

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

<b>APPLICANT</b> Johnson and Topper, 926 J Street, Ste 316, Sacramento, CA 95814		
<b>OWNER</b> _____ Pascel Distefano, 200 Delia Street, San Jose, CA 95127		
<b>PLANS BY</b> Johnson and Topper		
<b>FILING DATE</b> 3-29-90	<b>ENVIR. DET.</b> Negative Declaration	<b>REPORT BY</b> DCS
<b>ASSESSOR'S PCL. NO.</b> 022-0224-003		

- APPLICATION:**
- A. Negative Declaration;
  - B. Tentative Map to be called "Hidden Village" to divide 3.9± vacant acres into 13 single family and two halfplex lots;
  - C. Variance to establish one lot less than 100 feet in depth to 98 feet;
  - D. Subdivision Modification to establish one lot less than 100 feet in depth to 98 feet; and,
  - E. Street Abandonment (65402 Review) for a portion of Strawberry Lane.

**LOCATION:** Strawberry Lane, approximately 400 feet south of 27th Avenue

**PROPOSAL:** The applicant is requesting a tentative subdivision map to subdivide 3.9± vacant acres into 13 Single Family and two halfplex lots in the Standard Single Family (R-1) zone.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

		Setbacks:	Required	Provided
North:	Residential, R-1	Front:	25'	Setbacks
South:	Freeway, T-C	Side(Int):	5'	Will Be
East:	Residential, R-1	Side(St):	12.5'	Provided
West:	Freeway, T-C	Rear:	15'	As Required

Property Dimensions:	Irregular
Property Area:	3.9± acres
Density of Development:	4± d.u. per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On September 26, 1990, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the tentative map. The recommended conditions of approval are contained below.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of 3.9± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na). There is no current community plan for the area. The surrounding land use and zoning for the subject site are Single Family Residential (R-1). To the west and south is Highway 99 and the Fruitridge Road on-ramp, respectively. To the east is the John Muir School.

**B. Applicant's Proposal**

The applicant is requesting a tentative map to subdivide 3.9± partially developed acres into 13 single family and two halfplex lots in the Standard Single Family (R-1) zone. In addition to the tentative map, a variance, subdivision modification, and street abandonment are also requested.

**C. Staff Analysis**

**Site Design and Lot Layout-** The subdivision would create 13 single family and two halfplex lots. The single family lots would range in size from 5200 to 7,000± square feet in size which is compatible with the zoning and surrounding land uses. The applicant has worked with staff in developing a subdivision layout that combines an otherwise land-locked parcel into the project.

**Street abandonment-** The project, as proposed, would re-align Strawberry Road. The road now ends in a cul-de-sac to the east into the adjacent John Muir School. The applicant proposes to relocate the cul-de-sac to the west in order to provide better access to the subdivision. An abandonment of Strawberry Lane is required to facilitate its relocation. With the abandonment, excess property will be shared between the developer and the adjacent school.

The proposed abandonment has been reviewed by the various Divisions of the Public Works Department and other agencies who may be affected by the abandonment. These include: Flood Control and Sewer, Water, Engineering and Traffic Divisions, Sacramento Unified School District, PG&E, SMUD, Sacramento Cable and Pacific Bell. There were no objections given to the abandonment (see attached letters). The abandonment is subject to Government Code 65402 which requires a consistency assessment of the abandonment with the General Plan. The abandonment is consistent with the policies of the General Plan.

**Variance/ Subdivision Modification-** Because of the irregular shape of the property, and the constraints of the freeway, one parcel will be created with a depth of 98± feet which is less than the required 100 foot depth. The parcel, however, has a width of 75± feet which is greater than the required 52 foot width. Even though the parcel has a substandard depth, a structure can be constructed on the site and still meet the standard setbacks. Staff supports the request for the Variance and Subdivision Modification.

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

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

- A. Ratify the Negative Declaration; and,

- B. Recommend approval of the Tentative Map for "Hidden Village" to divide 3.9± vacant acres into 13 standard single family and two halfplex lots, subject to conditions and forward to the City Council.
- C. Approve the Variance to establish one lot less than 100 feet in depth to 98 feet subject to conditions and based on the findings of fact that follow;
- D. Recommend approval of the Subdivision Modification to establish one lot less than 100 feet in depth to 98 feet, and forward to the City Council; and,
- E. Recommend approval of the staff report and find the abandonment consistent with the General Plan and forward to the City Council.

**Conditions:**

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. 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. Submit a soils test prepared by a registered engineer to be used in street design.
5. Abandonment of the portion of Strawberry Lane shall be finalized prior to recordation of final map.
6. Extend off-site sewer line; existing sewer on Strawberry Lane are extremely shallow.
7. Dedicate a standard 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways.
8. Show all existing easements.

**Mandatory Mitigation Measures**

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
  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. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

**B. General**

1. No two-story homes should be permitted.
2. Bedrooms should be located as far from US 99 as possible. When this is not possible, bedrooms on lots closest to the roadway should be placed as close as possible to the rear of the house with no or small windows facing the roadway. For all other lots, it should be possible to locate bedrooms on the side of the house away from US 99.
3. All joints in exterior walls shall be grouted or caulked airtight.
4. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
5. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
6. All sleeping spaces shall be provided with carpet and pad.
7. There shall be no through-the-door or through-the-wall mail or paper chutes.
8. Basic exterior wall construction shall include:
  - a. 2'x4' wood studs
  - b. R-11 insulation in the cavities
  - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
  - d. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus 1/2" insulation board or structural plywood.
9. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
10. The roof shall be finished with a minimum 5/8" particle board or plywood of equivalent weight, 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 30 or better.
11. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small areas of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper. The damper shall permit less than 0.75 CFM/lin.ft. of air infiltration with a 25 MPH wind when completely closed.
12. Windows shall have a minimum STC rating of 28.
  - a. Windows must comprise less than 15 percent of the floor area.

- b. Windows shall have an air infiltration rate of less than or equal to 0.015 CFM/lin.ft. when tested with a 25 mile hour wind per ASTM standards.
  - c. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
13. All hinged exterior doors shall have a minimum STC rating of 30.
- a. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
14. Sliding glass doors shall have a minimum STC rating of 32 if facing US 99.
15. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
16. Gravity vent openings in attic space shall not exceed code minimum in size and number.
17. If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with a minimum 20 gauge sheet metal transfer ducts a minimum of 5 feet long.
- a. The transfer ducts shall have a minimum 1" duct lining.
  - b. Each duct shall have a lined 90 degree bend in the duct such that there is not direct line of sight from the exterior through the duct in to the attic.
18. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
- a. The ducts shall have a minimum 1" duct lining.
  - b. Each duct shall have a lined 90 degree bend in the duct such that there is not direct line of sight from the interior to the exterior through the duct with the exception of the kitchen range exhaust.
- C. Lots 5 - 13, Bedrooms on US 99 side
- 1. Small bedrooms (approximately 100 sq. ft.)
    - a. Windows with a full view of the roadway shall have a minimum STC rating of 44. An STC rating of 34 or better can be used to achieve an interior Ldn of 45 dB. In all cases, the window size must not exceed 12 percent of the floor area. If the window has only a 90 degree view of US 99, an STC rating of 34 or better can be used to reach a 43 dB, Ldn.
    - b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.
  - 2. Master bedrooms (approximately 155 sq. ft.)
    - a. Windows with a full view of the roadway shall have a minimum STC rating of 34. An STC rating of 28 or better can be used to achieve an interior rating of 45. The window shall not exceed 13 percent of the floor area. If the window has only a 90 degree view of US 99, an STC rating of 28 or better can be used to reach a 43 dB, Ldn.
    - b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

**3. Family Room/Dining Room**

- a. If the window has a partial view of US 99, it must have a minimum STC rating of 34. For other cases, the window shall meet general requirements.

**D. Lots 1 -4**

**1. Small Bedroom**

- a. Windows must have a minimum STC rating of 38 to meet 43 dB, Ldn. Requirements of General Construction are all that is needed to meet 45 dB, Ldn.

OR

- b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

**2. Master Bedroom**

- a. Windows must have a minimum STC rating of 34 to meet 43 dB, Ldn.

**E. Lots 14 & 15 Yard on Strawberry Lane Side**

**1. Family Room/Dining Room**

- a. Windows with a full view of the roadway shall have a minimum STC rating of 34. An STC rating of 28 or better can be used to achieve an interior Ldn of 45 dB. The window size must not exceed 15 percent of the floor area. If the window has only a 90 degree view of US 99, an STC rating of 28 or better can be used to reach a 43 dB, Ldn.
- b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

**F. Lots 14 & 15; Yard on US 99 Side**

**1. Small Bedroom**

- a. Windows with a full view of the roadway shall have a minimum STC rating of 34. An STC rating of 28 or better can be used to achieve an interior Ldn of 45 dB. In all cases, the window has only a 90 degree view of US 99, an STC rating of 28 or better can be used to reach a 43 dB, Ldn.
- b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

**2. Master Bedroom**

- a. Either windows must have a minimum STC rating of 44 to meet 43 dB, Ldn.

OR

- b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

In addition, to reduce the maximum interior sound level in the small and master bedrooms, more effort is required to meet the day-night average sound levels. The following are the requirements for each of these spaces. The applicant has agreed to the following mitigation measure to reduce the impact on the small and master bedrooms:

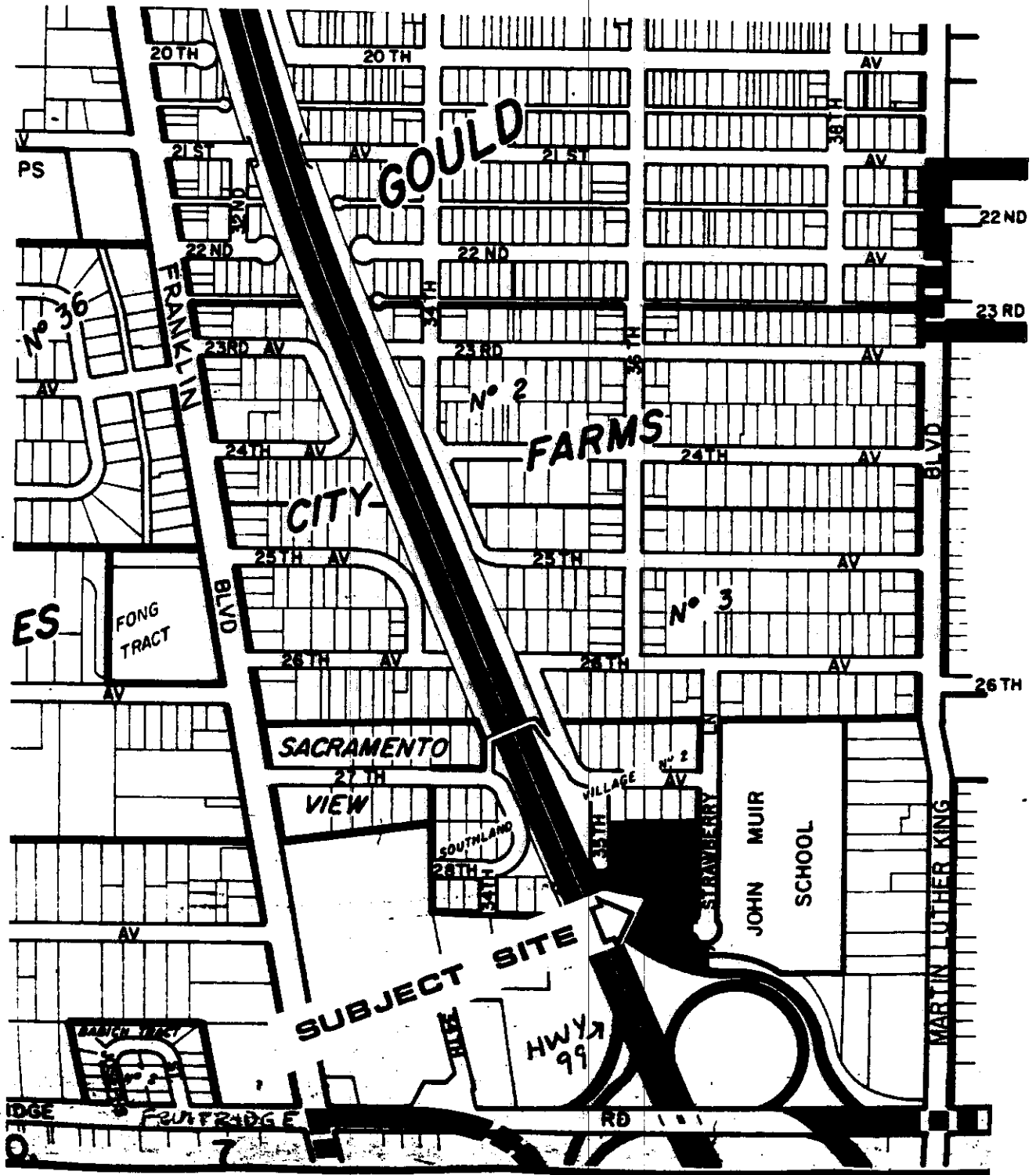
**G. Small Bedroom or Master Bedroom**

1. Windows must have a minimum STC rating of 44.
2. The exterior wall must be constructed using dense stucco with resilient channels between the wood stud and the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

H. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

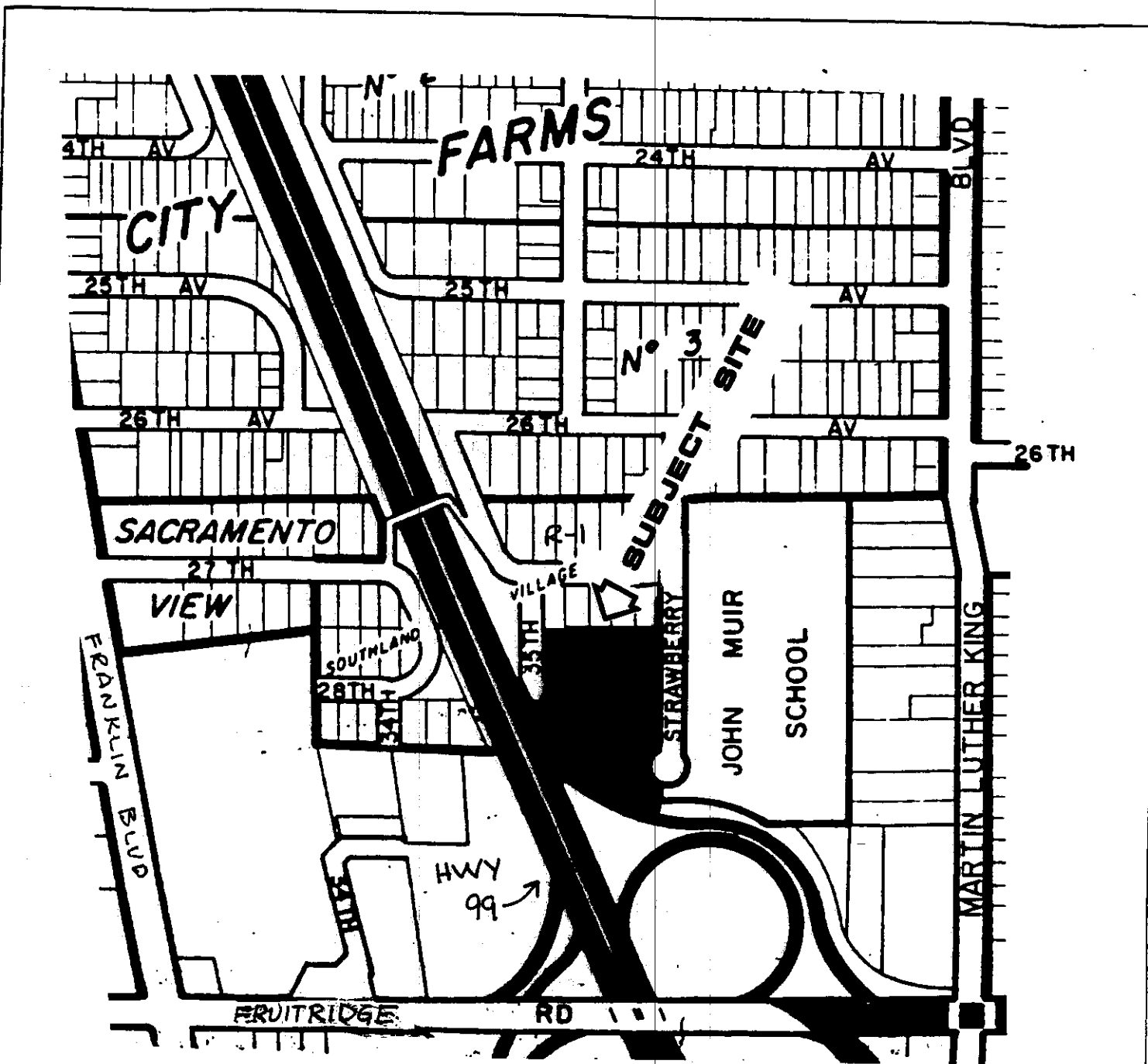
**Findings of Fact:**

1. Granting the Variance does not constitute a special privilege extended to one property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance does not constitute a use variance in that an residential uses are allowed in the R-1 zone.
3. The project including the abandonment of a portion of Strawberry Lane, is consistent with the General Plan which designates the site low density residential development.



**VICINITY MAP**





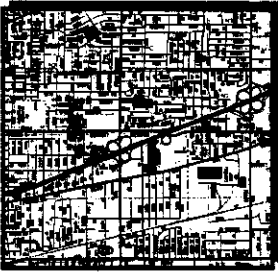
Surrounding Property is zoned R-1 and is Single Family, except John Muir School



**LAND USE & ZONING MAP**

# EXHIBIT A

80-159

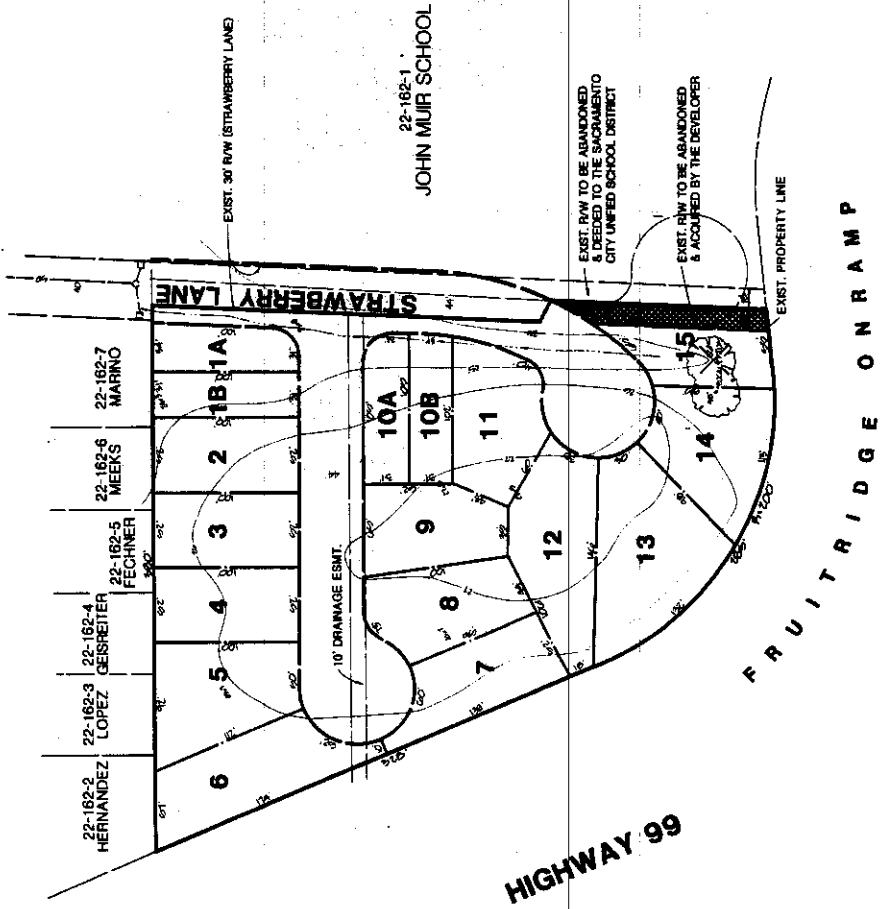


VICINITY MAP  
NO SCALE

## TENTATIVE SUBDIVISION MAP HIDDEN VILLAGE CITY OF SACRAMENTO SEPTEMBER 1980



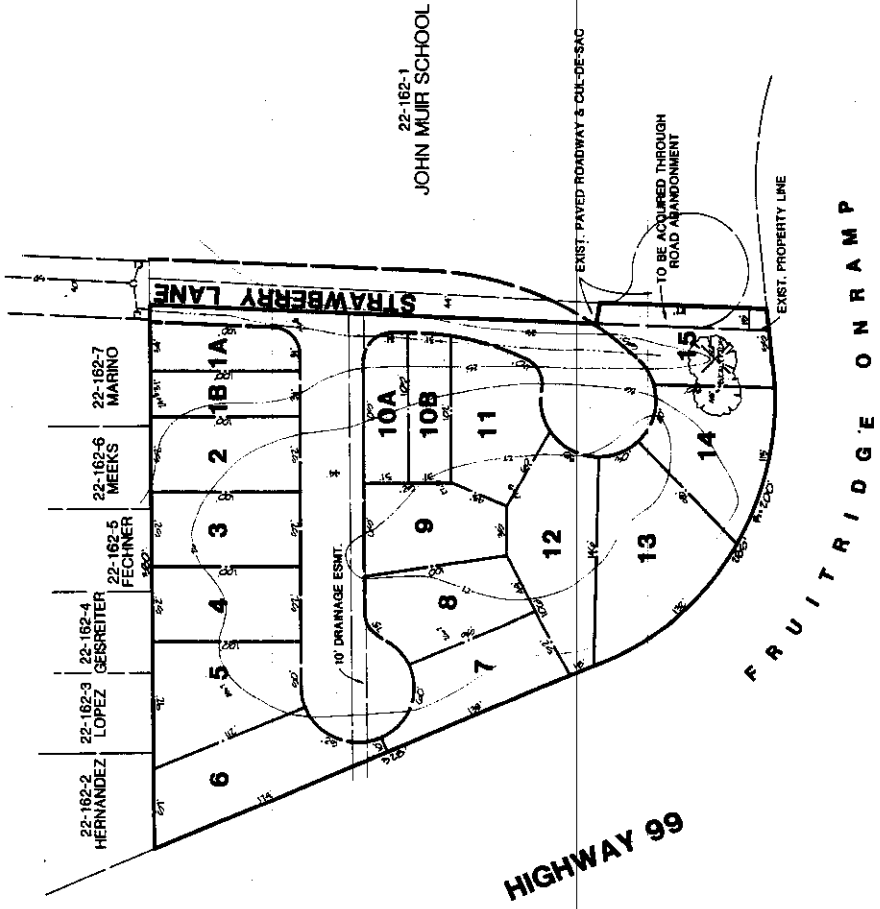
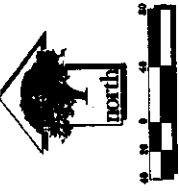
- OWNERS**  
FARCEL BISTEPANO  
SACRAMENTO COUNTY WATER AGENCY  
500 JULLY LN. #1122  
CITY OF SACRAMENTO
- DESIGNER**  
JOHNSON & TOPPER, INC.  
1811 CONSTITUTION DR.  
FOSTER CITY CA 94024
- ENGINEER**  
2881 LA VIGOROSA DR.  
SACRAMENTO CA 95826
- APPLICANT**  
520 J ST. SUITE 1208  
SACRAMENTO CA 95811
- ASSESSOR'S PARCEL NO.'S**  
22-162-1-1 22-162-5
- AREA**  
5.3 AC.
- FEES**
- STORM DRAINAGE**  
SACRAMENTO COUNTY WATER AGENCY  
CITY OF SACRAMENTO
- SANITARY SEWER**  
CITY OF SACRAMENTO
- WATER**  
CITY OF SACRAMENTO
- ELECTRICITY**  
SACRAMENTO COUNTY  
P.O. BOX 100  
SACRAMENTO CA 95833
- SCHOOL DISTRICT**  
SACRAMENTO CITY UNIFIED  
CITY OF SACRAMENTO
- PARKS & RECREATION**  
CITY OF SACRAMENTO
- FIRE PROTECTION**  
CITY OF SACRAMENTO



80-165

December 13, 1990

#17



22-162-1  
JOHN MUIR SCHOOL



VICINITY MAP  
NO SCALE

TENTATIVE SUBDIVISION MAP  
**HIDDEN VILLAGE**  
CITY OF SACRAMENTO SEPTEMBER 1990



- |  |   |
|--|---|
| <b>OWNER</b><br>200 N. 14th St.<br>San Jose Ca. 95127  | <b>STORM DRAINAGE</b><br>SACRAMENTO COUNTY WATER AGENCY |
| <b>ENGINEER</b><br>Rudolph Sanchez, Jr.<br>Professional Engineer<br>Sacramento City, Ca. 95804 | <b>PLANNING DEPT.</b><br>CITY OF SACRAMENTO             |
| <b>DEVELOPER</b><br>First Fitch<br>2400 Sacramento St.<br>Sacramento, CA 95825                 | <b>WATER</b><br>CITY OF SACRAMENTO                      |
| <b>APPLICANT</b><br>Johnson & Topper, Inc.<br>200 N. 14th St.<br>San Jose, CA 95127            | <b>ELECTRICITY</b><br>S.P.R. Co.                        |
| <b>ASSESSOR'S PARCEL NO.'s</b><br>22-162-1 & 22-162-3  | <b>GAS</b><br>P.E.I. Co.                                |
| <b>AREA</b><br>2.9 AC.   | <b>SCHOOL DISTRICT</b><br>SACRAMENTO CITY UNIFIED       |
| <b>ZONING</b><br>F-1   | <b>PARKS &amp; RECREATION</b><br>CITY OF SACRAMENTO     |
|  | <b>UTILITY JURISDICTION</b><br>CITY OF SACRAMENTO       |

**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

*Building Program Management*  
425 FIRST AVENUE  
SACRAMENTO, CALIFORNIA 95818  
TELEPHONE: 553-4080

October 19, 1990

City of Sacramento  
Department of Planning and Development  
1231 I Street  
Sacramento, California 95814

Attn: Mr. Don Smith

RE: PROJECT NO. P90-165  
STRAWBERRY LANE ABANDONMENT

Dear Mr. Smith:

Please be advised that the Sacramento City Unified School District is in opposition to the proposed abandonment of a portion of Strawberry Lane.

The District owns some surplus property adjacent to John Muir School fronting Strawberry Lane and that property may be offered for sale at some future date. At this time we are unable to determine how that closure would effect the future value of the property, so consideration must be given to the possibility of a negative impact on that value.

Sincerely,

*Keith E. Gosling*  
Keith E. Gosling  
Building Program Engineer

KEG:jv

cc: Lyle Eickert  
Ray Rodriguez

*The school district  
has reached an agreement  
with the applicant and  
no longer opposes the  
abandonment.  
per telephone conversation  
12-7-90 between  
Don Smith, Planning and  
Ray Rodriguez, School Dist.*



SACRAMENTO MUNICIPAL UTILITY DISTRICT □ P. O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211  
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

OCTOBER 3 1990

SMUD FILE PWC/C 270-1

CITY COUNCIL  
CITY OF SACRAMENTO  
HARRY E FEILER  
C/O JOHNSON & TOPPER  
926 J ST STE 1208  
SACRAMENTO CA 95814

Harry E. Feiler has informed us of the proposed abandonment of a portion of the existing 30' right of way of Strawberry Lane adjacent to the John Muir School property shown in red on attached Exhibit A.

This District is presently occupying said portion of Strawberry Lane with overhead electric power facilities. However, provided the usual "continuing-use" clause as cited in the State of California Streets and Highways Code is incorporated in the abandonment ordinance, reserving all rights for the District to construct, reconstruct, operate and maintain all electrical facilities, we will not object to the abandonment.

*John C Hughes*

FOR JOHN C HUGHES  
SUPERVISING LAND SPECIALIST  
LAND AND ENVIRONMENTAL SERVICES  
(916) 732-5334

ENCLOSURE

3707 Kings Way, Sec. B17  
Post Office Box 15038  
Sacramento, California 95851

**PACIFIC \* BELL**  
A Pacific Telesis Company

October 9, 1990

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

RE: Portion of Strawberry Lane

Dear Honorable Council Members:

The Pacific Bell Company has no objection to the abandonment of a portion of Strawberry Lane as shown on the attached tentative subdivision map entitled Hidden Village.

*Yolanda Matranga*  
Yolanda Matranga  
Public Works Coordinator

cc: Harry E. Feiler

Attachment

4350 PELL DRIVE  
SACRAMENTO, CALIFORNIA 95838  
916 927-2225



**SACRAMENTO  
CABLE**

Date: \_\_\_\_\_

County of Sacramento  
Board of Supervisors  
700 "H" Street  
Sacramento, CA 95814

Board Members,

This is to inform the Board of Supervisors and Sacramento  
County that Sacramento Cable Television has no objection  
to the abandonment of \_\_\_\_\_

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\_\_\_\_\_

Respectfully,

**Pacific Gas and Electric Company**

5555 Florin-Perkins Road  
P.O. Box 277444  
Sacramento, CA 95827

90-159

1.24  
D

October 3, 1990

Abandonment No.: LA-2070  
641

Requesting party:

Johnson & Topper  
926 J Street, Suite 1208  
Sacramento, CA 95824

Attention: Mr. Harry E. Feiler:

To:

Honorable City Council  
Sacramento City Hall  
915 I Street  
Sacramento, CA 95814

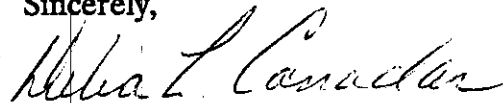
Gentlemen:

You have before you a petition to abandon that portion of Strawberry Lane outlined by a heavy dashed line on Exhibit A, attached.

PG&E has no facilities within this area and has no objection to the proposed abandonment without reservation.

Should you have any questions, please call Mr. Bob Hamilton at (916) 386-5281.

Sincerely,



DEBRA L. CANADAS  
Land & Property Maintenance  
Supervisor

REH:dmm





# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY  
Engineering Division Manager

### ABANDONMENT FORM LETTER

TO: LARRY FEUER 10 JOHNSON TOWER  
430 J ST. SUITE 1000 SACRAMENTO, CA 95814

applicants name mailing address

FROM: Leonard Johnson Traffic Engineering

ABANDONMENT OF: Portion of Strawberry Lane  
location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box, TYPE or PRINT your comments if applicable and return to the applicant

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided the following conditions are met. (see comments)
- Not approved, see comments below.

COMMENTS: Abandonment of portion of Strawberry lane  
be contingent upon final approval of  
Hidden Village Subdivision

SIGNED: [Signature] DATE: 10-10-90



# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY  
Engineering Division Manager

### ABANDONMENT FORM LETTER

TO: HARRY FEUSE 410 - Townsend Tower  
426 J St. #1008  
applicants name mailing address

FROM: Vern Garcia Design Engineering (Electrical Sec.)

ABANDONMENT OF: Portion of Section 44, Land 200  
location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box, TYPE or PRINT your comments if applicable and return to the applicant

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided an easement be retained.
- Not approved. see comments below.

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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SIGNED: [Signature] DATE: 10/3/90



DEPARTMENT OF  
PUBLIC WORKS

WATER DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

October 16, 1990

1391 - 35TH AVENUE  
SACRAMENTO, CA  
95822-2911

916-449-5271  
FAX 916-449-8555

ABANDONMENT FORM LETTER

TO: Harry Feiler  
c/o Johnson & Topper  
Applicants Name

926 J Street, #208, Sacramento, CA 95814  
Mailing Address

FROM: Ed Hollis, Utilities Coordinator

ABANDONMENT OF: PORTION OF STRAWBERRY LANE SOUTH OF 27TH AVENUE  
Location (see attached map and description)

The Water Division has reviewed your request and made the following recommendations:

No objection to the proposed abandonment. (see comments)

No objection to the proposed abandonment provided an easement be retained, see comments below.

Not approved, see comments below.

COMMENTS:

1. The Water Division has no objection to the proposed abandonment provided the Final Subdivision Plat of Hidden Village has been reviewed and approved by the Water Division.
2. The Final Subdivision Plat has been filed and a matter of record with the City Public Works Department.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

WDABAN



DEPARTMENT OF  
PUBLIC WORKS

DIVISION OF  
FLOOD CONTROL AND SEWERS

CITY OF SACRAMENTO  
CALIFORNIA

1391-35TH AVENUE  
SACRAMENTO, CA  
95822-2911

916-449-5271

**ABANDONMENT FORM LETTER**

TO: Johnson + Topper, 926 J. St. #1208, Sacto, Ca 95814  
Applicants Name Mailing Address

FROM: MARK Dille, 1391 35<sup>th</sup> Ave, Sacto, Ca. 95822

ABANDONMENT OF: Portion of Strawberry Lane South of 27<sup>th</sup> Ave.  
Location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box, TYPE or PRINT your comments if applicable and return to the applicant.

No objection to the proposed abandonment.

No objection to the proposed abandonment provided an easement be retained.

Not approved, see comments below.

COMMENTS: As far as I know we have no pipes or other  
utilities in this area.

SIGNED: Mark Dille DATE: 10-15-90



# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

DIVISION OF WATER AND SEWERS

LARRY L. COMARSH  
Division Manager

### ABANDONMENT FORM LETTER

TO: LARRY FEILER c/o [unclear] [unclear]  
applicants name 430 J ST #1000 SACRAMENTO  
mailing address

FROM: Harry Behrens Utilities Planning Division

ABANDONMENT OF: 7000 E SACRAMENTO LANE  
location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box. TYPE or PRINT your comments if applicable and return to the applicant

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided an easement be retained.
- Not approved. see comments below.

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

*Water Dept Recommendation  
have been made.*

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SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_



# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

DIVISION OF WATER AND SEWERS

LARRY L. COMARSH  
Division Manager

### ABANDONMENT FORM LETTER

TO: LARRY FEILER 470 I ST #1000  
applicants name mailing address

FROM: Harry Behrens Utilities Planning Division

ABANDONMENT OF: JOHN'S SQUIREY LANE  
location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box. TYPE or PRINT your comments if applicable and return to the applicant

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided an easement be retained.
- Not approved. see comments below.

COMMENTS: \_\_\_\_\_

*Water Dept Recommendation  
have been made.*

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_