

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

APPLICANT	Giannoni Organization 1420 S Mills, Ste. G Lodi, CA 95242				
OWNER	Ered Baker 317 W. Lodi Ave. Lodi, CA 95240				
PLANS BY	Spink Corp. 2560 Venture Oaks Way Sacto. CA 95833				
FILING DATE	5-22-92	ENVIR. DET.	Neg. Dec.	REPORT BY	B. Williams
ASSESSOR'S PCL. NO.	274-0220-050				

- APPLICATION:
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. General Plan Amendment for 12.0± vacant acres from Mixed Residential(County) to Residential (4-15 du/na).
  - D. Rezoning for 12.0± (County) acres from A-20 to Standard Single Family - Planned Unit Development (R-1{PUD}).
  - E. Tentative Map to subdivide one lot into 40 single family lots and 20 half-plex lots and one remaining Lot A on 12.0± vacant acres in the R-1(PUD) zone.
  - F. PUD Designation and Guidelines of 12.0± acres to be known as Giannoni Property.
  - G. Subdivision Modification to waive standard street improvements on the south side of the street parallel to Garden Highway levee.
  - H. Subdivision Modification to allow two through lots in the new subdivision.
  - I. Street Abandonment of a portion of Miller Road between Garden Highway and Road "B".

LOCATION: Northwest corner of Garden Highway and Miller Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide property for single family and half-plex development on 12.0± vacant acres in the R-1(PUD) zone. No building is proposed at this time.

**PROJECT INFORMATION:**

General Plan Designation: 1988 South Natomas Community Plan Designation:	Mixed Use (County) Low Density Residential (4-8 du/na - 7 max. avg.)
Existing Zoning of Site:	Agriculture (A-20)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; A-20 (County)	Front:	25'	25'
South: Residential; SPA (County)	Side(Interior):	5'	5'
East: Agr. & Residential; A-20	Street Side:	12' 1/2"	12' 1/2"
West: Agr. & Residential; A-20	Rear:	15'	15'

Property Dimensions:	Irregular
Property Area:	12.0 gross acres 8.8 net acres
Density of Development:	6.8 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On March 3, 1993, by a vote of four ayes and four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the conditions which are noted below.

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

A. **Land Use and Zoning**

The site consists of one vacant parcel on 12.0± acres in the Agriculture (A-20) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1988 South Natomas Community Plan designates the site for Low Density (4-8 du/na - 7 max. avg.). The site is also within the future Natomas West Assessment District which will be formed by the property owners once the flood moratorium is lifted. The proposed project is located within the South Natomas Community Plan area but is located within the County of Sacramento. The site is presently used for agricultural purposes. Surrounding land use and zoning includes vacant property to the north in the A-20 (County) zone; residential to the south in the SPA (County) zone; and residential and agriculture to east and west in the A-20 (County) zone.

B. Applicant's Proposal

The 12.0± acre site is currently located outside of the City limits. The property is part of the Sand Cove Annexation to the City (M90-038). The property owner has petitioned for reorganization in order to obtain City services as part of the Natomas West Assessment District. The Local Agency Formation Commission (LAFCO) is, however, prohibiting the execution or filing of a Certificate of Completion until benefit assessment districts or similar financing mechanisms to finance roads, sewers, water and drainage and other public infrastructure have been formed by the City for the territory to be annexed. The site is within the City's Sphere of Influence because it is contiguous to the existing City boundary. The site is also adjacent to the Shorebird Property which recently obtained LAFCO approval but not City Council approval. Furthermore, development of the site is contingent upon formation of the Natomas West Assessment District, and lifting of the residential flood moratorium by the City Council. The City allows contiguous property owners to request various City entitlements prior to annexation.

The applicant is requesting to amend the General Plan for 12.0± acres from the County's Mixed Residential land use designation to the City's Residential (4-15 du/na) land use designation. The applicant is also requesting a prezone of the 12.0± acres from A-20 (County) to Standard Single Family - Planned Unit Development (R-1{PUD}). Along with the prezone, a Tentative Map to subdivide the property into 40 single family lots and 20 half-plex lots is requested. A PUD Designation along with PUD Guidelines are also apart of the applicant's request. The applicant intends to waive standard street improvements and allow two through streets with would require Subdivision Modifications. Finally, the applicant is required to abandon a portion of Miller Road which is affected by the new subdivision.

C. Policy Consideration

General Plan Amendment

Because the applicant intends to eventually annex to City, the land use designation must be consistent with the City's General Plan designation, policies and within the Sphere of Influence. A General Plan Amendment of the 12.0± from Mixed Residential (County) to Residential (4-15 du/na) (City) is proposed. The proposed project is consistent with the General Plan and Community Plan land use designations. The plan amendment will not significantly impact the area nor the adjacent future single family subdivisions planned for the area. There is also existing policy in both the General Plan and South Natomas Community plan which supports the proposed project.

General Plan Policy

- \* Each new community plan should provide a variety of housing types to promote the availability of housing opportunities for a broader range of households.

### South Natomas Community Plan Policy

- \* "Provide housing of varied types, densities and prices, arranged to enhance neighborhood identity, to create and maintain family-oriented environments, and to avoid visual monotony."
- \* "Encourage developers of new housing developments to provide upscale housing through lower densities and/or additional amenities via the PUD process."

Based upon the applicant's proposal, the project will be consistent with General Plan and Community Plan policies. Staff is not opposed to the proposed amendment since the projects' land use designation will be compatible with future residential developments in the area and the project offers a low density development with varied housing types and lot sizes.

### Prezone

The applicant is proposing to prezone the 12.0± acre site from A-20(County) to Standard Single Family - Planned Unit Development (R-1{PUD}). Prezone requests are required if properties are outside of the City limits. The proposed pre zoning designation of R-1(PUD) is consistent with policies of the South Natomas Community Plan which supports lower density developments with "upscale" housing and lots 6,500 square feet and/or greater. The average lot sizes in the subdivision are 6,510 square feet (62' x 105'). The zoning will be consistent with adjacent R-1 and R-1A zones planned for the area. The intent of the R-1(PUD) zone is to allow low density residential subdivisions to be consistent with Community Plan policy. Staff believes that the R-1(PUD) zone will allow for a viable low density single family subdivision with larger lots for usable yard area and quality design.

### D. Tentative Map

The submitted map indicates a major street extending in a north/south direction from the future Road "B" in the community plan area. The new north/south connection will end at a cul-de-sac. (see Exhibit A). There are three stub streets for east/west connection into future subdivisions proposed off of the north/south street. The Traffic Division finds the road circulation pattern to be adequate and indicated that it will provide for sufficient connections into adjacent single family subdivisions. Lot A will be a levee maintenance lot which will be dedicated to the City. A 15 foot wide access easement from the toe of the levee will also be included along a portion of Lot A. The applicant intends to abandon a 30 foot wide ditch/canal easement depicted on the map adjacent to lot 1.

The submitted map indicates a total of 40 single family lots and 20 half-plex lots. The half-plex lots will be located on the corners with driveway access off of different streets. Low density residential subdivisions in South Natomas are subject to the "Upscale" housing requirement in the plan. The "Upscale" housing policy requires that 50% or more of the single family lots be 6,500 square feet or greater; the landscaping throughout the subdivision be of superior quality and that architectural variation be encouraged. The average single family lots will be 6,510 square feet and the average half-plex lots are 8,400 square feet. Forty-eight (48%) of the residential lots meets the "upscale housing" policy (29 lots 6,500 sq.ft. or greater). Originally, the applicants proposal was a part of

an adjacent residential subdivision located immediately east of the site, "Shorebird", which satisfied the 50% "upscale housing" policy. The applicant has since broken off from the adjacent subdivision which now establishes 48% of "upscale housing" in the "Giannoni" property. Staff is not opposed to the 48% housing component since the circulation pattern will connect to the "Shorebird" property which consist of varied housing types and lot sizes. Additionally, the overall number of single family housing lots, excluding the half-plex lots, will be greater than 50% (29 out of 40 single family lots). The "upscale housing" policy is a guiding policy only and the intent is to encourage the upscale housing in larger subdivisions (20 acres or more). The Tentative Map will be compatible with future adjacent subdivisions and will provide a sufficient circulation pattern. The proposed lot sizes will also comply with City policy to "Encourage developers of new housing developments to provide "upscale housing" through lower densities and/or additional amenities via the PUD process." The Tentative Map will also serve as the PUD Schematic Plan map.

E. PUD Designation & Guidelines

The proposed project will establish a Planned Unit Development to be known as "Giannoni Property PUD". In most instances, the purpose of establishing a PUD is to allow for flexible lot sizes and varied setbacks. The attached Giannoni Property PUD outlines the standards and guidelines to be used to guide development of all single family development in the PUD. Because the PUD is designated for R-1(PUD), a Special Permit for development will not be required. In addition, the PUD Guidelines will be used when reviewing single family development rather than the Special Permit review. The development guidelines are intended to be consistent with the City of Sacramento Zoning Ordinance and policies in the South Natomas Community Plan. In summary, single family and half-plex development will be required to comply with front, side and rear yard setbacks identified in the Zoning Ordinance. The maximum lot coverage will be 40% and the maximum height will be 35 feet. Each unit will provide an enclosed garage and a driveway of at least 20 feet in length. Policies in the South Natomas Community Plan emphasizes the use of quality material and design of residential developments in PUDs. Staff, is therefore, recommending that the proposed PUD guidelines be amended to include the following design elements:

- \* Each unit shall be constructed with two or three car garages. Encourage that up to 15% of the single family lots shall have side on garages.
- \* Garage doors shall be metal sectionals with raised panels. All garages shall contain automatic openers.
- \* The lot sizes shall be as depicted on the approved tentative map. Any deviation from this shall require an amendment to the PUD Guidelines.
- \* A minimum of three color schemes shall be used in the subdivision.
- \* The roof pitch of each unit shall be 5 and 12. The roofing shall be 25 year laminated dimensional shingles or equal and/or tile. Extra heavy ridge caps shall be provided on the roof for a better design. No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paint colors.

- \* Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns etc).
- \* Each unit shall provide well defined entry ways fronting the street.
- \* Each unit and/or proposed models will require review and approval by the City's Design Review staff and the Natomas Community Association prior to issuance of building permits.

F. Subdivision Modification

A Subdivision Modification is being requested to waive standard street improvements at the southern terminus of "A" Way in order to eliminate the sidewalk adjacent to Lot A and the Garden Highway levee (see Exhibit A). The elimination of the sidewalk along the southern side of the street will not impact the overall street pattern nor will it hinder pedestrian usage on the northern side of the street. The elimination of the sidewalk will also allow wider access for maintenance vehicles and allow for improvements adjacent to the Garden Highway levee. The modification is consistent with similar projects adjacent to the levee (Brisas Del Rio). Staff is, therefore, not opposed to the applicant's request.

A Subdivision Modification is also requested to allow two through lots south of Road "B" and "A" Court (see Exhibit A). Lots 28 and 29 are the affected lots backing up to Road "B". Access to the lots will be off of Court "A". Staff is not opposed to the modification since a six foot high fence will be located along the rear property lines. The Environmental Services Division has determined that the noise anticipated from Road "B" (two lane road) will not be a significant impact on the rear yards of lots 28 and 29. A masonry wall is, therefore, not required to mitigate noise.

G. Street Abandonment

The proposed street abandonment is before the Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government Code. The abandonment of a portion of Miller Road is located along the east property line of the proposed subdivision (see Exhibit A). Miller Road is depicted on the map as an easement and a right-of-way to be abandoned. The abandonment of Miller Road is consistent with the South Natomas Community Plan Circulation Plan which omits the future road alignment of Miller Road. Abandonment of Miller Road will allow for the tentative map design as proposed. Staff supports the abandonment proposal and finds it consistent with the General Plan and 1988 South Natomas Community Plan. Further, the proposed street abandonment is consistent with the City's Guidelines for street closures.

H. Neighborhood Comments

The Natomas Community Association (NCA) phoned staff and indicated that they were pleased with overall lot sizes, map design and circulation pattern. The NCA also concurs with staff's design conditions for residential development in the PUD.

**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 adoption of the attached Mitigation Monitoring Plan and forward to City Council.
- C. Recommend approval of the General Plan Amendment for 12.0± vacant acres from Mixed Residential(County) to Residential (4-15 du/na) and forward to City Council.
- D. Recommend approval of the Prezoning for 12.0± (County) acres from A-20 to Standard Single Family - Planned Unit Development (R-1{PUD}) subject to conditions and forward to City Council.
- E. Recommend approval of the Tentative Map to subdivide one lot into 40 single family lots and 20 half-plex lots and one remaining Lot A on 12.0± vacant acres in the R-1(PUD) zone subject to conditions and forward to City Council.
- F. Recommend approval of the PUD Designation and Guidelines of 12.0± acres to be known as Giannoni Property subject to conditions and forward to City Council.
- G. Recommend approval of the Subdivision Modification to waive standard street improvements on the south side of the street parallel to Garden Highway levee subject to conditions and forward to City Council.
- H. Recommend Subdivision Modification to allow two through lots in the new subdivision subject to conditions and forward to City Council.
- I. Recommend approval of the street abandonment to the City Council and find it consistent with the City's General Plan as depicted on Exhibits A and C.

**Conditions - Tentative Map**

- 1. The Natomas West Assessment District shall be formed to cover the costs of improvements of drainage, sewage, water and other public facilities. Final Map cannot be filed until necessary and permanent off-site improvements are substantially complete to the satisfaction of the Department of Public Works and the subject property has been annexed to the City;(Amended by staff)
- 2. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Dedicate and construct Road B to a 27 foot half section adjacent to the subdivision. Dedicate and construct "A" Way to a 50 foot Right of Way for a minimum of 100 feet south of Road

- B and transition to a 44 foot right of way to the satisfaction of the Traffic Engineer;
3. Any dead end street or cul-de-sac exceeding 500 feet in length will require a second access. This may require phasing the map or temporary off site street improvements;
  4. Provide vertical curb and gutter adjacent to the levee and/or Lot A. (Sidewalk may be omitted and Right of way may be adjusted accordingly);
  5. Provide and meet conditions of the abandonment approval letters from City Departments, Utility Companies, and adjacent landowners for Miller Road and the 30 foot Ditch/canal easement to the satisfaction of the Public Works Department;
  6. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. Offsite Drainage and sewer extensions, oversizing and a pump station may be required;
  7. Meet all County Sanitation District requirements;
  8. Submit a soils test prepared by a registered engineer to be used in street design;
  9. A seepage study will be required and shall be prepared by a registered engineer. The study shall identify and recommend solutions for groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
  10. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
  11. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  12. 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
  13. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P92-160);
  14. 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 a less than significant effect before construction resumes. A note shall be placed on the final



- improvement plans referencing this condition;
15. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
  16. Show all existing easements;
  17. 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 Department of Public Works after consultation with the U.S. Postal Service;
  18. Provide a water study to the satisfaction of the Department of Utilities to determine how service and an adequate looped system will be provided to the project. Off-site water main extension, to the satisfaction of the Department of Public Works and the Department of Utilities, may be required;
  19. Extend off-site drain, sewer and water line and provide necessary easements;
  20. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
  21. Applicant shall participate in the Facilities Benefit Assessment (FBA) District. Fees shall be paid prior to issuance of a building permit;
  22. Dedicate 15 feet (levee) maintenance and space easement at the toe of the levee. The easement shall be surfaced to the satisfaction of the Utilities and Public Works Departments. This easement is not required where a standard public street is adjacent to the toe of the levee;
  23. Permits shall be secured from Reclamation Board, Corps of Engineers and RD 1000, and necessary fees paid; and
  24. Prior to recordation of the Final Map, applicant shall negotiate with the Natomas 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.
  25. **All front yards of each dwelling unit shall be landscaped and irrigated prior to final building permit approval. (Amended by CPC)**

Conditions - Rezone

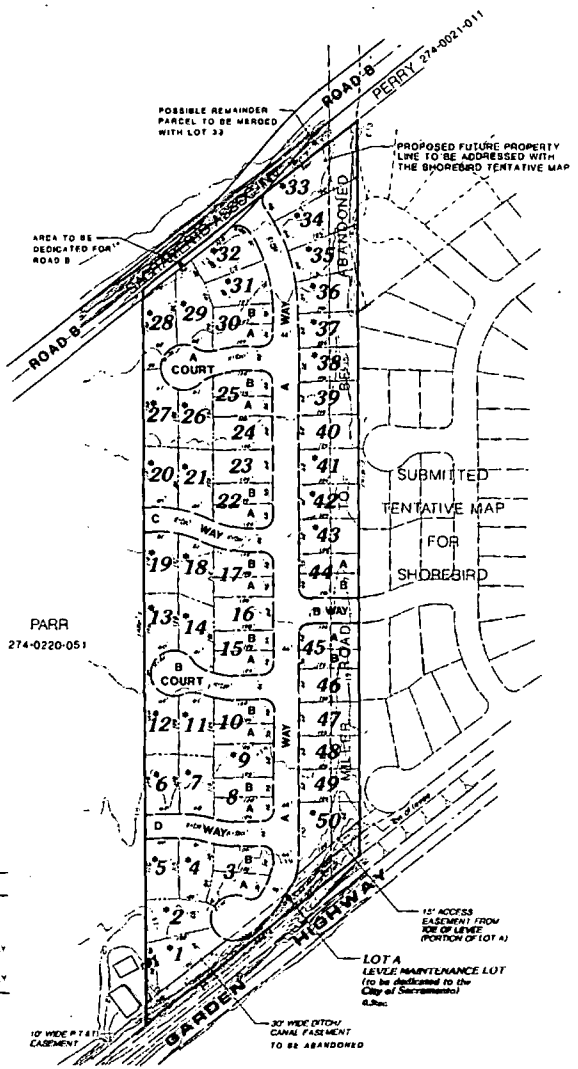
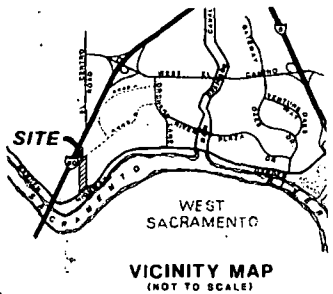
1. The Planned Unit Development Guidelines for Giannoni property shall be modified to include the following design elements for residential development. The PUD Guidelines shall be modified prior to issuance of any building permits.
  - \* Each unit shall be constructed with two or three car garages. Encourage that up to 15% of the single family lots shall have side on garages.
  - \* Garage doors shall be metal sectionals with raised panels. All garages shall contain automatic openers.
  - \* The lot sizes shall be as depicted on the approved tentative map. Any deviation from this shall require an amendment to the PUD Guidelines.
  - \* A minimum of three color schemes shall be used in the subdivision.
  - \* The roof pitch of each unit shall be 5 and 12. The roofing shall be 25 year laminated dimensional shingles and/or tile. Extra heavy ridge caps shall be provided on the roof for a better design. No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paint colors.
  - \* Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns etc).
  - \* Each unit shall provide well defined entry ways fronting the street.
  - \* Each unit and/or proposed models will require review and approval by the City's Design Review Coordinator and the Natomas Community Association prior to issuance of building permits.
  
2. Any residential development on the site shall be consistent with the approved PUD Development Guidelines for Giannoni Property.

Item 8

3.25.93

P92-160

Exhibit A



# TENTATIVE SUBDIVISION MAP for GIANNONI PROPERTY

City of Sacramento, California

**RECORD OWNER**

DAVID H. F.  
GO & FRED BAKER  
317 W. LOCH AVE.  
LODI, CA 95240

**SUBDIVIDER**

GIANNONI ORGANIZATION  
1420 S. WELLS, SUITE 0  
LODI, CA 95242

**PLANNER REVIEWER/ENGINEER**

THE SPINK CORPORATION  
2553 VENTURE DRIVE SW  
SACRAMENTO, CA 95833

**ASSESSOR PARCEL NUMBER**

274 0220 053

**EXISTING USE AND ZONE**

VACANT/AGRICULTURE: A 20(COUNTY ZONE)

**PROPOSED USE AND ZONE**

43 SINGLE FAMILY LOTS: R-1(PUD)  
20 HALF PLEX LOTS: R-1(PUD)  
1 LOT A (LEVEE MAINTENANCE LOT): R-1(PUD)

**ACREAGE**

12.01 AC. (GROSS)  
8.83 AC. (NET)

**RESIDENTIAL NET DENSITY**

8 PDW/AC (NET)

**DISTRICTS:**

IMPROVEMENTS:	CITY OF SACRAMENTO
WATER:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
ELECTRICITY:	S M U D
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	PACIFIC BELL
SCHOOL DISTRICT:	NATIONAL UNION-GRAUNT JOHN UNION
FIRE DISTRICT:	SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO

**NOTE**

\* Denotes lots which are 6500 s.f. min.

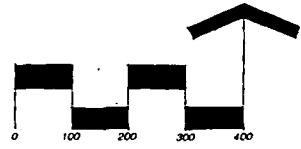
**TREE LEGEND**

INCH. NO.	DIA. @ 4 FT.	TYPE	SPREAD
1.	6"	PINE	12'
2.	7"	OAK	16' SOUTHEASTERLY
3.	8"	OAK	12' EASTERLY
4.	6"	OAK	12'
5.	7"	OAK	16' SOUTHEASTERLY

- NO TREES ARE TO BE REMOVED WITH THIS APPLICATION

THE BOUNDARY, EASEMENTS AND TOPOGRAPHY SHOWN ON THIS TENTATIVE MAP WERE PREPARED BY OR UNDER THE CONTROL OF THE UNDERSIGNED LICENSED LAND SURVEYOR AND ARE INTENDED FOR TENTATIVE MAP PURPOSES ONLY.

CRAIG H. WICKER, L.S. 5532

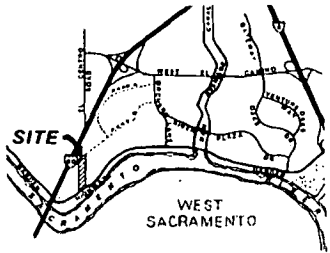


REVISED: MARCH 1993  
MAY 1992

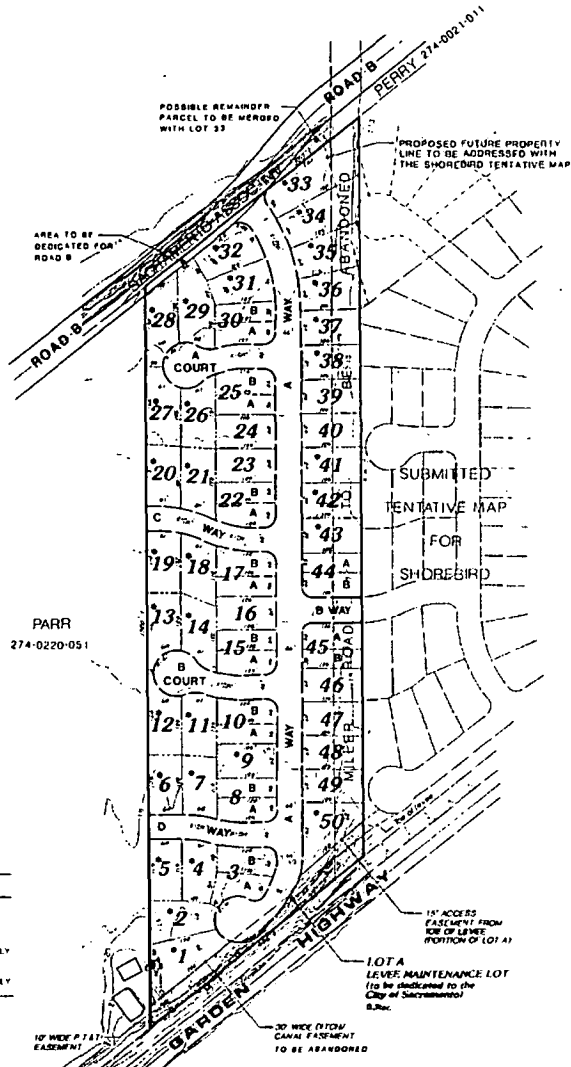
**Spink**  
THE SPINK CORPORATION  
2553 VENTURE DRIVE SW  
SACRAMENTO, CA 95833

NOTE:  
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

Exhibit A



VICINITY MAP  
(NOT TO SCALE)



# TENTATIVE SUBDIVISION MAP for GIANNONI PROPERTY

City of Sacramento, California

**RECORD OWNER**  
DAVIS, W.F.  
CO A FRED BAKER  
317 W. LOUISE  
1001, CA 95840

**SUBDIVIDER**  
GIANNONI ORGANIZATION  
1429 S. WHEELS, SUITE C  
1001, CA 95842

**PLANNER, SURVEYOR & ENGINEER**  
THE SPINK CORPORATION  
2545 VENTURE OAKS WAY  
SACRAMENTO, CA 95833

**ADDRESS FOR PARCEL NUMBER**  
274-0220-050

**EXISTING USE AND ZONE**  
VACANT AGRICULTURE: A 20 (COUNTY ZONE)

**PROPOSED USE AND ZONE**  
40 SINGLE FAMILY LOTS, R (RPUD)  
20 HALF PLE 4 LOTS, R (RPUD)  
LOT A (LEEVE MAINTENANCE LOT), R (RPUD)

**ACREAGE**  
12.01 AC. (GROSS)  
8.81 AC. (NET)

**RESIDENTIAL DENSITY**  
1.90 (AC. NET)

**DISTRICTS:**

IMPROVEMENTS:	CITY OF SACRAMENTO
WATER:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
ELECTRICITY:	S&W
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	PACIFIC BELL
SCHOOL DISTRICT:	NATIONAL UNION GRANT JOINT UNION
FIRE DISTRICT:	SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO

**NOTE**  
• Denotes lots which are 6500 s.f. min.

THE BOUNDARY, EASEMENTS AND INTERESTS SHOWN ON THIS SUBDIVISION MAP WERE PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED LICENSED LAND SURVEYOR AND ARE INTENDED FOR LEGISLATIVE MAP PURPOSES ONLY.

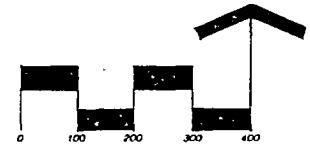
ERIN H. MURPHY, L.S. 5582

**TREE LEGEND**

TREE NO.	DIAMETER	SPECIES	SPREAD
1.	6"	PINE	12'
2.	7"	DAK	16' SOUTHEASTERLY
3.	6"	DAK	12' EASTERLY
4.	6"	DAK	12'
5.	7"	DAK	16' SOUTHEASTERLY

- NO TREES ARE TO BE REMOVED WITH THIS APPLICATION

NOTE:  
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.



REVISED: MARCH 1993  
MAY 1992

**Spink**  
THE SPINK CORPORATION  
1000 MARKET STREET, SACRAMENTO, CA 95811

100 SCALE SIZE MAP FOR 274-0220-050 - 1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000, 10000, 11000, 12000, 13000, 14000, 15000, 16000, 17000, 18000, 19000, 20000

Item 8

3.25.93

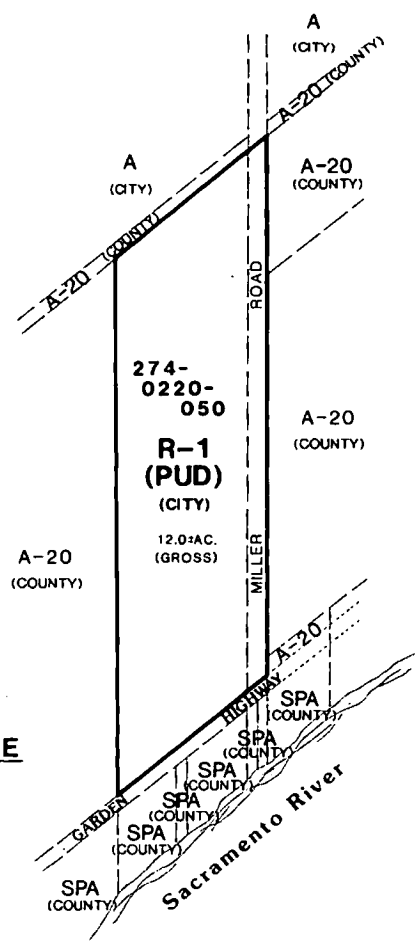
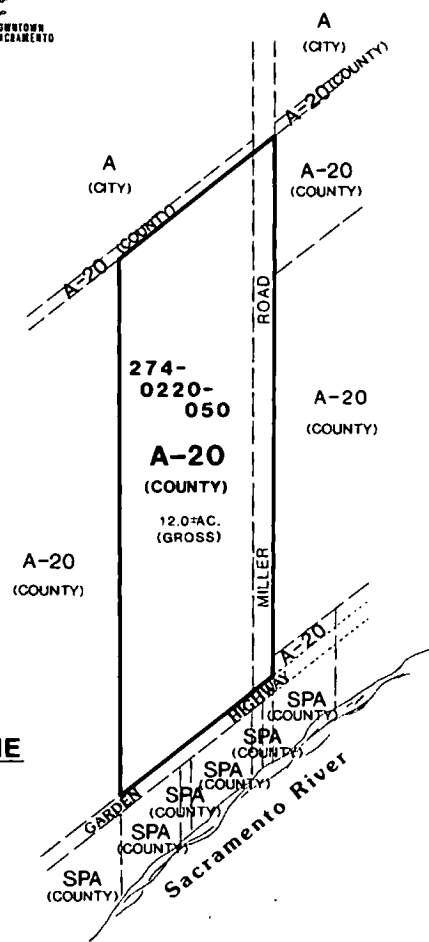
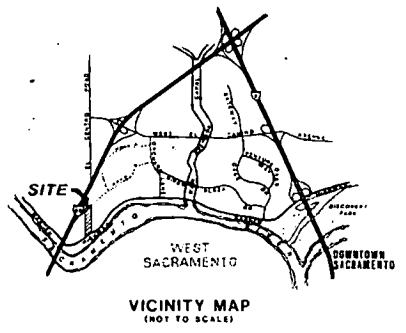
P92-160

Exhibit B

8  
JRM

# REZONE/PREZONE EXHIBIT for **GIANNONI PROPERTY**

City of Sacramento, California



3.25.93

P92-160

**EXISTING ZONE**

**PROPOSED ZONE**



SCALE: 1" = 200'

MAY 21, 1992

**Spink**  
The Real Estate Corporation

3414-003