

APPLICANT Cooper, Thorne & Associates, 3233 Monier Cr. Ste. #1 Rancho Cordova 95742		
OWNER D.V. Calaway, P.O. Box 986, Eolsom CA 95630		
PLANS BY Cooper, Thorne & Associates		
FILING DATE 7-11-90	ENVIR. DET. Negative Declaration	REPORT BY DCS:df
ASSESSOR'S PCL. NO. 049-0151-009		

APPLICATION:

- A. Negative Declaration;
- B. Tentative Map to divide 3.56± partially developed acres into 17 single family lots in the Standard Single Family (R-1) zone;
- C. Lot Line Adjustment to relocate the common property lines between two partially developed parcels totaling 6.73± acres in the Standard Single Family (R-1) zone; and
- D. Subdivision Modification to create one lot greater than 160 feet deep. (Withdrawn)

LOCATION: 7505 24th Street

PROPOSAL: The applicant is requesting a tentative subdivision map to subdivide 3.56± partially developed acres into 17 single family lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Airport-Meadowview Community	
Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Little League field

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential;R-1	Front:	25'	Required
South: Single Family Residential;R-1	Side(Int):	5'	Setbacks
East: Single Family Residential;R-1	Side(St):	12.5'	to be
West: Single Family Residential & Church;R-1 & R-1A	Rear:	15'	Provided

Property Dimensions:	Irregular
Property Area:	3.56± gross acres, 3.19 net acres

P90-313

February 14, 1991

Item No. 6

Density of Development:	5 d.u. per gross acre, 5.3 d.u./n.a.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 21, 1990, by a vote of five ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 3.56± partially developed acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The Airport-Meadowview Community Plan designates the site Residential (4-18 du/na). The surrounding land use and zoning for the subject site are residences in the Single Family Residential (R-1) zone.

B. Applicant's Proposal

The applicant is requesting a Tentative Map to subdivide 3.56± partially developed acres into 17 single family lots in Standard Single Family (R-1) zone. In addition to the Tentative Map, a Lot Line Adjustment is proposed to trade property with the adjacent Little League. A Subdivision Modification was requested but due to a redesign of the project, is no longer necessary.

C. Staff Analysis

Site Design and Lot Layout - The subdivision would create 17 single family lots. The single family lots range from 5300 to over 7000 square feet in size.

Willow Rancho Little League - The subject property is adjacent to Willow Rancho Little League property. The little league has two baseball diamonds on their property. A third diamond is located on the subdivision site. The third diamond will be eliminated with this subdivision. The developing owner has, in the past, allowed the little league free use of the property. *The owner is now reclaiming that property for the development of the subdivision. The little league will need to relocate their remaining two diamonds onto the Little League property. The developer has offered the Little League assistance to compensate for any inconveniences. Some landscaping and fencing is proposed between the Little League property and the subdivision. A six foot high fence is being recommended along the 143 foot property line of Lot 13. At this time the six foot high fence is felt necessary due to the Little League field. It may also be considered a side yard as there is no adjacent front yard with which to be concerned. If the Little League property develops, the fence will be required to meet the requirements for front yard fencing. The Planning Department will review and approve plans for landscaping and decorative wall(s) prior to recordation of the final map.*

The applicant is proposing modular homes for the project. Although modular homes are permitted within the City, the applicant has agreed to subject the homes to Design Review staff review and approval. This measure will help to ensure that the finished product will be in keeping with other housing projects in the City.

An existing garage is located on the common property line between parcels #8 and #11. Because the property line bisects the structure, the garage will need to be removed. Removal of the garage will leave the existing residence (located on parcel #12) without a required garage. A condition is recommended that requires a garage to be built for parcel #12 prior to recordation of the final map.

Lot Line Adjustment - The lot line adjustment will provide 10 feet of street width for 24th Street. The gravel road, now used to provide access to the existing house on the site, will be merged into the adjacent little league property. Other lot lines will be adjusted to provide the appropriate alignment of the proposed Flores Way.

Subdivision Modification - A subdivision modification had been requested but is no longer necessary due to a redesign of the project.

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. The mandatory mitigation measures listed below shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the tentative map to divide 3.56± partially developed acres into 17 single family lots in the Standard Single Family (R-1) zone and forward to the City Council;
- C. Approve the lot line adjustment to relocate the common property lines between two partially developed parcels totaling 6.73± acres in the Standard Single Family (R-1) zone; and
- D. *Withdraw the request for of the subdivision modification to create one lot greater than 160 feet deep.*

Conditions - Tentative Map

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. 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;
- 4. 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;
- 5. Submit a soils test prepared by a registered engineer to be used in street design;

6. Dedicate right-of-way along 24th Street to 40 feet half section. An additional ten feet is required;
7. Lot Line Adjustment between Willow Rancho Little League and this parcel shall be recorded prior to filing Final Subdivision Map. ~~Relocate lot line along east edge of Willow Rancho Little League parcel to provide minimum 200 feet between Flores Way (north-south) and the west property line of the cul-de-sac. Remainder to west of cul-de-sac shall be included with parcel to west.~~ Lot Line Adjustment shall include Lot A, Lot B and Lot C included in the Rancho Little League parcel;*(Amended by Staff 2-14-91)**
8. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways;
9. ~~Provide an Irrevocable Offer of Dedication (I.O.D.) to provide at "T" intersection on Flores Way at the cul-de-sac. Temporary improvements along lots 12 & 13 may be allowed provided drainage is adequately addressed;~~*(Amended by Staff 2-14-91)**
10. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
11. Building setback for Lot 13 shall be measured from the I.O.D. or right-of-way as appropriate.
12. *Developer shall provide landscaping and fencing on the adjacent Little League property per the approval of the Planning Department. Landscape, irrigation and fence plans shall be reviewed and approved prior to recordation of the final map.*
 - a) *Landscaping, at a minimum, shall include trees planted 30 feet on center to be located on the east side of the baseball field- west of the wrought iron fence.*
 - b) *Irrigation shall be supplied to the trees and any other landscaping.*
 - c) *Fencing shall include a six foot high wrought iron fence with expanded metal mesh to be located along the west side of the north/south cul-de-sac (Lot B and along the terminus of Flores Way). There shall be no openings except at the south end of the cul-de-sac (Lot A). Lot A shall be surfaced with concrete. A six foot high wood fence shall be installed along the 143' side of Lot 13. ~~Another six foot chain link fence shall be installed adjacent to the wood fence on the Little League side to protect the wood fence from baseballs (see Exhibit D).~~ (CPC amended) The six foot fencing shall extend along the entire 143 foot property line until such time that the Little League site is further developed. At that time, the fencing shall meet the fencing requirements for front yards, i.e. three foot maximum within the first 25 feet. (Staff added)**
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. Design Review shall include the following:

- a) Exterior building materials to be horizontal lap siding with varying exposures of 4, 6, 8 inch lap;*
 - b) Attached garage to match building in materials, colors, etc;*
 - c) Roof pitch to be a minimum of 4 in 12;*
 - d) Roofing material to be a minimum of 25 year laminated dimensional composition shingle in a color to compliment exterior colors of building;*
 - e) Windows visible from street to be grided, e.g. front and sides;*
 - f) Finished grade to be no more than 8 inches from finished floor. Berming and landscaping used to screen the foundation system will be subject to review and approval of Design Review staff (see Exhibit E);*
 - g) Front yards to be landscaped. This includes automatic sprinkler systems; flowering shrubs, sod lawns, and shade trees. Trees may be available at the City Parks and Community Services Department;*
 - h) 6'0" high wood fence shall be provided along perimeter of the site;*
 - i) Four color schemes minimum shall be submitted for exterior paint colors;*
 - j) Setbacks should be varied between 25' to 30';*
 - k) All front doors shall face the street;*
 - l) Front doors shall be metal or wood with six panels minimum;*
 - m) Garage doors shall be metal sectional with raised panel design; and,*
 - n) Design shall include a minimum of four different front elevations and roof lines. (Staff added)*
- 14. Remove existing garage (located on parcels #8 and #11) and provide a garage on parcel #12 prior to recordation of the final map. (Staff added)**

Mandatory Mitigation Measures

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 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. Watering could reduce particulate emissions by about 50%.
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 increased watering, as necessary.
- B. Developer will replace the two fig trees located within the path of Flores Way (See Attachment C, Site Plan) with two 15 gallon trees on site prior to issuance of any building permits.
- C. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
- D. The applicant will comply with the following State regulation:
1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
 2. 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:
 - a. 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).
 - b. 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).

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS A,B AND C AS SHOWN ON EXHIBIT A (049-0151-009) (P90-313)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7505 24th Street; and

WHEREAS, lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan and Airport- Meadowview Community Plan and the proposed lot line adjustment conforms with the plan designations;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 7505 24th Street, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist and pay necessary fees;
2. File a waiver of parcel map; and
3. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

CHAIRPERSON

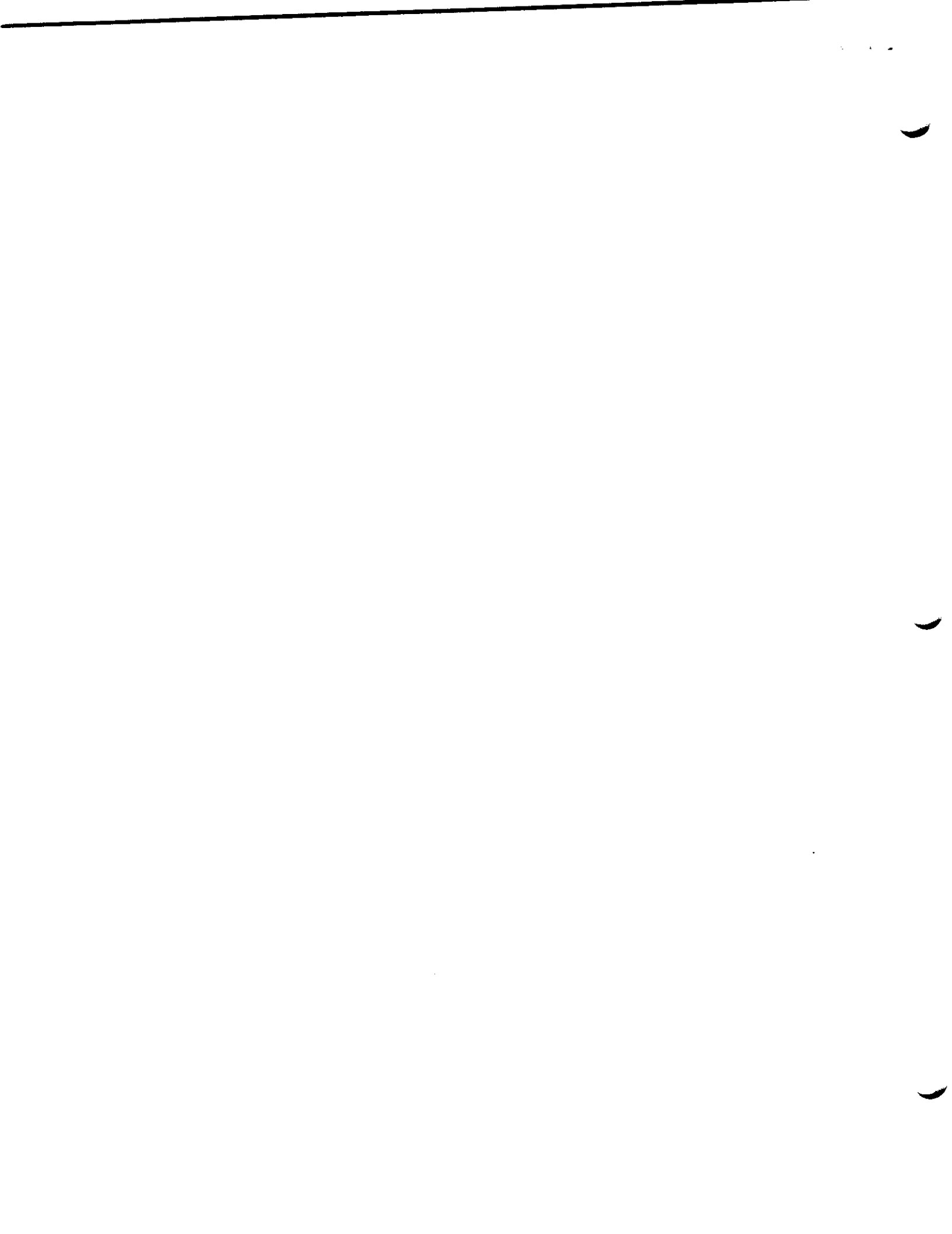
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P90-313

February 14, 1991

Item No. 6



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

APPLICANT Cooper, Thorne & Associates, 3233 Monier Cr. Ste. #1 Rancho Cordova 95742		
OWNER D.V. Calaway, P.O. Box 986, Eolsom CA 95630		
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LOCATION: 7505 24th Street

PROPOSAL: The applicant is requesting a tentative subdivision map to subdivide 3.56± partially developed acres into 17 single family lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation: *see amended report* Low Density Residential (4-15 du/na)
 Airport-Meadowview Community
 Plan Designation: Residential (4-8 du/na)
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Little League field

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential;R-1	Front:	25'	Required
South: Single Family Residential;R-1	Side(Int):	5'	Setbacks
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P90-313

February 14, 1991

Item No. 6

Density of Development: 5 d.u. per gross acre, 5.3 d.u./n.a.
Topography: Flat
Street Improvements: Existing
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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. The mandatory mitigation measures listed below shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

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

- A. Ratify the Negative Declaration:
- B. Recommend approval of the tentative map to divide 3.56± partially developed acres into 17 single family lots in the Standard Single Family (R-1) zone and forward to the City Council;
- C. Approve the lot line adjustment to relocate the common property lines between two partially developed parcels totaling 6.73± acres in the Standard Single Family (R-1) zone; and
- D. Withdraw the request for of the subdivision modification to create one lot greater than 160 feet deep.

Conditions - Tentative Map

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. 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;
5. Submit a soils test prepared by a registered engineer to be used in street design;

6. Dedicate right-of-way along 24th Street to 40 feet half section. An additional ten feet is required;
7. Lot Line Adjustment between Willow Rancho Little League and this parcel shall be recorded prior to filing Final Subdivision Map. ~~Relocate lot line along east edge of Willow Rancho Little League parcel to provide minimum 200 feet between Flores Way (north-south) and the west property line of the cul-de-sac. Remainder to west of cul-de-sac shall be included with parcel to west.~~ Lot Line Adjustment shall include Lot A, Lot B and Lot C included in the Rancho Little League parcel;(Amended by Staff 2-14-91)*
8. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways;
9. ~~Provide an Irrevocable Offer of Dedication (I.O.D.) to provide at "T" intersection on Flores Way at the cul-de-sac. Temporary improvements along lots 12 & 13 may be allowed provided drainage is adequately addressed;~~(Amended by Staff 2-14-91)*
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 - a) *Landscaping, at a minimum, shall include trees planted 30 feet on center to be located on the east side of the baseball field- west of the wrought iron fence.*
 - b) *Irrigation shall be supplied to the trees and any other landscaping.*
 - c) *Fencing shall include a six foot high wrought iron fence with expanded metal mesh to be located along the west side of the north/south cul-de-sac (Lot B and along the terminus of Flores Way). There shall be no openings except at the south end of the cul-de-sac (Lot A). Lot A shall be surfaced with concrete. A six foot high wood fence shall be installed along the 143' side of Lot 13. Another six foot chain link fence shall be installed adjacent to the wood fence on the Little League side to protect the wood fence from baseballs (see Exhibit D). The six foot fencing shall extend along the entire 143 foot property line until such time that the Little League site is further developed. At that time, the fencing shall meet the fencing requirements for front yards, i.e. three foot maximum within the first 25 feet. (Staff added)**
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. Design Review shall include the following:

- a) Exterior building materials to be horizontal lap siding with varying exposures of 4, 6, 8 inch lap;*
 - b) Attached garage to match building in materials, colors, etc;*
 - c) Roof pitch to be a minimum of 4 in 12;*
 - d) Roofing material to be a minimum of 25 year laminated dimensional composition shingle in a color to compliment exterior colors of building;*
 - e) Windows visible from street to be grided, e.g. front and sides;*
 - f) Finished grade to be no more than 8 inches from finished floor. Berming and landscaping used to screen the foundation system will be subject to review and approval of Design Review staff (see Exhibit E);*
 - g) Front yards to be landscaped. This includes automatic sprinkler systems; flowering shrubs, sod lawns, and shade trees. Trees may be available at the City Parks and Community Services Department;*
 - h) 6'0" high wood fence shall be provided along perimeter of the site;*
 - i) Four color schemes minimum shall be submitted for exterior paint colors;*
 - j) Setbacks should be varied between 25' to 30';*
 - k) All front doors shall face the street;*
 - l) Front doors shall be metal or wood with six panels minimum;*
 - m) Garage doors shall be metal sectional with raised panel design; and,*
 - n) Design shall include a minimum of four different front elevations and roof lines. (Staff added)*
- 14. Remove existing garage (located on parcels #8 and #11) and provide a garage on parcel #12 prior to recordation of the final map. (Staff added)**

Mandatory Mitigation Measures

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 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. Watering could reduce particulate emissions by about 50%.
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 increased watering, as necessary.
- B. Developer will replace the two fig trees located within the path of Flores Way (See Attachment C, Site Plan) with two 15 gallon trees on site prior to issuance of any building permits.
- C. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
- D. The applicant will comply with the following State regulation:
1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
 2. 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:
 - a. 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).
 - b. 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).

**RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF**

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS A,B AND C AS SHOWN ON EXHIBIT A (049-0151-009) (P90-313)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7505 24th Street; and

WHEREAS, lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan and Airport- Meadowview Community Plan and the proposed lot line adjustment conforms with the plan designations;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 7505 24th Street, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- 1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist and pay necessary fees;**
- 2. File a waiver of parcel map; and**
- 3. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.**

CHAIRPERSON

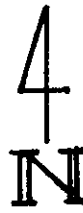
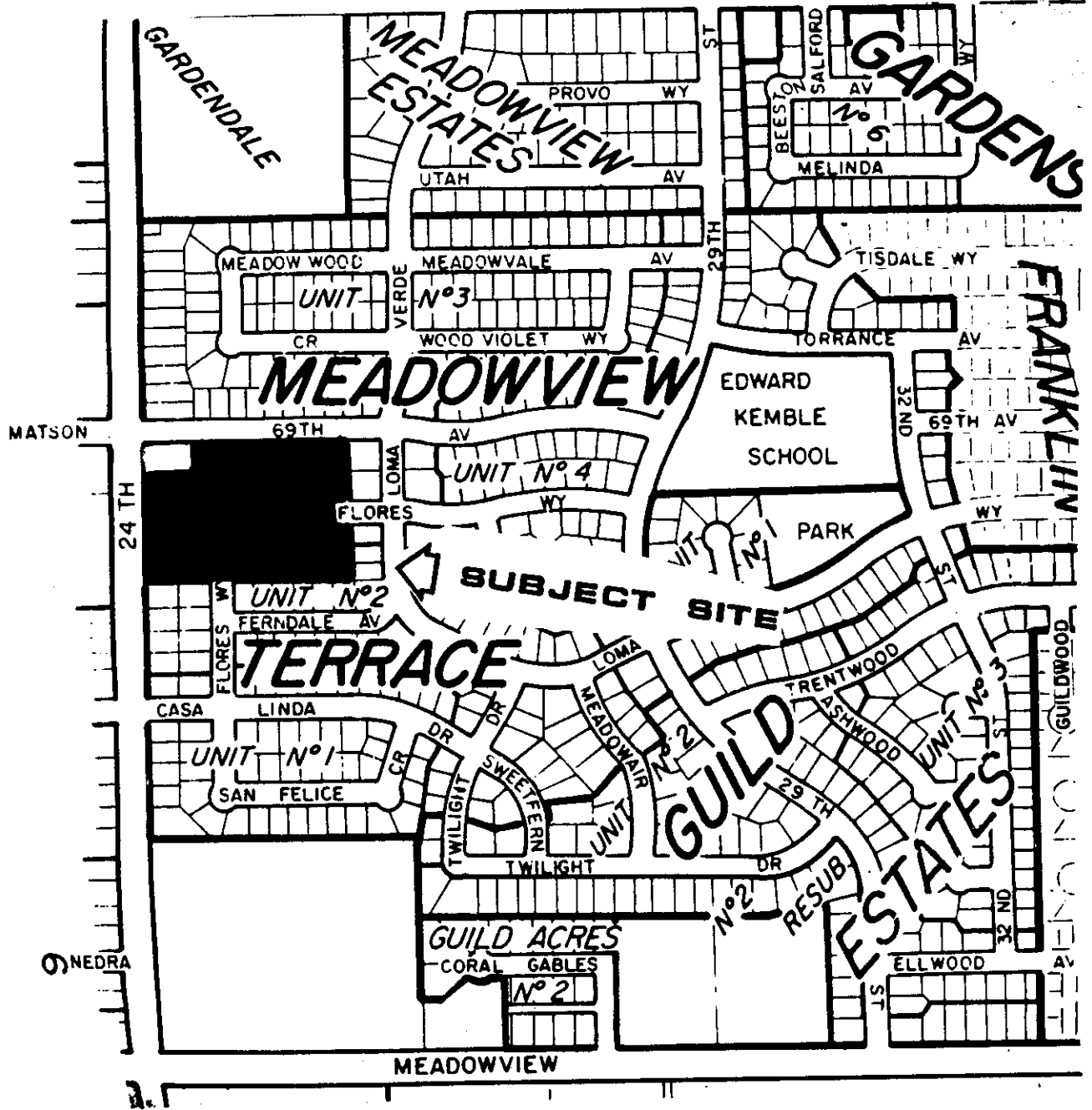
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

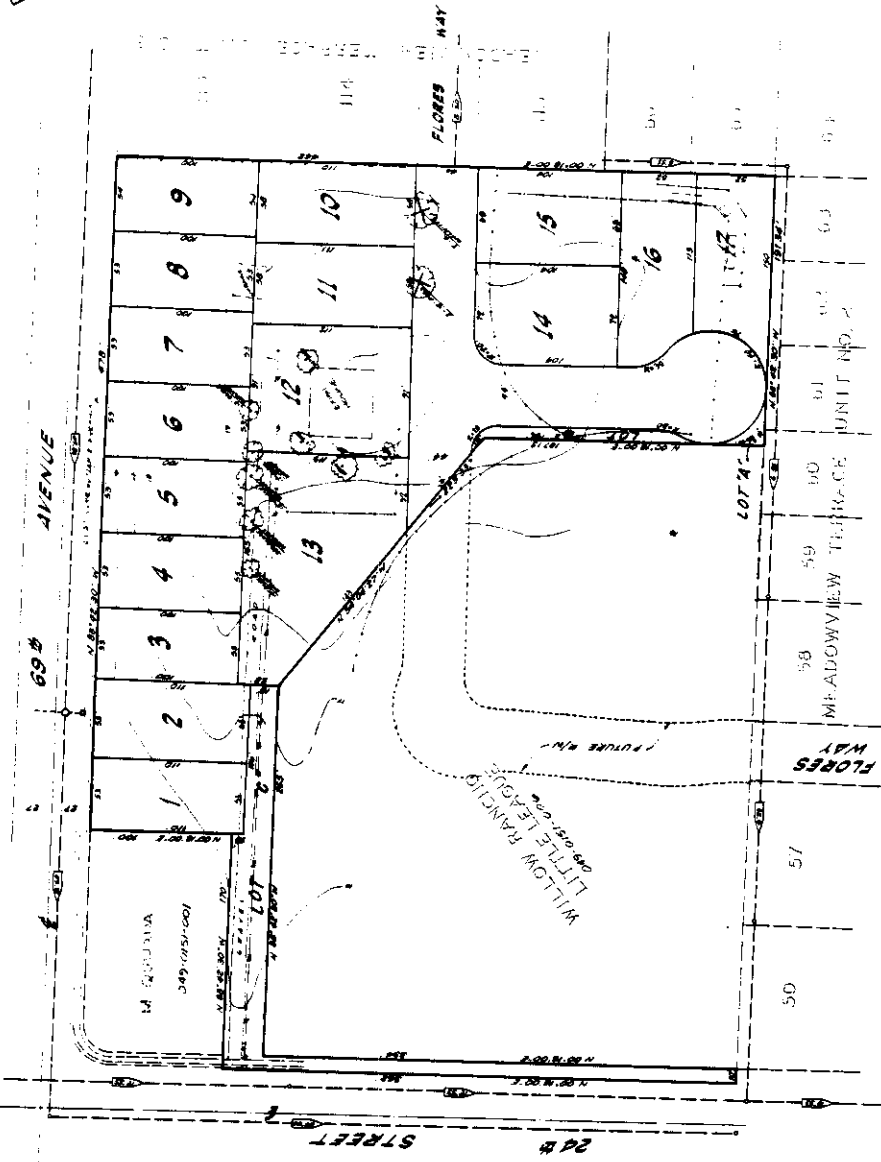
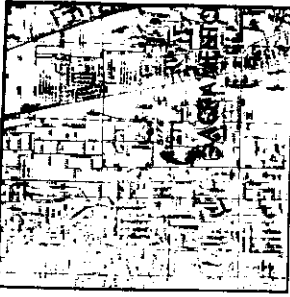
P90-313

February 14, 1991

Item No. 6



VICINITY MAP



NOTE: LOTS 4, 6 & 7 TO BE DEED TO WILLOW RANCH LITTLE LEAGUE

OWNER/DEVELOPER

ENGINEER

ASSESSOR'S PARCEL NO.

EXISTING ZONING

PROPOSED ZONING

PRESENT USE

PROPOSED USE

AREA

PROPOSED IMPROVEMENTS

FIRE DISTRICT

SCHOOL DISTRICT

PARK & RECREATION

UTILITIES

WATER

SEWER

STORMWATER

POWER

TENTATIVE SUBDIVISION MAP
A PORTION OF LOT 15 OF GARDENDALE
10/11/23
CITY OF SACRAMENTO, CALIFORNIA

COMPILED BY: [Name]

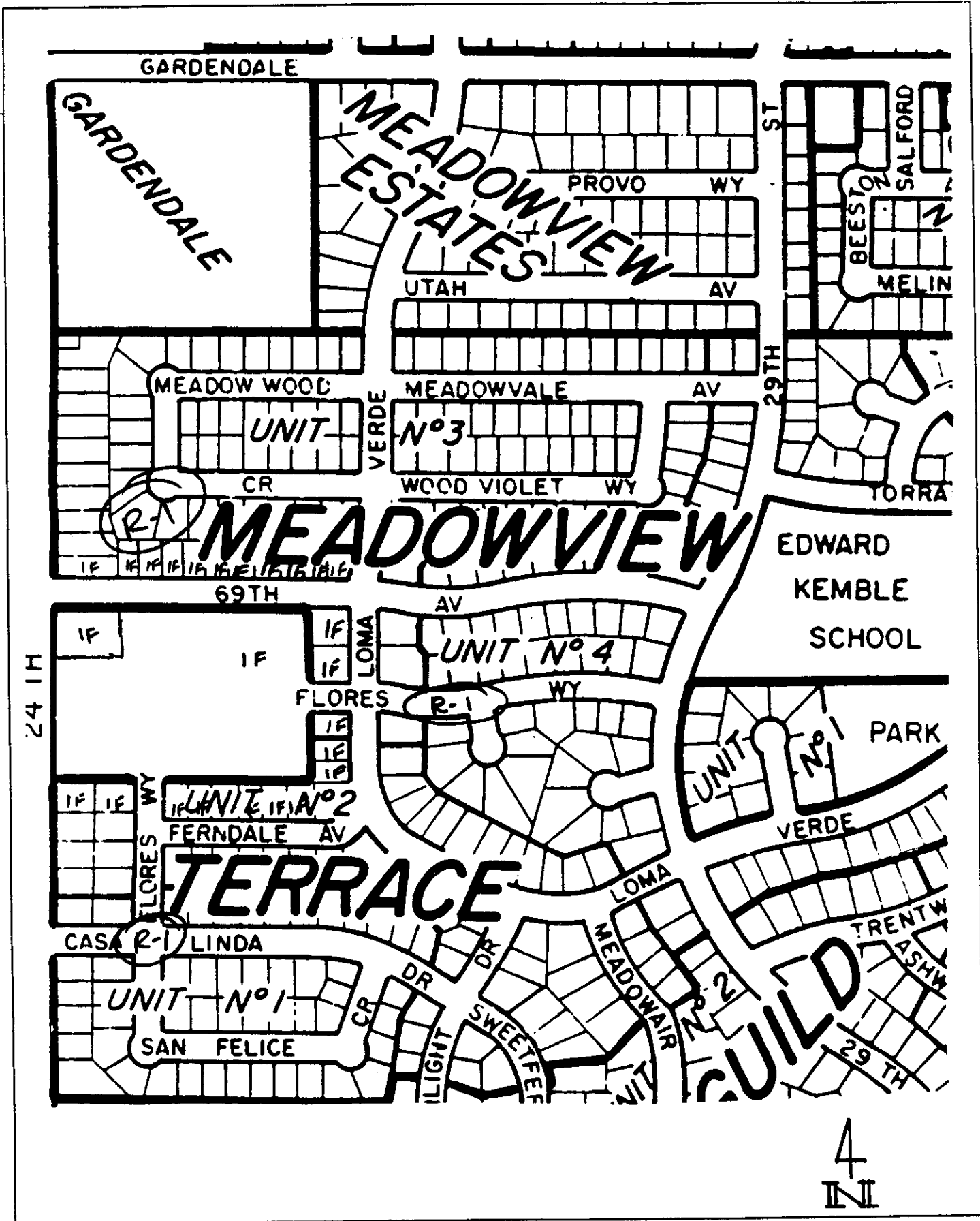
DESIGNED BY: [Name]

CHECKED BY: [Name]

SCALE: 1" = 40'

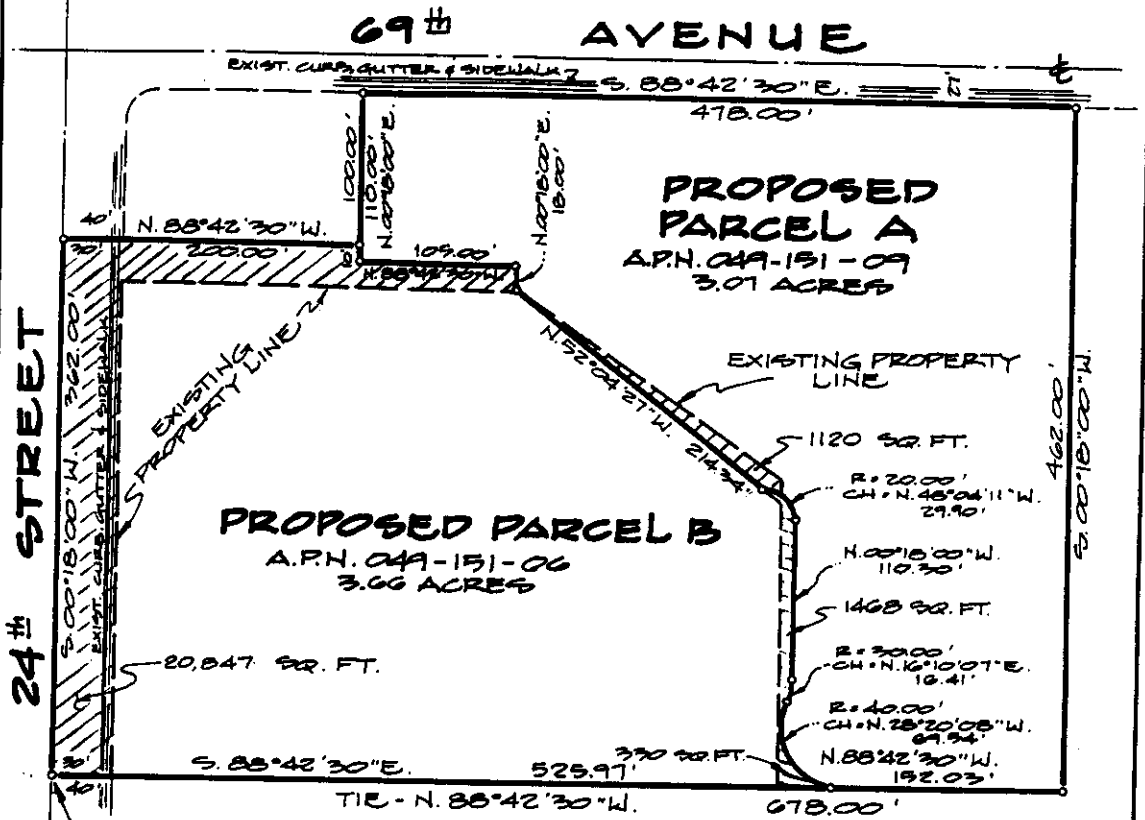
DATE: APRIL, 1990 (18 MI)



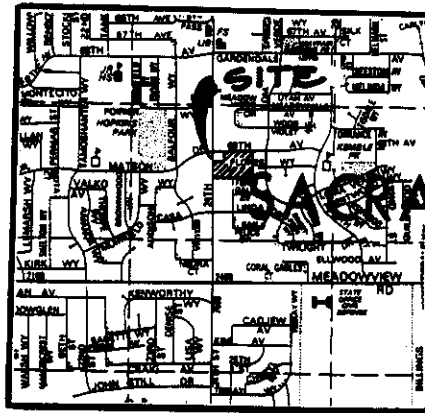


LAND USE & ZONING MAP

EXHIBIT A



S.W. CORNER LOT 15 OF GARDENDALE - 10/11/23



VICINITY MAP
NO SCALE

COOPER, THORNE & ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
3233 MONIER CIRCLE, SUITE 1
RANCHO CORDOVA, CA 95742
(916) 638-0919



LOT LINE
ADJUSTMENT
A.P.N. 049-091-09
AND
A.P.N. 049-051-06

CITY OF SACRAMENTO CALIFORNIA

DATE: MARCH '90
SCALE: 1"=100'
DR: S.M.
JOB NO. 90113

EXHIBIT B

November 28, 1990
90-113

LEGAL DESCRIPTION

LOT LINE ADJUSTMENT
Proposed Parcel A
(A.P.N. 49-151-09)

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

All that portion of the South one-half of Section 6, Township 7 North, Range 5 East, M.D.M., described as follows:

Beginning at a point in the southerly line of Lot 15 of Garden-dale as said lot is shown and so designated on that certain map recorded in the office of the County Recorder of Sacramento County in Book 10 of Maps, Map No. 23, from which the southwesterly corner of said Lot 15 bears North 88°42'30" West 678.00 feet distant; thence, from said point of beginning, along the southerly line of said Lot 15, North 88°42'30" West 152.03 feet; thence, leaving said southerly line, along the arc of a tangent curve to the right, concave northeasterly, said arc having a radius of 40.00 feet through a central angle of 120°44'43" for an arc length of 84.30 feet, said arc being subtended by a chord which bears North 28°20'08" West 69.54 feet; thence, along the arc of a tangent curve to the left, concave westerly, said arc having a radius of 30.00 feet through a central angle of 31°44'13" for an arc length of 16.62 feet, said arc being subtended by a chord which bears North 16°10'07" East 16.41 feet; thence, North 00°18'00" West 110.30 feet; thence, along the arc of a tangent curve to the left, concave southwesterly, said arc having a radius of 20.00 feet through a central angle of 96°44'20" for an arc length of 33.77 feet, said arc being subtended by a chord which bears North 48°04'11" West 29.90 feet; thence, North 52°04'27" West 214.34 feet; thence, North 00°18'00" East 18.00 feet; thence, North 88°42'30" West 105.00 feet; thence, North 00 18' 00" East 110.00 feet to a point in the southerly right-of-way line of 69th Avenue; thence, along said right-of-way line, South 88°42'30" East 478.00 feet; thence, leaving said right-of-way line, South 00° 18'00" West 462.00 feet to the point of beginning, containing 3.071 acres of land, more or less.

EXHIBIT C

November 28, 1990
90-113

LEGAL DESCRIPTION

LOT LINE ADJUSTMENT
Proposed Parcel B
(A.P.N. 49-151-06)

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

All that portion of the South one-half of Section 6, Township 7 North, Range 5 East, M.D.M., described as follows:

Beginning at the Southwest corner of Lot 15 as said lot is shown and so designated on that certain map recorded in the office of the County Recorder of Sacramento County in Book 10 of Maps, Map No. 23, thence, along the southerly line of said Lot 15 South $88^{\circ}42'30''$ East 525.97 feet; thence, leaving said southerly line, along the arc of tangent curve to the right, concave northeasterly, said arc having a radius of 40.00 feet through a central angle of $120^{\circ}44'43''$ for an arc length of 84.30 feet, said arc being subtended by a chord which bears North $28^{\circ}20'08''$ West 69.54 feet; thence, along the arc of a tangent curve to the left, concave westerly, said arc having a radius of 30.00 feet through a central angle of $31^{\circ}44'13''$ for an arc length of 16.62 feet, said arc being subtended by a chord which bears North $16^{\circ}10'07''$ East 16.41 feet; thence, North $00^{\circ}18'00''$ West 110.30 feet; thence, along the arc of a tangent curve to the left, concave southwesterly, said arc having a radius of 20.00 feet through a central angle of $96^{\circ}44'20''$ for an arc length of 33.77 feet, said arc being subtended by a chord which bears North $48^{\circ}04'11''$ West 29.90 feet; thence, North $52^{\circ}04'27''$ West 214.34 feet; thence, North $00^{\circ}18'00''$ East 18.00 feet; thence, North $88^{\circ}42'30''$ West 105.00 feet; thence, North $00^{\circ}18'00''$ East 10.00 feet; thence, North $88^{\circ}42'30''$ West 200.00 feet to a point in the centerline of 24th Street and the westerly line of said Lot 15; thence, along said centerline and westerly line, South $00^{\circ}18'00''$ West 362.11 feet to the point of beginning, containing 3.660 acres of land, more or less.

EXHIBIT D

$\sqrt{88^{\circ}42'30''W}$

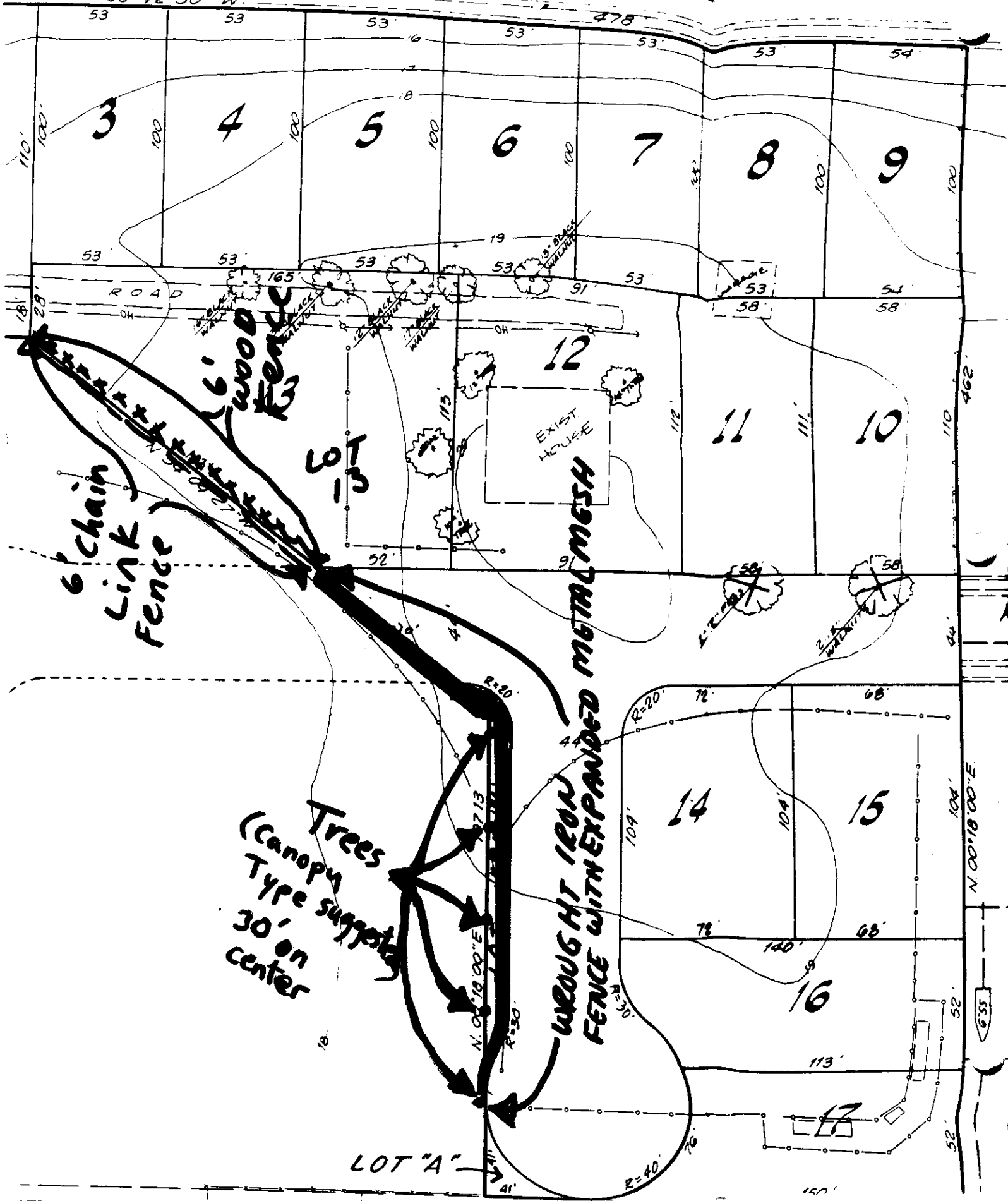
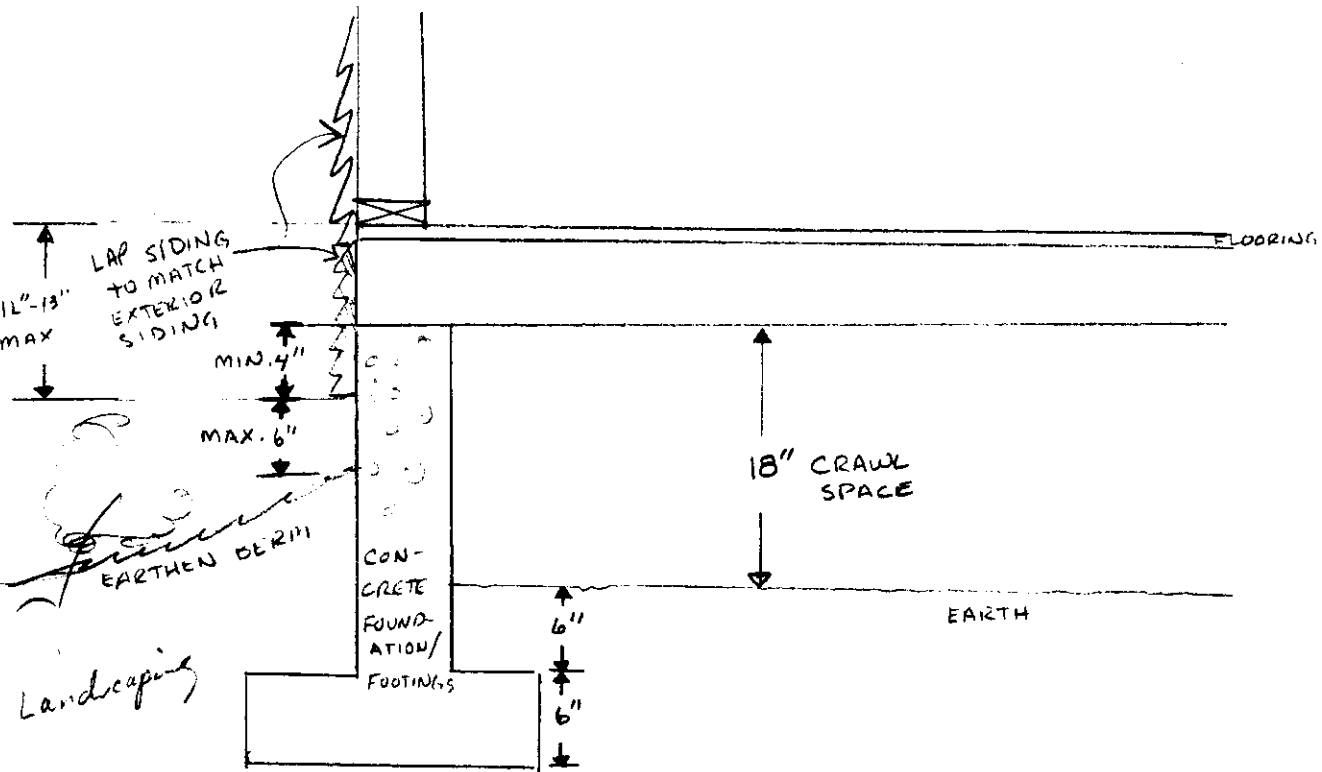


EXHIBIT E



FINISH GRADE/
BERMING ETC.



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

APPLICANT	Cooper, Thorne & Associates, 3233 Monier Cr. Ste. #1 Rancho Cordova 95742		
OWNER	D.V. Calaway, P.O. Box 986, Eolsom CA 95630		
PLANS BY	Cooper, Thorne & Associates		
FILING DATE	7.11.90	ENVIR. DET.	Negative Declaration
ASSESSOR'S PCL. NO.	049-0151-009	REPORT BY	DCS:df

APPLICATION:

- A. Negative Declaration;
- B. Tentative Map to divide 3.56± partially developed acres into 17 single family lots in the Standard Single Family (R-1) zone;
- C. Lot Line Adjustment to relocate the common property lines between two partially developed parcels totaling 6.73± acres in the Standard Single Family (R-1) zone; and
- D. Subdivision Modification to create one lot greater than 160 feet deep.((Withdrawn))

LOCATION: 7505 24th Street

PROPOSAL: The applicant is requesting a tentative subdivision map to subdivide 3.56± partially developed acres into 17 single family lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

see amended report

General Plan Designation:	Low Density Residential (4-15 du/na)
Airport-Meadowview Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Little League field

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential;R-1	Front:	25'	Required
South: Single Family Residential;R-1	Side(Int):	5'	Setbacks
East: Single Family Residential;R-1	Side(St):	12.5'	to be
West: Single Family Residential & Church;R-1 & R-1A	Rear:	15'	Provided

Property Dimensions:	Irregular
Property Area:	3.56± gross acres, 3.19 net acres

P90-313

February 14, 1991

Item No. 6

Density of Development: 5 d.u. per gross acre, 5.3 d.u/n.a.
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 21, 1990, by a vote of five ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 3.56± partially developed acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The Airport-Meadowview Community Plan designates the site Residential (4-18 du/na). The surrounding land use and zoning for the subject site are residences in the Single Family Residential (R-1) zone.

B. Applicant's Proposal

The applicant is requesting a Tentative Map to subdivide 3.56± partially developed acres into 17 single family lots in Standard Single Family (R-1) zone. In addition to the Tentative Map, a Lot Line Adjustment is proposed to trade property with the adjacent Little League. A Subdivision Modification was requested but due to a redesign of the project, is no longer necessary.

C. Staff Analysis

Site Design and Lot Layout - The subdivision would create 17 single family lots. The single family lots range from 5300 to over 7000 square feet in size.

Willow Rancho Little League - The subject property is adjacent to Willow Rancho Little League property. The little league has two baseball diamonds on their property. A third diamond is located on the subdivision site. The third diamond will be eliminated with this subdivision. The developing owner has, in the past, allowed the little league free use of the property. *The owner is now reclaiming that property for the development of the subdivision. The little league will need to relocate their remaining two diamonds onto the Little League property. The developer has offered the Little League assistance to compensate for any inconveniences. Some landscaping and fencing is proposed between the Little League property and the subdivision. A six foot high fence is being recommended along the 143 foot property line of Lot 13. At this time the six foot high fence is felt necessary due to the Little League field. It may also be considered a side yard as there is no adjacent front yard with which to be concerned. If the Little League property develops, the fence will be required to meet the requirements for front yard fencing. The Planning Department will review and approve plans for landscaping and decorative wall(s) prior to recordation of the final map.*

The applicant is proposing modular homes for the project. Although modular homes are permitted within the City, the applicant has agreed to subject the homes to Design Review staff review and approval. This measure will help to ensure that the finished product will be in keeping with other housing projects in the

City.

An existing garage is located on the common property line between parcels #8 and #11. Because the property line bisects the structure, the garage will need to be removed. Removal of the garage will leave the existing residence (located on parcel #12) without a required garage. A condition is recommended that requires a garage to be built for parcel #12 prior to recordation of the final map.

Lot Line Adjustment - The lot line adjustment will provide 10 feet of street width for 24th Street. The gravel road, now used to provide access to the existing house on the site, will be merged into the adjacent little league property. Other lot lines will be adjusted to provide the appropriate alignment of the proposed Flores Way.

Subdivision Modification - A subdivision modification had been requested but is no longer necessary due to a redesign of the project.

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. The mandatory mitigation measures listed below shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

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

- A. Ratify the Negative Declaration:
- B. Recommend approval of the tentative map to divide 3.56± partially developed acres into 17 single family lots in the Standard Single Family (R-1) zone and forward to the City Council;
- C. Approve the lot line adjustment to relocate the common property lines between two partially developed parcels totaling 6.73± acres in the Standard Single Family (R-1) zone; and
- D. Withdraw the request for of the subdivision modification to create one lot greater than 160 feet deep.

Conditions - Tentative Map

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. 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;
- 4. 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;

5. Submit a soils test prepared by a registered engineer to be used in street design;
6. Dedicate right-of-way along 24th Street to 40 feet half section. An additional ten feet is required;
7. Lot Line Adjustment between Willow Rancho Little League and this parcel shall be recorded prior to filing Final Subdivision Map. Relocate lot line along east edge of Willow Rancho Little League parcel to provide minimum 200 feet between Flores Way (north-south) and the west property line of the cul-de-sac. Remainder to west of cul-de-sac shall be included with parcel to west;
8. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways;
9. Provide an Irrevocable Offer of Dedication (I.O.D.) to provide at "T" intersection on Flores Way at the cul-de-sac. Temporary improvements along lots 12 & 13 may be allowed provided drainage is adequately addressed;
10. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
11. Building setback for Lot 13 shall be measured from the I.O.D. or right-of-way as appropriate.
12. *Developer shall provide landscaping and fencing on the adjacent Little League property per the approval of the Planning Department. Landscape, irrigation and fence plans shall be reviewed and approved prior to recordation of the final map.*
 - a) *Landscaping, at a minimum, shall include trees planted 30 feet on center to be located on the east side of the baseball field- west of the wrought iron fence.*
 - b) *Irrigation shall be supplied to the trees and any other landscaping.*
 - c) *Fencing shall include a wrought iron fence with expanded metal mesh to be located along the west side of the north/south cul-de-sac (Lot B and along the terminus of Flores Way). There shall be no openings except at the south end of the cul-de-sac (Lot A). Lot A shall be surfaced with concrete. A six foot high wood fence shall be installed along the 143' side of Lot 13. Another six foot chain link fence shall be installed adjacent to the wood fence on the Little League side to protect the wood fence from baseballs (see Exhibit D). The six foot fencing shall extend along the entire 143 foot property line until such time that the Little League site is further developed. At that time, the fencing shall meet the fencing requirements for front yards, i.e. three foot maximum within the first 25 feet. (Staff added)*
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. Design Review shall include the following:*

- a) *Exterior building materials to be horizontal lap siding with varying exposures of 4, 6, 8 inch lap;*
 - b) *Attached garage to match building in materials, colors, etc;*
 - c) *Roof pitch to be a minimum of 4 in 12;*
 - d) *Roofing material to be a minimum of 25 year laminated dimensional composition shingle in a color to compliment exterior colors of building;*
 - e) *Windows visible from street to be grided, e.g. front and sides;*
 - f) *Finished grade to be no more than 8 inches from finished floor. Berming and landscaping used to screen the foundation system will be subject to review and approval of Design Review staff (see Exhibit E);*
 - g) *Front yards to be landscaped. This includes automatic sprinkler systems; flowering shrubs, sod lawns, and shade trees. Trees may be available at the City Parks and Community Services Department;*
 - h) *6'0" high wood fence shall be provided along perimeter of the site;*
 - i) *Four color schemes minimum shall be submitted for exterior paint colors;*
 - j) *Setbacks should be varied between 25' to 30';*
 - k) *All front doors shall face the street;*
 - l) *Front doors shall be metal or wood with six panels minimum;*
 - m) *Garage doors shall be metal sectional with raised panel design; and,*
 - n) *Design shall include a minimum of four different front elevations and roof lines. (Staff added)*
14. *Remove existing garage (located on parcels #8 and #11) and provide a garage on parcel #12 prior to recordation of the final map. (Staff added)*
15. *Place note of Final Map: Dwellings shall be constructed in compliance with the mandatory mitigation measures of the City's Environmental Coordinator (P90-313). (Staff Amended)*

Mandatory Mitigation Measures

- A. **Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 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. Watering could reduce particulate emissions by about 50%.

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 increased watering, as necessary.
- B. Developer will replace the two fig trees located within the path of Flores Way (See Attachment C, Site Plan) with two 15 gallon trees on site prior to issuance of any building permits.
- C. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
- D. The applicant will comply with the following State regulation:
1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
 2. 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:
 - a. 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).
 - b. 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).

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS A,B AND C AS SHOWN ON EXHIBIT A (049-0151-009) (P90-313)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7505 24th Street; and

WHEREAS, lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan and Airport- Meadowview Community Plan and the proposed lot line adjustment conforms with the plan designations;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 7505 24th Street, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist and pay necessary fees;
2. File a waiver of parcel map; and
3. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

CHAIRPERSON

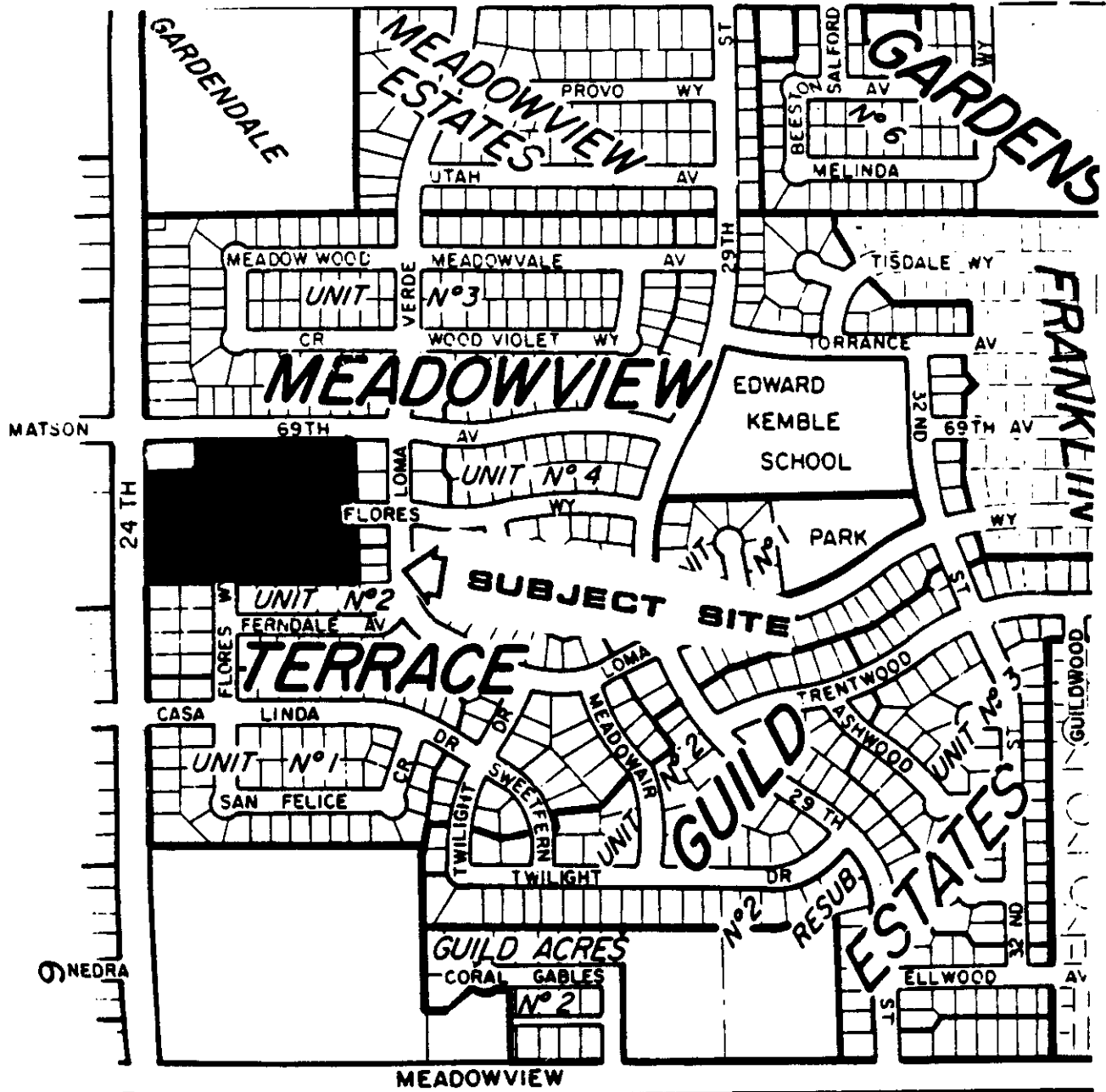
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

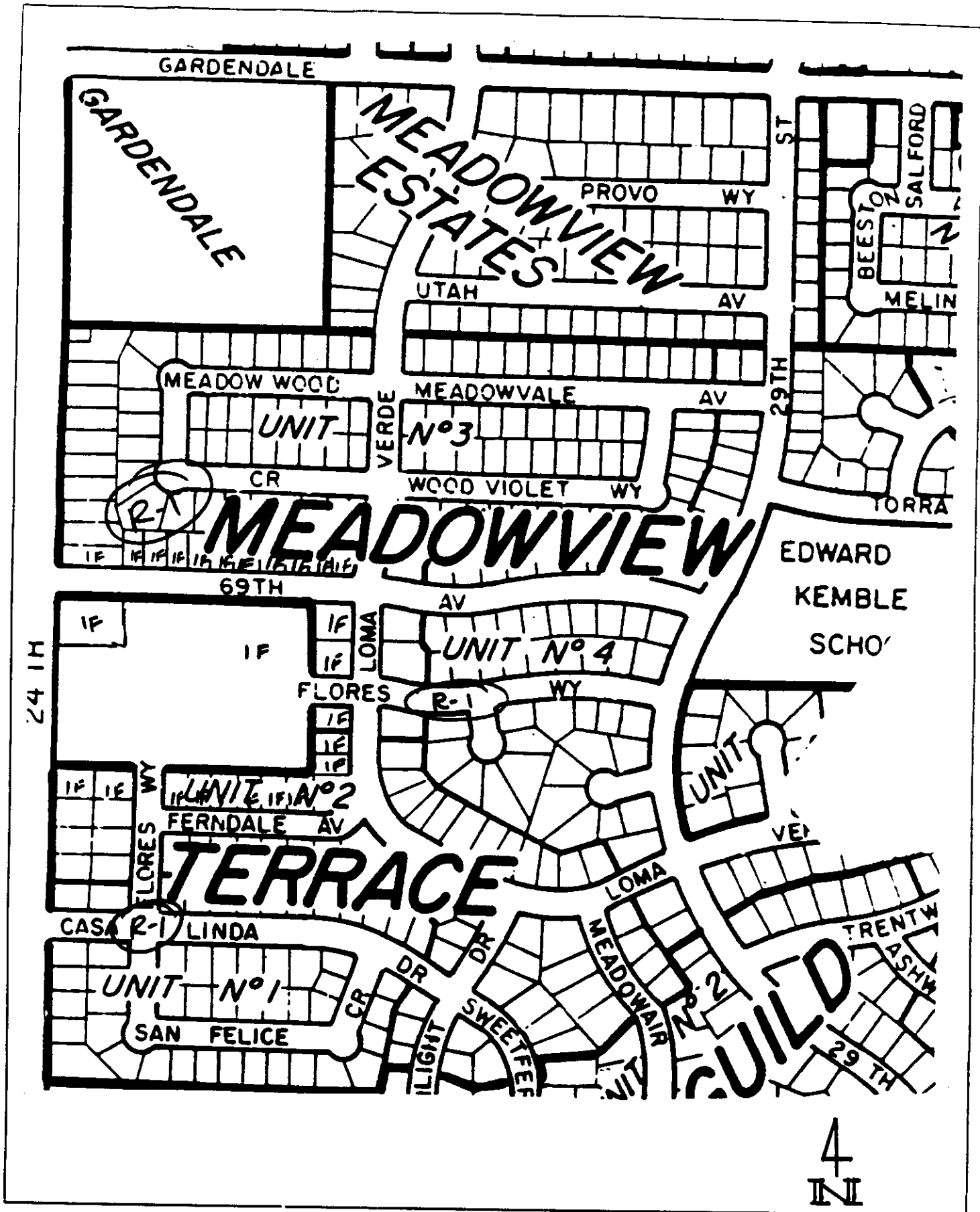
P90-313

February 14, 1991

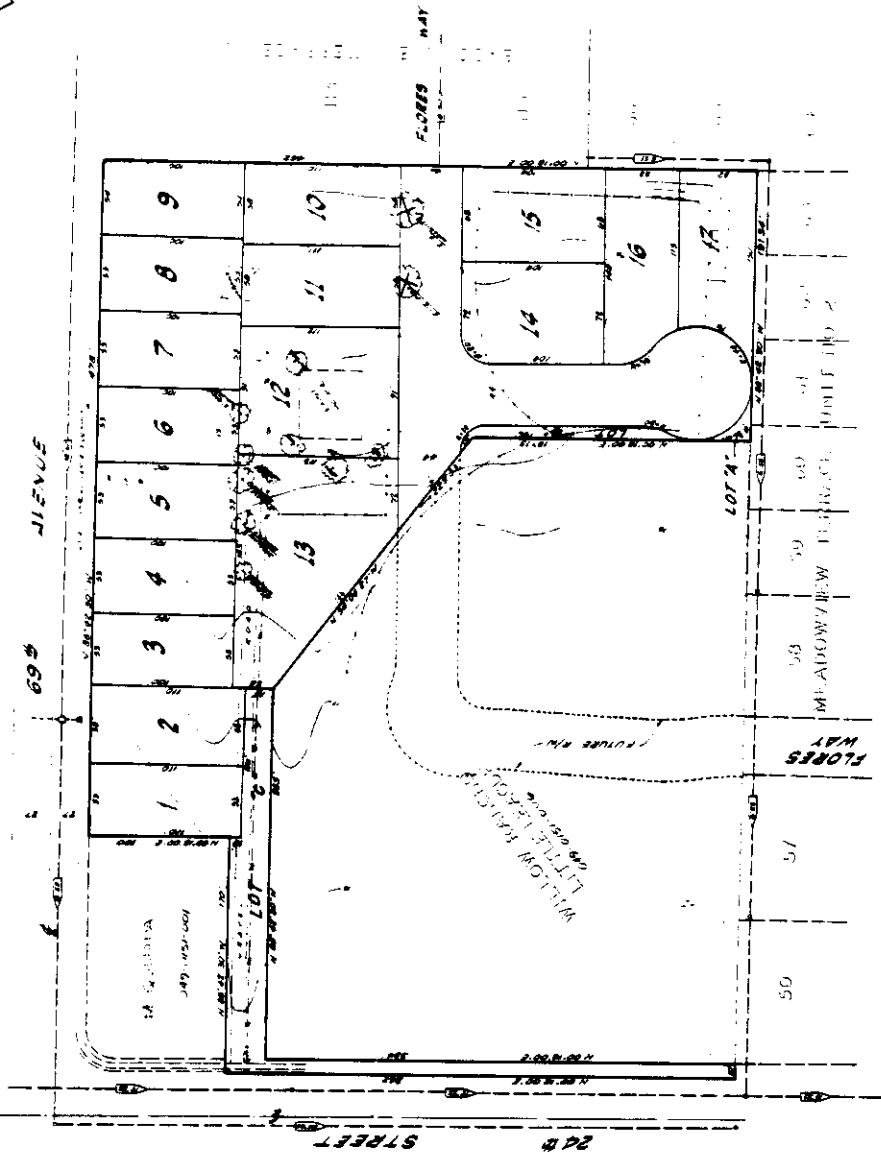
Item No. 6



VICINITY MAP



LAND USE & ZONING MAP



NOTE: THIS MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS.

OWNER/DEVELOPER
 [Name obscured]

ENGINEER
 [Name obscured]

ASSESSOR'S PARCEL NO. [Number]

PROPOSED ZONING [Code]

PROPOSED USE [Code]

APPROVED WORKMENTS [Code]

FIRE DEPARTMENT [Code]

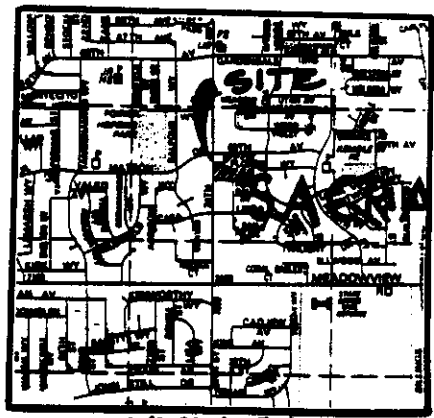
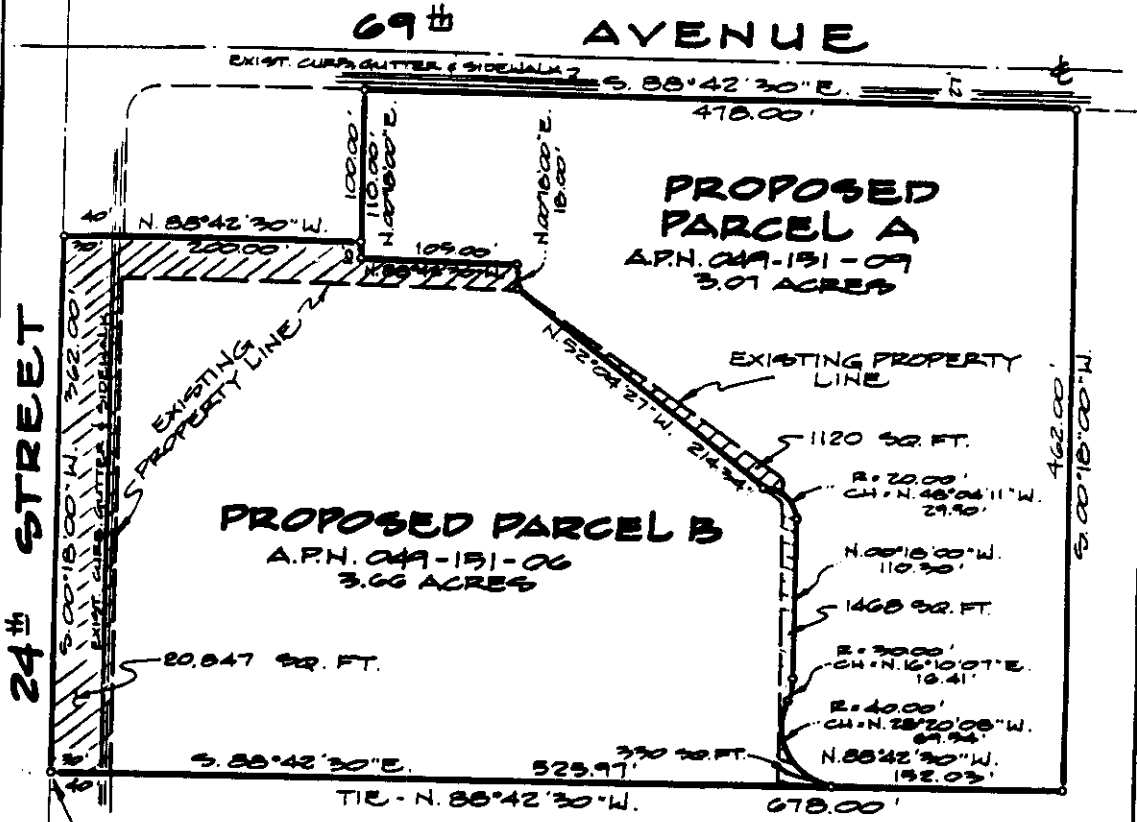
PURCHASER'S INFORMATION [Code]

DATE [Month/Year]

DRAWN BY: SAJ
 CHECKED BY: SAM
 ORDERED BY: G.B.
 SCALE: 1" = 40'
 DATE APPROVED: 1/18/91

TENTATIVE SUBDIVISION MAP
 A PORTION OF LOT 15 OF GARDENVILLE
 1

EXHIBIT A



COOPER, THORNE & ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
3233 MONIER CIRCLE, SUITE 1
RANCHO CORDOVA, CA 95742
(916) 636-0919



LOT LINE ADJUSTMENT
A.P.N. 049-051-09
AND
A.P.N. 049-051-06
CITY OF SACRAMENTO CALIFORNIA

DATE:	MARCH '90
SCALE:	1"=100'
BY:	S.M.
CITY NO.:	90113

EXHIBIT B

November 28, 1990
90-113

LEGAL DESCRIPTION

LOT LINE ADJUSTMENT
Proposed Parcel A
(A.P.N. 49-151-09)

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

All that portion of the South one-half of Section 6, Township 7 North, Range 5 East, M.D.M., described as follows:

Beginning at a point in the southerly line of Lot 15 of Gardenale as said lot is shown and so designated on that certain map recorded in the office of the County Recorder of Sacramento County in Book 10 of Maps, Map No. 23, from which the southwesterly corner of said Lot 15 bears North 88°42'30" West 678.00 feet distant; thence, from said point of beginning, along the southerly line of said Lot 15, North 88°42'30" West 152.03 feet; thence, leaving said southerly line, along the arc of a tangent curve to the right, concave northeasterly, said arc having a radius of 40.00 feet through a central angle of 120°44'43" for an arc length of 84.30 feet, said arc being subtended by a chord which bears North 28°20'08" West 69.54 feet; thence, along the arc of a tangent curve to the left, concave westerly, said arc having a radius of 30.00 feet through a central angle of 31°44'13" for an arc length of 16.62 feet, said arc being subtended by a chord which bears North 16°10'07" East 16.41 feet; thence, North 00°18'00" West 110.30 feet; thence, along the arc of a tangent curve to the left, concave southwesterly, said arc having a radius of 20.00 feet through a central angle of 96°44'20" for an arc length of 33.77 feet, said arc being subtended by a chord which bears North 48°04'11" West 29.90 feet; thence, North 52°04'27" West 214.34 feet; thence, North 00°18'00" East 18.00 feet; thence, North 88°42'30" West 105.00 feet; thence, North 00°18'00" East 110.00 feet to a point in the southerly right-of-way line of 69th Avenue; thence, along said right-of-way line, South 88°42'30" East 478.00 feet; thence, leaving said right-of-way line, South 00°18'00" West 462.00 feet to the point of beginning, containing 3.071 acres of land, more or less.

February 14 1991

0

EXHIBIT C

November 28, 1990
90-113

LEGAL DESCRIPTION

LOT LINE ADJUSTMENT
Proposed Parcel B
(A.P.N. 49-151-06)

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

All that portion of the South one-half of Section 6, Township 7 North, Range 5 East, M.D.M., described as follows:

Beginning at the Southwest corner of Lot 15 as said lot is shown and so designated on that certain map recorded in the office of the County Recorder of Sacramento County in Book 10 of Maps, Map No. 23, thence, along the southerly line of said Lot 15 South $88^{\circ}42'30''$ East 525.97 feet; thence, leaving said southerly line, along the arc of tangent curve to the right, concave northeasterly, said arc having a radius of 40.00 feet through a central angle of $120^{\circ}44'43''$ for an arc length of 84.30 feet, said arc being subtended by a chord which bears North $28^{\circ}20'08''$ West 69.54 feet; thence, along the arc of a tangent curve to the left, concave westerly, said arc having a radius of 30.00 feet through a central angle of $31^{\circ}44'13''$ for an arc length of 16.62 feet, said arc being subtended by a chord which bears North $16^{\circ}10'07''$ East 16.41 feet; thence, North $00^{\circ}18'00''$ West 110.30 feet; thence, along the arc of a tangent curve to the left, concave southwesterly, said arc having a radius of 20.00 feet through a central angle of $96^{\circ}44'20''$ for an arc length of 33.77 feet, said arc being subtended by a chord which bears North $48^{\circ}04'11''$ West 29.90 feet; thence, North $52^{\circ}04'27''$ West 214.34 feet; thence, North $00^{\circ}18'00''$ East 18.00 feet; thence, North $88^{\circ}42'30''$ West 105.00 feet; thence, North $00^{\circ}18'00''$ East 10.00 feet; thence, North $88^{\circ}42'30''$ West 200.00 feet to a point in the centerline of 24th Street and the westerly line of said Lot 15; thence, along said centerline and westerly line, South $00^{\circ}18'00''$ West 362.11 feet to the point of beginning, containing 3.660 acres of land, more or less.

EXHIBIT D

$88^{\circ}42'30''$ W

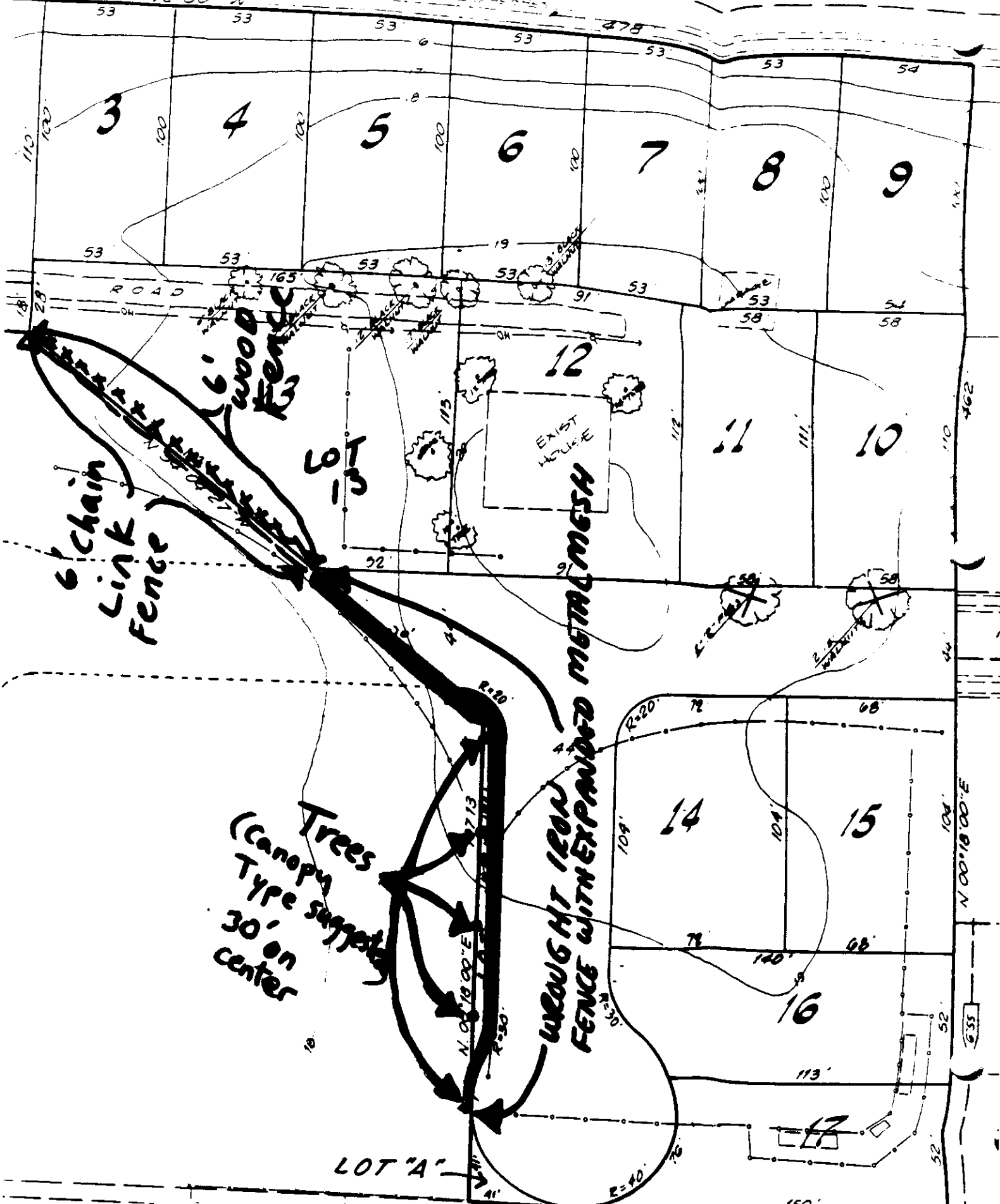
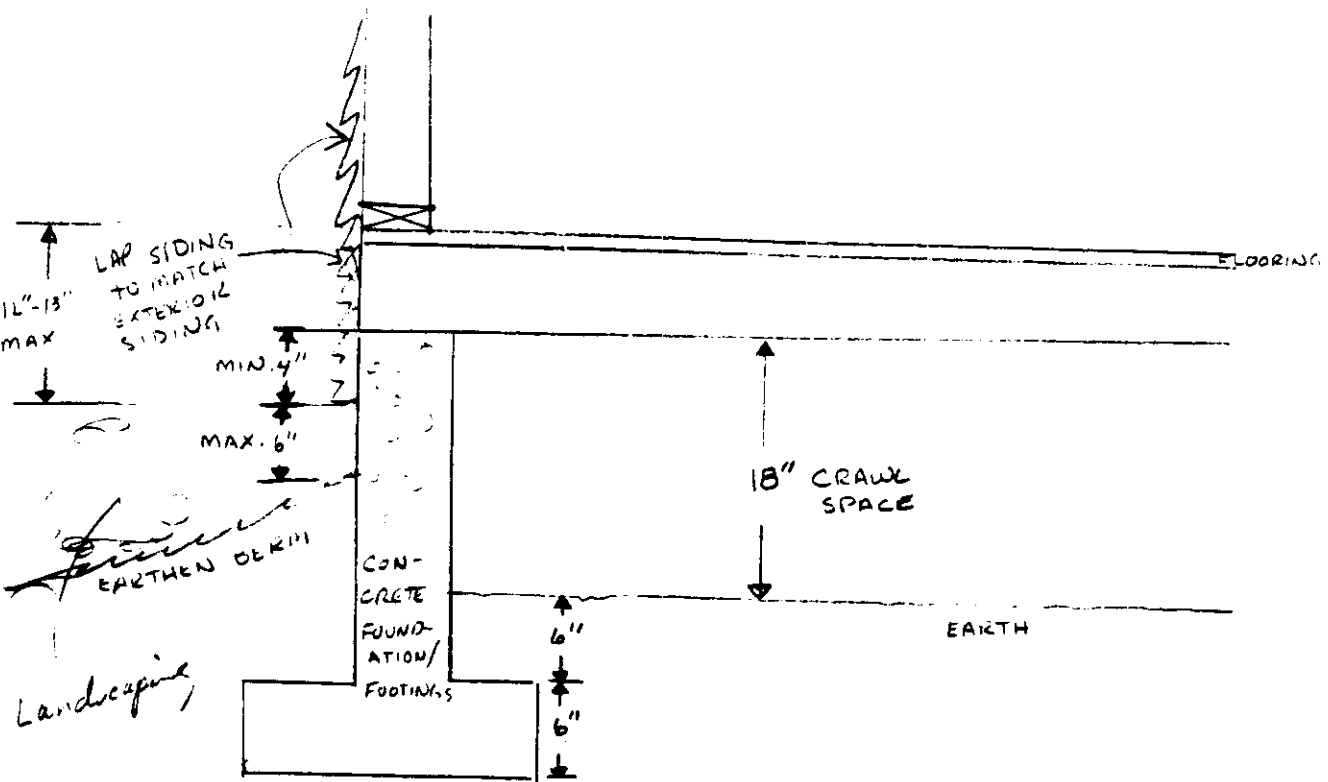


EXHIBIT E



FINISH GRADE/
BERMING ETC.