

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

| | | | |
|---------------------|--|-------------|-----------|
| APPLICANT | Vail Engineering 1410 Ethan Wy. Sacto. CA. 95825 | | |
| OWNER | Live Oaks II, 1646 N. California #440 Walnut Creek CA. 94596 | | |
| PLANS BY | Vail Engineering 1410 Ethan Wy. Sacto. CA. 95825 | | |
| FILING DATE | 8-2-90 | ENVIR. DET. | Neg. Dec. |
| ASSESSOR'S PCL. NO. | 117-093-002 | REPORT BY | bw |

APPLICATION:

- A. Negative Declaration
- B. Amend 1986 South Sacramento Community Plan for 5.15+ vacant acres from Residential (7-15 du/na) (3.1+ acres) and a Middle School designation (2.4+ acres) to Residential (4-8 du/na).
- C. Rezone 5.15+ vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zone.
- D. Tentative Map to divide a total of 5.15+ acres into 29 single family petite lots in the Single Family Alternative (R-1A) zone.
- E. Special Permit to develop 29 single family homes on petite lots on 5.15+ acres in the R-1A zone.

LOCATION:

Adjacent to and north of Jacinto Avenue and Center Parkway

PROPOSAL:

The applicant is requesting the necessary entitlements to construct 29 single family homes in the R-1A zone.

PROJECT INFORMATION:

| | |
|---|--|
| General Plan Designation: 1986 South Sacramento Community Plan Designation: | Parks, Recreation & Open Space |
| Existing Zoning of Site: | Middle School & Residential (7-15 du/na) |
| Existing Land Use of Site: | R-1 |
| | vacant |

Surrounding Land Use and Zoning:

North: Residential; R-1A
South: Vacant; R-1
East: Vacant; R-1 & C-1R
West: Multi-Family; R-2A-R

| Setbacks: | Required | Provided |
|------------|------------|----------|
| Front: | Determined | 20' |
| Side(Int): | by | 5' |
| St. Side: | the | 12 1/2' |
| Rear: | Commission | 15' |

| | |
|-----------------------------|---------------------|
| Parking Required: | 29 spaces |
| Parking Provided: | 58 spaces |
| Property Dimensions: | Irregular |
| Property Area: | Gross: 5.15+ acres |
| | Net: 4.46+ acres |
| Density of Development: | 6.5 du/na |
| Height of Building: | 28' two story |
| Topography: | Flat |
| Street Improvements: | To Be Provided |
| Utilities: | To Be Provided |
| Exterior Building Material: | Stucco and Masonite |

Roof Materials:
Exterior Building Colors:

Composition Shingle
Natural Earth Tones

| Unit Sizes: | <u>Plan 1661</u> | <u>Plan 1758</u> | <u>Plan 1981</u> | <u>Plan 2111</u> |
|-------------|------------------|------------------|------------------|------------------|
| | 1,661 sq.ft | 1,758 sq.ft | 1,981 sq.ft | 2,111 sq.ft |
| | 4bdr/2.5 baths | 3bdr/2.5 baths | 3bdr/2.5 baths | 4bdr/3 baths |
| | 2 story | 2 story | 2 story | 2 story |
| | 2 car garage | 2 car garage | 2 car garage | 2 car garage |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are noted below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The site is located at the northwest corner of Jacinto Road and Center Parkway. The subject site consists of one vacant parcel on 5.15± gross acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Parks, Recreation & Open Space. The 1986 South Sacramento Community Plan designates 3.1± acres of the site for Residential (7-15 du/na) and the remaining 2.4± acres for a proposed Middle School. The site is surrounded on the north by single family residential in the R-1A zone; vacant lots to the south in the R-1 zone and to the east in the R-1 and C-1R zones; and a multiple family development to the west in the R-2A-R zone.

The Elk Grove Unified School District has indicated that they will not be permitted to develop a school on the property because of the location of a power line easement which crossed the property near the intersection of Jacinto Road and Center Parkway. Attached is a letter received from the Elk Grove Unified School District releasing the school property (Exhibit E).

B. Applicant's Proposal

The applicant is requesting a Community Plan Amendment from a Middle School designation and Residential (7-15 du/na) to a Low Density Residential (4-8 du/na) designation. In order to develop petite lots, the applicant is requesting to rezone the 5.15± acres from R-1 to R-1A. The applicant is also proposing a tentative map to subdivide one lot into 29 single family petite lots in the R-1A zone. Lastly, a special permit is required to develop in the Single Family Alternative (R-1A) zone.

C. Map Design

The submitted site plan indicates one proposed road with an irregular alignment extending through the subdivision accessing onto Jacinto Avenue to the south. The proposed road will be named Street E. Street E will feed off of Jacinto Road. Street E will also link to a recently approved subdivision (Sunnybrae Way) known as Laguna Creek #3 (P90-316). The submitted tentative map indicates a total of 29 petite lots to be developed with single family detached homes. The proposed petite lots are slightly smaller than the minimum required 52' x 100' size lot. The average lot sizes are 4,500 square feet. The single family units will have variable front yard setbacks ranging from 20 feet to 30 feet. The varied front yard setbacks will provide setback relief. Seven of the proposed lots will front onto Jacinto Road and the remaining 22 lots will face the interior of the development. The plan indicates standard 15 foot rear yard, 5 foot side yard and 2 1/2 street side yard building setbacks. The proposed lot sizes are compatible with the surrounding R-1A development in the immediate area.

D. Special Permit - Petite Lots

The proposed single family project will contain 29 single family detached units.

The applicant is proposing four different house models to be constructed on the single family lots. Unit sizes and features are as follows:

| Unit Sizes: | <u>Plan 1661</u> | <u>Plan 1758</u> | <u>Plan 1981</u> | <u>Plan 2111</u> |
|-------------|------------------|------------------|------------------|------------------|
| | 1,661 sq.ft | 1,758 sq.ft | 1,981 sq.ft | 2,111 sq.ft |
| | 4bdr/2.5 baths | 3bdr/2.5 baths | 3bdr/2.5 baths | 4bdr/3 baths |
| | 2 story | 2 story | 2 story | 2 story |
| | 2 car garage | 2 car garage | 2 car garage | 2 car garage |

The submitted site plan identifies the location of each unit size (Exhibit B). The exterior building materials are stucco and masonite siding with architectural composition roofs (asphalt shingles). All of the units will be two-story. The City's Design Review Coordinator reviewed the proposed elevations and finds the overall design to be acceptable and compatible with the surrounding proposed and existing single family development. The applicant has submitted typical R-1A layouts with variable setbacks ranging from 20' to 30' feet. The minimum size of the R-1A lots are 45' x 100' which are adequate to provide for the building coverage and outdoor area. It is recommended that any fences located on lots 11 and 12 be setback a minimum of 12 1/2' from the street sideyard setback along Jacinto Avenue. Staff has no objections to the proposed unit design, lot sizes or the site layout of the project and, therefore, recommends approval of the Special Permit.

E. Rezone - Plan Amendment

Presently the Community Plan designates a portion of the subject site (2.4+ acres) for a proposed middle school designation. Since the Elk Grove Unified School District released the school site property, the property reverts back to the General Plan designation. The General Plan designates the site for Parks, Recreation & Open Space. This designation was provided to accommodate the future middle school. Since the school district is no longer interested in obtaining the site for a school, staff is not opposed to the applicant's proposed amendment. The remaining portion of the site (3.1+) is designated in the Community Plan for Residential (7-15 du/na). Staff can support the amendment from Residential (7-15 du/na) to Residential (4-8 du/na) based on a finding that the project will result in an increase in the overall housing supply relative to buildout. The existing 3.1+ acre site represents a total of 27 potential dwelling units. The total acreage (5.1) is for a 29 lot subdivision which in effect may create a net gain of two dwelling units over the plan buildout. The applicant's proposal, therefore, will not create inconsistency problems with plan policies that promote plan densities. Staff, therefore, is not opposed to the proposed plan amendment.

The subject site is in a general area that is being developed with predominantly detached, single family housing. The applicant's proposed rezone from R-1 to R-1A would, therefore, be compatible with the existing zoning in the area.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, will not have a significant impact on 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 following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Community Plan Amendment for 5.15+ acres from Residential (7-15 du/na- 3.1+ acres) and a Middle School designation (2.4+ acres) to Residential (4-8 du/na) and forward to City Council.
- C. Recommend approval of the Rezone of 5.15+ vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zone and forward to City Council.

- D. Recommend approval of the Tentative Map subject to conditions which follow and forward to City Council.
- E. Approve the Special Permit to develop 29 single family homes on petite lots in the R-1A zone subject to conditions and based on findings of fact which follow.

Conditions - Tentative Map

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. 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 per City Agreement #90-235.
2. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
3. Prepare a sewer and drainage study for the review and approval of the City Engineer.
4. Meet all County Sanitation District requirements.
5. Submit a soils test prepared by a registered engineer to be used in street design.
6. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.
7. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
8. Street "E" shall connect to proposed street in Laguna Creek Unit #3 (P90-316) to the north.
9. Any fences located on lots 11 and 12 shall be setback a minimum of 12 1/2' from the street sideyard setback along Jacinto Avenue.

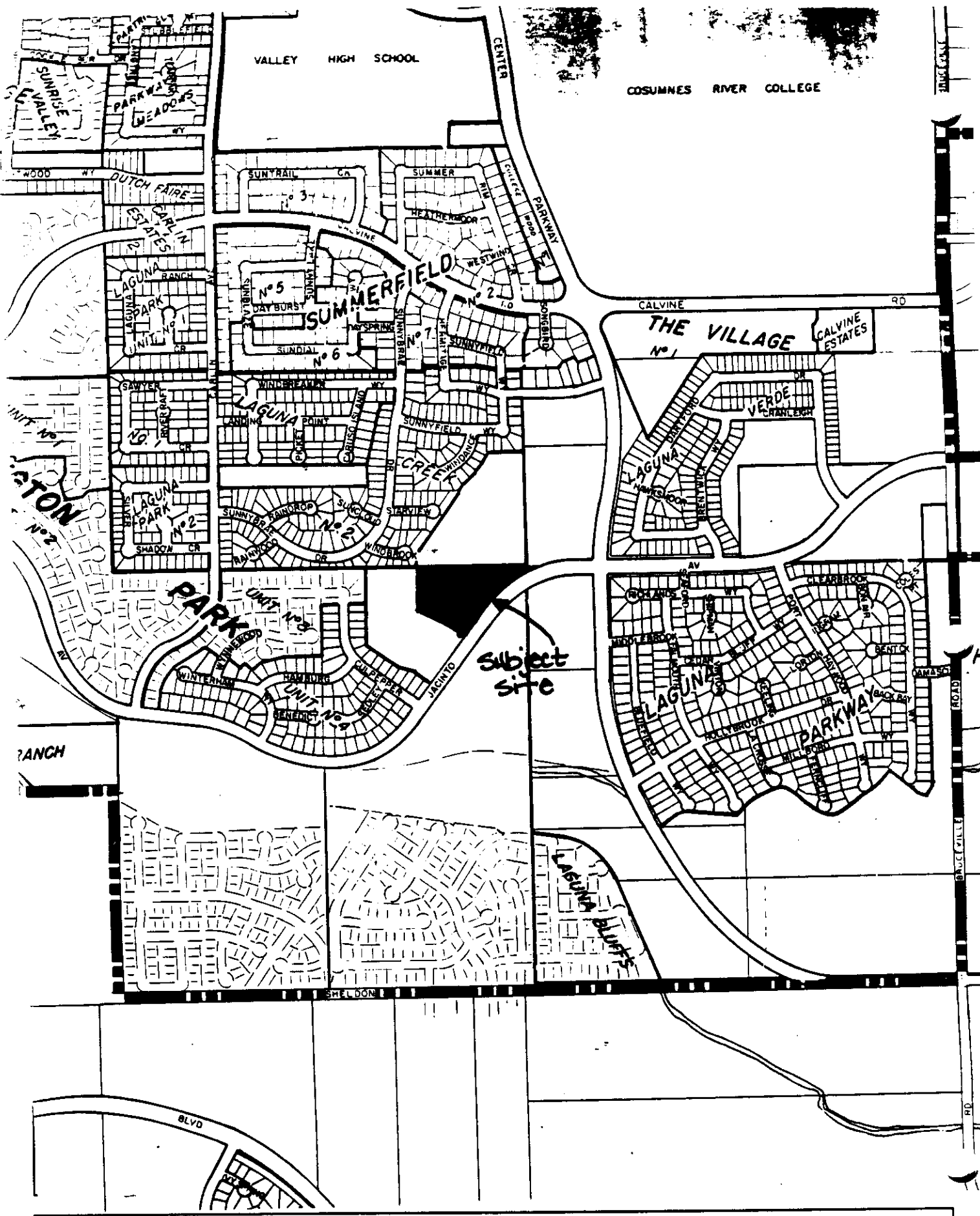
Conditions - Special Permit

1. Floor plans and elevations are approved as submitted. The project shall be constructed per the submitted plans including the variable setbacks.
2. The exterior building materials shall conform to the submitted elevations which consist of stucco and masonite.
3. Any fences located on lots 11 and 12 shall be setback a minimum of 12 1/2' from the street sideyard setback along Jacinto Avenue.
4. The applicant shall comply with the following mitigation measures as identified in the Negative Declaration.
 - a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 (suspended particulate matter - pollutant) levels in the vicinity of construction zones. Elements of this program should include the following:

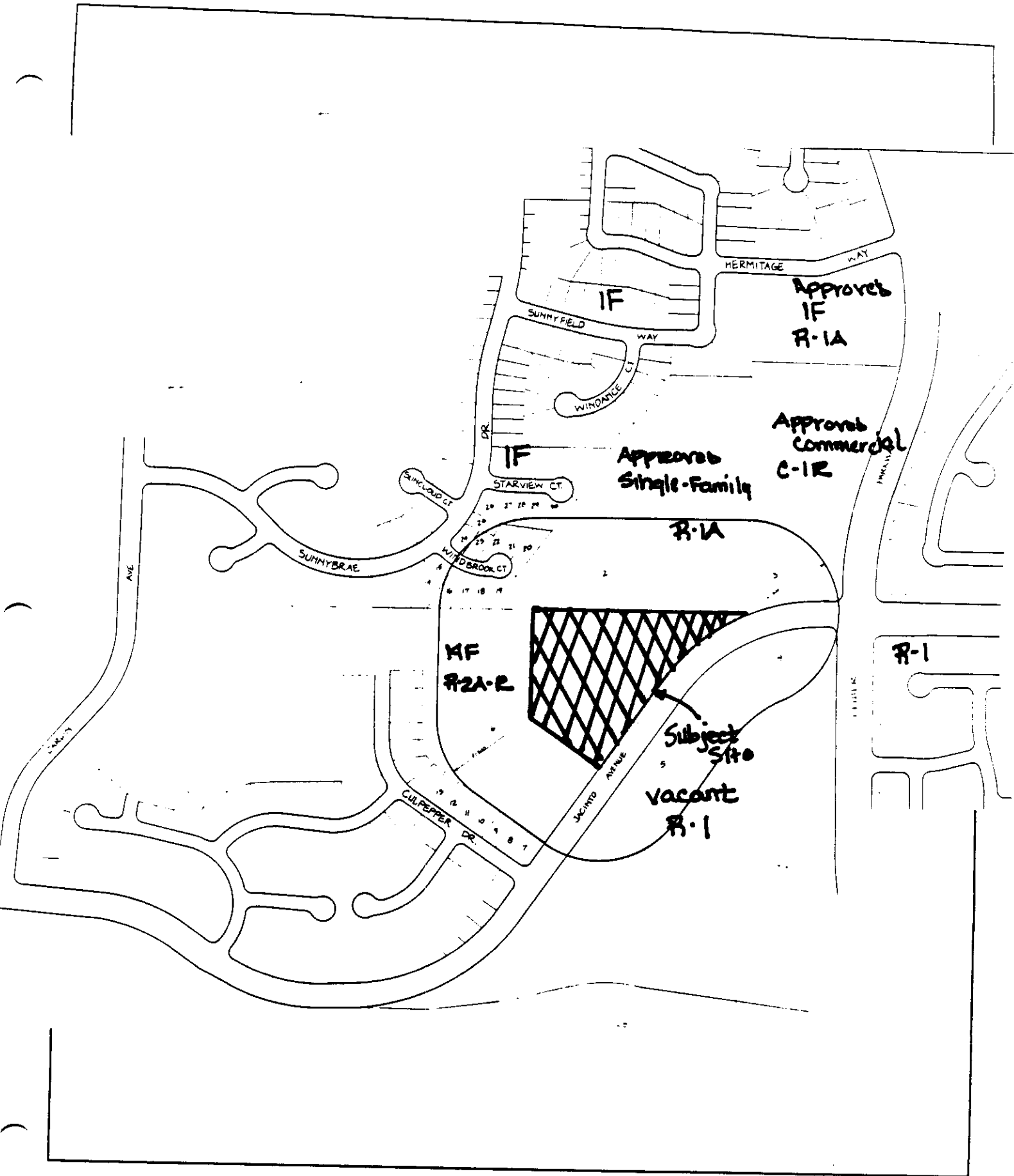
- Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
- Cover stockpiles of sand, soil, and similar materials with a tarp.
- Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use in that the proposed density is compatible with the existing and proposed residential development.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the project provides a variety of building elevations;
 - b. the lot sizes will allow for adequate setbacks and usable yard area; and
 - c. the lot layout and building design are compatible with existing developments to the north and northwest.
3. The project is compatible with the policies in the 1986 South Sacramento Community Plan in that the proposed single family development will be an increase in potential dwelling units at time of buildout in the area and the proposal is encouraged and supported by the goals and policies of plan.



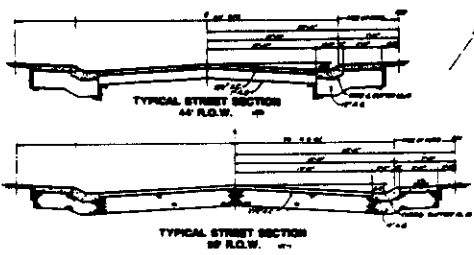
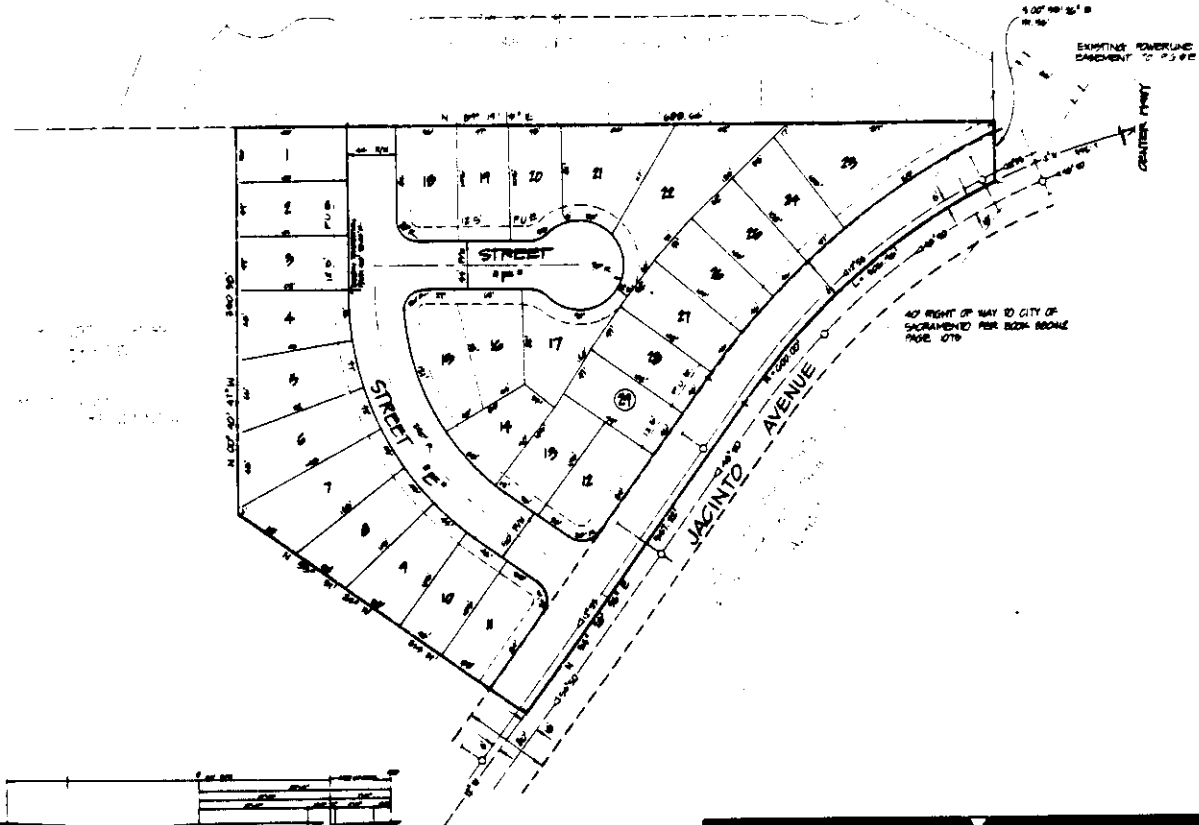
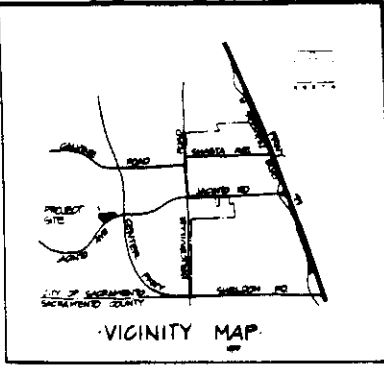
VICINITY MAP



LAND USE & ZONING MAP

NOTES

1. APN 17-19-02
2. GROSS AREA OF SITE 8.9 AC
3. EXISTING USE OF LAND VACANT
4. EXISTING AND PROPOSED LAND USE CATEGORIES
SOUTH SACRAMENTO COMMUNITY PLAN
EXISTING MIDDLE SCHOOL &
RESIDENTIAL (7-19 DU)
PROPOSED RESIDENTIAL (7-19 DU)
SACRAMENTO GENERAL PLAN
EXISTING & PROPOSED LOW DENSITY RESIDENTIAL
5. EXISTING ZONING R-1 PROPOSED ZONING R1A
6. NUMBER & TYPE OF RESIDENTIAL UNITS 24 SINGLE FAMILY
DETACHED UNITS
7. MINIMUM LOT SIZE 4000 SQ FT
8. NO EXISTING TREES ON SITE
9. BOUNDARY SOURCE ARLINGTON PARK PARISHADE SH 177 OF MAPS
MAP NO. 12
10. UTILITY PURVEYORS AND PUBLIC SCHOOL DISTRICT
SEWER SANITATION DISTRICT NO. 1 & CITY OF SAC
WATER CITY OF SAC
DRAINAGE CITY OF SAC
ELECTRIC S.W.U.D.
TELEPHONE CITY OF SAC
FIRE PROTECTION CITY OF SAC
PUB. DISTRICT CITY OF SAC
SCHOOL DISTRICT S.W. SCHOOLS UNIT 17
TV CABLE SAC CABLE & PEOPLE VIEW CABLE
11. PROPOSED STREET SECTIONS ARE PER CITY OF SAC
STREET STANDARDS
12. EXISTING PG & E POWERLINE SHOWN IS
PER MAIL TENTATIVE MAP 'LAGUNA VERDE #2' AND
DOES NOT SHOW IN TITLE REPORT OR ON APN.



TENTATIVE MAP
ARLINGTON PARK UNIT #8
SACRAMENTO, CALIF.

| <p>OWNER: LIVE OAK ASSOCIATES II 1448 North California Blvd. Suite 208 Walnut Creek, California 94596 PH: 415/256-7394</p> <p>ENGINEER: W&A ENGINEERING CORP. 1410 STEARNS WAY SACRAMENTO, CA (916) 882-3883</p> | | | | | | | | | | | | | |
|--|-----------|------|--|--|--|--|--|--|--|--|--|--|--|
| <table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> | REVISIONS | DATE | | | | | | | | | | | <p>August 17, 1990 JOB NO. 2493.00A</p> <p>SCALE 1"=50'</p> <p style="text-align: center;">NORTH</p> |
| REVISIONS | DATE | | | | | | | | | | | | |
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LEGAL DESCRIPTION

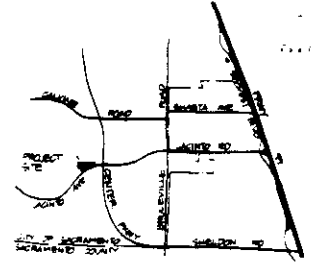
REMAINER LOT AS SHOWN ON THE 'PLAN OF ARLINGTON PARK PARISHADE', RECORDED IN BOOK 177 OF MAPS, MAP NO. 12 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.

NOTES

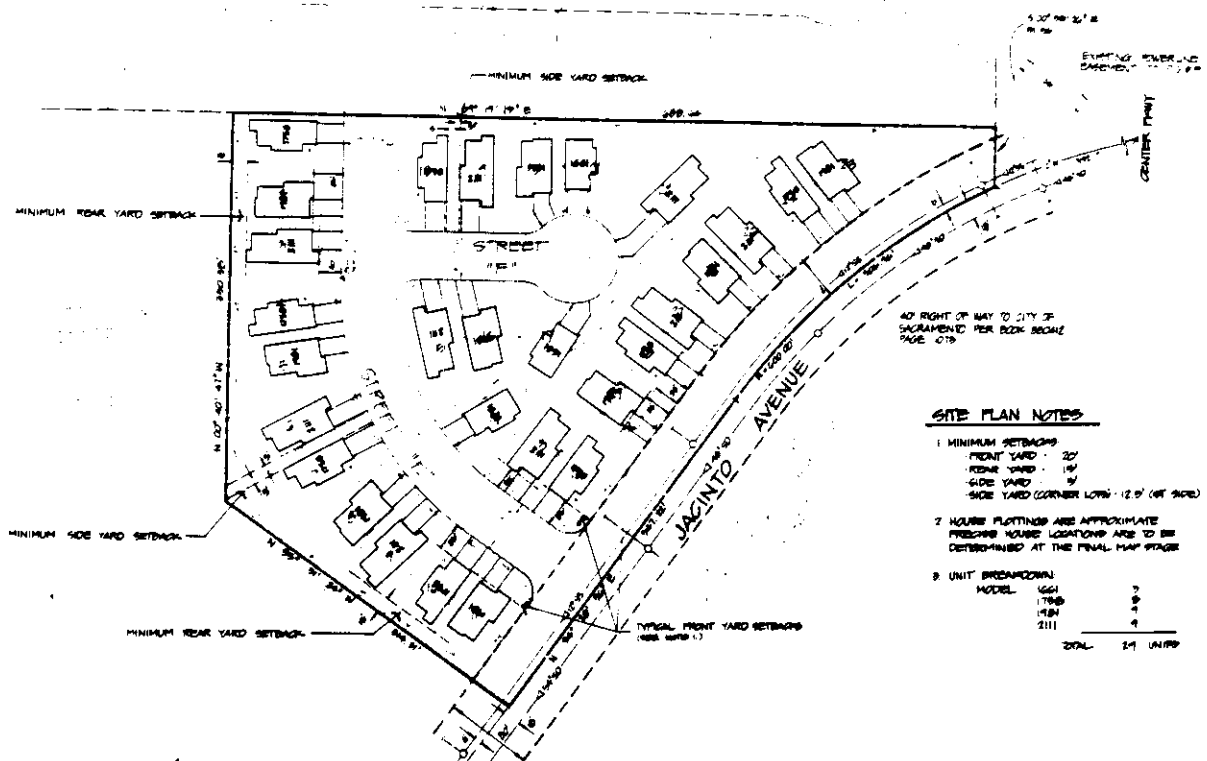
1. APRIL 17-1990
2. GROSS AREA OF SITE 0.49 AC
3. EXISTING USE OF LAND VACANT
4. EXISTING AND PROPOSED LAND USE CATEGORIES
SOUTH SACRAMENTO COMMUNITY PLAN
EXISTING MIDDLE SCHOOL &
RESIDENTIAL (T-1.5 DU)
PROPOSED RESIDENTIAL (T-1.5 DU)
SACRAMENTO GENERAL PLAN
EXISTING & PROPOSED LOW DENSITY RESIDENTIAL
5. EXISTING ZONING R-1; PROPOSED ZONING R-1A
6. NUMBER & TYPE OF RESIDENTIAL UNITS 24 SINGLE FAMILY DETACHED UNITS
7. MINIMUM LOT SIZE 4800 SQ FT
8. NO EXISTING TREES ON SITE
9. BOUNDARY SOURCE ARLINGTON PARK PARADE BY #17 OF MAPS MAP NO. 12
10. UTILITY SURVEYS AND PARK SCHOOL DISTRICT
SEWER SANITATION DISTRICT NO. 4 CITY OF SAC
WATER CITY OF SAC
DRAINAGE CITY OF SAC
ELECTRIC SMOG
TELEPHONE CITIZENS UTILITIES
FIRE PROTECTION CITY OF SAC
PUMP DISTRICT CITY OF SAC
SCHOOL DISTRICT ELK GROVE UNIFIED
TV CABLE SBC CABLE & PHONE RENT CABLE
11. PROPOSED STREET SECTIONS ARE PER CITY OF SAC STREET STANDARDS
12. EXISTING PG & E POWERLINE ENCROACHMENT SHOWN AS PER PARCEL TENTATIVE MAP "LAGUNA VENTURE #2" AND DOES NOT SHOW IN TITLE RECORD OR ON APRIL



TYPICAL UNIT DIMENSIONS

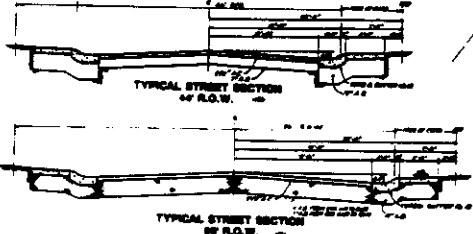


VICINITY MAP



SITE PLAN NOTES

1. MINIMUM SETBACKS
FRONT YARD 20'
REAR YARD 10'
SIDE YARD 5'
SIDE YARD CORNER LOT 1/2 OF (OFF SIDE)
2. HOUSE FOOTPRINTS ARE APPROXIMATE
PRECISE HOUSE LOCATIONS ARE TO BE
DETERMINED AT THE FINAL MAP STAGE
3. UNIT BREAKDOWN
MODEL 1561 3
1788 4
1789 4
2111 4
TOTAL 24 UNITS



LEGAL DESCRIPTION

REMAINDER LOT AS SHOWN ON THE 'PLAN OF ARLINGTON PARK PARTNERS' RECORDED IN BOOK 147 OF MAPS, MAP NO. 12 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.

SITE PLAN

(PRELIMINARY HOUSE PLOTTINGS)

**TENTATIVE MAP
ARLINGTON PARK UNIT #6
SACRAMENTO, CALIF.**

OWNER: **LIVE OAK**
1606 North California Blvd.
Suite 220
Walnut Creek, California 94596
PH: 925/255-7944
FAX: 925/255-7944
DEVELOPER: **W&L DEVELOPMENT CORP.**
1470 STRAIN WAY
SACRAMENTO, CA
(916) 888-2828

| REVISION | DATE |
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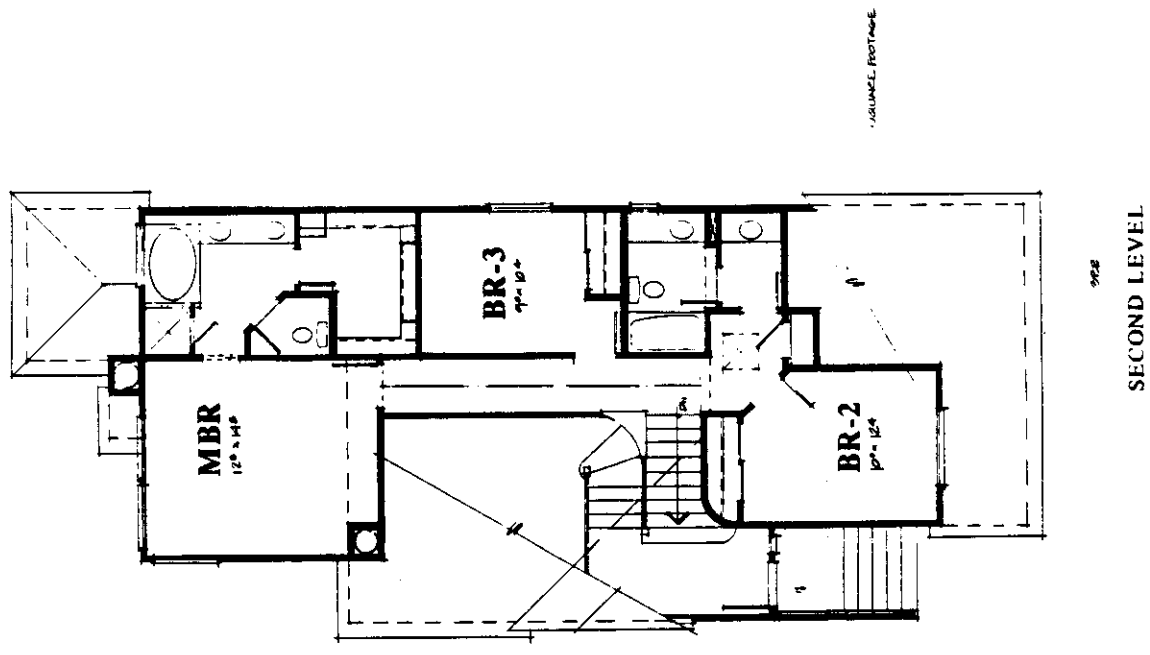
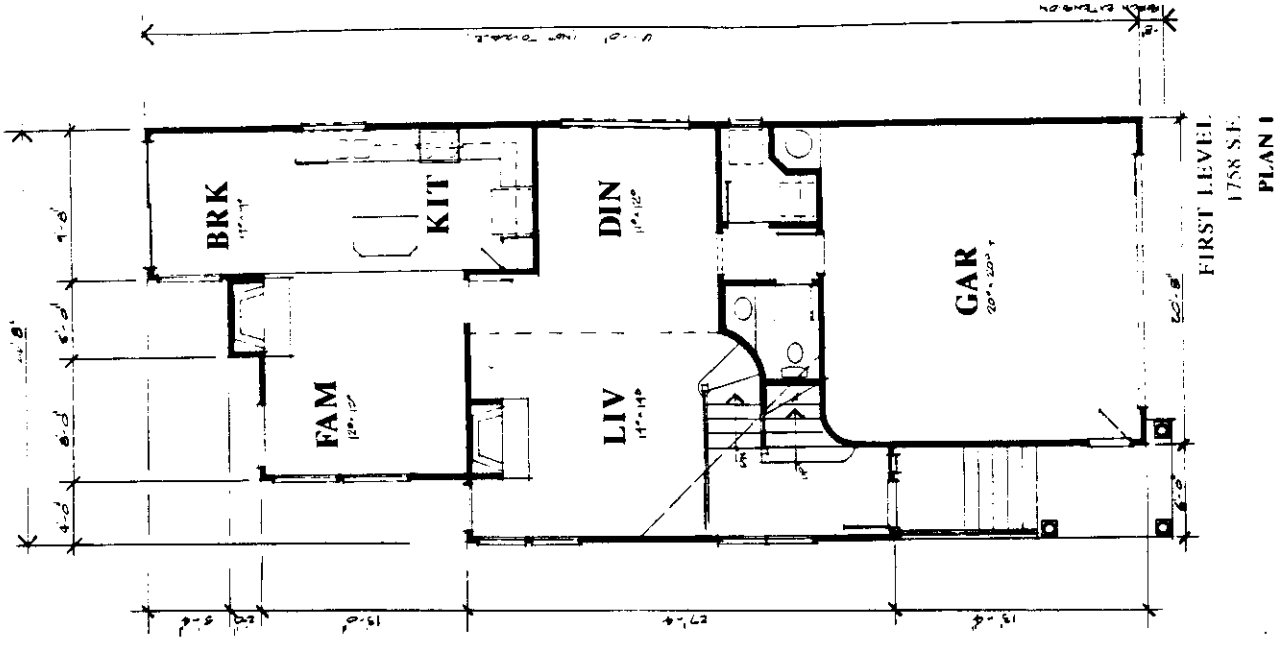
AUGUST 17, 1990
JOB NO. 2483.06A



MICHAEL, BAKER & ASSOCIATES, INC.
REGISTERED ARCHITECTS
100 ARCHER AVENUE, SUITE 200
SACRAMENTO, CALIFORNIA 95833
(916) 207-2800



1" = 4'
1" = 8'
1" = 16'
1" = 32'
1" = 64'
1" = 128'



P90-357

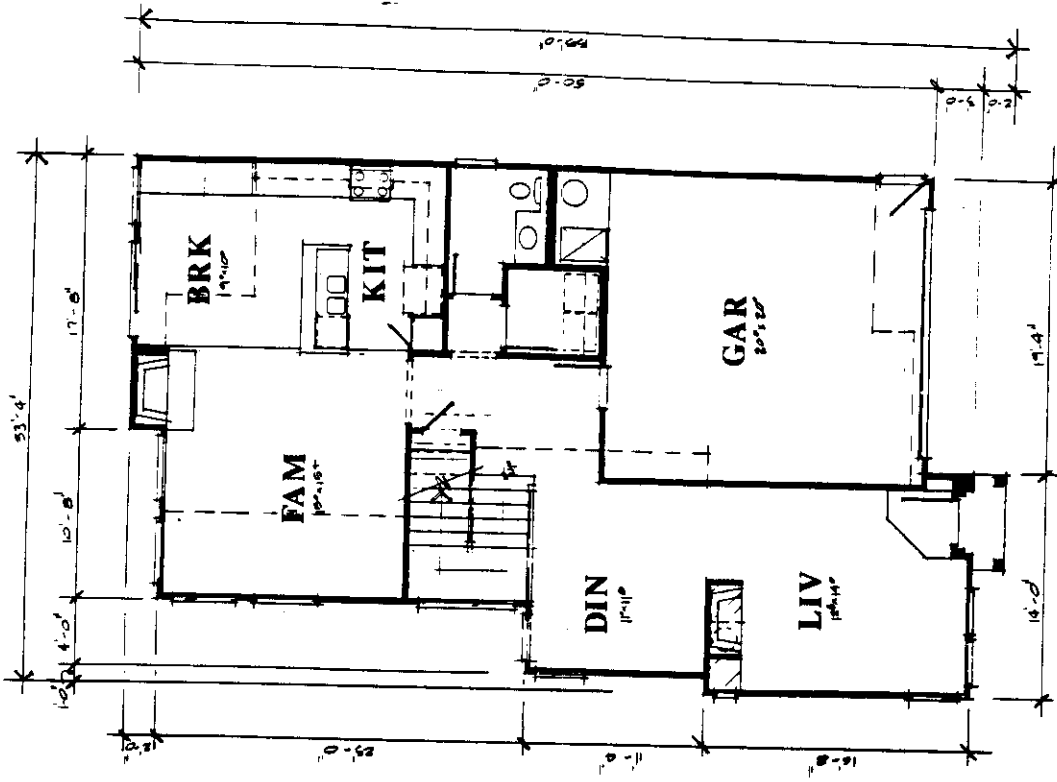
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Item 14

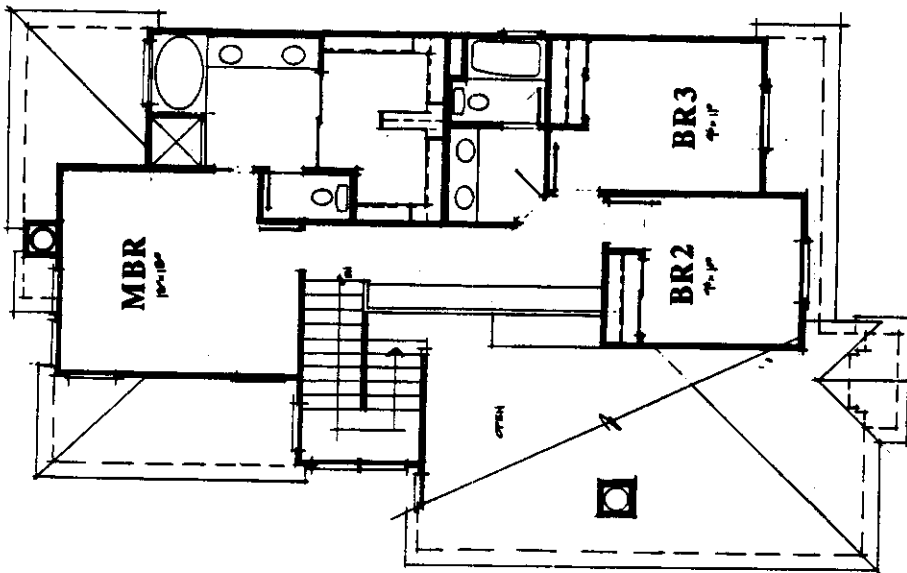
ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA



FIRST LEVEL
1981 S.E.
PLAN 2

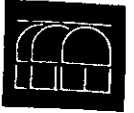


SECOND LEVEL

ARLINGTON PARK UNIT #6

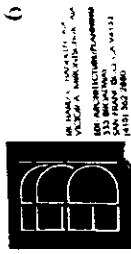
LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

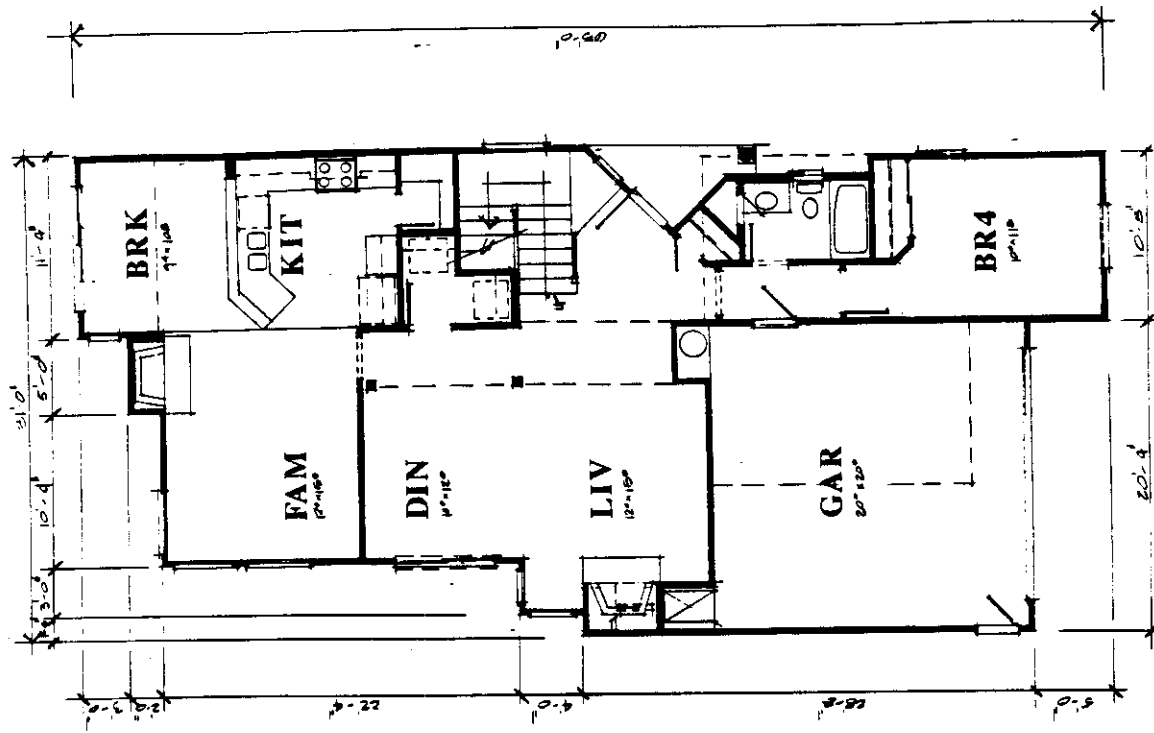


WE HAVE ASSOCIATES IN
VIRGINIA, ARIZONA, TEXAS,
UTAH, CALIFORNIA, AND
NEW YORK. WE ARE CURRENTLY
SEARCHING FOR QUALIFIED
ARCHITECTS AND ENGINEERS
TO JOIN OUR TEAM IN ALL STATES
(415) 367-7800

SCALE: 1/8" = 1'-0"
DATE: 11/11/81

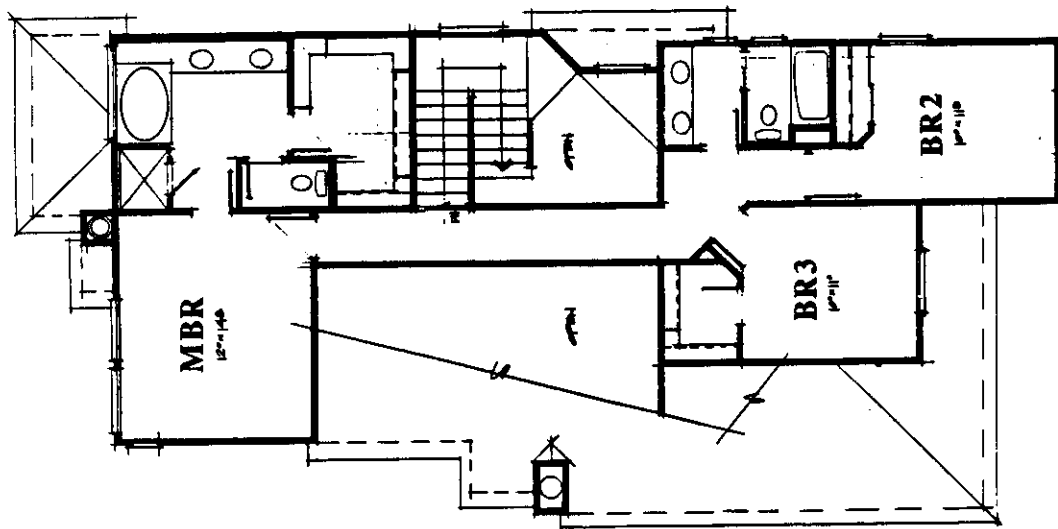


LIVE OAK ASSOCIATES II
 333 MARKET STREET, SUITE 1111
 SACRAMENTO, CALIFORNIA 95811
 (916) 442-2880



FIRST LEVEL
 2111 S.F.
 PLAN 3

| | | |
|--------------|------|-----|
| FIRST LEVEL | 1115 | 48' |
| SECOND LEVEL | 996 | 48' |
| TOTAL | 2111 | 48' |
| PERMITS | 409 | |
| REMAIN | 2000 | 48' |
| REMARK | 20 | |
| | 2049 | 48' |



SECOND LEVEL

P90-357

2-14-91

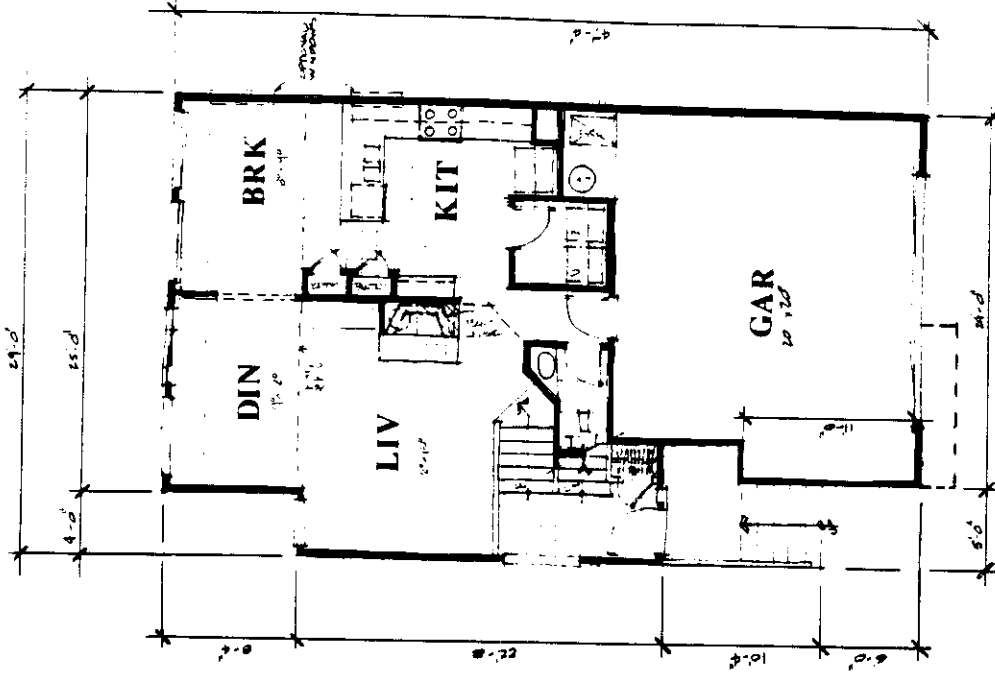
Item 1A

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

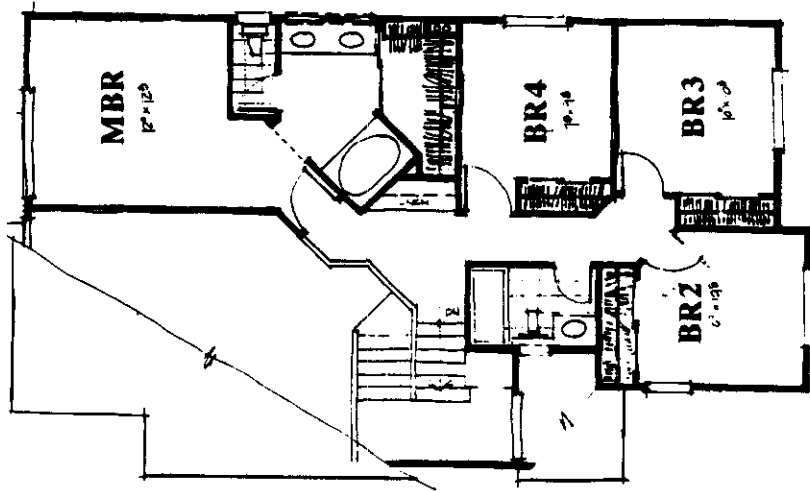
Exhibit C-4



| | | |
|------------|------|----|
| POOF LEVEL | 770 | SF |
| ROOF LEVEL | 888 | SF |
| TOTAL | | |
| 1-100 | 1650 | SF |
| CONCRETE | 420 | SF |
| TOTAL | 2070 | SF |
| FINISH | 40 | SF |
| TOTAL | 2124 | SF |

FIRST LEVEL

Plan 4
16601



SECOND LEVEL

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II
SACRAMENTO, CALIFORNIA



P90-357

2-14-91

item 14



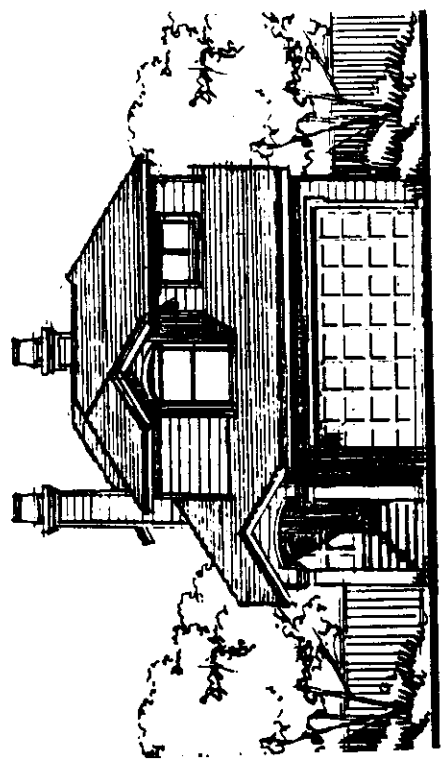
LIVE OAK ASSOCIATES II
1111 S. ST. JAMES
SACRAMENTO, CALIF. 95811
TEL. (916) 442-1111



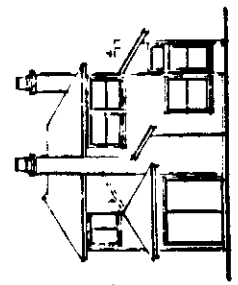
ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

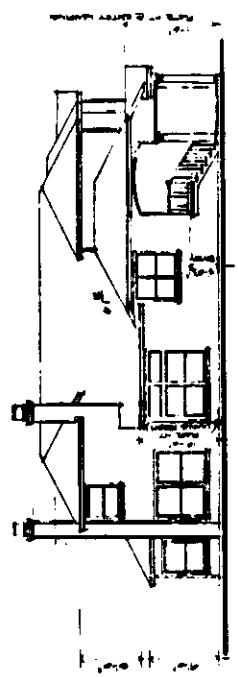
SACRAMENTO, CALIF. 95811



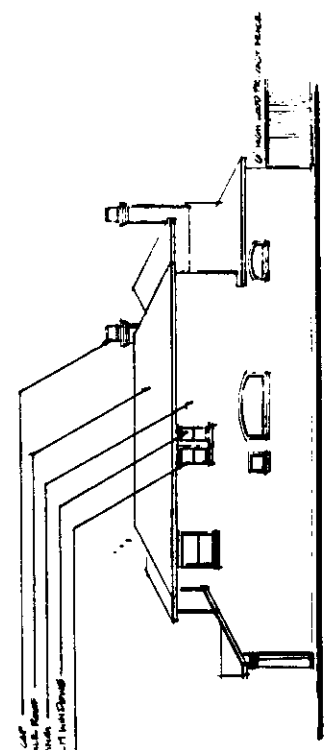
FRONT
PLAN I
1758 S.F.



REAR



LEFT



RIGHT



P90-367

2-14-91

item 14



LIVE OAK ASSOCIATES II
SACRAMENTO, CALIFORNIA
415 387 3800

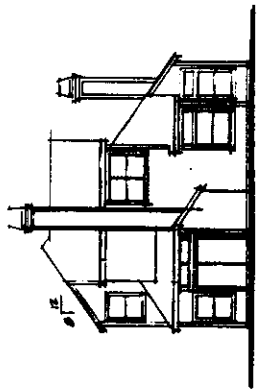
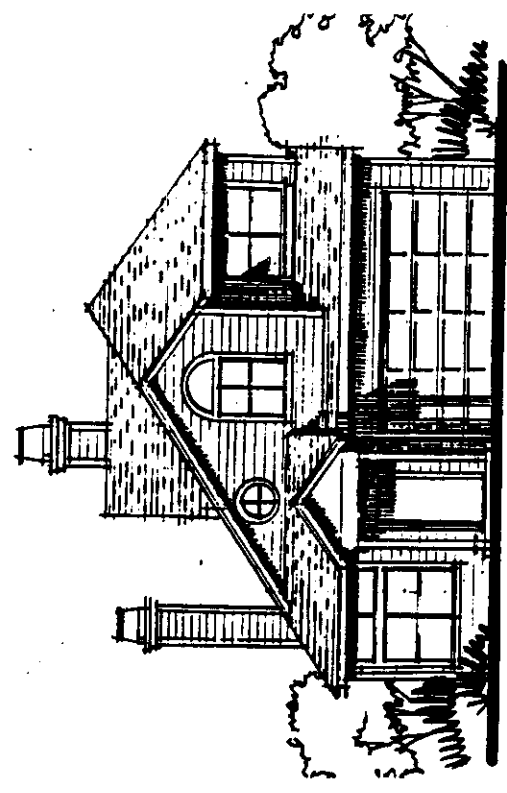


1/4" = 1'-0"
1/8" = 1'-0"

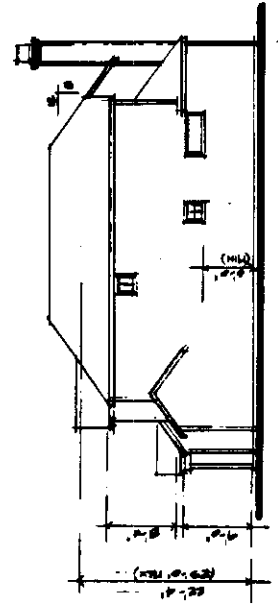
1981 S.F.

PLAN 2

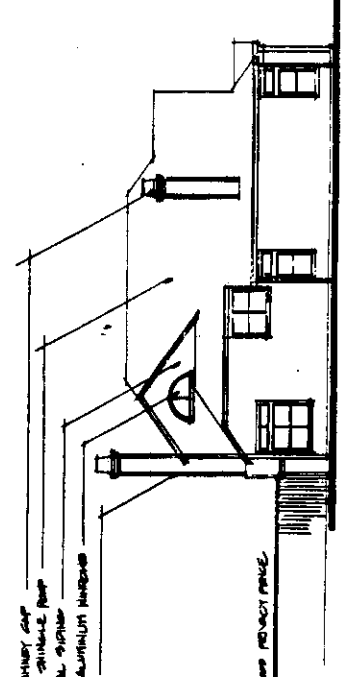
FRONT



REAR



RIGHT



LEFT



1/4" = 1'-0"
1/8" = 1'-0"

1/4" = 1'-0"
1/8" = 1'-0"

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

Item 14

2-14-91

P90-357

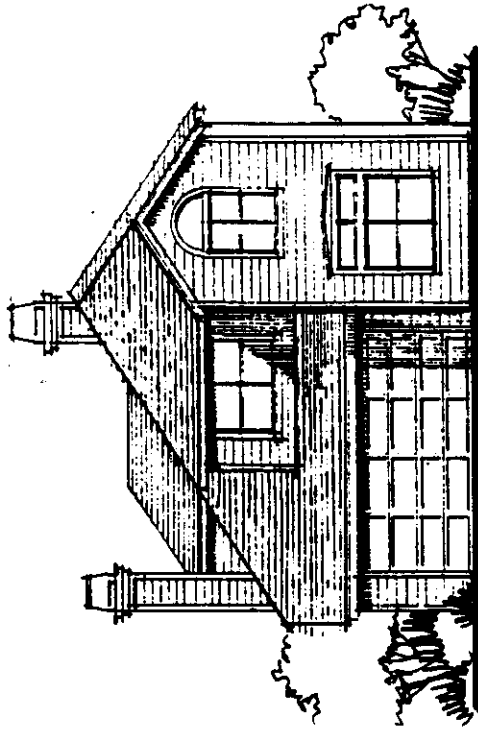
Exhibit D-3



ARCHITECTURAL FIRM
LIVE OAK ASSOCIATES II
SACRAMENTO, CALIFORNIA
(916) 442-0888



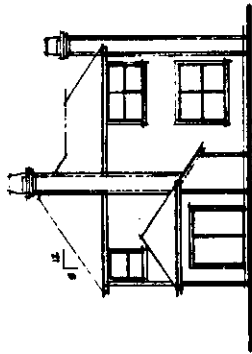
2111 S.F.



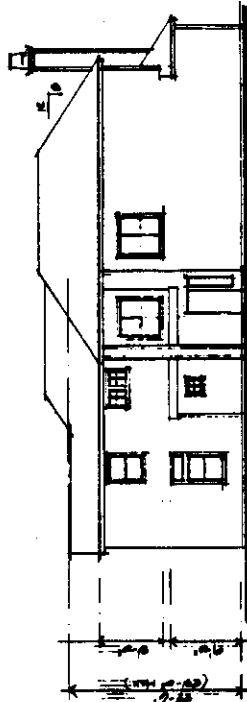
FRONT

PLAN 3

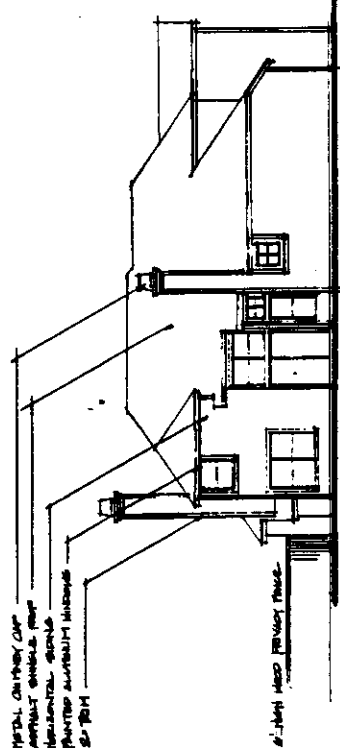
2111 S.F.



REAR



RIGHT



LEFT



NOTE: CHIMNEY CAP
ARTIFICIAL BRICKS FOR
REAR PORCH - SEE
PLANS FOR MATERIALS
SCHEDULE

2'-0" HIGH WOOD FINISH PORCH

P90-357

2-14-91

Item 1

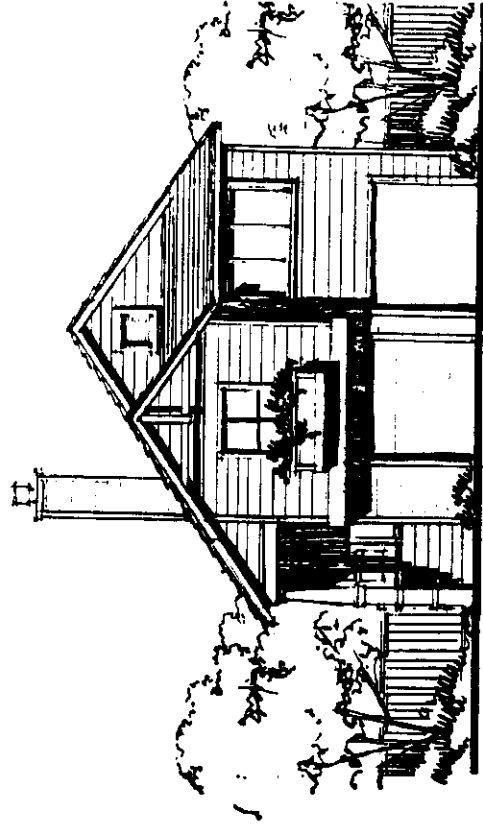
ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

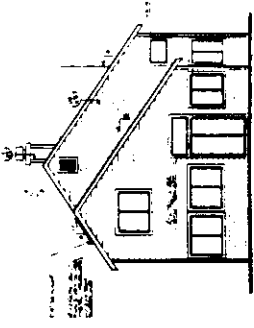


IN PLANS, UNLESS NOTED OTHERWISE,
ALL DIMENSIONS ARE IN FEET AND INCHES.
DIMENSIONS IN PARENTHESES ARE IN METERS.
DATE: 11/15/91
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN

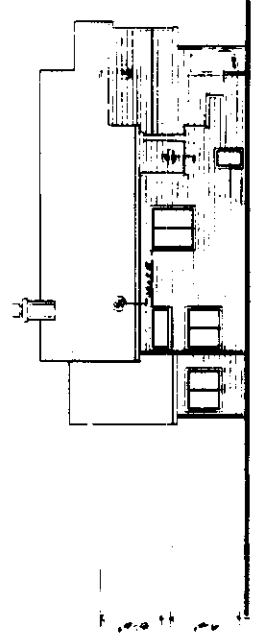


FRONT
PLAN 4

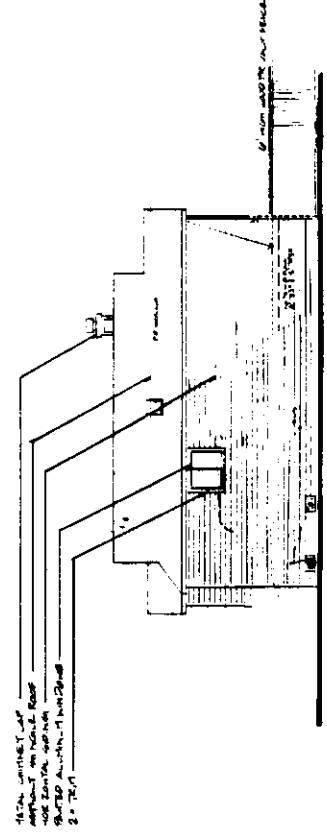
1661



REAR



LEFT



RIGHT





Members of the Board:

*Katherine L. Albani
Clifford L. Allenby
Jeanette J. Beach
Albert E. Gates
Edward Harris, Jr.
William H. Lugg, Jr.
Brian D. Myers*

8820 Elk Grove Boulevard, Elk Grove, California 95624 (916) 686-7711

Constantine I. Baranoff
Director
Facilities and Planning
FAX 686-7754

April 30, 1990

Mr. Jonathan A. Cohen
Live Oak Associates #2
1646 North California Blvd. #220
Walnut Creek, CA 94596

**Subject: Reserved School Site (Partial) Located on
Jacinto Ave., Assessor Parcel No. 117-093-002**

Dear Mr. Cohen:

The purpose of this letter is to advise you that the Elk Grove Unified School District Board of Education has released the school site reservation of 4.47 acres on Assessor Parcel Number 117-092-054.

The reason the School Board is releasing the reservation is that the State Department of Education's policies adopted after the reservation of this site will not allow acquisition of property which contains high tension power lines. The school site is composed of three parcels, one of which contains high tension power lines. Therefore, the site is inadequate for development as a school without additional acreage and access.

The City of Sacramento has been advised of this release of reservation. If you should have any questions regarding this information, please call my staff member, Kathleen Moore, at (916) 686-7711.

Sincerely,

Constantine I. Baranoff
Director, Facilities Planning

CIB:jk/ra
File:SiteRes.2

cc: Kathleen Moore