

CITY PLANNING COMMISSION

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

APPLICANT <u>Niiya Architects, Inc., 1860 Howe Ave., Ste. 340, Sacramento, CA 95825</u>	
OWNER <u>California District Wesleyan Church 6449 Riverside Blvd., Sacramento, CA 95831</u>	
PLANS BY <u>Niiya Architects, Inc.</u>	
FILING DATE <u>12/19/87</u>	ENVIR. DET. _____
ASSESSOR'S-PCL. NO. <u>030-0042-082</u>	REPORT BY <u>DJH/vf</u>

APPLICATION: Special Permit to construct a new 8,840 square foot, 650 seat church and to convert the existing 5,000 square foot church into classrooms on 4.5+ acres in the agricultural (A) zone and single Family Residential (R-1) zones.

LOCATION: 6449 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a church and convert an existing church into classrooms.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	Agriculture and Single Family
Existing Land Use of Site:	Church and Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family and Elks Lodge; R-1 and A	Front:	25'	40'
South: Single Family; R-1	Side(Int):	10'	170'
East : Shopping Center; SC-R	Side(St):	10'	200'
West : Single Family; R-1	Rear:	15'	170'

Parking Required:	108 spaces
Parking Provided:	134 spaces
Property Dimensions:	Irregular
Property Area:	4.5 + acres
Square Footage of Building:	Existing church - 5,000 sq. ft; proposed church- 8,840 sq. ft.
Height of Building:	36 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal wood siding, dark tint glazing
Roof Material:	Asphalt composition shingles
Seating capacity:	650 seats
Building colors:	cream, off-white
Number of Employees:	three

PROJECT BACKGROUND: The subject site consists of two parcels, one in the Agricultural Zone and one in the Single Family zone. The existing church was approved through a Special Permit by the Planning Commission March 11, 1969 (P-6925). Seating capacity was approved at 144 with the parking layout showing 131 spaces. Plans at the time included two church-related buildings and a parsonage on the parcel, neither of which were constructed.

A day care center presently operates at the site. The riverside-Pocket Day Care Center is licensed by the State for a capacity of 55 children, ages 2 to 17, ambulatory only.

The applicant was requested to provide a copy of the Planning Commission Special Permit to operate a day care center and could not locate the report. Staff researched all available records and did not find a copy of the special permit to operate the day care center. Staff contacted the former operator of the day care center who originally established the use at the site. The original operator established the day care center in 1975 with a capacity of 25 students. The operator filed and received a Planning Commission special permit for the private school in 1975. The original operator moved out of the church facility in 1977 when their lease was terminated. Since October of 1977 the Church has been licensed by the State as the operator (for 55 children).

The special permit for the church addition will include recognition of the day care center absent verification of a legal special permit for the center.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is zoned Agriculture (A) and Single Family Residential (R-1) zone. Property located to the east is zoned Shopping Center - Review (SC-R). Lands to the south, west and north are zoned Single Family (R-1) or townhouse (R-1A). Adjacent land uses include single-family or half-plex dwellings to the north, west and south and a shopping center to the east.

B. Project Proposal:

1. Church - The applicant is requesting approval of a Special Permit to construct an 8,840 square foot church with a seating capacity of 650. Height will be one story to 36 feet. The existing 5,000 square foot church facility will be converted into classroom use.
2. Lot Line Adjustment - The subject site includes two parcels which will be merged into one. The 3.2+ acre parcel is zoned Agriculture and the smaller 1.3+ acre parcel is zoned Single Family (R-1). The church owns both parcels and will be developing both for church uses. The small parcel will contain landscape treatments.

C. Site Plan Evaluation:

1. Fencing - The City Fence Ordinance requires a solid masonry wall six feet in height where residential uses or zones abut non-residential uses. An existing six foot high solid board fence is located along the south property line adjacent to the single family dwellings. Staff informed the applicant of the wall requirement and the alternative of filing for a variance to waive the wall. The applicant selected to comply with the ordinance and will be constructing a six foot high solid masonry wall along the south property line adjacent to residential uses.

2. Church location - The city Traffic Engineer commented that access to the site should be provided along the center of the lot opposite Park Riviera Drive. A median cut is provided in Riverside Boulevard at the intersection with Park Riviera Drive. Otherwise, the proposed westerly driveway will require u-turns for southbound traffic on Riverside Boulevard. The applicant has submitted a revised site plan providing for relocation of the easterly driveway to satisfy the concerns of the City Traffic Engineer.
3. Setback - The proposed church is located approximately 40 feet from Riverside Boulevard. Since the size and mass of the structure rises to 36 feet at the 40 foot setback, staff is concerned over the visual impact such a large structure would have. The existing church is approximately 152 feet setback from Riverside Boulevard. Staff recommends that the building be setback an additional 10 feet to 50 feet which is a standard for commercial buildings on major streets. This increased setback and planting of trees around the building will reduce the visual impact of the building mass.
4. Building Design - The proposed church will have horizontal plywood siding painted a cream off-white. Dark tint glazing will be used as windows on the four corner exposures. The roof material is proposed to be composition shingle. Due to the prevalence of wood shingles in the pocket area, staff is concerned over the use of composition shingles on such a visible roof-line. Since wood shingles are not allowed on a church building for fire code standards, staff recommends the use of a tile or plastic shingle material on the roof which would be of a color compatible with the existing church roof color.

Another alternative is to use the heavy grade composition shingles which appear like tile or shake shingle.

5. Trash Enclosure - The site plan does not provide for either a trash enclosure or bicycle lock facilities. Staff recommends that one trash enclosure be shown on the revised site plan complying with the attached trash enclosure guidelines (Exhibit C). A bicycle rack could be provided near the old church building for joint use of the day care center and church.
6. Landscaping - The entire 4.5 acre site is proposed to be landscaped with a variety of trees, shrubs and ground cover. Staff notes that Tulip trees and Crepe Myrtle trees are proposed along the south property line with several other deciduous trees. In order to provide a year round visual screen, staff recommends placement of Evergreen type trees along the south property line. The developed Evergreen trees with the six foot high solid masonry wall will provide an effective buffer to the residential land uses.

The parking lot and access will be required to meet the minimum 50 percent shading within 15 years of planting.

Along the Riverside Boulevard frontage, staff recommends that any berming which is proposed, be sufficiently setback along with shrubbery to allow clear visibility for traffic exiting the site. Due to the curve of Riverside

Boulevard, berming and landscaping may require a 10 to 15 foot setback off the road right-of-way. Staff recommends the applicant meet with the City Traffic Engineer to assure minimum visibility standards are met for any driveways and berming.

Staff supports the use of berming along Riverside Boulevard. Intensive tree coverage along Riverside Boulevard is encouraged. Presently 25 trees are shown along Riverside Boulevard which appear to be adequate.

7. Lighting - No exterior parking lot or building lighting plans were provided for review. Staff recommends that exterior parking lot or building lighting be directed away from the residential zone and land uses to the south. No glare from on site lighting shall be reflected off site onto residential land uses.
8. Security - Staff did not receive any comments from the Police Department regarding security. If gates or fences are proposed along Riverside Boulevard, they shall be a wrought iron fencing material. If gates are desired on the driveways, they will be required to be setback a minimum of 25 feet in order to allow a vehicle full clearance off Riverside Boulevard.
9. Signage - An existing sign is shown on the site plan. The applicant should be aware of the City requirement for sign permits for detached or attached signs. All signs shall comply with the requirements of the City Sign Ordinance.
10. Wheel Stops - No prefabricated wheel stops are to be allowed in the parking area. Use of a continuous pour concrete curb shall be incorporated into all planter and parking areas.
11. Agency Comments - the proposed project was reviewed by the City Engineer, Traffic Engineer, Fire Department, Police Department and Real Estate Department with the following comments received:

Traffic Engineer: The proposed building is where the driveway should be. Riverside is a divided street with a break in the center divider at Park Riviera Drive. That is where the driveway should be.

If the proposed plan is adopted, every car using this lot will be required to make a u-turn either going to or from the church. 134 u-turns per hour is unacceptable.

City Real Estate: Pay off existing assessments, if any.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (Section 15301 e(2) and 15301(a)).

RECOMMENDATION: Staff recommends the following action:

- A. Approve the Special Permit subject to conditions and based upon findings of fact which follow;
- B. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit:

1. The location of the easterly driveway shall be designed as required by the City Traffic Engineer and as indicated in the revised site plan.
2. The church building shall be set back a minimum of 50 feet from the Riverside Boulevard right-of-way.
3. The roof shingles shall be changed to a metal, tile, plastic, or heavy thick composition shingle which gives the effect of a tile or wood shake-shingle. Sample of shingle shall be reviewed and approved by the Planning Director.
4. A trash enclosure shall be provided meeting the attached trash enclosure guidelines (Exhibit C).
5. A revised landscape and irrigation plan shall be submitted for review and approval by staff prior to issuance of building permits reflecting the following:
 - a) Evergreen trees shall be planted along the south property line adjacent to the residential zone.
 - b) Undulating berming along Riverside Boulevard shall be set back sufficiently to allow visibility to the satisfaction of the City Traffic Engineer.
6. No exterior parking lot or building lighting shall reflect onto residentially used parcels.
7. Proposed gates shall be setback a minimum of 25 feet from the Riverside Boulevard right-of-way. All fencing shall be wrought iron fence material (Riverside Boulevard frontage).
8. All signs shall comply with the sign ordinance.
9. No prefabricated wheel stops are allowed in the parking lot. Use of continuous pour six inch concrete curb adjacent to planter and walkway areas is required.
10. The parking lot, if redesigned, shall meet all minimum requirements for stall dimensions backout maneuvering and handicapped access.

Findings of Fact - Special Permit:

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church development is compatible with surrounding industrial, residential and commercial uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance because off-street parking has been provided.

3. The proposed project, with a special permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1976 South Pocket Community Plan, and the proposed church use conforms with this plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO LOTS LOCATED AT
6449, 6515 AND 6525 RIVERSIDE BOULEVARD

(P87-030)

WHEREAS, The Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 6449, 6515 and 6525 Riverside Boulevard and;

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)) and (15301(e)(2)), and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Intermin Land Use Policy, in that the site is designated for Residential Use by the 1976 South Pocket Community Plan and the proposed church and day care center use conforms with the Plan Designation

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

that the lot line adjustment for property located at 6449, 6515 and 6525 Riverside Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off existing assessments, if any.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

RIVERSIDE WESLEYAN CHURCH - Lot Merger

All that portion of Lots A and 373 of Park River Estates, R. M. Bk. 110, page 13 and S. L. S. No. 160 located in Section 33, T. 8N., R. 4E. M. D. B. & M. described as follows:

Beginning at N.E. corner 30.898 acre. Parcel in O. S. Bk. 25, page 4, located in centerline of Riverside Boulevard; thence, along said centerline S. $56^{\circ} 12' 13''$ W. 248.82 feet; thence, curving left on a N. 856.76 feet, radius Ch. bearing S. $30^{\circ} 52' 54''$ W. 140.01 feet; thence, S. $23^{\circ} 47' 55''$ E. to a point on the S.E. line of Riverside Boulevard; said point also being the most Northerly corner of Lot A, said Park River Estates; thence, Southerly along the Easterly line of Riverside Boulevard and the Westerly line of Lot A and Lot 373 of Park River Estates to the S.W. corner of said Lot 373; thence, S. $89^{\circ} 23' 16''$ E. along the S. line of Lot 373 a distance of 139.83 feet; thence, S. $24^{\circ} 07' 18''$ E. 3.31 feet more or less to the North Westerly corner of Riverhaven Estates Unit #3, R. M. Bk. 114, page 7; thence, N. $67^{\circ} 30' 52''$ E., along the North line of said Riverhaven Estates #3, 342.17 feet; thence, N. $22^{\circ} 29' 08''$ W. 536.15 feet to the point of beginning.

EXCEPTING: Portion deeded to City of Sacramento for R/W in O.R. 780630/3163.

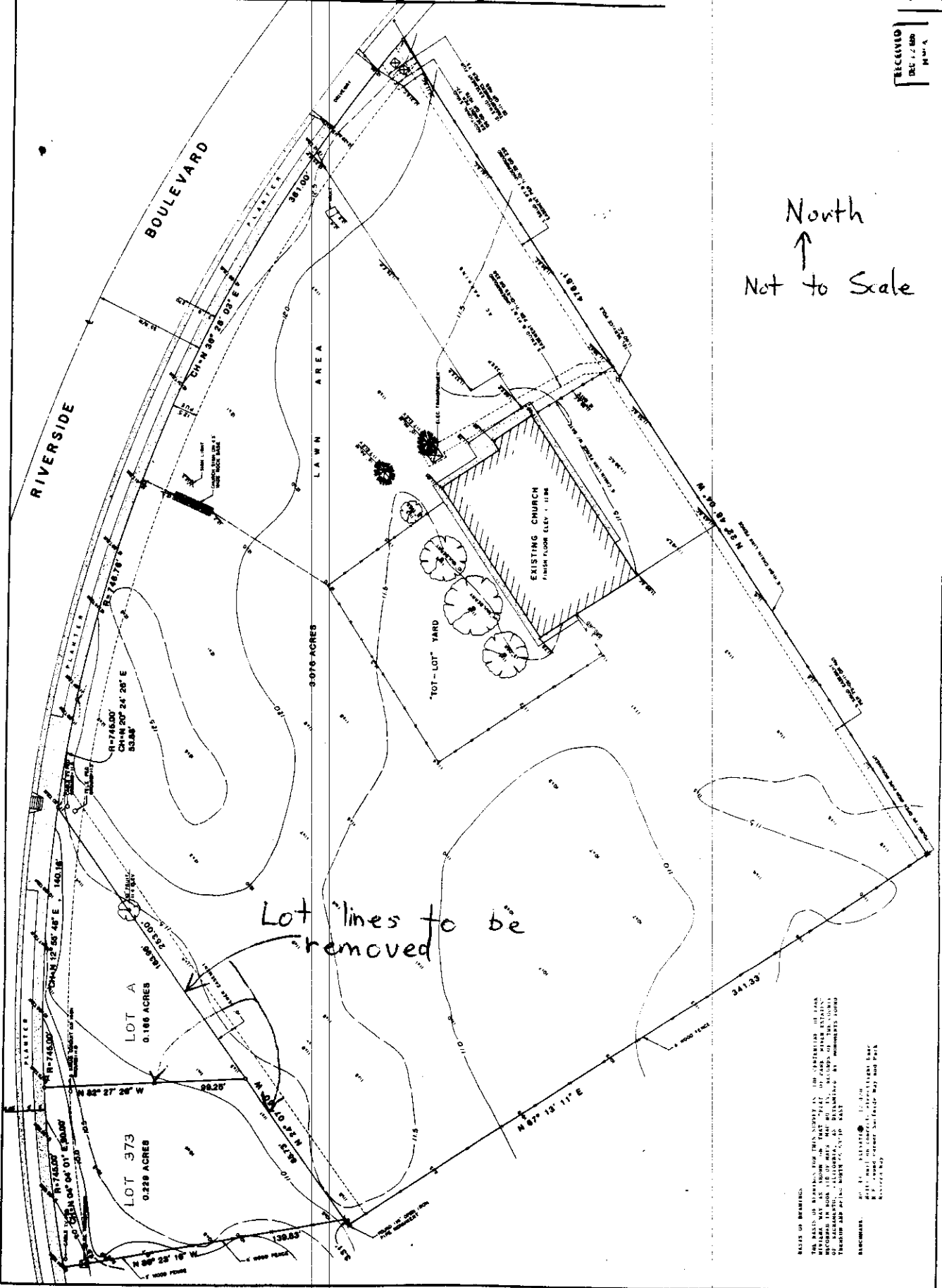
CITY PLANNING DIVISION

JAN 09 1987

RECEIVED

EXHIBIT B

RECEIVED
 DEC 1 1988
 PLANS



BASES OF BEARINGS:
 THE BASES OF BEARINGS FOR THIS SURVEY IN THE CERTIFICATE OF PLAN
 RECORDED AS BOOK 110 OF MAPS, MAY 10, 1988, RECORDS OF THE COUNTY
 OF SAN MATEO, CALIFORNIA, ARE HEREBY ACCEPTED BY THE SURVEYOR
 THEREON AND ARE THE BASIS OF THE BEARINGS SHOWN ON THESE PLANS.

REMARKS:
 THIS SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS
 ON THE DATE AND AT THE PLACE AND UNDER THE CONDITIONS
 STATED ON THESE PLANS.

TRASH ENCLOSURE GUIDELINES

The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

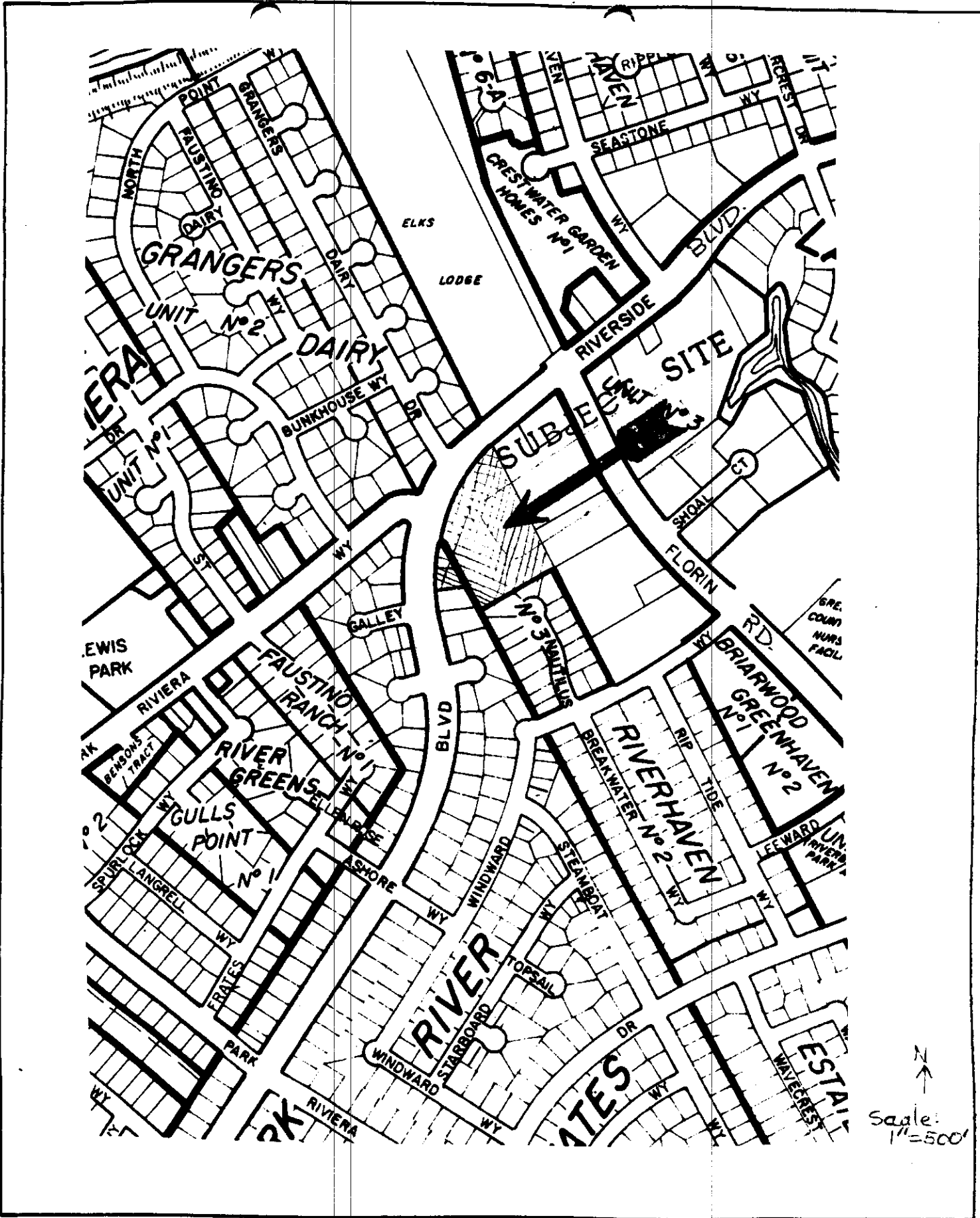
The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing ever-green vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

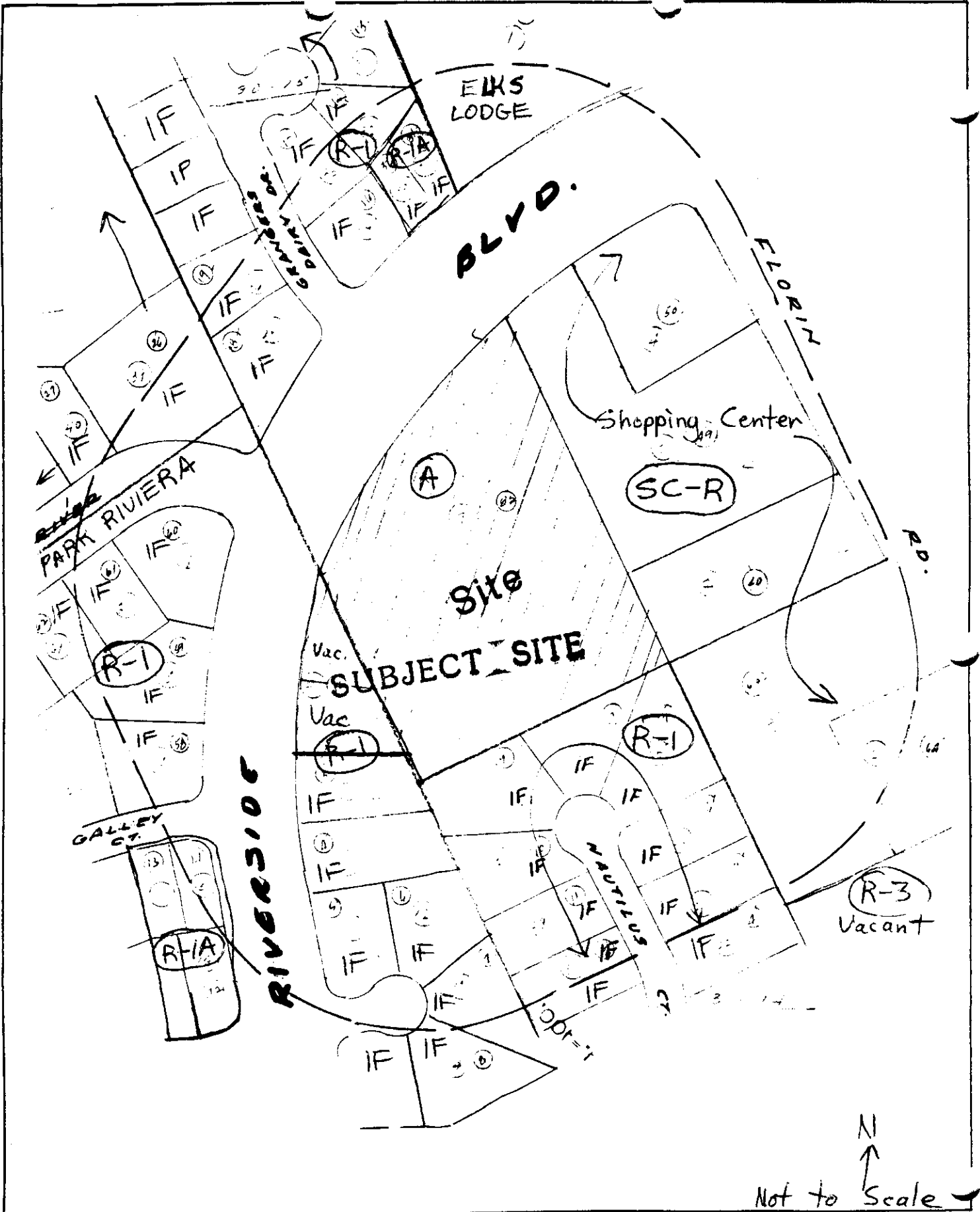
The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.

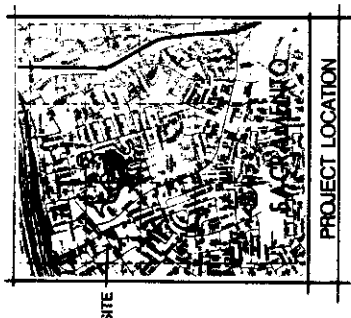
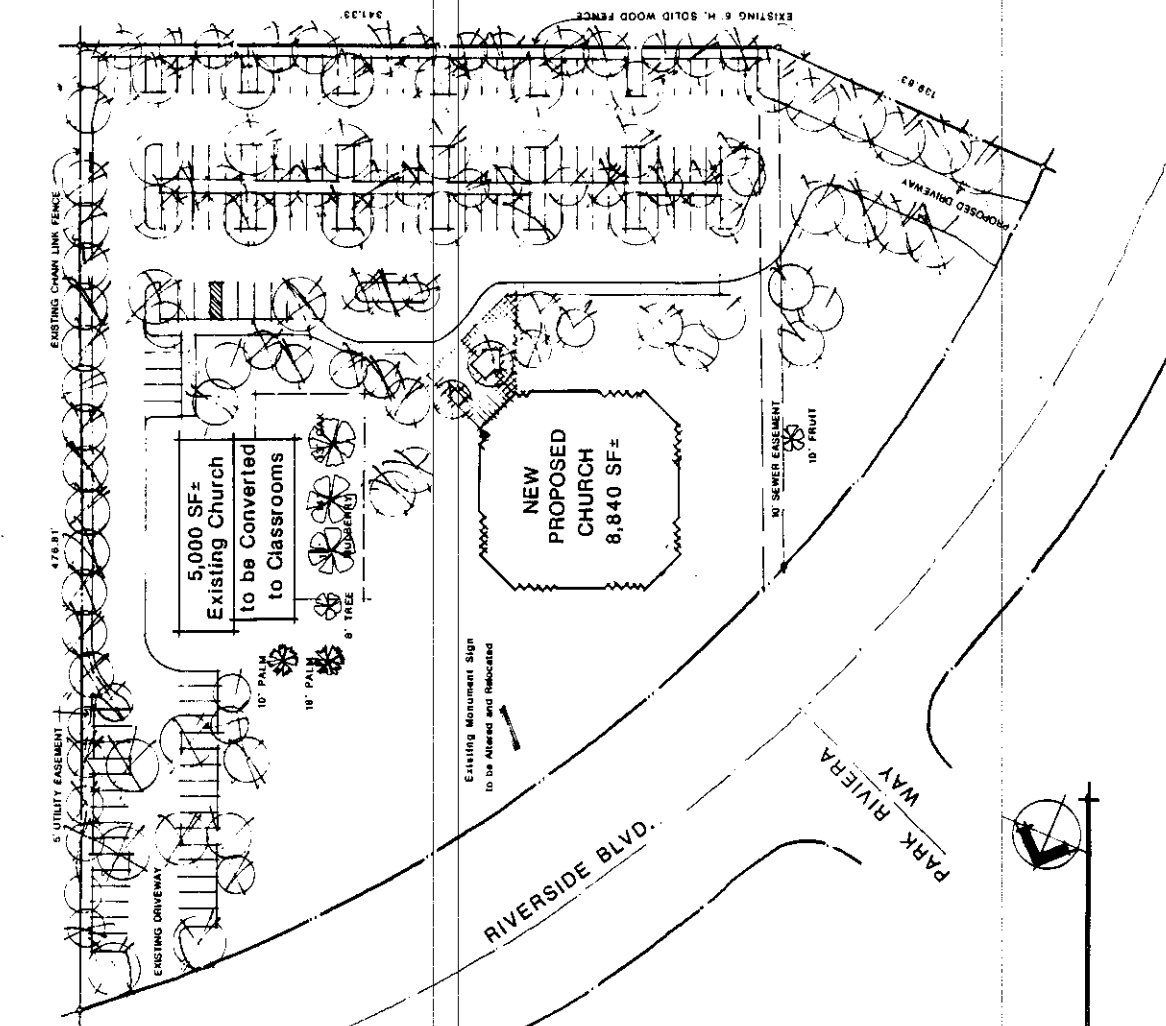


VICINITY MAP



LAND USE & ZONING MAP

ORIGINAL SITE PLAN



PROJECT TABULATION

CITY OF SACRAMENTO
 APN: 030-0042-082
 ZONING: A 3.5 Acres±
 Proposed Project: NEW 8,840 SF± CHURCH
 650 Seating
 PARKING REQUIRED: 108 Spaces
 PARKING PROVIDED: 134 Spaces
 Special Permit REQUIRED
 ALL EXISTING TREES TO REMAIN
 ALL PARKING AND LANDSCAPE SHADING
 TO MEET MINIMUM CITY REQUIREMENTS

SITE PLAN

1/10/15

NA NIIYA ARCHITECTS, INC.
 1800 Howe Ave. #310 Sacramento, Ca. 95825 Tel. (916) 520-3888

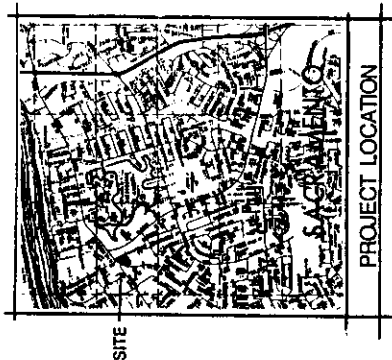
RIVERSIDE WESLEYAN CHURCH 6449 RIVERSIDE BLVD.

P-87-030

1+22-87

item 22

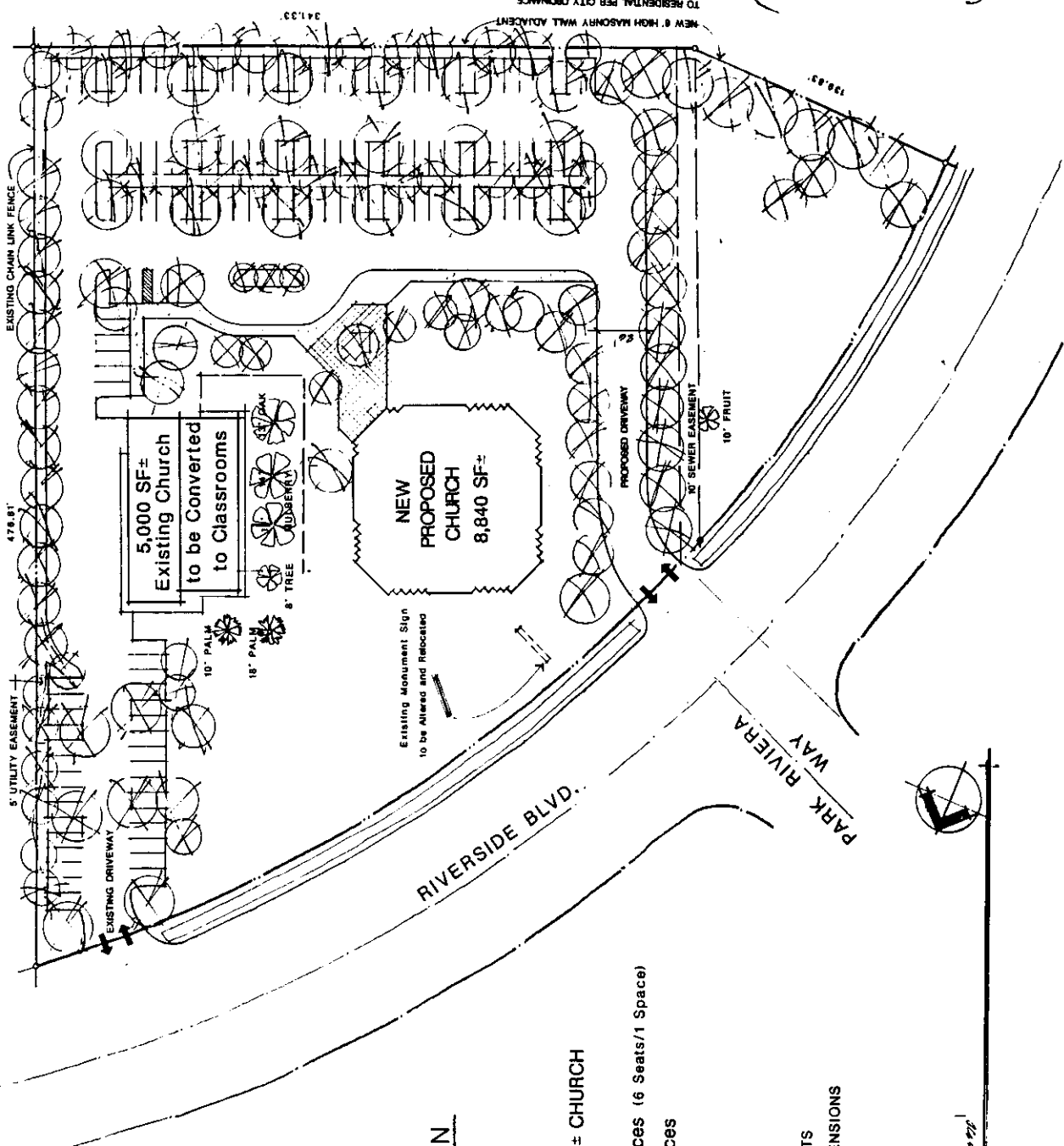
REVISED
SITE PLAN
(Jan. 9, 1987)



PROJECT TABULATION

CITY OF SACRAMENTO
 APN: 030-0042-082
 ZONING: A 3.5 Acres±
 Proposed Project: NEW 8,840 SF± CHURCH
 650 Seating
 PARKING REQUIRED: 108 Spaces (6 Seats/1 Space)
 PARKING PROVIDED: 117 Spaces
 Special Permit REQUIRED
 • ALL EXISTING TREES TO REMAIN
 • ALL PARKING AND LANDSCAPE SHADING TO MEET MINIMUM CITY REQUIREMENTS
 • DRIVEWAY AT INTERSECTION AND DIMENSIONS TO BE COORDINATED WITH TRAFFIC ENGINEERING DIVISION

SITE PLAN
 1/9/87



NIYA ARCHITECTS, INC.
 1987 Howe Ave. #310 Sacramento, CA 95825 Tel. (916) 920-3668

RIVERSIDE WESLEYAN CHURCH 6449 RIVERSIDE BLVD.

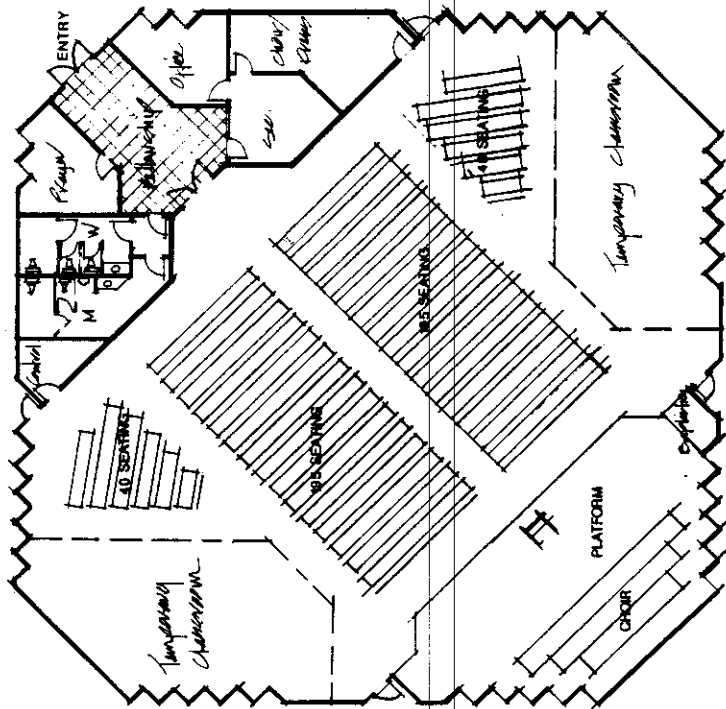
P-87-030

1-22-87

item *ad*

P-87-030

1-22-87



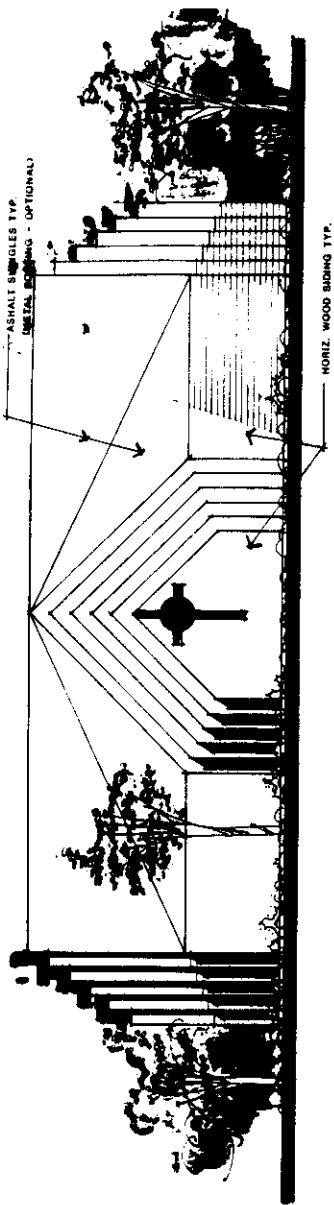
FLOOR PLAN

650 TOTAL SEATING

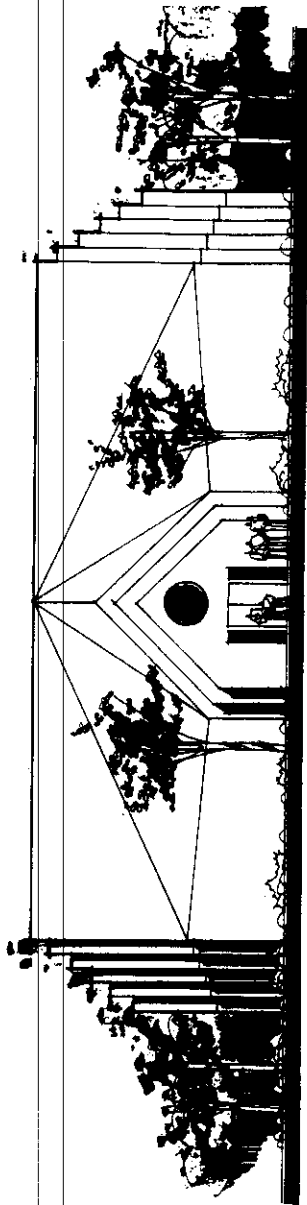
SC. 1/8" = 1'-0"

item 22
B

RIVERSIDE WESLEYAN CHURCH
NIYA ARCHITECTS, INC.
 150 Howe Ave. #340 Sacramento, Ca 95825 Tel. (916) 920-2848

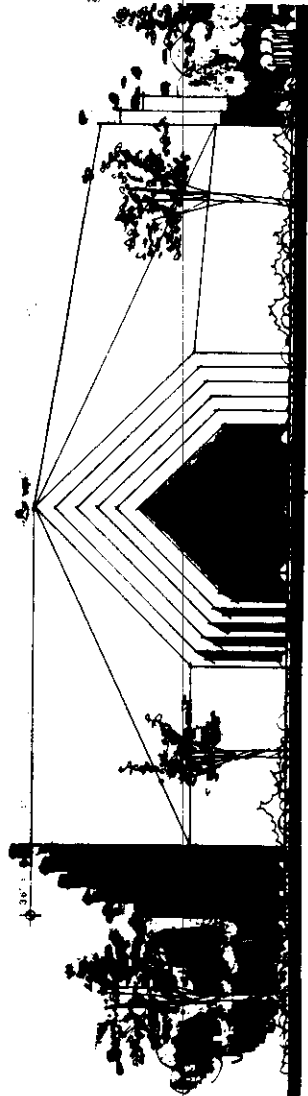


WEST (RIVERSIDE BLVD.)



EAST (FRONT ENTRY)

ELEVATIONS



SOUTH (NORTH ELEVATION SIMILAR)

ELEVATION

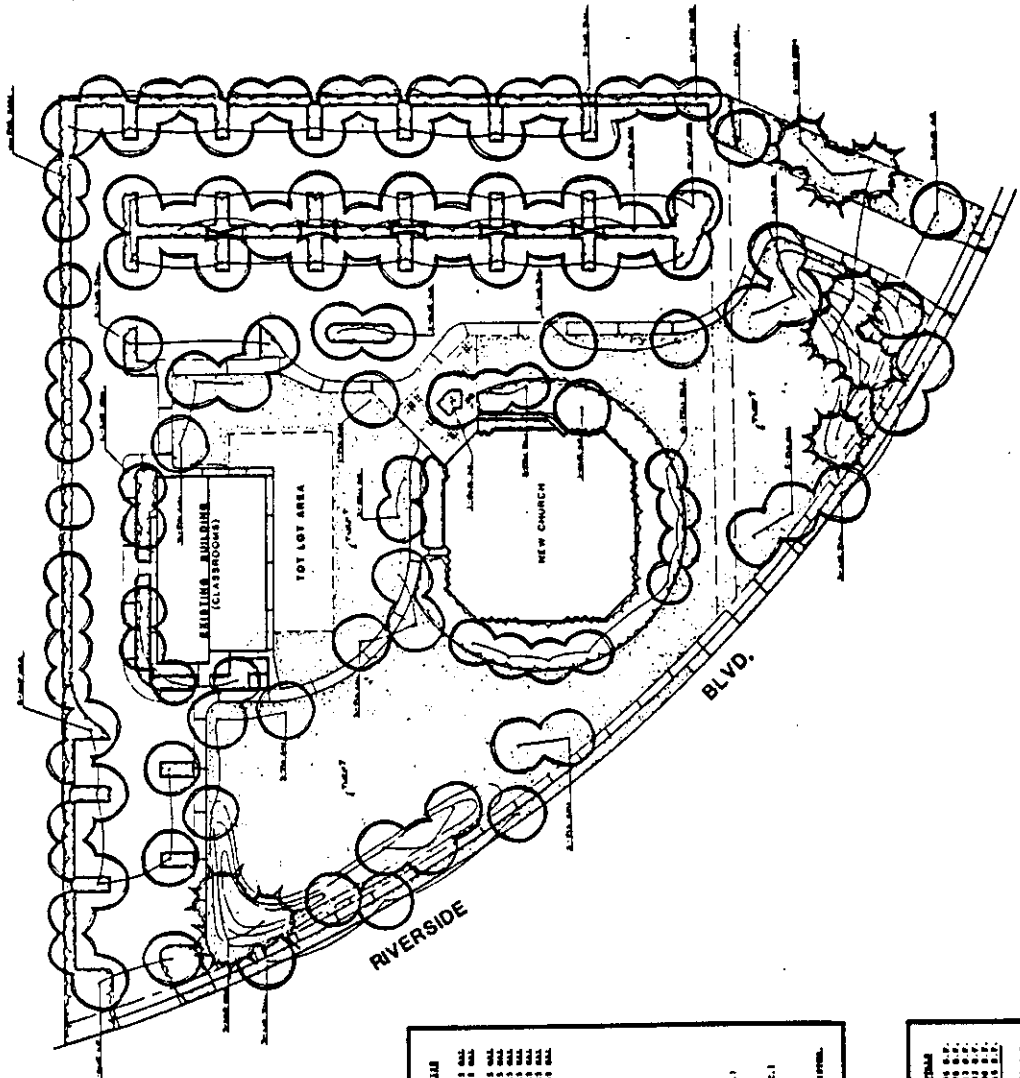
SC. 1/8" = 1'-0"

1/4" = 1'-0"



LANDSCAPE PLAN

DE WESLEYAN CHURCH
 WASHINGTON, D.C.



TENTATIVE PLANT LIST

SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE
PL1	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL2	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL3	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL4	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL5	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL6	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL7	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL8	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL9	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL10	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL11	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL12	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL13	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL14	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL15	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL16	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL17	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL18	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL19	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL20	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL21	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL22	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL23	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL24	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL25	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL26	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL27	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL28	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL29	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL30	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL31	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL32	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL33	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL34	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL35	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL36	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL37	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL38	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL39	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL40	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL41	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL42	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL43	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL44	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL45	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL46	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL47	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL48	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL49	ACACIA SALICINA	BLACK ACACIA	15' HALL
PL50	ACACIA SALICINA	BLACK ACACIA	15' HALL

SHADE CALCULATIONS

SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	SHADE	SHADE TOTAL
PL1	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL2	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL3	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL4	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL5	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL6	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL7	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL8	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL9	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL10	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL11	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL12	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL13	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL14	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL15	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL16	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL17	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL18	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL19	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL20	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL21	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL22	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL23	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL24	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL25	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL26	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL27	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL28	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL29	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL30	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL31	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL32	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL33	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL34	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL35	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL36	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL37	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL38	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL39	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL40	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL41	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL42	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL43	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL44	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL45	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL46	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL47	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL48	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL49	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000
PL50	ACACIA SALICINA	BLACK ACACIA	15' HALL	0.000	0.000