



4.10

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

December 11, 1990

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

DEC 11 1990

OFFICE OF THE
CITY CLERK

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members In Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
 2. TENTATIVE MAP TOT SUBDIVIDE 5.0± ACRES INTO 20 SINGLE FAMILY PARCELS AND SIX LOTS FOR HALFPLEX DEVELOPMENT IN THE R-1 ZONE
 3. SUBDIVISION MODIFICATION TO CREATE SIX LOTS LESS THAN 100' DEEP
 4. SUBDIVISION MODIFICATION TO CREATE THREE LOTS LESS THAN 5,200 SQ.FT. IN AREA

LOCATION: 1124 Bell Avenue

Owner: Mary Sadia & Luis Gutierrez, 1124 Bell Ave., Sacramento, CA 95821
Applicant: CNA Engineering, 2575 Valley Rd., Sacramento, CA 95821

SUMMARY

The request is for a Tentative Map to subdivide 5.0± acres into twenty single family lots and six halfplex lots in the R-1 zone. Also requested are subdivision modifications to create six lots less than 100 feet in depth and three lots less than 5,200 sq.ft. in area. The Planning Commission and Planning staff recommend approval of the request.

①

BACKGROUND

The subject site contains 5.0± acres and is zoned standard single family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na) and the North Sacramento Community Plan designates the site Residential (7-15 du/na). The proposal is consistent with these plans.

The request is to subdivide 5.0± acres into twenty single family lots and six halfplex lots. In addition, a Subdivision Modification is necessary in order to reduce the depth of six lots from 100 feet to 90 feet and to create three lots less than 5,200 sq.ft. Because of the two cul-de-sacs, six lots have depths of 90 feet. These lots are adequate in depth to accommodate dwellings and comply with required setbacks. In addition, the three corner halfplex lots which are less than 5,200 sq.ft. in area will provide adequate building area and outside usable space for dwelling units.

VOTE OF THE PLANNING COMMISSION

On October 25, 1990, the Planning Commission voted eight ayes to recommend approval of the request.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

The project is consistent with the General Plan and the North Sacramento Community Plan.

MBE/WBE EFFORTS

Not applicable.

City Council
1124 Bell Avenue - Tentative Map (P90-305)
December 11, 1990
Page 3

RECOMMENDATION

The Planning Commission and Planning staff recommend the City Council take the following actions:

1. Ratify the Negative Declaration.
2. Adopt the attached resolution which approves the Tentative Map and Subdivision Modifications.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

December 11, 1990
District No. 2

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:vr
P90-305.CC

Attachments

3

RESOLUTION NO. 90-1005

**APPROVED
BY THE CITY COUNCIL**

DEC 11 1990

**OFFICE OF THE
CITY CLERK**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING SUBDIVISION MODIFICATIONS AND
TENTATIVE MAP FOR PROPERTY LOCATED AT 1124 BELL
AVENUE**

(P90-305) (APN: 237-0140-014-0000)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at 1124 Bell Avenue.

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

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

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

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

④

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

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for Residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modifications to establish lots less than 100 feet in depth and less than 5,200 sq.ft. in area:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the configuration and design of the subdivision creates some substandard lots.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the nine lots are adequate in area and depth to locate dwellings and comply with setback requirements.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that other properties are under similar conditions.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the property is designated for residential uses.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer. This study may result in requirements for off-site extensions and oversizing.
 - c. 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.
 - d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
 - e. Meet all County Sanitation District requirements.
 - f. Submit a soils test prepared by a registered engineer to be used in street design.
 - g. Dedicate right-of-way along Bell Avenue as per study on file with the City.
 - h. Provide an irrevocable offer of dedication for a twenty foot radius corner at the northeast corner of Lot 12.
 - i. Provide a 12.5' setback line along the east property line of Lot 12.
 - j. Dedicate a standard 12.5 foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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- k. Relocate southerly east-west street to allow northerly right-of-way line to match property line between Newell and Johnson Parcels.
 - l. Existing dwellings to be removed prior to recordation of the final map.
 - m. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first.
 - n. Owner shall join Bell Avenue Sewer fee district to reimburse assessment district for various improvements provided.
 - o. City may enter into a reimbursement agreement for overwidth pavement construction on Bell Avenue.
 - p. Hours of construction activity shall be limited to 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 7 p.m. during weekends and holidays.
 - q. Litter and other trash shall be controlled by the contractor. Appropriate trash receptacles shall be provided on-site.
 - r. A six foot high masonry wall or wooden fence shall be installed along the north side of Lot 3B as specified in the mandatory mitigation measures. This shall be installed prior to approval of the final inspection by the Building Division.
8. The applicant shall comply with the mandatory mitigation measures as required by the Environmental Services Manager and on file with the Planning Division Office (P90-305).

MAYOR

ATTEST:

CITY CLERK

P90-305.CC

FOR CITY CLERK USE ONLY

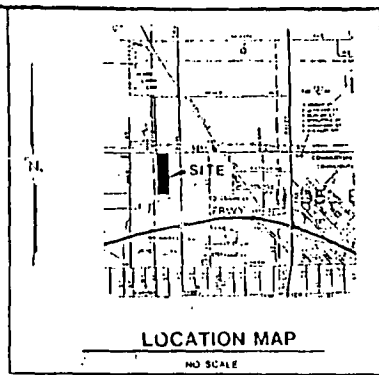
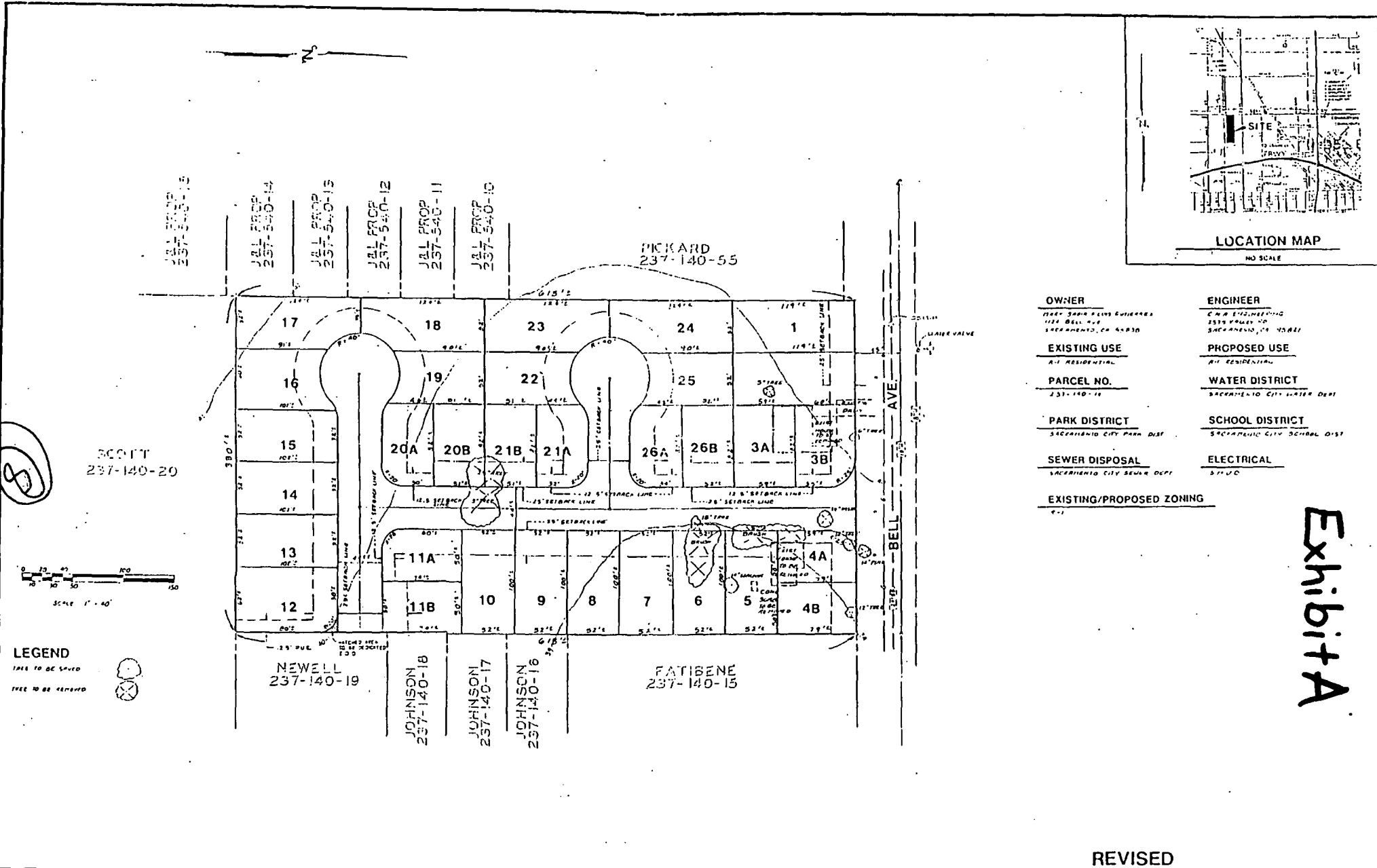
RESOLUTION NO.: _____

DATE ADOPTED: _____

(7)

P90-305

OCTOBER 25, 1990



OWNER 1200 SHERMAN OAKS ESTATES 1124 BELL AVE SACRAMENTO, CA 95830	ENGINEER CNA ENGINEERING 2578 VALLEY RD SACRAMENTO, CA 95821
EXISTING USE R-1 RESIDENTIAL	PROPOSED USE R-1 RESIDENTIAL
PARCEL NO. 237-140-19	WATER DISTRICT SACRAMENTO CITY WATER DEPT
PARK DISTRICT SACRAMENTO CITY PARK DIST	SCHOOL DISTRICT SACRAMENTO CITY SCHOOL DIST
SEWER DISPOSAL SACRAMENTO CITY SEWER DEPT	ELECTRICAL S.F.U.C.
EXISTING/PROPOSED ZONING R-1	

Exhibit A

REVISED

BEING REVISIONS LISTED DATE: CD 8-8-90	NO.	DESCRIPTION	ENGINEER APPROVAL APPROVED BY: DATE:	SCALE	DRAWN BY: CS		CNA ENGINEERING INC. CIVIL ENGINEERING, LAND SURVEYING, PLANNING, STRUCTURAL DESIGN PHONE (916) 485-3748 2578 VALLEY ROAD, SACRAMENTO, CA 95821	TENTATIVE SUBDIVISION MAP FOR SHERMAN OAKS ESTATES	SHEET 1 / 1 SHEETS
				HORIZ. 1" = 40' VERT. 1" = 10' FILE NO. _____ DATE: JUNE 1990	DESIGNED BY: E.J.N. CHECKED BY: J. CRUEY DATE: JUNE 1990				

Sacramento City Planning Commission VOTING RECORD

MEETING DATE
October 25, 1990

ITEM NUMBER
16 B

PERMIT NUMBER
P90-305

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMENDATION

Favorable Unfavorable

Rec. with conditions - not recommended

Correspondence

Petition

LOCATION 1124 Bell Avenue

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NAME	ADDRESS

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NAME	ADDRESS

MOTION # _____

Yes	No	Motion	Second
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BECERRA	✓			
CHINN	✓			
CHINN				
HOLLOWAY	✓		✓	
NOTESTINE	✓			
OTTO	✓			✓
ROSEN	✓			
YEE	✓			
HOLLICK	✓			

- MOTION**
- | | |
|--|--|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <i>amended</i> |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| | <input type="checkbox"/> OTHER _____ |



REPORT AMENDED BY STAFF 10-22-90
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	CNA Engineering, 2575 Valley Rd., Sacramento, CA 95821		
OWNER	Mary Sadia and Luis Gutierrez, 1124 Bell Ave., Sacto., CA 95838		
PLANS BY	CNA Engineering		
FILING DATE	July 2, 1990	ENVIR. DET. Neg. Dec.	REPORT BY DCS
ASSESSOR'S PCL. NO.	237-0140-014-0000		

- APPLICATION:
- A. Negative Declaration;
 - B. Tentative Map to divide 5.0± vacant acres into 20 single family and 6 halfplex lots;
 - C. Variance to create six lots less than 100 feet in depth;
 - D. Variance to create three lots less than 5,200 square feet in area;
 - E. Subdivision Modification to create six lots less than 100 feet in depth; and
 - F. Subdivision Modification to create three lots less than 5,200 square feet in area

LOCATION: 1124 Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 5.0± vacant acres into 20 single family and 6 halfplex lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento	
Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	

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

Property Dimensions:	330' X 615'
Property Area:	5.0 acres
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided

APPLC. NO. P90-305

MEETING DATE October 25, 1990

ITEM NO. 16

10

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On October 10, 1990, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Residential in the General Plan and North Sacramento Community Plan. The five acre parcel is surrounded by property also designated Single Family Residential in the General Plan, Community Plan and zoning.

B. Applicant's Proposal

The applicant is proposing to construct a single family residential subdivision on 5.0+ acres. The subdivision would consist of 20 single family lots and six halfplex lots. In addition, a Variance and a Subdivision Modification is requested to create six lots less than 100 feet in depth.

C. Variance/ Subdivision Modification

Variances and subdivision modifications are required to create six lots with depths less than 100 feet and three lots with less than 5,200 square feet in area. Because of the two cul-de-sacs that are included in the subdivision design, six lots have depths of approximately 90 feet. The 90+ foot depths, however, are adequate to accommodate dwellings that will meet the city setback requirements. In addition, the three corner halfplex lots (20, 21 and 26) exceed the minimum 6,200 square feet in required area and will provide adequate area for dwelling units.

D. Agency Comments

The proposed project was reviewed by City Engineering, Traffic Engineering, Community Services and Building Divisions. The Traffic Engineering Division was concerned about access to adjacent properties. In response, the applicant rounded the corner of Lot 12 and provided a 12.5 foot sideyard setback which will accommodate a future road to the south of the site if the road extension is needed for the development of the adjacent property.

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. Mandatory mitigation measures for this project are provided below.



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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to divide 5.0± vacant acres into 20 single family and six halfplex lots, subject to the following conditions and forward to the City Council;
- C. Approve the Variance to create six lots with less than 100 foot depths based on the findings of fact that follow;
- D. Approve the Variance to create three lots less than 5,200 square feet in area based on findings of fact which follow;
- E. Recommend approval of the Subdivision Modification to create six lots less than 100 feet in depth and forward to City Council;
- F. Recommend approval of the Subdivision Modification to create three lots less than 5,200 square feet in area and forward to City Council.

Conditions:

- 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. This study may result in requirements for off-site extensions and oversizing;
- 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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- 5. Meet all County Sanitation District requirements;
- 6. Submit a soils test prepared by a registered engineer to be used in street design;
- 7. Dedicate right-of-way along Bell Avenue as per study on file with the City;
- 8. Provide an irrevocable offer of dedication for a twenty foot radius corner at the northeast corner of Lot 12;
- 9. Provide a 12.5' setback line long east property line of Lot 12;

(12)

10. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
11. Relocate southerly east-west street to allow northerly right-of-way line to match property line between Newell and Johnson Parcels;
12. Existing dwellings to be removed prior to recordation of the final map;
13. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
14. Owner shall join Bell Avenue Sewer fee district to reimburse assessment district for various improvements provided;
15. City may enter into a reimbursement agreement for overwidth pavement construction on Bell Avenue.
16. *Hours of construction activity shall be limited to 7 A.M. to 7 P.M. during weekdays and 8 A.M. to 7 P.M. during weekends and holidays. (staff added)*
17. *Litter and other trash shall be controlled by the contractor. Appropriate trash receptacles shall be provided on-site. (staff added)*

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 the construction zones. Elements of this program should include the following:
- Sprinkle all unpaved construction areas with water at least twice per day during grading and excavation to reduce dust 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 re-suspension of PM 10 through vehicle movements over these surfaces.
 - Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

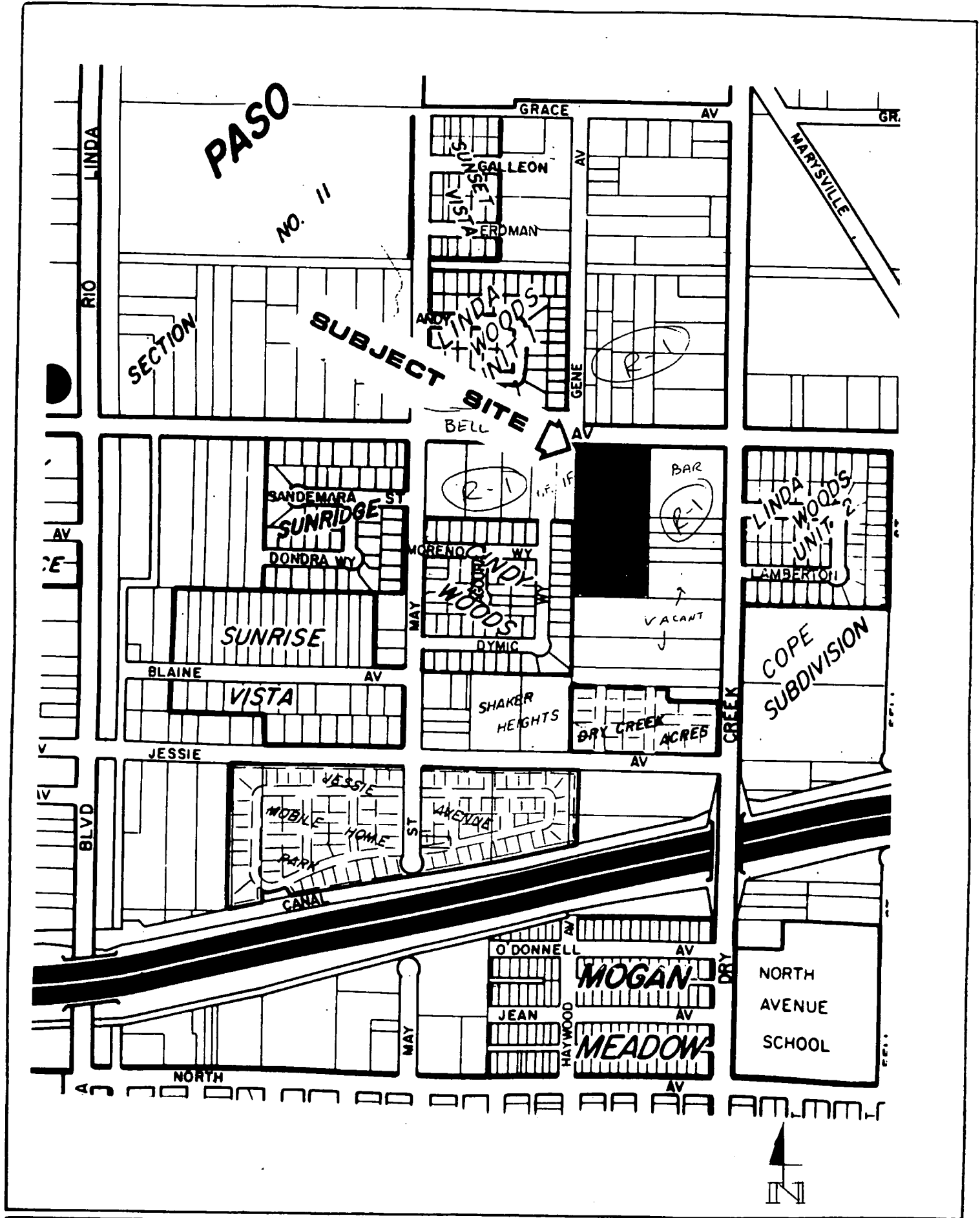
(B)

- B. All joints in exterior walls shall be grouted or caulked air tight;
- C. All penetrations of exterior walls shall include a 1/2 inch air space. 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.
- D. Window or through-the-wall ventilation and air conditioning units shall not be permitted;
- G. All sleeping spaces shall be provided with carpet and pad;
- H. There shall be no through the door or through the wall mail or paper shutes;
- I. To achieve a 45 dB Ldn interior noise level: 1) The exterior walls should be wood frame structure with insulation in cavities. Woods or stucco finish should be applied over wood or gypsum sheathing. Gypsum wallboard 1/2 inch thick should be applied to resilient channels on the interior. No resilient channels need to be used if 7/8 inch thick normal density stucco is used on the exterior. The wall should have an STC rating of 46 or better. 2) The ceilings should be constructed of 1/2 inch thick gypsum wallboard. 3) Windows must have a minimum STC rating of 34 or better and should comprise less than 25 percent of the wall area. 4) Sliding glass doors must carry an STC rating of 31. 5) Exterior entrance doors must be solid core and all doors shall include complete perinmeter door seals. 6) Doors and window frames should be installed with a minimum of clearance to the building structure. The gap between the frame and structure must be filled with a material to provide an airtight seal, before adding the trim. 7) Mechanical or gravity ventilation should contain no direct line of site from the fan or inlet to discharge. 8) all dwellings will have to rely on mechanical ventilation systems to maintain satisfactory air quality. Requirements for such ventilation systems are found in the Uniform Building Code.
- J. Because backyard noise levels along the south side of lot 3B (See Attachment C, site plan) will be subject to noise levels exceeding the maximum 60 dB Ldn, as specified in the SGPU (DEIR, AA-28) for single family uses. A six foot high barrier for lot 3B is necessary to reduce the backyard noise level to an acceptable level. Any barrier constructed must have a minimum surface weight of 3.75 to 4 lb/sq.ft. No air gaps are permitted along the barrier or at the bottom. Either a masonry wall or wood barrier can be erected if it meets these requirements. It is suggested that the barrier be constructed on ground above the pad elevation, i.e.using a partial berm as the base. The total barrier height is to be the height of the earth berm plus the constructed wall.
- K. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.



Findings of Fact

1. The proposed project, as conditioned, is based on sound principles of land uses in that residential development is consistent with the surrounding residential neighborhoods;
2. The proposed project, as conditioned, would not constitute a special privilege extended to an individual property owner in that:
 - a. the required setbacks and lot coverage prescribed by the zoning will be met;
 - b. the reduction in lot depth will not detract from the dwellings proposed for the site; and,
 - c. a variance would be granted to any other property owner facing similar circumstances.
3. The proposed project is consistent with the General and the 1984 North Sacramento Community Plans which designate the site for low density residential uses.



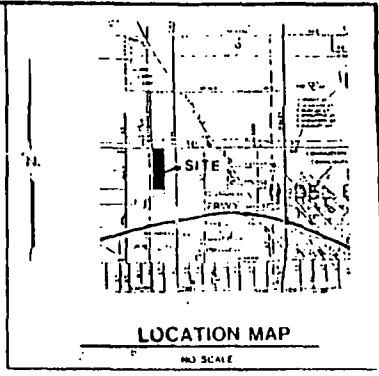
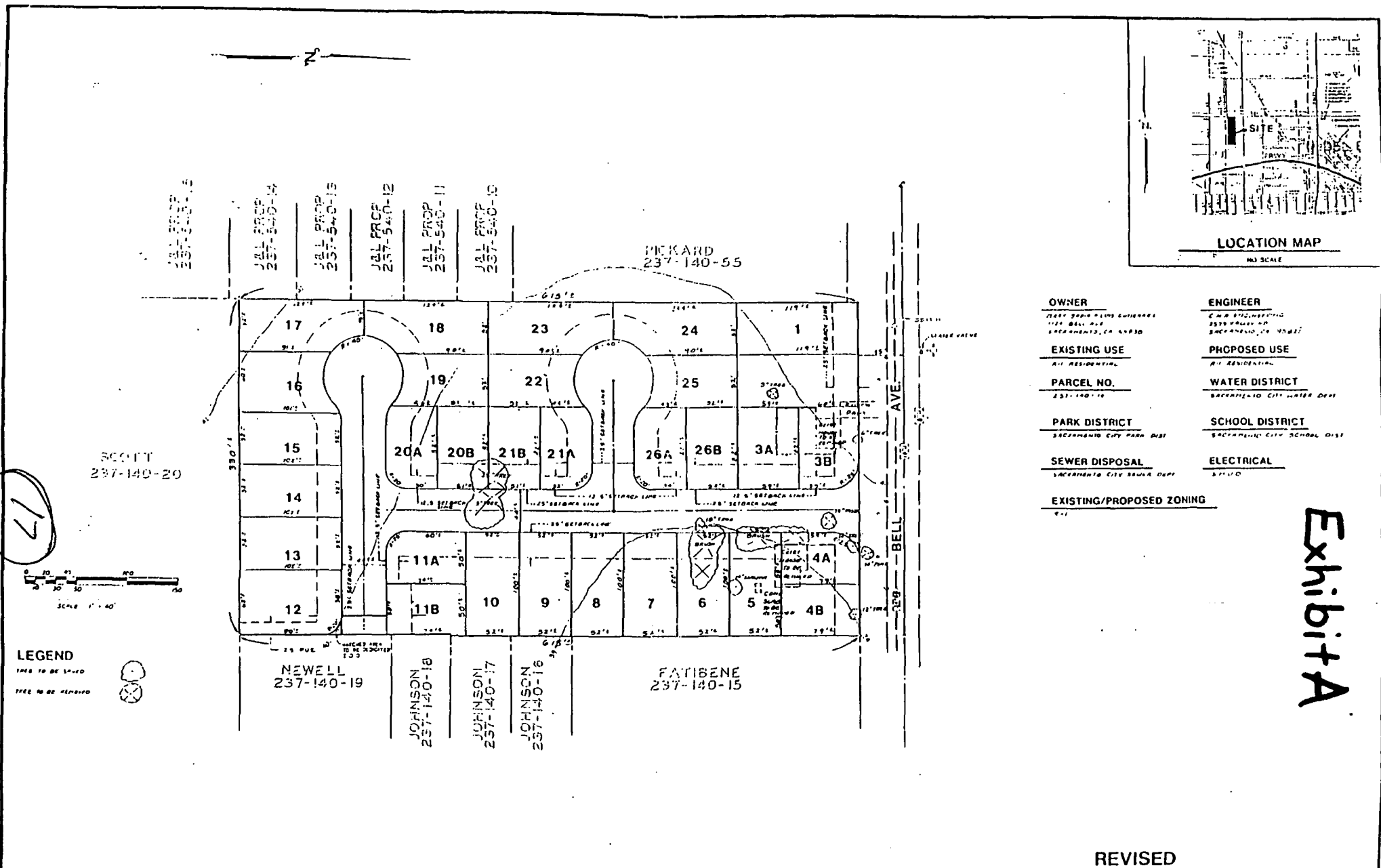
VICINITY - LAND USE - ZONING

P90-305

OCTOBER 25, 1990 (16)

P90-305

OCTOBER 25, 1990



OWNER PARK DISTRICT	ENGINEER CNA ENGINEERING INC.
EXISTING USE R-1 RESIDENTIAL	PROPOSED USE R-1 RESIDENTIAL
PARCEL NO. 237-140-18	WATER DISTRICT SACRAMENTO CITY WATER DIST
PARK DISTRICT SACRAMENTO CITY PARK DIST	SCHOOL DISTRICT SACRAMENTO CITY SCHOOL DIST
SEWER DISPOSAL SACRAMENTO CITY SEWER DEPT	ELECTRICAL S.P.U.D.
EXISTING/PROPOSED ZONING R-1	

LEGEND
 TREE TO BE SAVED
 TREE TO BE REMOVED

Exhibit A

REVISED

BENCHMARK ELEV SACR. CO. 9 1/4 110	NO.	DESCRIPTION	ENGINEER APPROVAL DATE	SCALE HORIZ 1" = 40' VERT 1" = 10'	DRAWN BY: CS CHECKED BY: J. CARMONA DATE: JUNE 1990		CNA ENGINEERING INC. CIVIL ENGINEERING, LAND SURVEYS, PLANNING, STRUCTURAL DESIGN PHONE (916) 485-3748 2378 VALLEY ROAD, SACRAMENTO, CA 95821	TENTATIVE SUBDIVISION MAP FOR SHERMAN OAKS ESTATES	SHEET 1 / 1 JOB NO. 92-11
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