



10.4

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
APR 22 1 26 PM '92

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

April 28, 1992

APPROVED  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

APR 28 1992

PLANNING  
916-449-5604

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
  2. MITIGATION MONITORING PLAN
  3. TWO YEAR TIME EXTENSION FOR A TENTATIVE MAP

LOCATION: 350' East of Intersection of 25th & Laramore Way  
DISTRICT NO. 8

Owner: Norm Alvis, 3630 Auburn Blvd., Sacto., CA. 95821  
Applicant: FMcH Inc., 7806 Uplands Wy., Ste. B., Citrus Heights, CA. 95610

**SUMMARY**

On June 8, 1988, the City Council approved a Tentative Map to subdivide 10± acres into 60 single family residential lots. On June 6, 1990, the applicant requested a two year time extension to allow completion of the map. Planning staff recommends approval of the extension to June 8, 1993.

**VOTE OF THE SUBDIVISION REVIEW COMMITTEE**

On January 22, 1992, the Subdivision Review Committee voted six and three absent to recommend approval of the request.

RECEIVED  
CITY OF BOSTON  
CITY CLERK'S OFFICE

APR 25 1 30 PM '33

## **RECOMMENDATION**

Planning staff recommends the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Approve the Mitigation Monitoring Plan by adopting the attached resolution;
3. Adopt the attached resolution approving the two year time extension to June 8, 1993, for the tentative map.

## **BACKGROUND**

The subject property consists of 10± vacant acres and is zoned Standard Single Family (R-1). The applicant proposes to subdivide the property into 60 single family lots. No change in land use or increase in density is proposed. The General Plan and the Airport Meadowview Community Plan designates the site for Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively. The original tentative map was approved by the City Council on June 8, 1988. The applicant is in the process of finaling his map. this two year map extension will expire on June 8, 1993.

## **FINANCIAL DATA**

None.

## **POLICY CONSIDERATIONS**

The proposal is consistent with the General Plan and the Airport Meadowview Community Plan. The State Map Act allows a total life of five years for a map. The request would total five years.

**MBE/WBE EFFORTS**

None.

FOR CITY COUNCIL INFORMATION:  
WALTER J. SLIPE  
CITY MANAGER

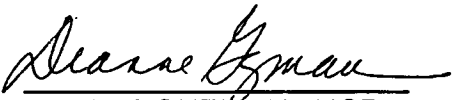
**Contact Person:**

Will Weitman, Principal Planner  
Bridgette Williams, Associate Planner

Respectfully submitted,

  
GARY L. STONEHOUSE  
Planning Director

APPROVED:

  
DIANNE GUZMAN, AICP  
Director, Planning & Development

April 28, 1992  
District No. 8

DG:GS:WW:BW:vr  
Attachments

**RESOLUTION NO. 92-302**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**MITIGATION MONITORING PLAN FOR MEADOWVIEW VILLAGE UNIT #7 TENTATIVE MAP TIME EXTENSION (P91-131) TO DEVELOP 10.2 VACANT ACRES IN THE AIRPORT/MEADOWVIEW COMMUNITY PLAN AREA. APN:53-010-53.**

**APPROVED**  
BY THE CITY COUNCIL

APR 28 1992

OFFICE OF THE  
CITY CLERK

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

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

1. The Mitigation Monitoring Plan for the Meadowview Village Unit #7 Tentative Map Time Extension (P91-131) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated November 18, 1991.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P91-131

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

(4)

Recording  
Not  
Required

-  
-  
-  
-  
-

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## MITIGATION MONITORING PLAN

FOR

Meadowview Village Unit #7 Tentative Map Time Extension / P91-131

*Negative Declaration*

Prepared By:  
City of Sacramento Environmental Services Division  
November 18, 1991

Adopted By:  
City of Sacramento City Council

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
City Clerk

# CITY OF SACRAMENTO

## MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916)449-2037, pursuant to California Environmental Quality Act Guidelines Section 21081.

### SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Meadowview Village #7 / P91-187  
Applicant - Name: FMcH, Inc.  
Address: 7806 Uplands Way, Ste. B  
Citrus Heights, CA 95610

Project Location / Legal Description of Property (if recorded):

The subject site is located 350+ feet east of the intersection of Laramore Way and 25th Street. The site is surrounded by existing single family development to the north and west. The site will take access from extensions of existing stub streets known as Laramore Way and Dixie Lou Street. The site is also known as APN: 053-0010-053.

### SECTION 2: GENERAL INFORMATION

The project as approved includes one (1) mitigation measure. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measure as prescribed by this Plan shall be funded by the applicant identified above.

The project consists of the development of 60 single family lots on 10.2 acres in the Single-Family Alternative (R-1A) zone.

### SECTION 3: PLAN CONTENTS

#### MITIGATION MEASURE A: Plant/Animal Life

The applicant will agree to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other similar fair, equitable and appropriate mechanisms designed to address Swainson's Hawk foraging habitat mitigation, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay development fees or assessments or taxes.

#### ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Public Works, City of Sacramento  
Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to issuance of a Notice to Proceed by Public Works, and prior to issuance of any Building Permit by the Building Division, the applicant shall execute an agreement as described above subject to agreement by the City Attorney. The two City Entities shall be provided with an executed copy of this agreement prior to issuance of the Notice to Proceed or issuance of any Building Permit.



**RESOLUTION NO.** *92-303, as amended*

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

APR 28 1992

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED 350' EAST OF INTERSECTION OF 25th AND LARAMORE WAY

(P91-131) (APN: 53-010-53)

WHEREAS, the City Council on \_\_\_\_\_, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 and/or Planning staff 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: \_\_\_\_\_

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, as follows:
  - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
  - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
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 Airport-Meadowview 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. 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; off-site drainage extension will be required (drainage for the existing system in Laramore Way is unacceptable);

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- C. Pay off existing assessments of file the necessary segregation requests and fees to segregate existing assessments;
- D. Pursuant to City Code Section 40.1802 (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; (.894 ac.)
- E. 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;
- F. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- G. Remove concrete, debris, and tires to a legal dump site to the satisfaction of the City/County Health Department and the City Planning Director;
- H. Provide a structural analysis study prepared by a registered engineer of pavements on existing access streets. Study shall indicate possible destruction during construction of this subdivision. Developer shall provide treatments/as per study to prolong pavement life.
- I. Applicant shall pay a fair share contribution toward the drainage study for Sumps 33 and 34, as determined by the Department of Utilities.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- J. Prior to recordation of the final map, applicant shall negotiate with the Sacramento City Unified School District a mutually agreeable and voluntary written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, and subject to ratification by the District's Board of Trustees.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

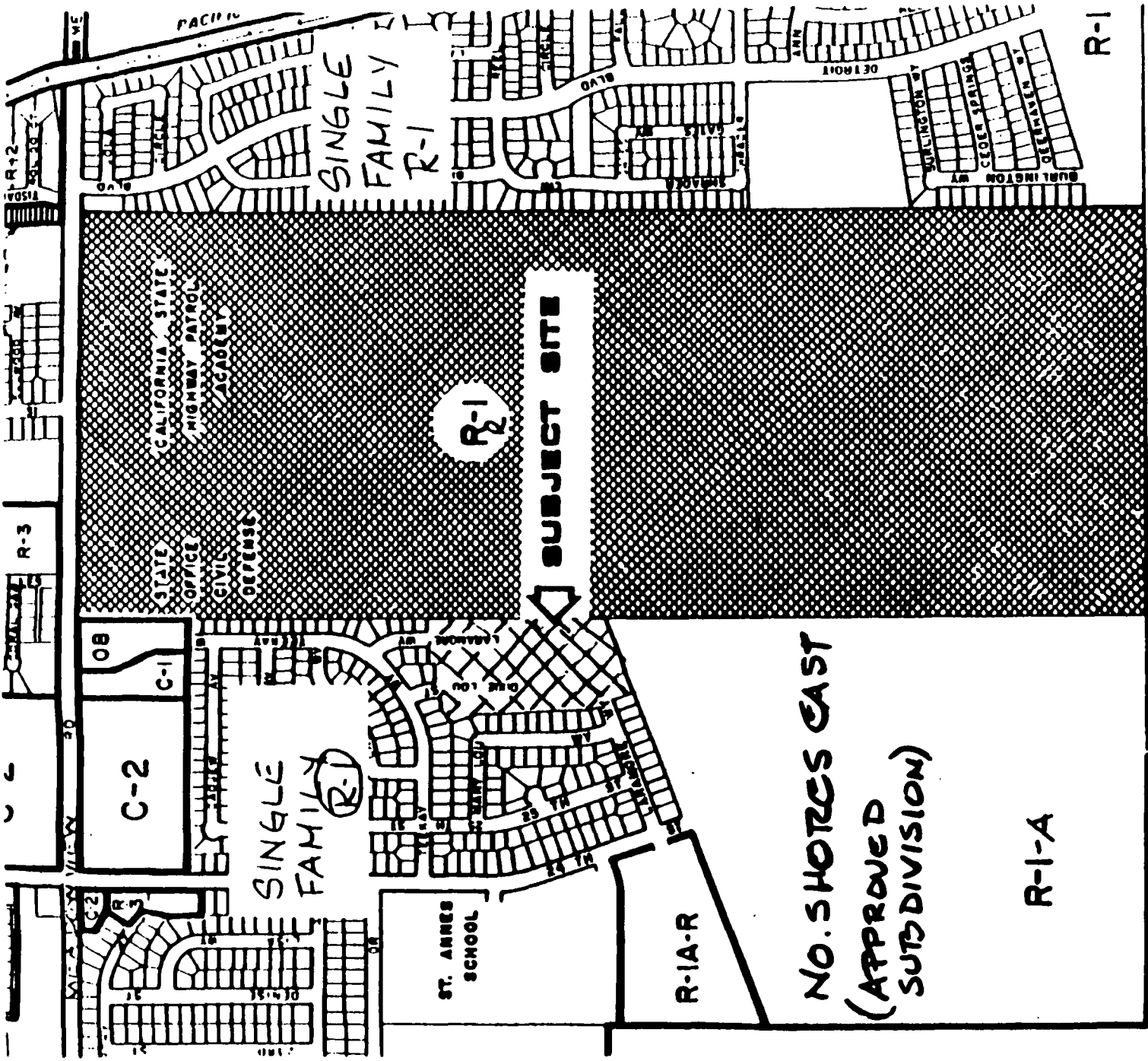
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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Exhibit A



VICINITY - LAND USE - ZONING

Exhibit B



STATE OF CALIFORNIA  
0531010 55

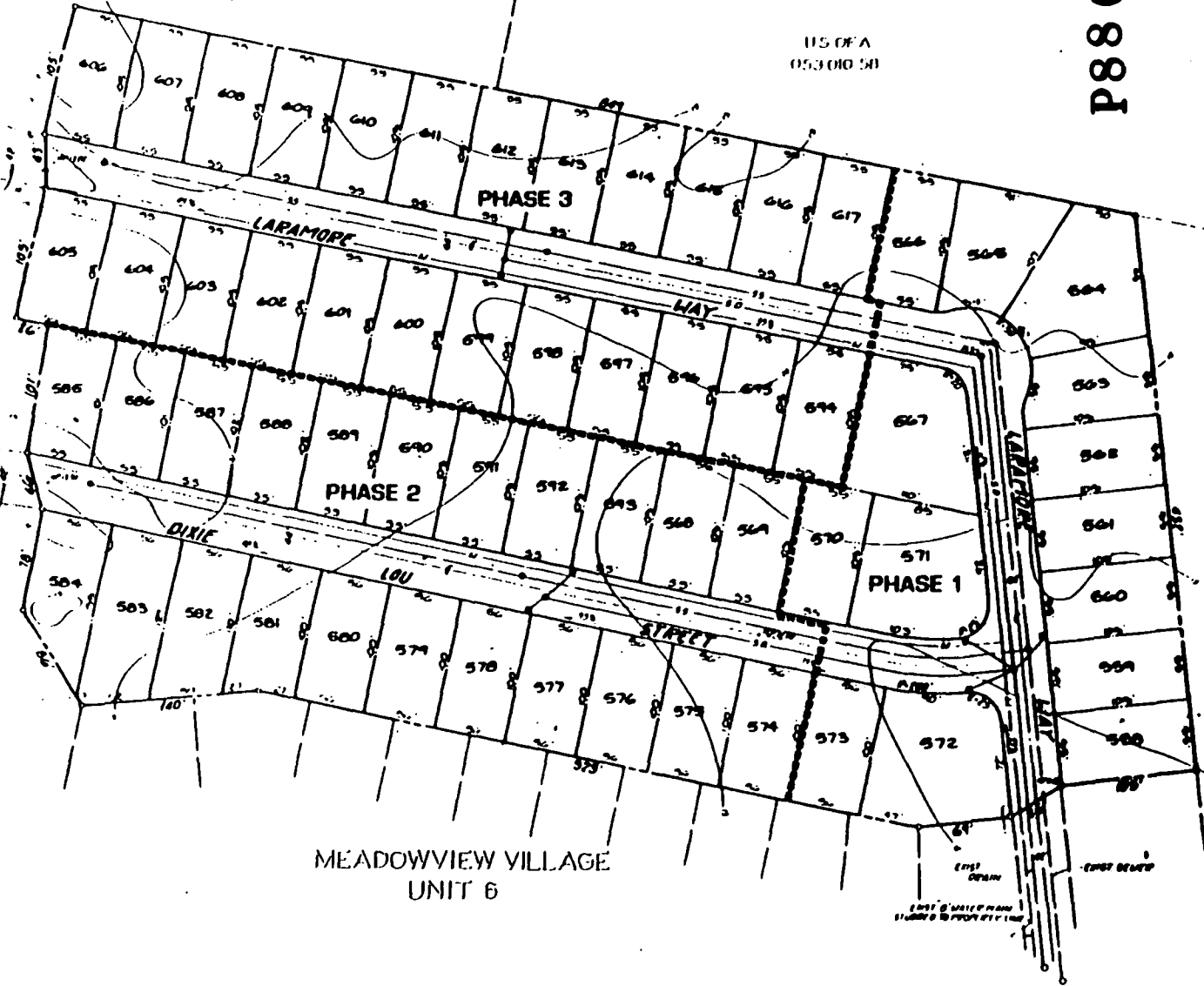
U.S. OF A  
0531010 51

P880854



VICINITY MAP  
NO SCALE

MEADOWVIEW VILLAGE  
UNIT 5



SANTA FE DEVELOPMENT CORP  
05310100

**PREPARED BY:**  
MORTON & PITALO, INC.  
2215 KENNEDY BLVD., SUITE 200  
SACRAMENTO, CA 95811

**DATE:**  
October 11, 1977

**PROJECT:**  
Santa Fe Development Corp.  
Santa Fe Development Corp.  
Santa Fe Development Corp.  
Santa Fe Development Corp.

**SCALE:**  
1" = 40' (AS SHOWN)

**BY:**  
MORTON & PITALO, INC.

**CHECKED BY:**  
MORTON & PITALO, INC.

**DATE:**  
OCT 11 1977

MEADOWVIEW VILLAGE  
UNIT 6

<p>NO. OF SHEETS: 1</p> <p>SHEET NO.: 1</p> <p>DATE: 10/11/77</p>	<p>SCALE:</p> <p>AS SHOWN</p>	<p>DESIGNED BY: K. TOPPE</p> <p>CHECKED BY: C. C. C.</p> <p>DRAWN BY: J. PITALO</p> <p>DATE: 10/11/77</p>	<p><b>MORTON &amp; PITALO, INC.</b></p> <p>CIVIL ENGINEERS</p> <p>SACRAMENTO, CALIFORNIA</p>	<p>APPROVED BY:</p> <p>DATE:</p>	<p>A TENTATIVE SUBDIVISION</p> <p><b>MEADOWVIEW VILLAGE</b></p> <p>UNITS 7, 8 &amp; 9</p>	<p>NO. OF SHEETS: 1</p> <p>SHEET NO.: 1</p> <p>DATE: 10/11/77</p>
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000005

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton & Pitalo, Inc. 1430 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	Kaufman Properties, 2277 Fair Oaks Boulevard, Sacramento, CA 95825				
PLANS BY	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816				
FILING DATE	2/4/88	ENVIR. DET.	2/29/88	REPORT BY	SD/vf
ASSESSOR'S-PCL. NO.					

APPLICATION: A. Negative Declaration  
B. Tentative Map (P88-085)

LOCATION: 360+ ft. east of the intersection of 25th Street and Laramore Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10+ vacant acres into 60 single family lots.

PROJECT INFORMATION:

General Plan Designation:	Light Density Residential 4-15 du/ac
1984 Airport-Meadowview Community Plan Designation:	Residential 7-15 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: Vacant; R-1  
East : Job Corp; R-1-R  
West : Single Family; R-1

Property Dimensions:	Irregular
Property Area:	10+ acres
Density of Development:	7.5 d. u. per acre, net
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

BACKGROUND INFORMATION: The Planning Commission approved a tentative map on the subject site in 1979; a second request was approved on December 10, 1981 (P9623); and a third tentative map was approved by the Commission on October 24, 1985 (P85-382).

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 24, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

Land Use - The subject site is designated for 4 to 15 residential units per acre in the General Plan. It is designated Residential, 7 to 15 units per net acre in the 1984 Airport-Meadowview Community Plan. The site is

APPLC. NO. P88-085 MEETING DATE March 10, 1988 ITEM NO. 22

002001

7

(13)

Exhibit B



STATE OF CALIFORNIA  
05 1110 55

U.S. OF A  
053 010 58

P880851



VICINITY MAP  
NO SCALE

MEADOWVIEW VILLAGE  
UNIT 5

SANTA FE DEVELOPMENT CORP.  
05311060

PREPARED BY  
MORTON & PITALO, INC.  
2277 FIRST AVENUE, SUITE 200  
SACRAMENTO, CA 95818

DATE  
MAY 08 1973

BY  
MORTON & PITALO

REVISIONS  
REVISION 1: 05/08/73

REVISION 2: 05/08/73

REVISION 3: 05/08/73

REVISION 4: 05/08/73

REVISION 5: 05/08/73

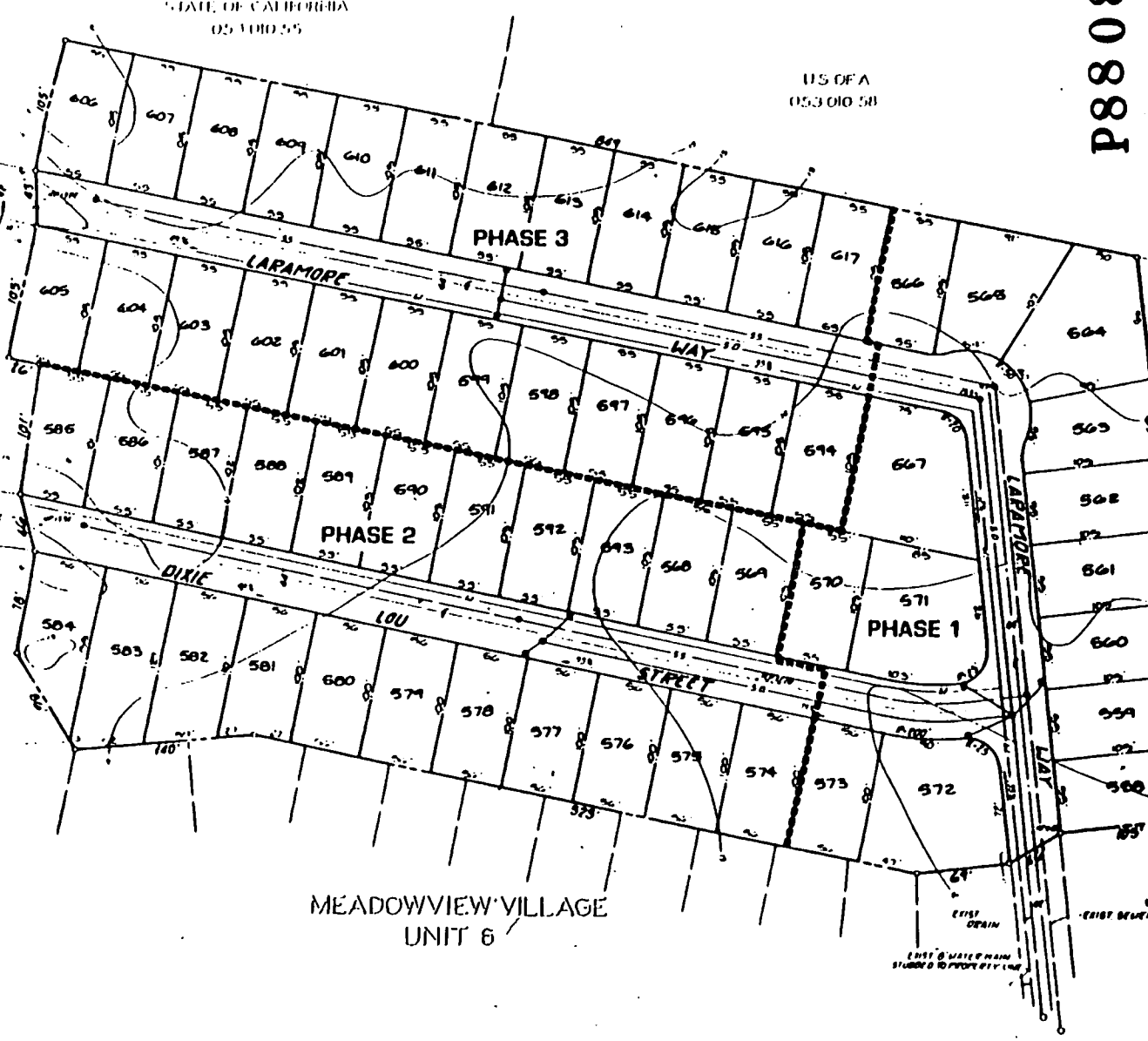
REVISION 6: 05/08/73

REVISION 7: 05/08/73

REVISION 8: 05/08/73

REVISION 9: 05/08/73

REVISION 10: 05/08/73



MEADOWVIEW VILLAGE  
UNIT 6

EXIST DRAIN  
EXIST BELIEF  
EXIST WATER MAIN  
STUBBED TO PROPERTY LINE

REVISIONS	NO.	DESCRIPTION	DATE
APPROVED BY		DATE	
SCALE			
DESIGNED BY		CHECKED BY	
DRAWN BY			
MORTON & PITALO, INC.			
CIVIL ENGINEERING			
PLANNING SURVEYING			
PROJECT NO.			
DATE			
CITY			
A TENTATIVE SUBDIVISION			
MEADOWVIEW VILLAGE			
UNITS 7, 8, 9			
SACRAMENTO			
FILE NO.			

0025 1



# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton & Pitalo, Inc. 1430 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	Kaufman Properties, 2277 Fair Oaks Boulevard, Sacramento, CA 95825				
PLANS BY	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816				
FILING DATE	2/4/88	ENVIR. DET.	2/29/88	REPORT BY	SD/vf
ASSESSOR'S-PCL.NO.					

APPLICATION: A. Negative Declaration

B. Tentative Map (P88-085)

LOCATION: 360+ ft. east of the intersection of 25th Street and Laramore Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10+ vacant acres into 60 single family lots.

PROJECT INFORMATION:

General Plan Designation:	Light Density Residential 4-15 du/ac
1984 Airport-Meadowview Community Plan Designation:	Residential 7-15 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: Vacant; R-1  
East : Job Corp; R-1-R  
West : Single Family; R-1

Property Dimensions:	Irregular
Property Area:	10+ acres
Density of Development:	7.5 d. u. per acre, net
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

BACKGROUND INFORMATION: The Planning Commission approved a tentative map on the subject site in 1979; a second request was approved on December 10, 1981 (P9623); and a third tentative map was approved by the Commission on October 24, 1985 (P85-382).

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 24, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

Land Use - The subject site is designated for 4 to 15 residential units per acre in the General Plan. It is designated Residential, 7 to 15 units per net acre in the 1984 Airport-Meadowview Community Plan. The site is

APPLC. NO. P88-085 MEETING DATE March 10, 1988 ITEM NO. 22

002001

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surrounded by single family development to the north and west, the Job Corp site to the east and vacant residentially zoned property to the south. The applicant is proposing 7.5 units per net acre.

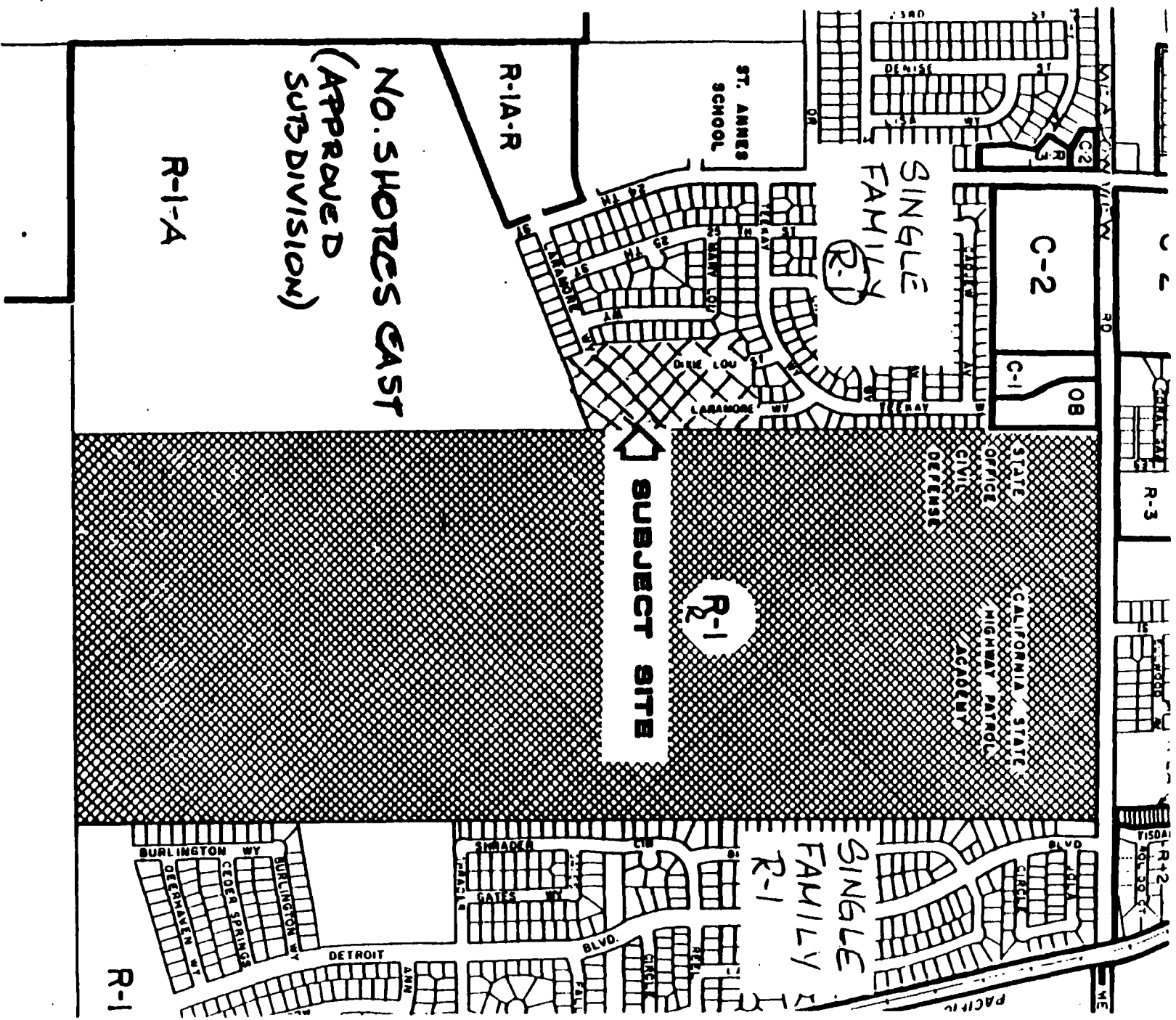
Parkland Dedication - The Planning Division and Community Services Department have determined that Parkland Dedication in-leiu fees are appropriate. Fees will be based upon .894 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration.
- B. Approval of the Tentative Map, subject to the following conditions which must be satisfied prior to filing the final map unless a different time for compliance is specifically noted:
  1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  2. Prepare a sewer and drainage study for the review and approval of the City Engineer; off-site drainage extension will be required (drainage for the existing system in Laramore Way is unacceptable.)
  3. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
  4. Pursuant to City Code Section 40.1802 (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; (.894 ac.)
  5. 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.
  6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform building Code.

7. Remove concrete, debris and tires to a legal dump site to the satisfaction of the City/County Health Department and the City Planning Director.
8. Provide a structural analysis study prepared by a registered engineer of pavements on existing access streets. Study shall indicate possible destruction during construction of this subdivision. Developer shall provide treatments as per study to prolong pavement life.



VICINITY - LAND USE - ZONING

NO. SHORES EAST  
(APPROVED  
SUBDIVISION)

↑ SUBJECT SITE

P88-C85

3-10-88  
10

Dr. [Signature]  
10

17

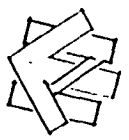
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11

3/10/88

P88-085

P88085



STATE OF CALIFORNIA  
053 010 55

U.S. OF A  
053 010 58



VICINITY MAP  
NO SCALE

MEADOWVIEW VILLAGE  
UNIT 5

SANTA FE DEVELOPMENT CORP.  
053 010 60

PREPARED BY  
MORTON & PITALO, INC.  
2777 ROAD 1001 IN SUITE 200  
SACRAMENTO, CA 95825

DATE  
03-10-88

BY  
M. J. PITALO

PROJECT NO.  
SANTA FE DEVELOPMENT

EXISTING & PROPOSED LOTS  
1-1

DATE OF 1983  
60

SCALE

DATE

BY

PROJECT

DATE

BY

PROJECT

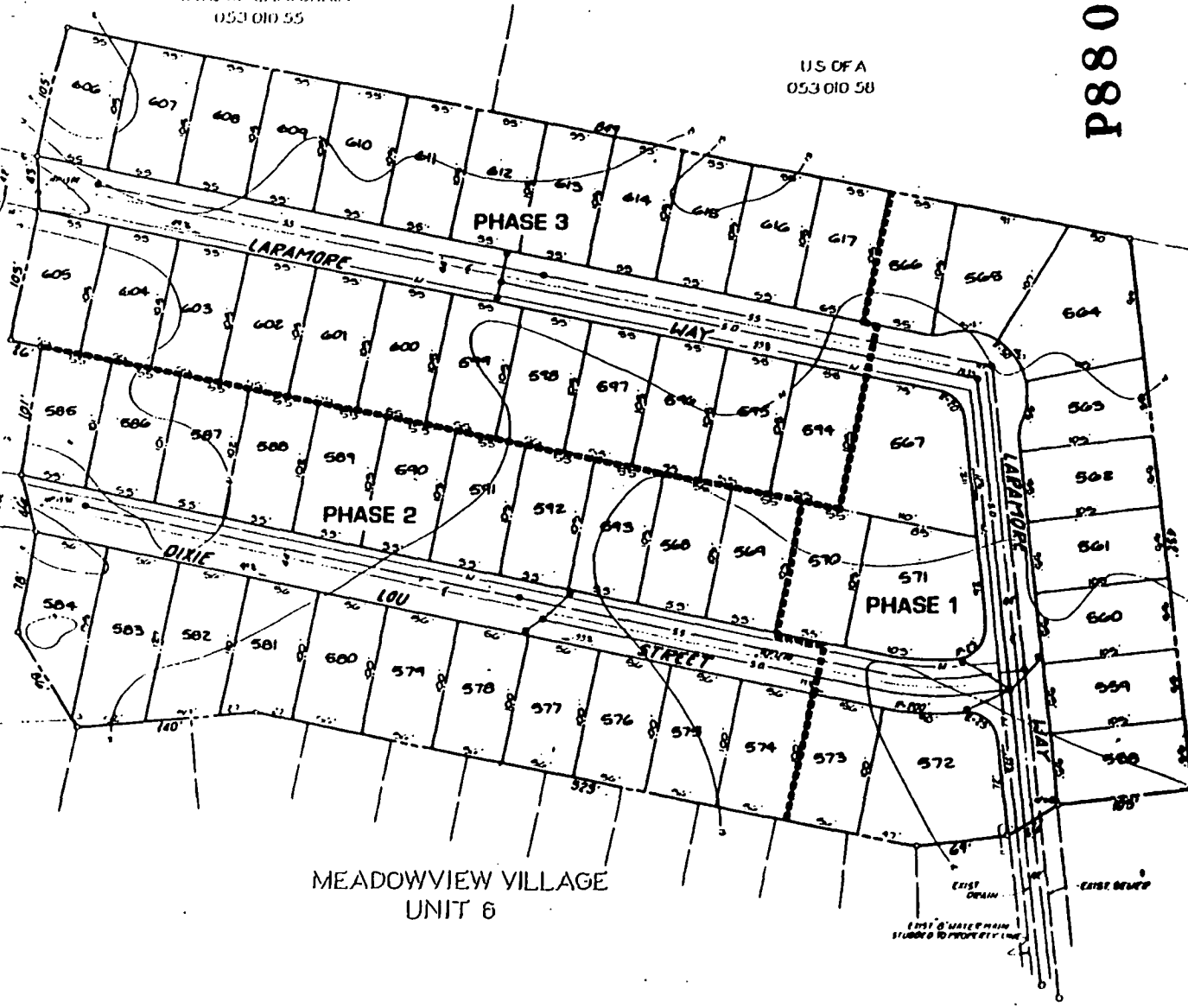
DATE

A TENTATIVE SUBDIVISION  
MEADOWVIEW VILLAGE  
UNITS 7, 8, 9

DATE  
JAN 1988  
BY  
1

SACRAMENTO

FILE NO. 860031



MEADOWVIEW VILLAGE  
UNIT 6

NO.	DESCRIPTION	APPROVED BY

SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 50'

DESIGNED BY E. TOPPER  
CHECKED BY G.L.L.  
REVIEWED BY J. PITALO  
P.E. NO. 46382

**mp** MORTON & PITALO, INC.  
CIVIL ENGINEERING  
PLANNING SURVEYING

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_

002005