM THE INTERSECTION OF THE CENTERLINES OF FRONT STREET AND CAPITOL AVENUE (FORMERLY M STREET) IN THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OF PLAN THEREOF; THENCE FROM SAID POINT OF BEGINNING S. 71 DEGREES 33' 46" E. 10.00 FEET; THENCE S. 18 DEGREES 33' 17" W. 5.00 FEET; THENCE S. 71 DEGREES 33' 46" E. 10.00 FEET; THENCE S. 18 DEGREES 33' 17" W. 54.72 FEET; THENCE S. 40 DEGREES 18' 00" W. 53.99 FEET; THENCE N. 18 DEGREES 33' 17" E. 109.83 FEET TO THE POINT OF BEGINNING.

AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 4:

ALL THAT PORTION OF LOT 8, IN THE BLOCK BOUNDED BY "N" STREET AND CAPITOL AVENUE, FRONT AND SECOND STREETS AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OR PLAN OF THE CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 8 DISTANT 8.98 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE ALONG SAID WESTERLY LINE S. 18 DEGREES 39' 37" W. 53.54 FEET; THENCE LEAVING SAID WESTERLY LINE N. 40 DEGREES 18' 00" E. 57.69 FEET TO A POINT DISTANT 131.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE "B1" LINE AT ENGINEER'S STATION "B1" 544+28.17 OF THE DEPARTMENT OF PUBLIC WORKS' SURVEY ON ROAD 03-SAC-5, POST MILE 21.7/34.7; THENCE N. 71 DG 33' 46" W. 21.27 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:

LOT 2 AND THE NORTH 15 FEET OF LOT 3, IN THE BLOCK BOUNDED BY "M" (NOW CAPITOL MALL) AND "N", FRONT AND SECOND STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 2 AND 3 LYING WITHIN THE BOUNDARIES OF THE LAND DEEDED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 5114, PAGE 720, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH 50 FEET OF THE NORTH 65 FEET OF SAID LOT 3; THENCE, FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE THEREOF, N. 71 DEGREES 18' 48" W. 48.52 FEET; THENCE (2) N. 40 DEGREES 18' 00" E. 130.96 FEET TO THE EASTERLY LINE OF SAID REAL PROPERTY; THENCE (3) ALONG SAID EASTERLY LINE S. 18 DEGREE 33' 17" W. 121.75 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6:

THE SOUTH 50 FEET OF THE NORTH 65 FEET OF LOT 3, IN THE BLOCK BOUNDED BY "M" (NOW CAPITOL MALL) AND "N", FRONT AND SECOND STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF LAND DEEDED TO THE

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item 18

DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH 30 FEET OF THE NORTH 65 FEET OF SAID LOT 3; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE THEREOF, N. 71 DEGREES 18' 48" W. 48.52 FEET; THENCE (2) N. 40 DEGREES 18' 00" W. 130.96 FEET TO THE EASTERLY LINE OF SAID REAL PROPERTY; THENCE (3) ALONG SAID EASTERLY LINE S. 18 DEGREES 33' 17" W. 121.75 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 7:

ALL THAT PORTION OF LOT 4 AND THAT PORTION OF THE SOUTH 20 FEET OF LOT 3, IN BLOCK BOUNDED BY "M" (NOW CAPITOL MALL) AND "N", FRONT AND SECOND STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF, LYING NORTHWESTERLY FROM A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 4, DISTANT N. 63 DEGREES 40' 09" E. 56.54 FEET FROM THE INTERSECTION OF THE CENTERLINES OF SAID FRONT AND "N" STREETS, SAID POINT ALSO BEING DISTANT 195.72 FEET NORTHWESTERLY, MEASURED RADially FROM THE "B1" 540+65.54 OF THE DEPARTMENT OF PUBLIC WORKS' SURVEY ON ROAD 03-SAC-5, P.M. 21.7/34.7, THENCE FROM SAID POINT OF BEGINNING FROM A TANGENT THAT BEARS S. 69 DEGREES 48' 11" E. ALONG A CURVE TO THE LEFT WITH A RADIUS OF 78.00 FEET, THROUGH AN ANGLE OF 73 DEGREES 53' 49", A LENGTH OF 100.60 FEET; THENCE N. 40 DEGREES 18' 10" E. 76.36 FEET TO A POINT DISTANT 131.38 FEET NORTHWESTERLY MEASURED RADially FROM THE "B1" 542+02.47 OF SAID SURVEY.

PARCEL NO. 8:

THAT PORTION OF LOT 1 IN THE BLOCK BOUNDED BY CAPITOL AVENUE (FORMERLY "M") AND "N", FRONT AND SECOND STREET, IN THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF DESCRIBED AS FOLLOWS:

A STRIP OF LAND ADJACENT TO THE SOUTHERLY LINE OF CAPITOL AVENUE 4.65 FEET IN WIDTH, MEASURED SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 AND 4.06 FEET IN WIDTH, MEASURED SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1;

TOGETHER WITH AN EASEMENT FOR HIGHWAY SLOPES IN AND TO THE REMAINING LANDS ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF THE PORTION HEREINABOVE DESCRIBED.

TREES TO BE REMOVED

A.P.N. 6-133-12, 16, 17 & 18; 6-138-01; 6-181-04

SACRAMENTO, CALIFORNIA

JULY, 1989

RECORD OWNER:
CITY OF SACRAMENTO
1323 FRONT STREET
SACRAMENTO, CA 95814

SACRAMENTO REDEVELOPMENT AGENCY
638 I STREET
SACRAMENTO, CA 95814-440-9210

ENGINEER:
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1410 ETHAN WAY
SACRAMENTO, CA 95825 929-3323

PRESENT ZONING:
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PROPOSED ZONING:
M-1 & C-3

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PROPOSED USE:
HOTEL & RECREATION AREA

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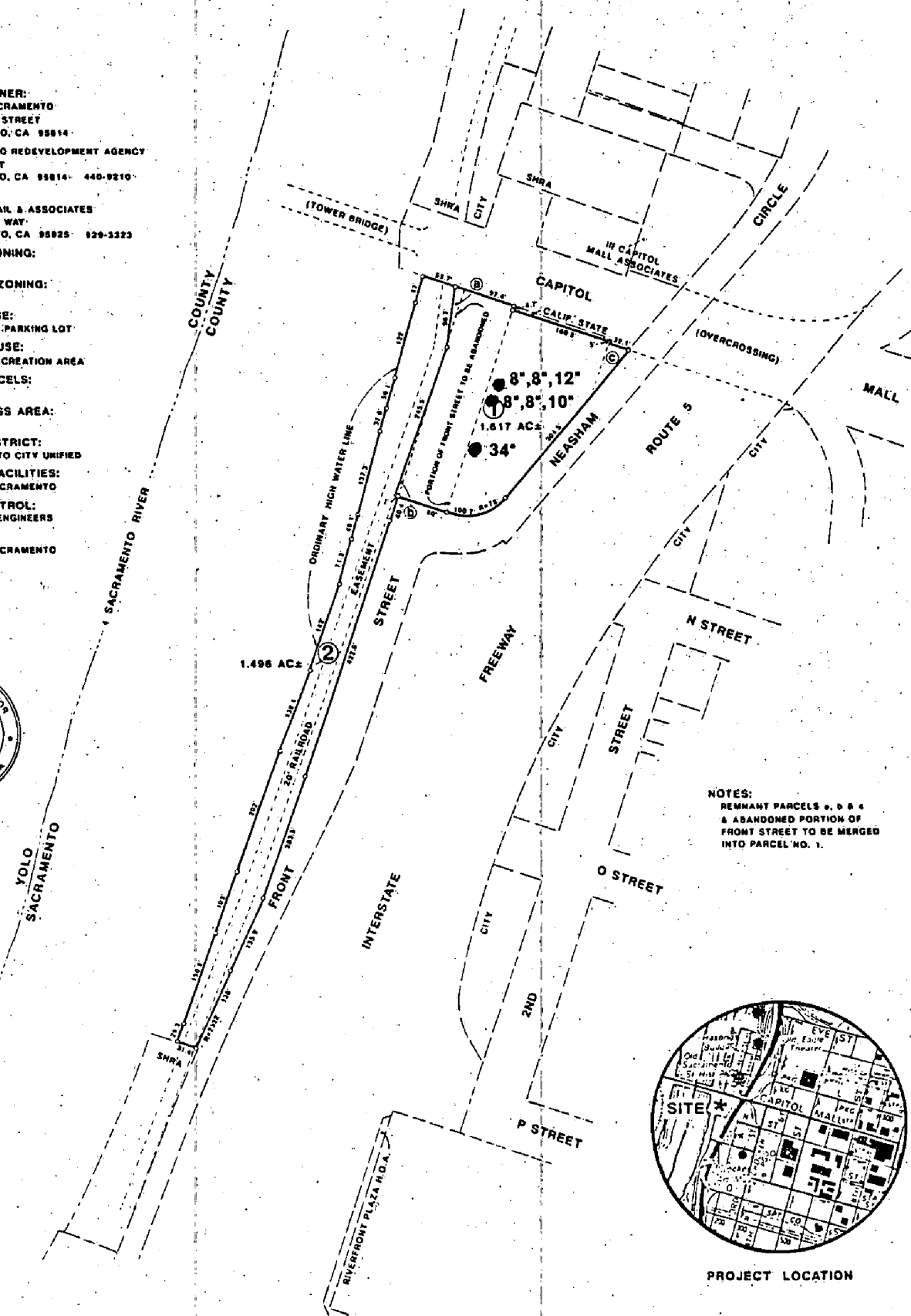
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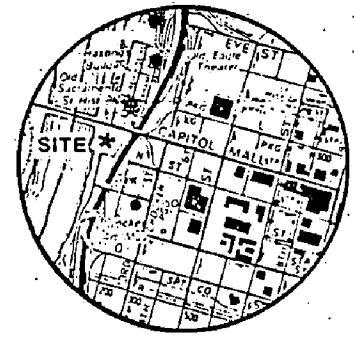
SANITARY FACILITIES:
CITY OF SACRAMENTO

FLOOD CONTROL:
CORPS OF ENGINEERS

DRAINAGE:
CITY OF SACRAMENTO



NOTES:
REMNANT PARCELS a, b & c
& ABANDONED PORTION OF
FRONT STREET TO BE MERGED
INTO PARCEL NO. 1.



PROJECT LOCATION

NOTE:

SPECIES OF TREES TO BE REMOVED:

TREE-OF-HEAVEN

P-89-298

10-12-89 SCALE IN FEET



RAYMOND VAIL AND ASSOCIATES
ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING
1115 SULLY WAY SACRAMENTO, CA 95811 (916) 429-3323

item **1B**



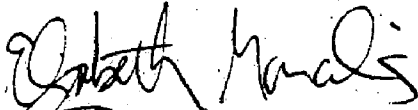
October 14, 1988.

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

Honorable Council Members:

This is to inform the Council Members and the City of Sacramento that Sacramento Cable Television has no objection to the proposed abandonment from the northwest corner of lot one in the block bounded by Capitol Avenue, Second Street, "N" Street at Front Street, as shown on the official map of the City of Sacramento, filed in the office of the Recorder of Sacramento County in Book 1 of Maps, Map No. 3., provided that the developer assumes all costs associated with relocating our existing facilities.

Respectfully,



Elizabeth Marcelis
Utilities Coordinator

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