

STAFF REPORT AMENDED 11-8-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Vitiello & Assoc. - 1931 H Street, Sacramento, CA 95814		
OWNER	Rush River Assoc. - 1450 Harbor Boulevard, West Sacramento, CA 95691		
PLANS BY	Vitiello & Assoc. - 1931 H Street, Sacramento, CA 95814		
FILING DATE	9-18-84	50 DAY CPC ACTION DATE	REPORT BY: GM:SG
NEGATIVE DEC	10-8-84	EIR	ASSESSOR'S PCL NO. 031-020-61,83;031-900-01 thru 59;

031-030-44

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 0.48 acre from A to R-2B-R
 - C. Plan Review for development of 194 unit apartment complex on 10.6+ vacant acres in the Garden Apartment-Review (R-2A-R, R-2B-R & A) zones
 - D. Lot Line Adjustment to merge two lots totalling 3.46 acres

LOCATION: Site 1 - S of Cecilian Way between Rush River Drive and Windbridge Drive
 Site 2 - NE corner of Windbridge Drive and Rush River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop two apartment projects on two separate sites consisting of 126 units on 7.2 acres (site 1) and 68 units on 3.4 acres (site 2).

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1978 South Pocket Community
 Plan Designation: Low Density Multiple Family
 Existing Zoning of Site: Site 1 - R-2A-R; Site 2 - R-2B-R & A
 Existing Land Use of Site: Vacant, both sites
 Surrounding Land Use and Zoning:

<u>Site 1</u>	<u>Site 2</u>
North: Vacant; R-1	Vacant; R-1
South: Vacant; SC-R	Vacant; A
East: Vacant; R-1	Vacant; R-1
West: Vacant; R-1	Vacant; SC-R & R-2B-R

Parking Required:	Site 1 - 189; Site 2 - 102
Parking Provided:	Site 1 - 197; Site 2 - 102
Property Area:	Site 1 - 7.2 acres; Site 2 - 3.4 acres
Units Proposed:	Site 1 - 126; Site 2 - 68
Density of Development:	Site 1 - 17.5 units/acre; Site 2 - 19.6 units/acre
Units Permitted by the Zoning:	Site 1 - 125; Site 2 - 73
Square Footage of Units:	Unit A - 719 sq. ft. (one bedroom) Unit B - 802 sq. ft. (one bedroom, den) Unit C - 949 sq. ft. (two bedroom) Unit D - 838 sq. ft. (one bedroom, den)
Height of Structure:	30 feet
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
Exterior Building Colors:	Tan
Exterior Building Materials:	Horizontal masonite wood siding

BACKGROUND INFORMATION: This project involves two separate sites in the South Pocket community. Site 1 is a 7.2 acre elongated parcel bordered by Imai Way, Cecilian Way, and Durfee Way on the north, between Rush River Drive and Windbridge Drive. A future shopping center site borders site 1 to the south. Site 1 is zoned R-2A-R (refer to vicinity map). On August 21, 1984 the City Council adopted the R-2A-R zoning for site 1 (P84-125) in conjunction with the SC-R zone for the future shopping center site abutting the subject site to the south (refer to Exhibit A).

Site 2 is a triangular shaped parcel located at the northeast corner of Windbridge Drive and the future extension of Rush River Drive. Site 2 is zoned R-2B-R (refer to vicinity map).

On April 26, 1984 the applicant received approval of the necessary entitlements (P84-113) to develop a 134 unit apartment complex south of Rush River Drive in the same vicinity of the two subject sites (refer to vicinity map). The proposed architectural design of the two new projects are the same as the previously approved project.

PROJECT CHARACTERISTICS - SUMMARY

Site 1:

<u>Unit</u>	<u>#</u>	<u>Sq. Ft.</u>	<u>Unit Description</u>
A	36	719	One bedroom, one bath
B	18	802	One bedroom, den, one bath
C	17	949	Two bedroom, 1-1/4 bath
D	<u>56</u>	838	One bedroom, den, one bath

Total 126 Units

Total Parking Provided: 197 spaces
 Size of Parcel: 7.18 net acres
 Proposed Density Per Net Acre: 17.5 units/acre
 Maximum Density Permitted Under Existing Zoning (R-2A-R): 17 units/acre

Site 2

<u>Unit</u>	<u>#</u>	<u>Sq. Ft.</u>	<u>Unit Description</u>
A	20	719	One bedroom, one bath
B	8	802	One bedroom, den, one bath
C	8	949	Two bedroom, 1-1/4 bath
D	<u>32</u>	838	One bedroom, den, one bath

Total 68 units

Total Parking Provided: 102 spaces
 Size of Parcel: 3.4 acres
 Proposed Density Per Net Acre: 19.6 units/acre
 Maximum Density Permitted Under Existing Zoning (R-2B-R): 21.7 units/acre

PROJECT EVALUATION: Staff comments regarding the proposed apartment projects relate to the site plans, building architecture, and landscape plans. Where the evaluation pertains only to one site, the staff analysis is headed by a separate heading of either site 1 or site 2.

A. Site 1 (refer to Exhibit B)

1. Site Plan - Site 1 was originally proposed for single family development as part of the Lake Crest Village Unit No. 4 subdivision map. However, on August 21, 1984 the City Council (P84-125) approved a rezoning request designating the subject R-2A-R and a parcel map creating this elongated parcel extending from Rush River Drive to Windbridge Drive (refer to Exhibit A).

The site is bordered by single family lots on the north (Lake Crest Village Unit No. 6) and future shopping center site (zoned SC-R) to the south.

The single family lots to the north are separated by minor residential streets with street right-of-way widths as follows (refer to Exhibit A).

Imai Way - 50' right-of-way
Cecilian Way - 44' right-of-way
Durfee Way - 50' right-of-way

Due to the narrowness of the abutting streets and future single family homes across the street from the subject site, the site design and orientation of the proposed apartment units are important to minimizing the likelihood of apartment residents to park on-street.

The staff discussed various design alternatives with the applicant which would achieve this objective, such as row house multiple family units where primary access to each unit would be oriented to the off-street parking spaces provided along the south edge of the site (away from the single family lots).

The plans submitted by the applicant, however, propose the same building design and materials as approved for the project currently under construction south of Rush River Drive (P84-113) in the same vicinity of sites 1 and 2 (refer to vicinity map). The applicant wishes to utilize the same plans on site 1 and 2 due to cost and density considerations, in addition to having a completed set of building plans.

The applicant's building design (Exhibit B) proposes a two story, back-to-back modules in clusters of eight to 16 units per building. In order to minimize the number of units with primary access toward the single family lots across Imai Way, Cecilian Way, and Durfee Way, the applicant proposes to turn as many units as possible with the ends of the apartment building facing north toward the street. This building orientation then places the entry doors facing the interior courtyard areas and achieves a closer walking distance to the off-street parking spaces.

This modification to the site plan was achieved for the most part for the buildings on the east half of the site, but not for the west half. Staff suggests the following changes to the existing site plan:

- (a) Either break up the 16 unit building clusters on the west half of the site into eight unit clusters and turn the units with the ends facing the public streets, and/or design a breezeway/walkway through the middle of the 16 unit clusters to allow a shorter walking distance to the parking lot.
- (b) Increase the building setback along the north side of the subject site from 25 feet to 30 feet and provide an intensively landscaped high berm between the sidewalk and building.
- (c) Replace the Unit D building cluster at the northeast corner of the site as indicated on the site plan (Exhibit B) with a unit B and C building cluster.

The staff notes that the maximum number of units permitted on site 1 based on the R-2A-R density is 125 units. The applicant proposes 126 units. The project will need to be modified by eliminating one unit to conform to the R-2A-R zone.

B. Site 2 (Refer to Exhibit C)

1. Site Plan - Consists of two lots totalling 3.4± acres at the northeast corner of Windbridge Drive and the extension of Rush River Drive. The applicant proposes to merge a small remnant parcel (0.48 acre) created by the future extension of Rush River Drive with a 3.4 acre triangular parcel and develop 68 apartment units on this site.

The entire site is designated for low density multiple family on the South Pocket Community Plan. The large parcel is zoned R-2B-R, the small remnant parcel (0.48 acre) is currently zoned Agriculture (A). The applicant is requesting a rezoning of the remnant parcel to R-2B-R and a lot line merger to merge the two lots. The staff has no objection to the requested entitlements.

The modification requested to the site plan for site 2 is a break in the two twelve-unit clusters along Windbridge Drive as indicated in Exhibit C to allow shorter walking distance from the front units to the off-street parking spaces, thereby minimizing the likelihood of on-street parking by the apartment tenants.

C. Sites 1 and 2

1. Architectural Design - The applicant proposes to use the same building design and exterior building materials on sites 1 and 2, as used on the phase one project south of Rush River Drive. The exterior building material is masonite horizontal lap siding.

Although the overall design is interesting, staff is concerned about having the same design on three projects within such close proximity of each other (intersection of Windbridge and Rush River Drives).

Staff requests that the applicant modify the architectural design on sites 1 and 2 as follows to achieve some design diversity:

- (a) Extend a pitched roof over the flat roof sections to give a more finished look to the buildings. Ridge to be same height as ridge over side porches (refer to Exhibit D).
 - (b) Incorporate sections of stucco material in combination with the horizontal masonite lap siding in one of the two projects and use different width of lap siding within each project.
 - (c) Stair railings and stringers to be encased or covered with wood.
 - (d) Paint each project a different color with a contrasting color trim.
 - (e) Provide different roof material for each project.
2. Landscape Plan - The landscape setback areas along the public street frontages on both sites shall be bermed to a minimum height of four feet and intensively planted with large growing shade trees to further screen the complex from adjacent single family homes and from street view.

The 10 foot landscape setback between the parking lot on site 1 and adjacent future shopping center shall be intensively planted with large growing evergreen trees for screening purposes.

When the shopping center is developed, the owner of the commercial development will be responsible for constructing a minimum six foot high solid masonry wall on the property line separating the commercial and residential properties. It has been staff's experience that a six foot high wall is insufficient for screening and noise attenuation purposes along the rear of shopping centers where delivery service by trucks occur through the early morning hours and throughout the day.

It is staff's recommendation that an eight foot high decorative masonry wall be constructed along the common property line with the cost for the higher wall split between the two owners with the current applicant responsible for the cost of the additional two feet (refer to Exhibit B).

The Residential Design Criteria, Exhibit F, shall apply to both sites 1 and 2.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approval of the Rezoning of .048 acre from A to R-2B-R.
- C. Approval of the Plan Review for sites 1 and 2 to develop a total of 193 apartment units subject to conditions which follow.
- D. Approval of the Lot Line Merger by adopting the attached resolution.

Conditions

A. Site 1:

1. The plan shall be modified to provide a maximum of 125 units.
2. The building setback (including the enclosed outdoor patio area) along Imai Way, Cecilian Way, and Durfee Way shall be a minimum 30 feet.
3. The 16 unit apartment clusters on the western one-half of site 1 shall be either broken into eight unit clusters and turned 90° with the ends facing the public streets, or designed with a breezeway in the middle of the cluster, or a combination thereof, as indicated on Exhibit B.
4. The Unit D building cluster at the northeast corner of site 1 shall be replaced with a Unit B and C cluster, as shown on Exhibit B.
5. The applicant shall submit a written agreement to the satisfaction of the City Attorney and Planning Director regarding the payment to the developer of the adjacent shopping center for one-fourth of the cost of an eight foot high solid masonry wall required along the common property line.

B. Site 2:

1. ~~The two 12 unit buildings on Windbridge Drive shall be modified with a breezeway as shown on Exhibit C. (CPC deleted)~~
2. A six foot high solid decorative masonry wall shall be constructed along the side/rear property lines adjacent to the single family lots as shown on Exhibit C.

C. Sites 1 and 2:

1. The final architectural plans including paint colors and roofing materials shall be submitted to the Planning Director for review and approval prior to issuance of building permit. The building design shall be modified as follows:
 - (a) ~~A pitched roof shall be extended over the flat sections of the building at the same height as the ridge over the side porches. (CPC deleted)~~
 - (b) ~~Stair railings and stringers shall be enclosed by a decorative with wood. (CPC deleted)~~
 - (c) Each project shall be painted with a different primary color with contrasting color trim. A color palette shall be submitted to the Planning Director for review and approval prior to issuance of building permit.

1.2

(d) /At/ the/ option/ of/ the/ applicant/, one/ of/ the/ two/ projects/ shall/ incorporate/ sections/ of/ stucco/ material/ in/ combination/ with/ the/ horizontal/ masonry/ or/ wood/ lap/ siding/. /The/ applicant/ shall/ also/ use/ different/ widths/ of/ pre-primed/ lap/ siding/ within/ each/ project/ to/ provide/ design/ variation/. (CPC deleted)

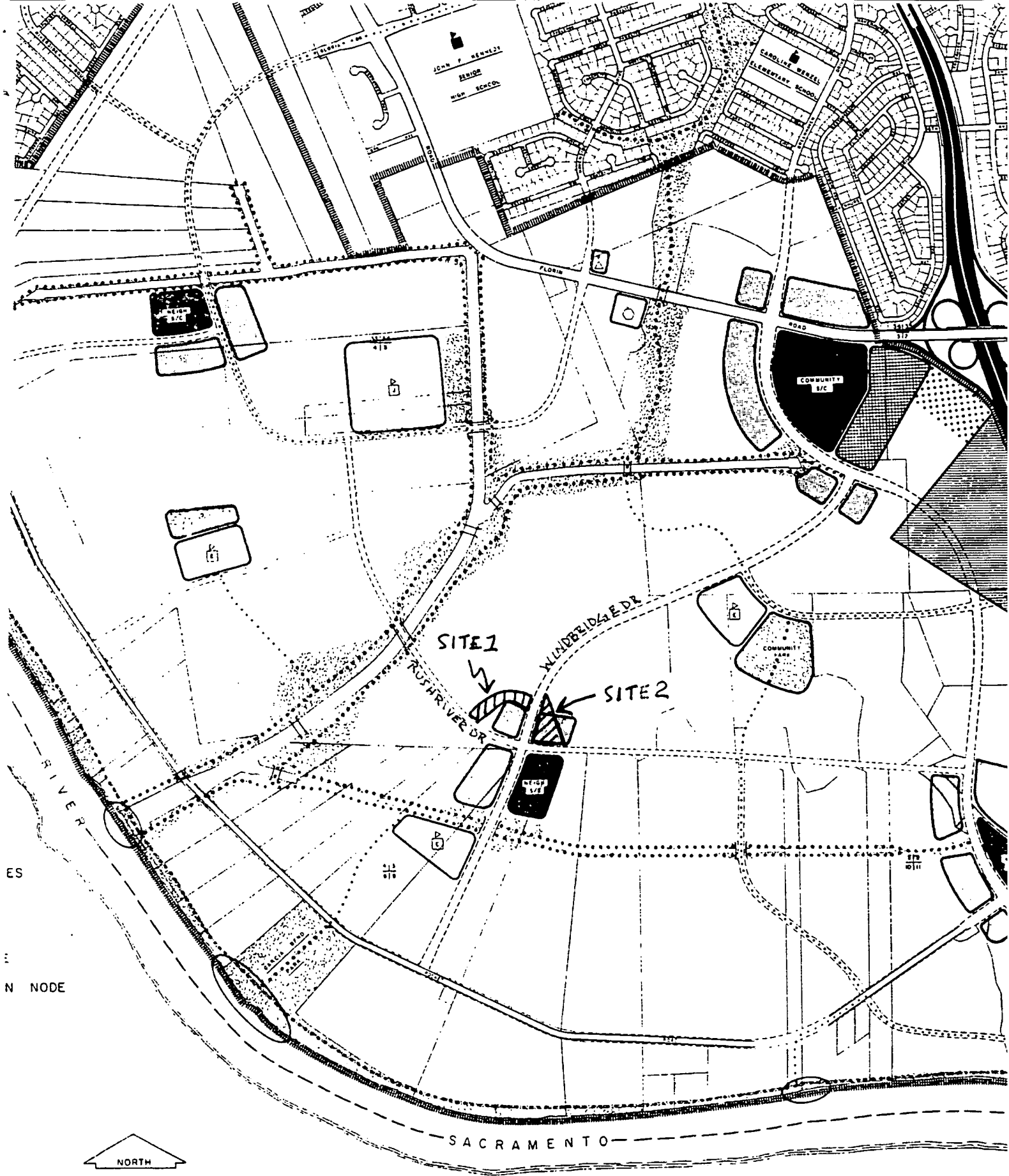
(e) The roof material shall be either metal or wood shake.

2. The landscape setback areas along all public streets shall be designed with an undulating berm at an average minimum height of four feet and planted with lawn. Large growing shade trees (24" box specimen size) in combination with evergreen trees shall be planted within the landscape setback areas to provide an effective screen from street view.

The 10 foot landscape setback area between the parking area and the adjacent shopping center site on site 1 shall be planted with a row of large growing evergreen trees.

A row of large growing evergreen trees shall also be planted along the rear/side property line of site 2 adjacent to the single family lots.

3. The applicant shall submit final detailed landscape, shading and irrigation plans incorporating these conditions to the Planning Director for review and approval prior to issuance of building permit.
4. The applicant shall adhere to the Residential Design Criteria, Exhibit F.
5. The applicant shall submit a detailed signage program for the review and approval of the Planning Director prior to issuance of sign permits. The project identification sign for each project shall be of a monument type with the base constructed of decorative masonry material such as brick or similar material. Metal letters with project logo are encouraged.



ES
 E
 N NODE



0' 400' 800' 1200' 1800' 2000'
 SCALE: 1" = 400'
 SACRAMENTO CITY PLANNING COMMISSION

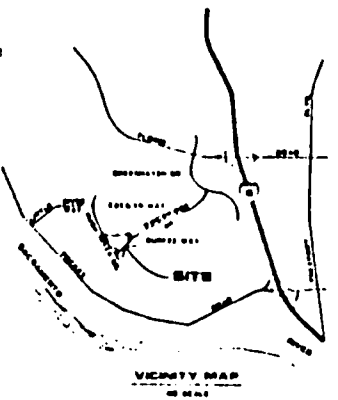
Adopted by the
 SACRAMENTO CITY COUNCIL
 RESOLUTION NO 76-142 ON MARCH 23, 1976

SOUTH POCKET 14 SPECIFIC PLAN

P 84125

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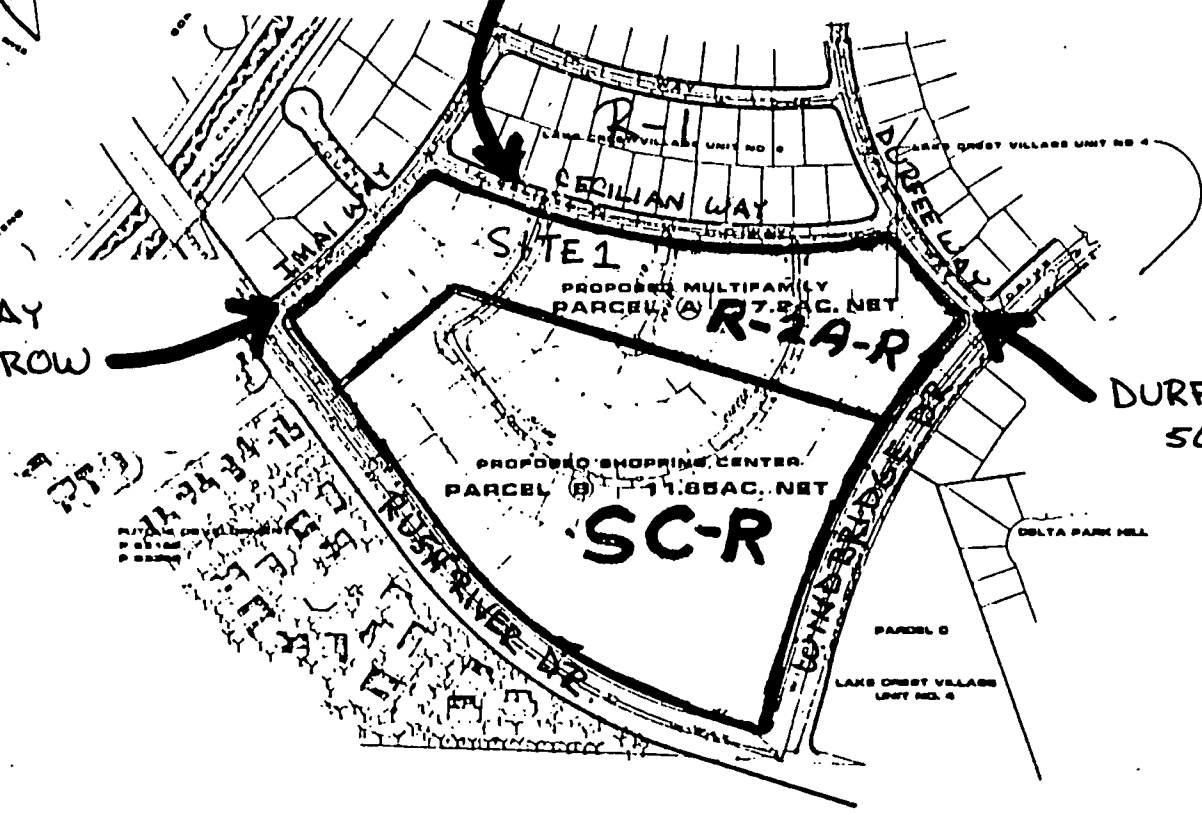
EXHIBIT A #5



CECILIAN WAY
44 FT. ROW

IMAI WAY
50 FT. ROW

DURFEE WAY
50 FT. ROW



P-84-125 REZONING OF SITE 1 FROM
R-1 TO R-2A-R ADOPTED
8-21-84

TENTATIVE
PARCEL
MAP

WINDBRIDGE

NOTES:
1. THIS MAP IS
FOR INFORMATION
ONLY.
2. THIS MAP
IS NOT TO BE
USED FOR
LEGAL PURPOSES.

SCALE
1" = 100'
1" = 200'
1" = 300'
1" = 400'
1" = 500'

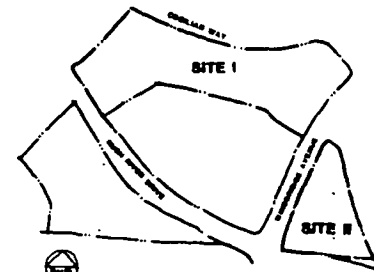


MAR
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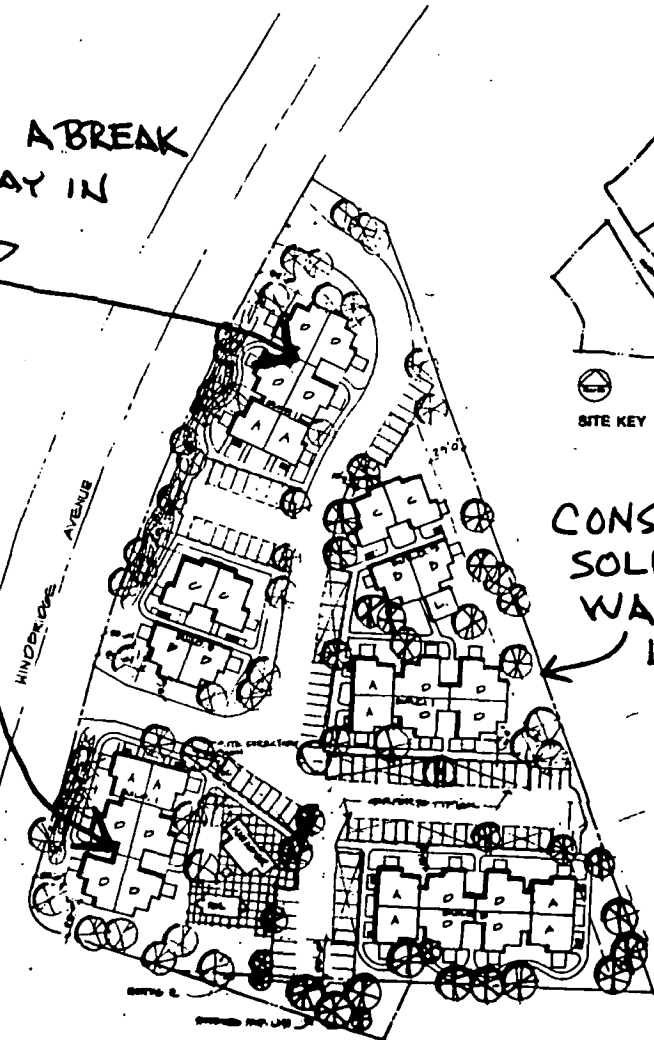
Vitello + Associates, Inc.

* INCORPORATE A BREAK OR BREEZEWAY IN BLDG



SITE KEY

- UNIT - A 20
- UNIT - B 8
- UNIT - C 8
- UNIT - D 32
- TOTAL UNITS - 68
- PARKING SPACES - 102
- 2.49 ACRES



CONSTRUCT 6' HIGH SOLID MASONRY WALL ON PROPERTY LINE.

RUSH RIVER APTS. PHASE II

GBF - JMA CORP. JOINT VENTURE



RUSH RIVER APTS. PHASE II

GBF - JMA CORP.

SITE 2

SITE 2

EXHIBIT C

AS-348
SHE-H84

* EXTEND PITCHED ROOF OVER
FLAT ROOF SECTIONS AT THE SAME HEIGHT AS THE
RIDGE OVER THE SIDE PORCHES.

MATCH RIDGE
OVER SIDE
PORCH

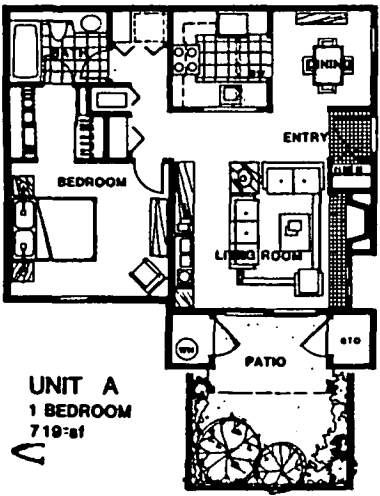
MATCH RIDGE OVER
SIDE PORCH



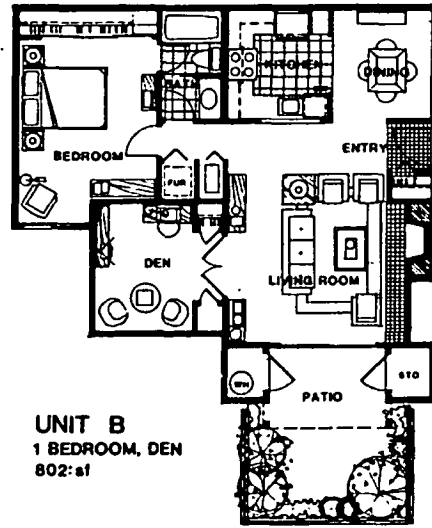
ELEVATIONS



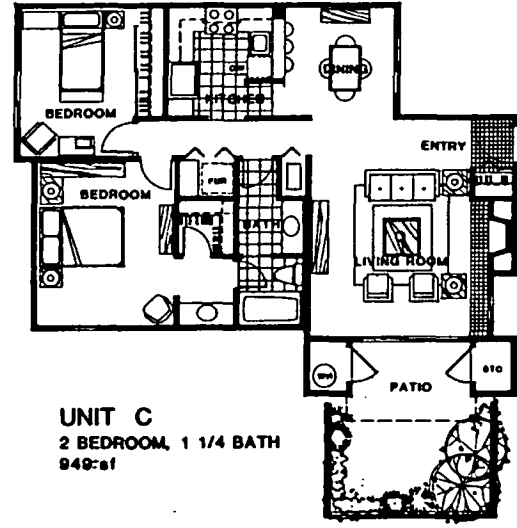
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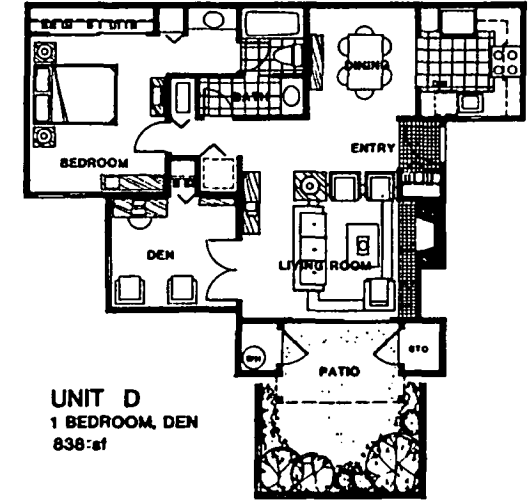
UNIT A
1 BEDROOM
719-sf



UNIT B
1 BEDROOM, DEN
802-sf



UNIT C
2 BEDROOM, 1 1/4 BATH
949-sf



UNIT D
1 BEDROOM, DEN
838-sf

RUSH RIVER APARTMENTS PHASE II 2-22-84 FLOOR PLANS III

GBF CORPORATION
JMA

vitiello • nitya, inc. • architects

P 84348

#5



END ELEVATION



END ELEVATION

ELEVATIONS

EXHIBIT E

#5

PSH 348

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11-8-84

3

EXHIBIT F

Residential Design Criteria

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

B. MULTIPLE FAMILY DESIGN CRITERIA

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.

3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Parking shall be screened from second story units by trees or lattice work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. The parking stall depth shall be reduced by two feet.
 - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
13. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
14. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
15. A minimum setback of 50 feet shall be utilized on multiple family projects from interior property lines abutting existing developments, where two story structures are proposed. A minimum setback of 20 feet shall be required where single story structures in multiple family projects abut existing developments.

3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking required, excluding developments which provides individual enclosed garages.
2. Fifty(50%)percent of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
 - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessibe gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery.
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
 - d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.

- g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.

3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

1. 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 residential structures.
2. 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.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.

G. PERSONAL SAFETY DESIGN CRITERIA

- a. Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- b. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) footcandle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
- c. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewer and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.

- d. Smoke detectors
- e. Solid core doors
- f. Separate attic space shall be accessible only from individual units.
- g. Protection of roof openings.
- h. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.

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PARCEL 1

All that portion of Parcel C as said parcel is shown on that certain parcel map entitled "132.320 Acre Tract of the Record of Survey Entitled 'Portion of the Projected Sections 3, 4, 9 & 10, T. 7 N., R. 4 E., M.D.B.& M.' 34 R.S. 5," the official map of which is recorded in the office of the Recorder of Sacramento County in Book 51 of Parcel Maps at Page 17, described as follows:

Beginning at the Southeast corner of said Parcel C; thence from said point of beginning along the Southerly boundary of said Parcel C North $87^{\circ} 30' 57''$ West 174.52 feet; thence leaving said boundary South $23^{\circ} 16' 15''$ West 44.46 feet; thence North $72^{\circ} 30' 57''$ West 94.87 feet; thence North $70^{\circ} 13' 24''$ West 50.00 feet; thence North $72^{\circ} 30' 57''$ West 8.33 feet to the Southerly boundary of said parcel; thence along the boundary of said parcel the following eight (8) courses and distances: (1) North $72^{\circ} 30' 57''$ West 91.67 feet, (2) curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing North $28^{\circ} 20' 57''$ West 34.84 feet, (3) North $15^{\circ} 49' 03''$ East 100.00 feet, (4) North $13^{\circ} 31' 29''$ East 50.00 feet, (5) North $15^{\circ} 49' 03''$ East 15.06 feet, (6) curving to the right on an arc of 1460.00 feet radius, said arc being subtended by a chord bearing North $23^{\circ} 17' 33''$ East 379.87 feet, (7) South $59^{\circ} 13' 58''$ East 60.87 feet, and (8) South $19^{\circ} 35' 57''$ East 583.75 feet to the point of beginning, containing 3.486 acres more or less.

1
EXHIBIT H

P84-348

27 11-8-84

#15

PARCEL 2

All that portion of that certain parcel of land described in Book 74-02-05 of Official Records of Sacramento County, at Page 502, described as follows:

Beginning at a point located on the Westerly boundary of that certain 73.985 acre tract, as said tract is shown on that certain Record of Survey entitled "Portion of Projected Sections 3, 4, 9 & 10, T. 7 N., R. 4 E., M.D.B. & M.," recorded in the office of the Recorder of Sacramento County in Book 34 of Surveys at Page 5, which bears South $23^{\circ} 16' 15''$ West 44.46 feet from the Northwest corner of said tract; thence from said point of beginning along the Westerly boundary of said 73.985 acre tract South $23^{\circ} 16' 15''$ West 883.40 feet; thence leaving said boundary North $73^{\circ} 33' 02''$ West 161.36 feet; thence North $15^{\circ} 49' 03''$ East 8.60 feet; thence North $73^{\circ} 33' 02''$ West 70.00 feet; thence South $15^{\circ} 49' 03''$ West 8.60 feet; thence North $73^{\circ} 33' 02''$ West 359.07 feet to the Westerly boundary of that said parcel of land described in Book 74-02-05 of Official Records; thence along said boundary North $42^{\circ} 32' 32''$ East 944.03 feet and South $87^{\circ} 30' 57''$ East 141.22 feet; thence leaving said boundary South $72^{\circ} 30' 57''$ East 8.33 feet; thence South $70^{\circ} 13' 24''$ East 50.00 feet; thence South $72^{\circ} 30' 57''$ East 94.87 feet to the point of beginning, containing 8.781 acres more or less.

EXHIBIT H

#5

P84-348

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11-8-84

THE SPINK CORPORATION
CHECKED: DATE