

P95-063 - Northshores Time Extension

REQUEST: A. Tentative Map Time Extension to subdivide 121.4± vacant acres into 596 lots (451 single family, 144 halfplex, and 1 park) in the Single Family (R-1) Zone.

LOCATION: East of Highway 5 & South of Meadowview Rd.
APN: 052-0010-033, -034, -039, -053 & -054
Airport Meadowview Community Plan Area
Sacramento Unified School District
Council District 8

APPLICANT:	Mitzman Properties Land Development Don Devor (714-436-6139) 3188 A Airway Costa Mesa, CA 92626
OWNER:	National Investors Land Holding Trust IV 4675 MacArthur Ct. #1240 Newport Beach, CA 92660
APPLICATION FILED:	July 17, 1995
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to extend the time limit for construction of a 595 lot subdivision in the Airport Meadowview Community Plan area. The applicant proposes no changes to the 5 phase project which was originally approved by the Planning Commission and Council in 1991 (P90-407). The density of this development would be 6.1 units per acre. This density is well within the density range allowed under the General Plan and Airport Meadowview Community Plan.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed density is compatible with the existing residential densities, and the proposal is consistent with the General Plan, the Community Plan, and the Zoning Ordinance land use designations. Furthermore, the proposed Tentative Map Time Extension is supported because it is virtually the same project that was previously supported by staff. Staff recommends granting a two year time extension for the project, subject to conditions.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 dwelling units per net acre)
Community Plan Designation:	Residential (4-8 dwelling units per net acre)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
 South: Single Family Residential; R-1
 East: School; R-1
 West: Single Family Residential; R-1

Number of Lots:	596
Total Dwelling Units:	595
Property Dimensions:	Irregular
Property Area:	121.4 gross acres 97.1± net acres
Density of Development:	6.1 dwelling units per net acre
Topography:	Flat
Street Improvements:	
Utilities:	

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division



BACKGROUND INFORMATION:

On October 29 1991, the City Council approved a Tentative Map for a 596 lot subdivision and a Rezone of the project site from Single Family Alternative (R-1A) to Standard Single Family (R-1) on the proposed project site. An additional 2 year Time Extension, as per State mandated law, was automatically allowed, thereby extending the Map until October 1995.

The applicant has indicated an intention to extend the map in order to begin the process of building single family residential structures. The proposed Time Extension request was submitted on July 17, 1995. The project proponent has requested the subject 2 year time extension to allow for the Map to extend to October 1997.

STAFF EVALUATION:**A. Policy Considerations**

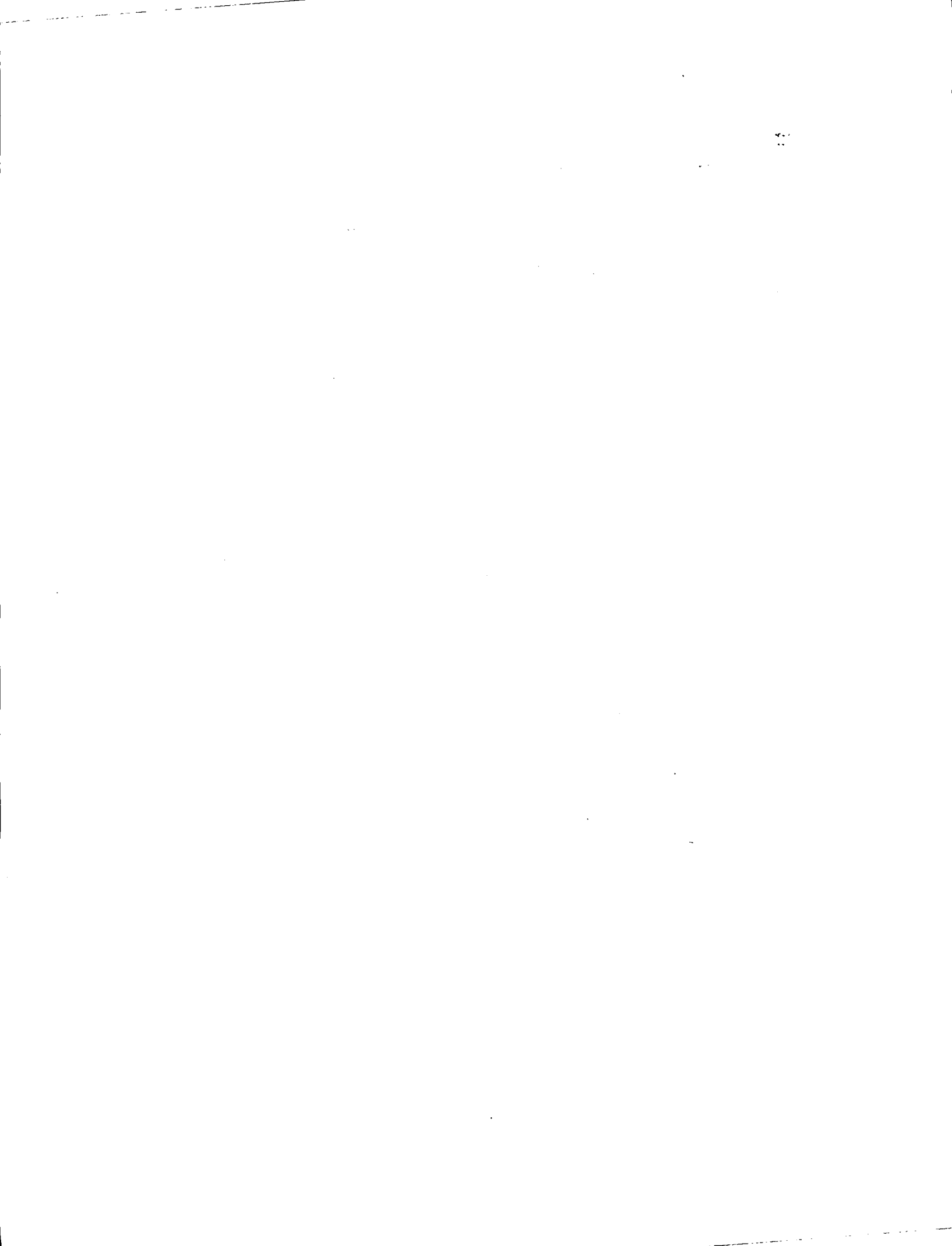
The 596 lots proposed will result in 595 dwelling units at a density of 6.1 dwelling units per net acre. The General Plan designates the subject site for Single Family Residential use (4-15 dwelling units per net acre) and the Airport Meadowview Community Plan designates the site for Residential use (4-8 dwelling units per net acre). The proposed Northshores Subdivision is consistent with the General Plan and the Community Plan.

Tentative Maps are required to be established within two years after such a permit is issued. However, the Planning Commission is authorized to grant an extension of time upon a showing of good cause by the applicant. Staff considered the following criteria for evaluating the requested time extension:

- The proposal shall be consistent with the General Plan or Community Plan for the area which it will be located.
- The proposal shall be compatible with nearby existing and/or future planned development.
- The proposal shall be the same as the previously approved Tentative Map.

B. Tentative Map Design

Each of the 595 lots would have driveway access onto the proposed subdivision streets which are linked to Meadowview Road via John Still Drive and Amherst Way, Manorside Drive, or Lytle Street. The proposed street system is consistent with the proposed street system in the Airport Meadowview Community Plan. An 8 acre park



site to be located adjacent to John Still School is also part of this project. It is proposed that 451 of the lots will be developed with single family residential units and 144 lots will be developed with halfplexes. At the time that the previous project was approved, the applicant anticipated developing the single family homes with an area of 1,655 square feet and a combination of single and two stories.

C. Building Design

One of the advisory notes of the Tentative Map is that the design of the proposed dwelling units shall be subject to staff level design review. This review is required to ensure adequate design of the structures on the irregularly shaped lots, and would examine, but not be limited to, the following:

- Exterior building and roof materials
- Building height
- Compatibility with surrounding area
- Landscaping

It is anticipated that the proposed development will include several models to provide for a variety of designs throughout the subdivision.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On October 29, 1991, the City Council ratified a Negative Declaration for the originally proposed project. Section 15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist; therefore no new Negative Declaration is required. The mitigation measures as previously identified in the Negative Declaration are still applicable, and are therefore required as a condition of approval.

B. Public/Neighborhood Association Comments

The proposed project application packet was sent to the Meadowview Community Action Advisory Group, the Meadowview Development Committee, the Meadowview Neighborhood League, and the Neighborhood Awareness Group Inc.. The surrounding



land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received either the neighbors or from the neighborhood advisory groups.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. All of the conditions of approval contained in the resolution for the original approval (See Exhibit 3-B) apply to this time extension as well. The following summarizes the comments received that were different than the comments received on the originally approved project and that will be conditions and/or advisory notes for the Tentative Map Time Extension:

1. Utilities Department

The comments which are specifically listed as conditions in the resolution address compliance with the State NPDES General Permit for Stormwater Discharges, post construction Best Management Practices, and compliance with the City's Grading, Erosion and Sediment Control Ordinance.

D. Subdivision Review Committee Recommendation

On September 6, 1995, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Northshores Tentative Map Extension subject to the conditions in the attached Tentative Map Time Extension Resolution.

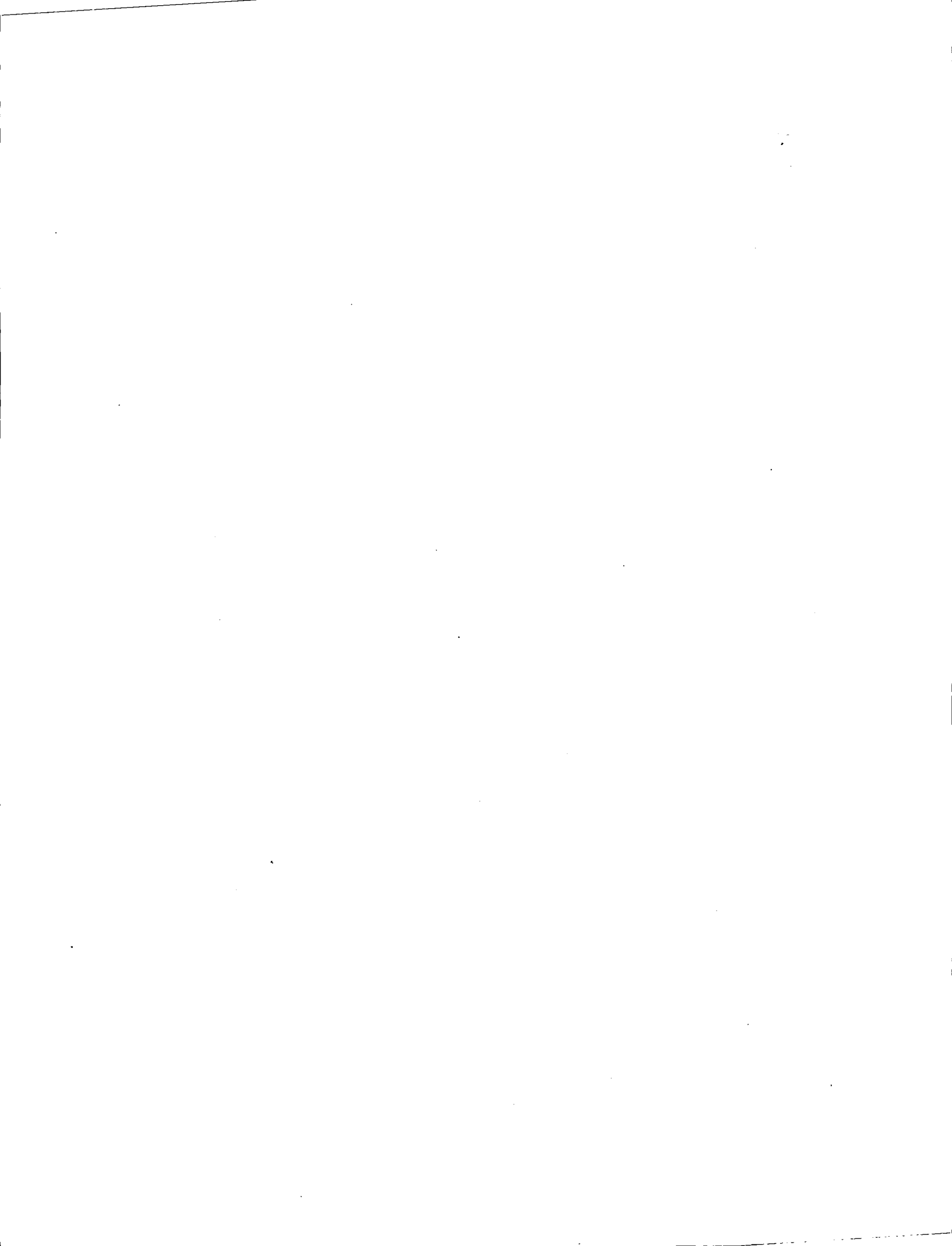
PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the Tentative Map Time Extension. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

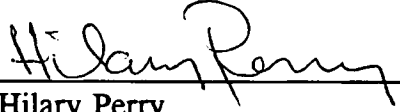
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the Tentative Map Time Extension (for two years) to subdivide 121± vacant acres into 596 lots (451 for single family, 144 for halfplex, and one park.

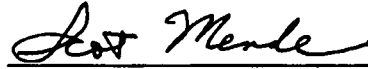


Report Prepared By,



Hilary Perry
Associate Planner

Report Reviewed By,



Scot Mende
Senior Planner

Attachments

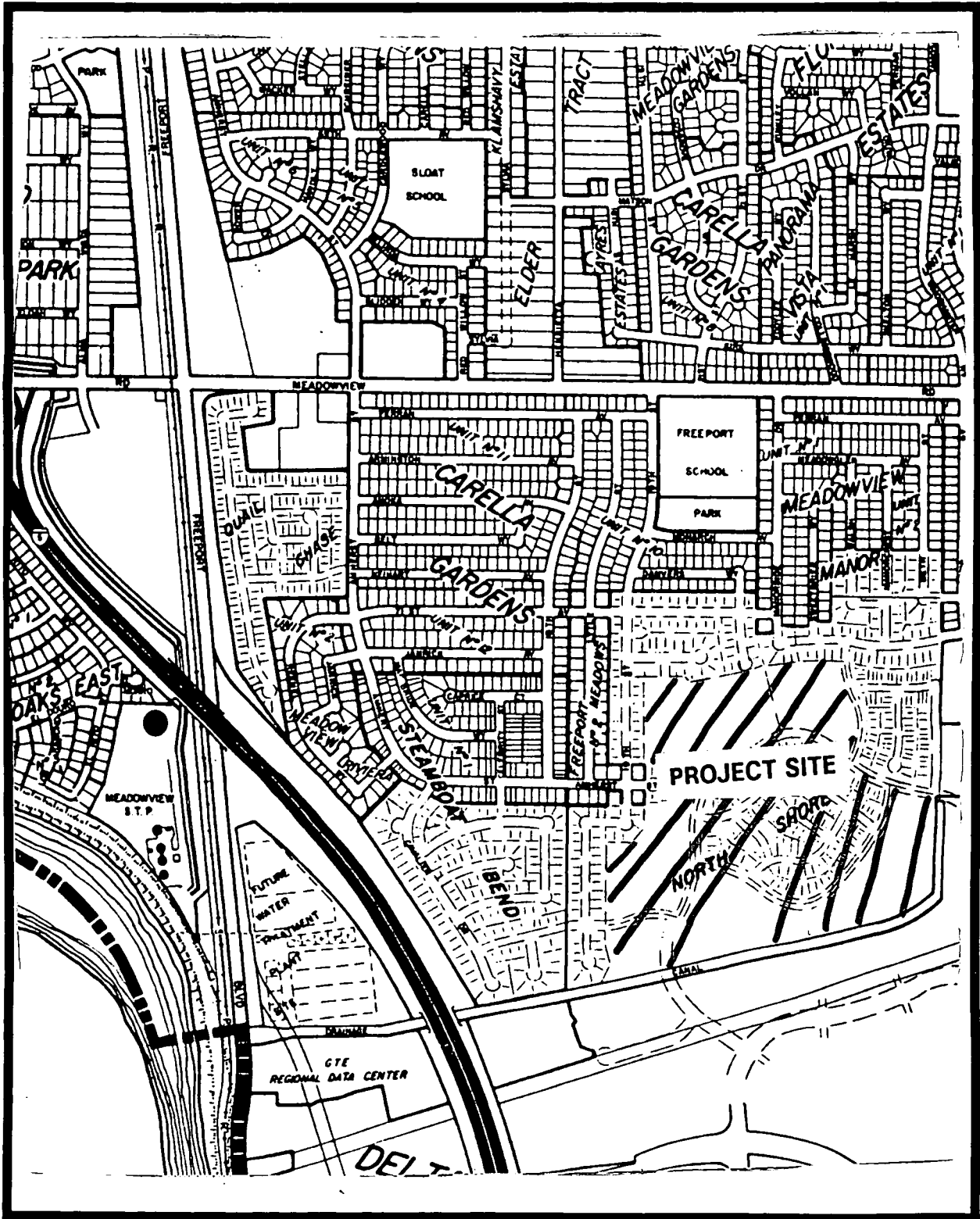
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolution for Tentative Map Time Extension
Exhibit 3-A	Site Plan
Exhibit 3-B	Resolution for Previous Approval (P90-407)

ATTACHMENT 1

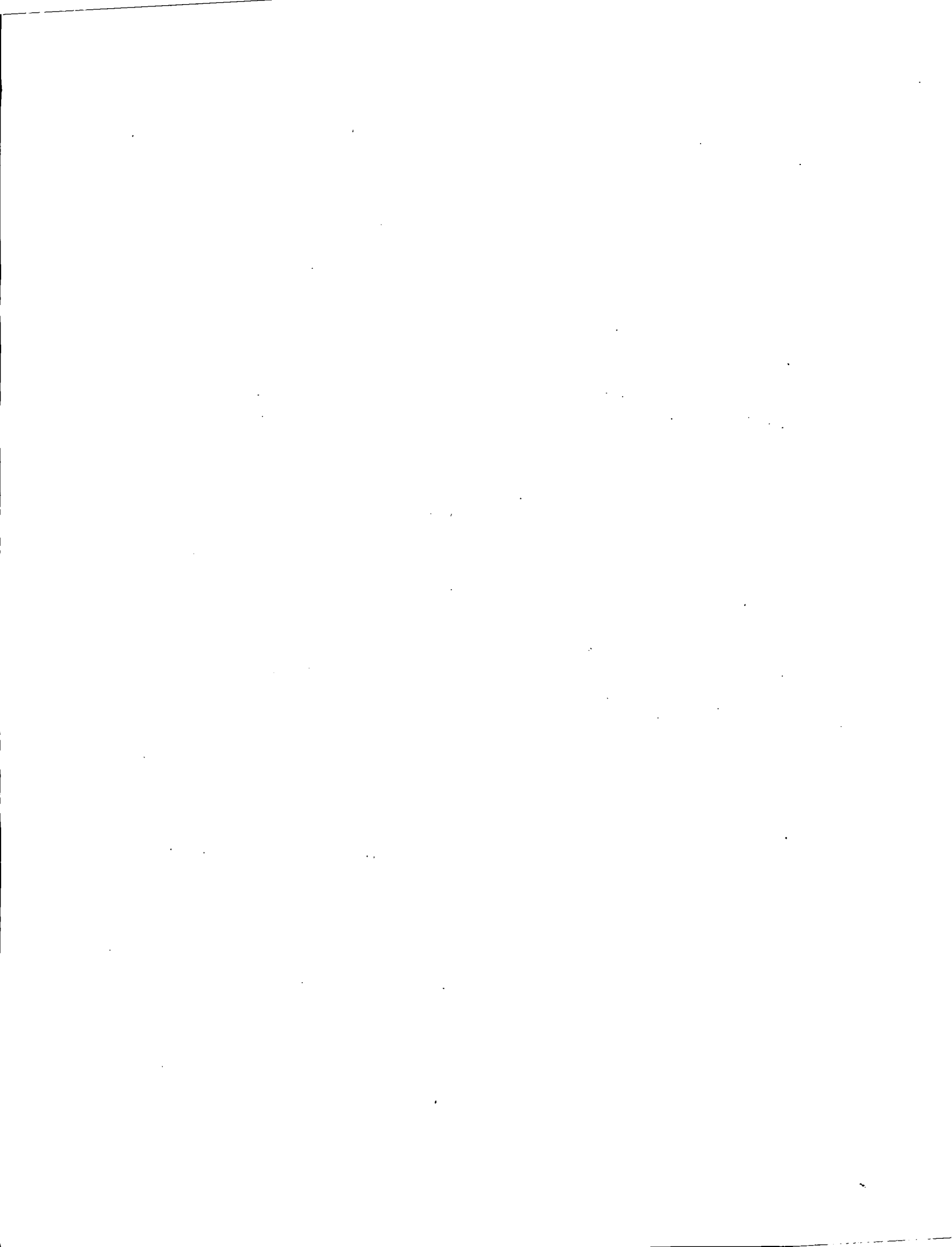
P95-063

SEPTEMBER 28, 1995

ITEM #
PAGE 7



VICINITY MAP

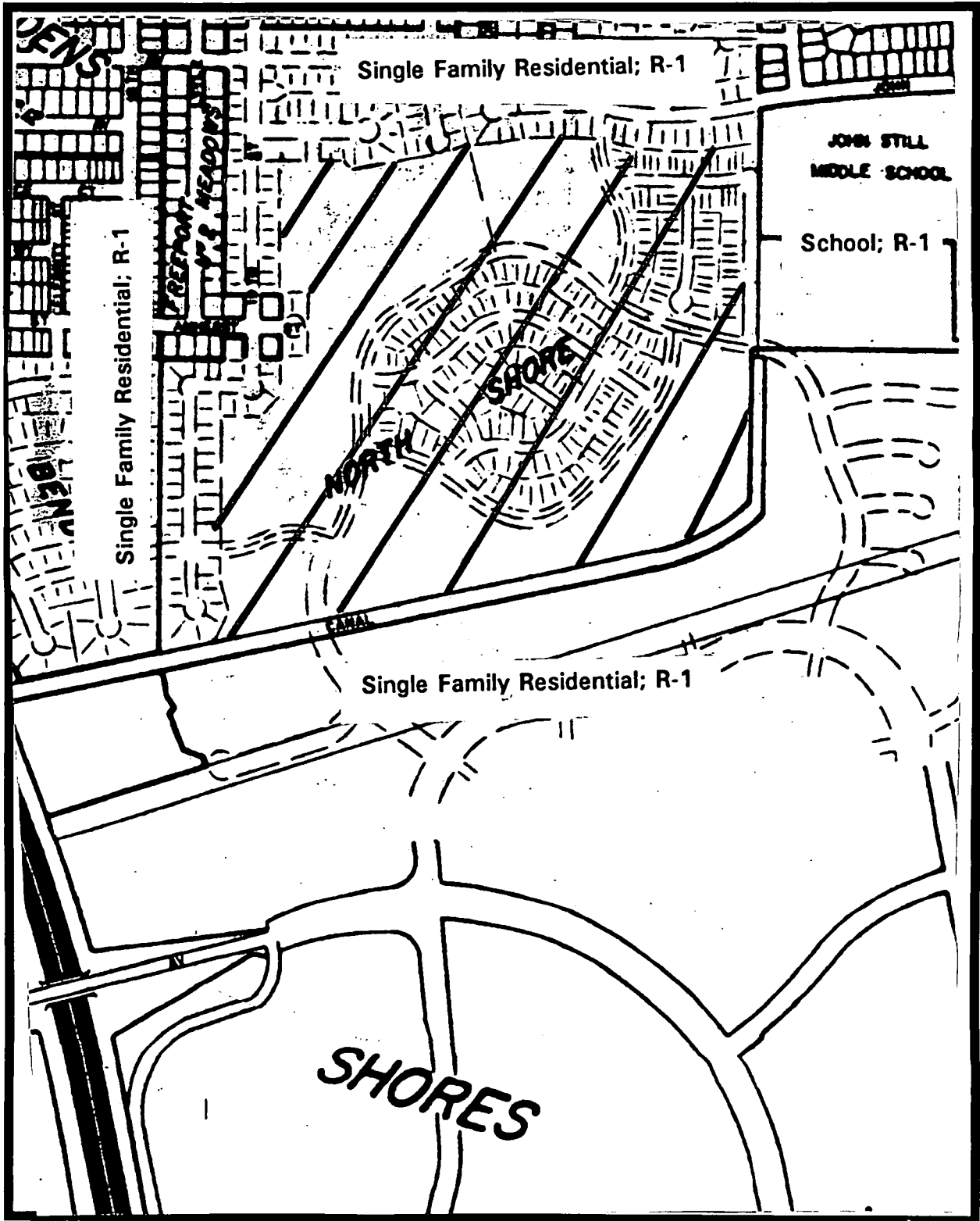


ATTACHMENT 2

P95-063

SEPTEMBER 28, 1995

ITEM #
PAGE 8



LAND USE AND ZONING MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF SEPTEMBER 28, 1995

A RESOLUTION ADOPTING FINDINGS OF
FACT AND APPROVING A TENTATIVE MAP
TIME EXTENSION FOR PROPERTY LOCATED
EAST OF HIGHWAY 5 & SOUTH OF
MEADOWVIEW ROAD (P95-063)

APN: 052-0010-033, -034, -039, -053 & -054

WHEREAS, the City Planning Commission on September 28, 1995, held a public hearing on the request for approval of a Tentative Map Time Extension at property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Tentative Map Time Extension for two years (valid through October 29, 1997) is hereby approved based upon the following findings of fact:
 - A. A Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.



- B. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
- C. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).
- D. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central valley Region in that existing treatment plans have a design capacity adequate to serve the proposed subdivision.

2. The Tentative Map Time Extension for the proposed Northshores Subdivision is hereby approved subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:

- A. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and with the conditions included in the approval resolution for the original Tentative Map (Resolution No. 91-879). These documents are kept on file in the Planning Division Office (P90-407);
- B. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). This will require the applicant to file a Notice of Intent (NOI) with the California Water Resource Control Board (CWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit application and NOI may be obtained from the Department of Utilities by calling 433-6318.
- C. Post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. BMP's must be included on the improvement plans and approved by the Department of Utilities. At a minimum, source control measures



and on-site controls shall be implemented.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map.

- D. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION
P95-080

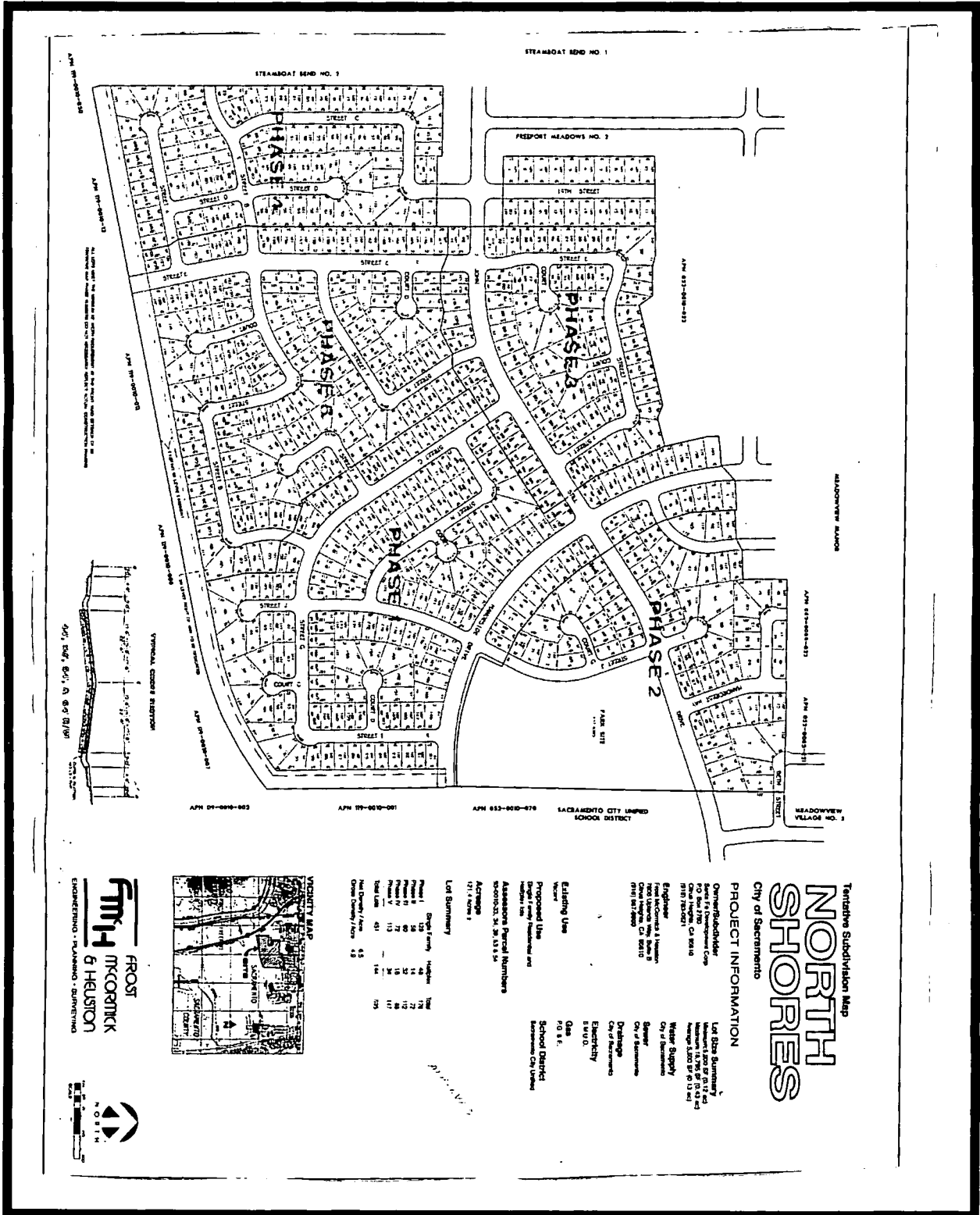


EXHIBIT 3-A

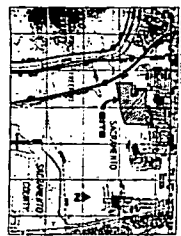
P95-063

SEPTEMBER 28, 1995

ITEM #
PAGE 12



Frost
Mc Cormick
& Houston
ENGINEERING - PLANNING - SURVEYING



Lot Summary

Phase	Count	Area	Volume
Phase 1	120	1.20	1.20
Phase 2	20	0.20	0.20
Phase 3	10	0.10	0.10
Phase 4	10	0.10	0.10
Total Lots	160	1.60	1.60

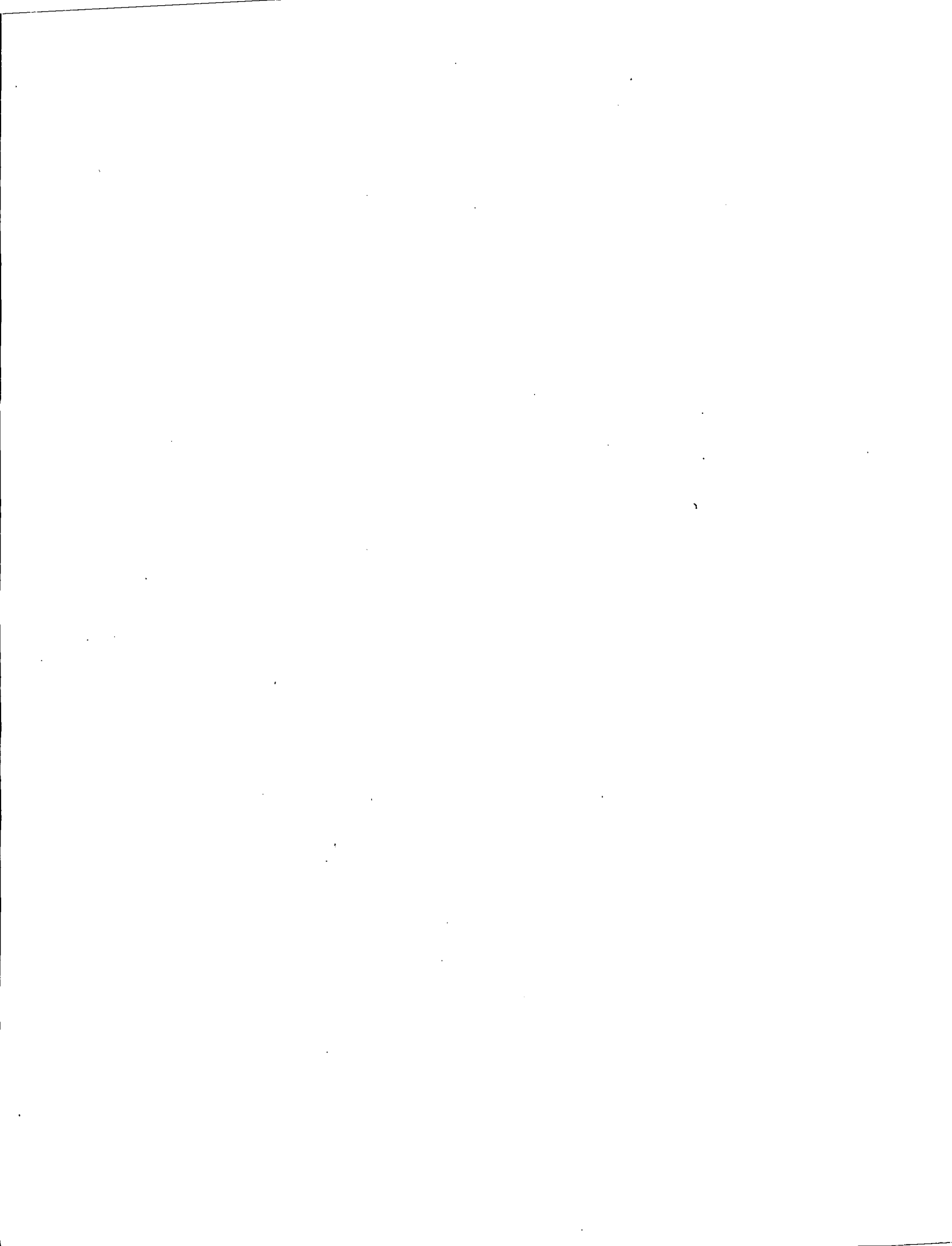
Assessor's Parcel Numbers
APNs: 01-0010-001, 01-0010-002, 01-0010-003, 01-0010-004, 01-0010-005, 01-0010-006, 01-0010-007, 01-0010-008, 01-0010-009, 01-0010-010, 01-0010-011, 01-0010-012, 01-0010-013, 01-0010-014, 01-0010-015, 01-0010-016, 01-0010-017, 01-0010-018, 01-0010-019, 01-0010-020, 01-0010-021, 01-0010-022, 01-0010-023, 01-0010-024, 01-0010-025, 01-0010-026, 01-0010-027, 01-0010-028, 01-0010-029, 01-0010-030, 01-0010-031, 01-0010-032, 01-0010-033, 01-0010-034, 01-0010-035, 01-0010-036, 01-0010-037, 01-0010-038, 01-0010-039, 01-0010-040, 01-0010-041, 01-0010-042, 01-0010-043, 01-0010-044, 01-0010-045, 01-0010-046, 01-0010-047, 01-0010-048, 01-0010-049, 01-0010-050, 01-0010-051, 01-0010-052, 01-0010-053, 01-0010-054, 01-0010-055, 01-0010-056, 01-0010-057, 01-0010-058, 01-0010-059, 01-0010-060, 01-0010-061, 01-0010-062, 01-0010-063, 01-0010-064, 01-0010-065, 01-0010-066, 01-0010-067, 01-0010-068, 01-0010-069, 01-0010-070, 01-0010-071, 01-0010-072, 01-0010-073, 01-0010-074, 01-0010-075, 01-0010-076, 01-0010-077, 01-0010-078, 01-0010-079, 01-0010-080, 01-0010-081, 01-0010-082, 01-0010-083, 01-0010-084, 01-0010-085, 01-0010-086, 01-0010-087, 01-0010-088, 01-0010-089, 01-0010-090, 01-0010-091, 01-0010-092, 01-0010-093, 01-0010-094, 01-0010-095, 01-0010-096, 01-0010-097, 01-0010-098, 01-0010-099, 01-0010-100.

Project Information
City of Sacramento
North Shores
Project Information
City of Sacramento
North Shores
Project Information
City of Sacramento
North Shores

Let Blue Submitter
Submitter: Frost, McCormick & Houston
Address: 1234 Main St, Sacramento, CA 95811
Phone: (916) 555-1234
Fax: (916) 555-5678
Email: info@frostmch.com

Let Blue Submitter
Submitter: Frost, McCormick & Houston
Address: 1234 Main St, Sacramento, CA 95811
Phone: (916) 555-1234
Fax: (916) 555-5678
Email: info@frostmch.com

SITE PLAN



Amended

RESOLUTION NO. 91-878

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF OCT 29 1991

A RESOLUTION APPROVING TENTATIVE MAP TO SUBDIVIDE 121.4± VACANT ACRES INTO 596 LOTS (451 FOR SINGLE FAMILY, 144 FOR HALF-PLEX AND ONE PARK) FOR PROPERTY LOCATED SOUTH OF MEADOWVIEW ROAD, WEST OF JOHN STILL DRIVE

(P90-407) (APN: 052-0010-033, 034, 039, 053, and 054)

WHEREAS, the City Council on OCT 29 1991, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the Environmental Coordinator has determined that the proposed project will not have the potential to have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

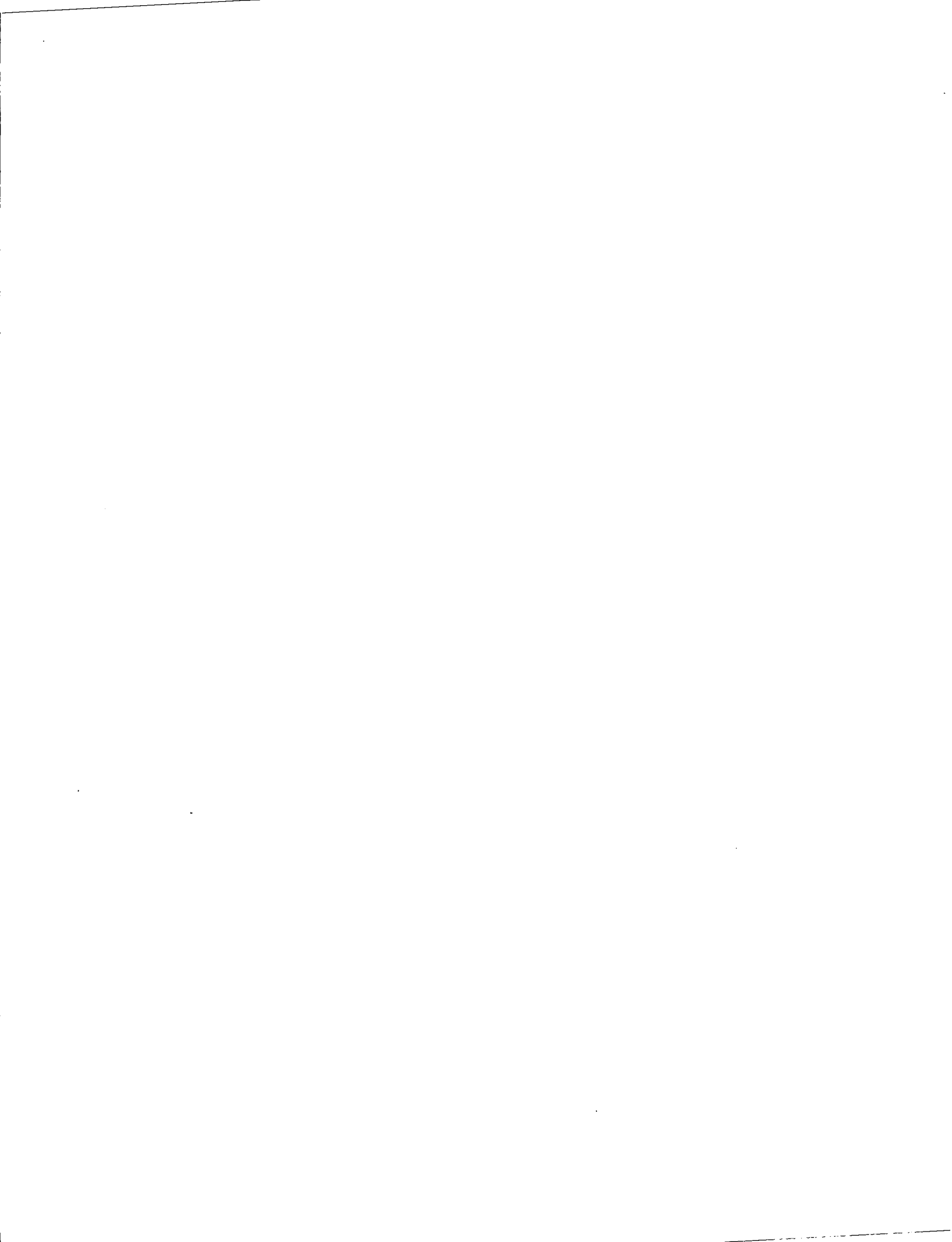
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

FOR CITY CLERK USE ONLY

91-878

RESOLUTION NO.: _____

DATE ADOPTED: OCT 29 1991



1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein, as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4-15 du/na), and the Airport Meadowview Community Plan designates the site Residential (7-15 du/na).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

FOR CITY CLERK USE ONLY

91-878

RESOLUTION NO.: _____

DATE ADOPTED: OCT 29 1991

- B. Prepare a sewer, water and drainage study for the review and approval of the Public Works Department. Construction of these improvements shall be assured to the satisfaction of the Public Works Department prior to filing the first phase or the entire map. Phased or incremental construction may be allowed by the Public Works Department pending the results of the sewer, water and drainage study. Phased construction may require offsite utility construction;
- C. Applicant shall extend the 54" drain pipe under Manorside Drive or construct a bridge or relocate Manorside Drive to the north to provide for drainage to the satisfaction of the Flood Control and Sewer Division;
- D. Applicant shall pay a fair share contribution toward the drainage study on Sump 33 and 34 as determined by the Flood Control and Sewer Division;
- E. 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;
- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. 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;
- H. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- I. 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;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-878
DATE ADOPTED: OCT 29 1991 10

- J. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-407);
- K. Public streets shall be dedicated and improved to the satisfaction of the Public Works Department. Right of way widths shall be as follows:
- 64 foot right of way; John Still Drive east of Street "E", Street "E" south of John Still Drive, Manorside south of John Still;
 - 54 foot right of way; Amherst Street west of Street "E", Manorside Drive north of John Still Drive, Manorcrest Way;
 - 50 foot right of way; Street "G" and "I", "J" between Manorside and John Still Drive; and
 - 44 foot right of way; Street "A", "B", "C", "D", "E" north of John Still Drive, "F", "H", "J" south of Manorside and north of John Still Drive, "K", "L", "M", "N", Beth Street, Walsh Way, Sweetbriar Way, and all Courts;
- L. Applicant shall provide a temporary traffic turnaround at the end of 19th Street, or provide off-site dedication and improvement of 19th Street north to Danvers Way. Improvements shall include 24 feet of pavement and utilities to the satisfaction of the Public Works Department;
- M. Phased construction will require that any phase will provide a minimum of 2 access locations such that no temporary cul-de-sacs will exceed 500 feet in length. Temporary improvements outside the phased boundary may be required. If these improvements are required, the developer shall dedicate the necessary off-site right of way. City will condemn at developer's expense, if necessary;
- N. Align centerline of John Still Drive with centerline Amherst Street and centerline of existing John Still Drive;
- O. Provide a tangent section between the reverse curves on all public ways;

FOR CITY CLERK USE ONLY

- P. Phased construction will require that 2 points of service for a water distribution system are provided to each phase. Improvements and dedications off-site may be required. City will condemn at developer's expense, if necessary;
- Q. Show all existing easements, width of existing sewer and drainage easements shall be increased to 15 foot minimum;
- R. Dedicate a 70 foot canal right-of-way in fee. Construct chain link fence along canal right-of-way. Dedicate right-of-way in fee for and construct access ramps upstream and downstream at Street "E" and downstream at Manorside Drive;
- * S. Construct bridge at Street "E" over canal, and provide slope easements along Street "E", to the extent such easements are determined to be necessary; provided that the City may eliminate the requirement that the bridge at Road "E" be constructed, or may modify the alignment and location of Road "E" and the bridge, if the City finds that elimination of the bridge or modification of the alignment and location of Road "E" and the bridge is necessary and appropriate, given the nature and scope of development of the property located to the south of the subject site.
- T. Place a note on the final map: The applicant shall provide front yard landscaping and irrigation, as well as rear and side yard fences prior to the final building inspection.
- U. Prior to recordation of the Final Map, applicant shall negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees;
- V. Applicant shall construct vertical curb and gutter and paving adjacent to the park site. Applicant shall enter into a reimbursement agreement with the City for frontage improvements adjacent to the park site;
- W. Park site shall not be used for a construction site during construction of all phases;
- X. Street "J" shall be designed to a 27' half street adjacent to subdivision lots and 18' of paving with a vertical curb and gutter adjacent to the park within 23' of right-of-way; and

FOR CITY CLERK USE ONLY

- Y. The design of the model homes for each phase of development shall be reviewed and approved by Design Review Staff prior to the issuance of Building Permits.
- Z. The applicant shall enter into an agreement with the City to pay the project's full pro-rated share (\$25,700) of a study relating to increasing residential along transit corridors. Payment is to occur prior to the approval of the final subdivision map or commencement of the study, whichever occurs first.

ANNE RUDIN

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

* amended CC 10-29-91

P90-407.CC

FOR CITY CLERK USE ONLY

EXHIBIT - A TENTATIVE MAP

ITEM
PAGE 19

Tentative Subdivision Map
NORTH SHORES
City of Sacramento

PROJECT INFORMATION

Owner/Submitter
Frost & Cormick
2000 J Street
Sacramento, CA 95811
(916) 433-0001

Engineer
Frost & Cormick
2000 J Street
Sacramento, CA 95811
(916) 433-0001

Existing Zoning
R 1.5 PUD

Proposed Zoning
R 1

Existing Use
Vacant

Proposed Use
Single Family Detached and
Attached

Assessors Parcel Numbers
4348433, 4348434, 4348435

Acres
131.4

Lot Summary

Lot Type	Count	Area (Acres)
1	1	0.00
2	1	0.00
3	1	0.00
4	1	0.00
5	1	0.00
6	1	0.00
7	1	0.00
8	1	0.00
9	1	0.00
10	1	0.00
11	1	0.00
12	1	0.00
13	1	0.00
14	1	0.00
15	1	0.00
16	1	0.00
17	1	0.00
18	1	0.00
19	1	0.00
20	1	0.00
21	1	0.00
22	1	0.00
23	1	0.00
24	1	0.00
25	1	0.00
26	1	0.00
27	1	0.00
28	1	0.00
29	1	0.00
30	1	0.00
31	1	0.00
32	1	0.00
33	1	0.00
34	1	0.00
35	1	0.00
36	1	0.00
37	1	0.00
38	1	0.00
39	1	0.00
40	1	0.00
41	1	0.00
42	1	0.00
43	1	0.00
44	1	0.00
45	1	0.00
46	1	0.00
47	1	0.00
48	1	0.00
49	1	0.00
50	1	0.00
51	1	0.00
52	1	0.00
53	1	0.00
54	1	0.00
55	1	0.00
56	1	0.00
57	1	0.00
58	1	0.00
59	1	0.00
60	1	0.00
61	1	0.00
62	1	0.00
63	1	0.00
64	1	0.00
65	1	0.00
66	1	0.00
67	1	0.00
68	1	0.00
69	1	0.00
70	1	0.00
71	1	0.00
72	1	0.00
73	1	0.00
74	1	0.00
75	1	0.00
76	1	0.00
77	1	0.00
78	1	0.00
79	1	0.00
80	1	0.00
81	1	0.00
82	1	0.00
83	1	0.00
84	1	0.00
85	1	0.00
86	1	0.00
87	1	0.00
88	1	0.00
89	1	0.00
90	1	0.00
91	1	0.00
92	1	0.00
93	1	0.00
94	1	0.00
95	1	0.00
96	1	0.00
97	1	0.00
98	1	0.00
99	1	0.00
100	1	0.00

Map Scale
1" = 100'

North Arrow

Map Date
10/29/91

Map No.
91-878

Map Title
North Shores

Map Author
Frost & Cormick

Map Reviewer
Frost & Cormick

Map Date
10/29/91

Map No.
91-878

Map Title
North Shores

Map Author
Frost & Cormick

Map Reviewer
Frost & Cormick

Map Date
10/29/91

Map No.
91-878

Map Title
North Shores

Map Author
Frost & Cormick

Map Reviewer
Frost & Cormick

Map Date
10/29/91

Map No.
91-878

Map Title
North Shores

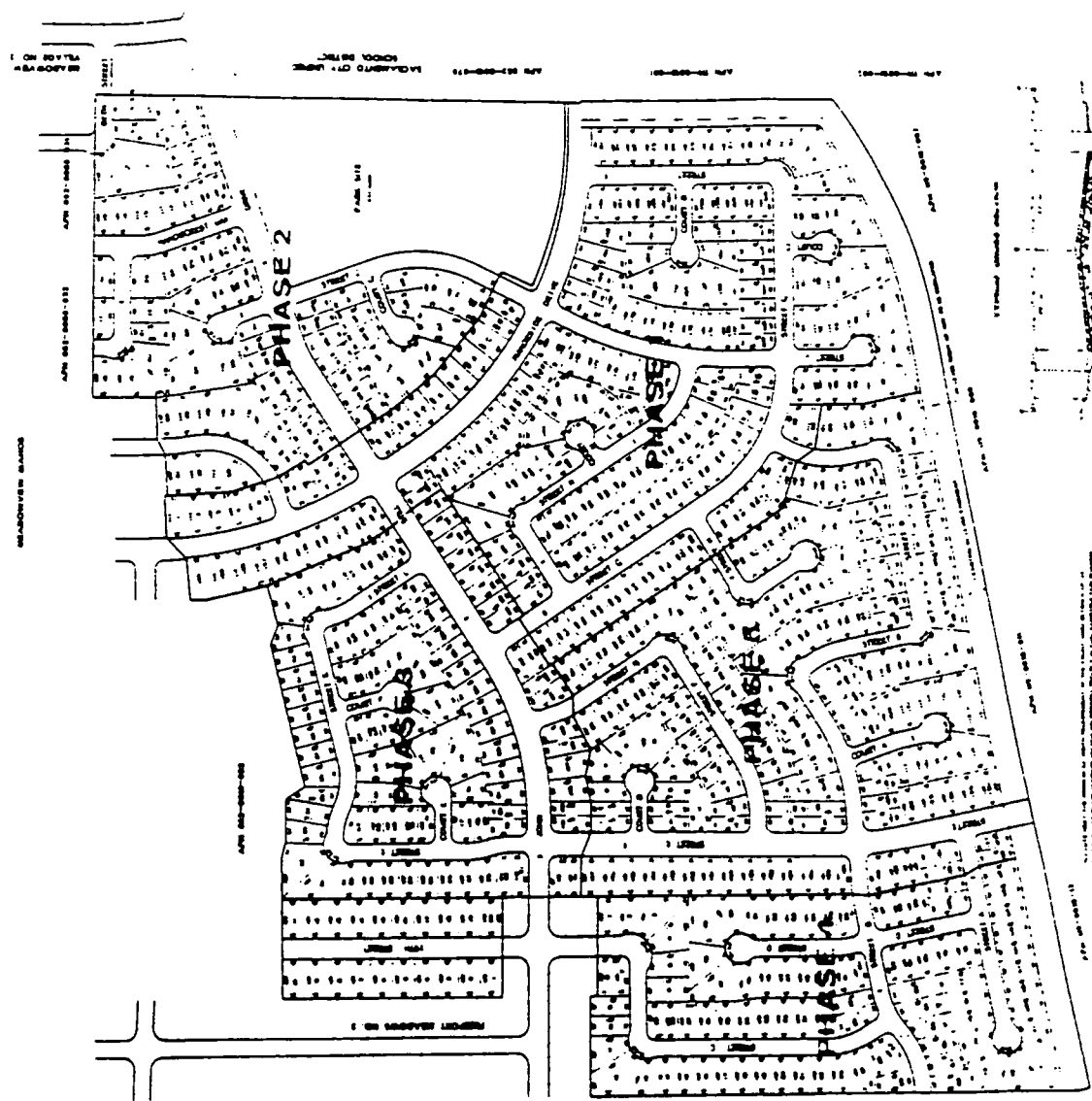
Map Author
Frost & Cormick


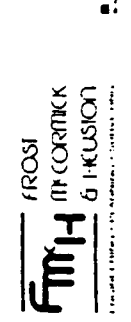
Map Reviewer
Frost & Cormick

Map Date
10/29/91

Map No.
91-878

Map Title
North Shores





Frost & Cormick & Heusion
 2000 J Street, Sacramento, CA 95811
 (916) 433-0001

RESOLUTION 91-878

OCT 29 1991

P90-407

September 12, 1991

Item # 3

