



4.1

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

APPROVED
BY THE CITY COUNCIL

February 13, 1990

FEB 13 1990

BUILDING INSPECTIONS
916-449-5716

OFFICE OF THE
CITY CLERK

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members In Session:

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
 2. GENERAL PLAN AMENDMENT FROM RESIDENTIAL (16-29 DU/AC) TO LOW DENSITY RESIDENTIAL (4-15 DU/AC)
 3. NORTH SACRAMENTO COMMUNITY PLAN AMENDMENT FROM RESIDENTIAL (11-21 DU/AC) TO RESIDENTIAL (7-15 DU/AC)
 4. REZONE FROM MULTIFAMILY RESIDENTIAL-REVIEW (R-2B-R) TO SINGLE FAMILY ALTERNATIVE (R-1A) (P89-343)
 5. TENTATIVE MAP (P89-343)
 6. SUBDIVISION MODIFICATION TO REDUCE THE REQUIRED DEPTH FOR ONE LOT

LOCATION: North Side of Jessie Avenue, 200± East of Norwood Avenue

SUMMARY

The application is for entitlements to develop an 8± acre site, previously approved for a 168 unit multifamily apartment, with 43 petite single family homes. The Planning Commission and Planning staff recommend approval of the request.

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
FEB 8 1 09 PM '90

1950 0 1 0114 00
U.S. GOVERNMENT
PRINTING OFFICE
WASHINGTON

City Council
North Side of Jessie Avenue,
200± East of Norwood Avenue (P89-343)
February 13, 1990
Page 2

BACKGROUND

The subject eight acre site is zoned for multifamily use and joins with another parcel to the northeast which the applicant also owns. Several months ago, the applicant obtained City approval to develop the adjoining parcel with attractively designed petite single family homes. The applicant wishes to extend the single family use onto the subject site rather than develop the site with apartment units. Planning staff supports the request due to the site's close proximity to other single family use, and the narrow shape of the site lends itself well to single family lots.

VOTE OF THE PLANNING COMMISSION

On January 11, 1990, the Planning Commission voted seven ayes, two absent to recommend approval of the project.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

The project requires amendment of General Plan and Community Plan land use designations. Although this project would eliminate a site for multifamily housing, staff found there is still a substantial number of vacant sites nearby where multifamily units can be built.

MBE/WBE EFFORTS

Not applicable.

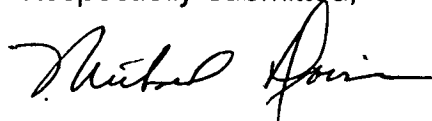
City Council
North Side of Jessie Avenue,
200± East of Norwood Avenue (P89-343)
February 13, 1990
Page 3

RECOMMENDATION

The Planning Commission and Planning staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached resolution which amends the General Plan and the North Sacramento Community Plan;
3. Adopt the attached ordinance to rezone the site;
4. Adopt the resolution which approves the Tentative Map and Subdivision Modification

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Contact Person:

Art Gee, Principal Planner
(916) 449-5604

District No. 2
February 13, 1990

MMD:AG:vr
P89-343.cc

Attachments

RESOLUTION NO. 90-129

APPROVED
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

FEB 13 1990

ON DATE OF _____

OFFICE OF THE
CITY CLERK

RESOLUTION AMENDING THE NORTH SACRAMENTO
COMMUNITY PLAN FROM RESIDENTIAL 11-21 DU/AC
TO RESIDENTIAL 7-15 DU/AC; AND THE CITY'S
GENERAL PLAN FROM RESIDENTIAL 16-29 DU/AC TO
LOW DENSITY RESIDENTIAL 4-15 DU/AC FOR THE
AREA DESCRIBED ON THE ATTACHED EXHIBIT

(P89-343) (APN: 237-100-4, 23, 26)

WHEREAS, the City Council conducted a public hearing on _____ concerning
the above plan amendment and based on documentary and oral evidence submitted at the
public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for low density residential development; and
3. The proposal is consistent with the policies of the City's General Plan.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO,
that the area as described on the attached Exhibit A in the City of Sacramento is hereby
designated on the North Sacramento Community Plan as Residential 7-15 du/ac and the
General Plan as Residential 4-15 du/ac.

MAYOR

ATTEST:

CITY CLERK

P89-343

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ORDINANCE NO. 90-006

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REZONING 8.06± ACRES FROM R-2B-R TO R-1A FOR PROPERTY LOCATED AT THE NORTH SIDE OF JESSIE AVENUE, 280± FEET EAST OF NORWOOD AVENUE

(FILE NO. P89-343) (APN: 237-100-4, 23, 26)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is in the Multifamily Review (R-2B-R) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed said zone and placed in the Single Family Alternative (R-1A) zone.

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on November 16, 1989, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P89-343

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PROPERTY DESCRIPTION

APN 237-100-4, 23 & 24

ALL OF LOT 39 SUB. SECTION 11 RANCHO DEL PASO EXCEPT THAT PORTION LYING NORTHWEST OF THE SOUTHERLY LINE OF DRAINAGE EASEMENT.

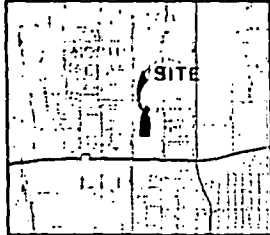
APN 237-100-26

ALL OF PARCEL "1" AS SHOWN ON THAT CERTAIN PARCEL MAP OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 110 OF PARCEL MAPS, MAP NO. 16.

CONTAINING 16.87 AC. ±

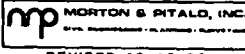


SCALE: 1"=40'



VICINITY MAP
NO SCALE

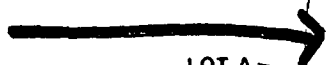
TENTATIVE SUBDIVISION MAP
CEDARLEAF
CITY OF SACRAMENTO SEPTEMBER 1989



REVISÉD 12-18-89
REVISÉD 01/02/90

SUBMITTED TENTATIVE
SUBDIVISION MAP
CHARDONNAY HOMES
189-121

**AREA TO BE
DESIGNATED FOR
LOW DENSITY RESIDENTIAL
USE**



NOTES
1. R.C. COLLET
P.O. BOX 1985
MORNING, CA 95695
2. R.C. COLLET
R.C. COLLET ASSOCIATES
1000 JESSIE STREET, SUITE 110
SACRAMENTO, CA 95811
3. DESIGNER'S MAP NO. 189-121
4. CITY OF SACRAMENTO
5. CITY OF SACRAMENTO
6. CITY OF SACRAMENTO
7. CITY OF SACRAMENTO
8. CITY OF SACRAMENTO
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39. CITY OF SACRAMENTO
40. CITY OF SACRAMENTO
41. CITY OF SACRAMENTO
42. CITY OF SACRAMENTO
43. CITY OF SACRAMENTO

LOT A
0.5+AC.

40' DRAINAGE ESM'T.

WILLOW TREE INVEST.
237-100-18

R.C. COLLET
237-100-27

EXIST. ACCESS ESM'T.

EXIST. 5' P.T.Y. ESM'T.

FITZGIBBONS
237-100-16

R.C. COLLET
237-100-13

R.C. COLLET
237-100-04

R.C. COLLET
237-100-23

STENHOUSE
237-100-6

ESKATON PROP. INC.
237-100-25

LIAL
237-293-16

FAVERO
237-180-02

SUTTERCARE
237-180-54

NORWOOD AVE.

JESSIE AVE.

JESSIE AVE.

P-89-513

1-11-90

050214
stem 9

RESOLUTION NO. 90-130

APPROVED
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

FEB 13 1990

ON DATE OF _____

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED ON THE NORTH SIDE OF JESSIE AVENUE,
200± EAST OF NORWOOD AVENUE

(P89-343) (APN: 237-100-4, 23, 26)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a subdivision modification and 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 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.
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 modification to create one lot with substandard depth:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the narrow shape of the site results in one lot with less than 100 feet of depth.
 - 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 all lots will have sufficient area.
 - 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 all lots have sufficient area based on designs submitted to the City for the homes.

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 site is designated for residential use.
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;
 - c. Name streets to the satisfaction of the Planning Director.
 - d. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - e. 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 (0.5376 fee acres);
 - f. 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;
 - g. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
 - h. Meet all County Sanitation District requirements and coordinate.
 - i. Submit a soils test prepared by a registered engineer to be used in street design;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- j. Extend offsite sewer line in Jessie Avenue to Rio Linda Boulevard per plans on file with the City.
- k. Dedicate a standard 12.5-foot Public Utility Easement for underground and overhead electrical and public utility facilities and appurtenances adjacent to all public ways;
- l. Dedicate a 12.5 foot Public Utility Easement for underground and over-head electrical facilities and appurtenances adjacent to Jessie Avenue.
- m. Dedicate R/W along Jessie Avenue to 27 ft. half-section as per study on file with the City.
- n. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- o. Remainder of Parcel not subdivided and parcel known as Chardonnay Homes (P89-121) shall be shown on final map as a designated remainder if filed prior to P89-121. Additionally, if filed prior to P89-121, street adjacent to lots 1-5 and a turn around to the satisfaction of the Traffic Engineer shall be included on Final Map.
- p. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvements plans, whichever occurs first.
- q. Applicant shall comply with all mitigation measures stated in the Negative Declaration for P89-343 on file at the City Planning Department. A note shall be placed on the final map and in the deeds to all lots referencing compliance with mitigation measures.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Conditions - Special Permit

- a. The structures shall be constructed per the submitted plans. Materials shall consist of stucco with wood trim and tile or wood shake roofs.
- b. A master site plan indicating a variable front setback from 20 to 27 feet and usable rear yard access shall be submitted to staff for review and approval prior to issuance of any building permits. Lots 28 shall have a minimum of 15 feet of front yard with a 20 ft. long driveway.
- c. A six foot high solid board fence shall be constructed along the east property line. If a solid board fence is to be constructed adjacent to the Drainage canal, design shall provide for maintenance of the levee fence and not allow build-up of refuse. Staff prefers no chainlink fencing. If possible removal of the fence with Flood Control Approval and construction of a solid board fence is supported.
- d. The applicant shall provide a 10 foot sideyard setback for models 70 and 73 (at doorway side) or redesign these models with a front door entry.
- e. The applicant shall comply with the following mitigation measures:
 - 1) Require construction contractors to implement a dust abatement program that will reduce the effect of construction of local PM 10 levels in the vicinity of construction zones. Elements of the program should include the following:
 - a) Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - b) Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c) Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d) Sweep up dirt or debris spilled onto paved surfaces immediately to reduce suspension of PM 10 through vehicle movements over these surfaces.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- e) Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- 2) The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).
- 3) The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measure could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed)

- 4) All joints in exterior walls shall be grouted or caulked airtight.
- 5) Window or through-the-wall ventilation and air conditioning units shall be permitted.
- 6) 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.
- 7) Windows must have a minimum STC rating of 29 or better. Windows which open and face the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- 8) Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- 9) Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- 10) The City shall not approve the final project building permit until the General Plan is amended to exclude areas designate A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

- 11) If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and 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 - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that the proposed single family subdivision is compatible with the surrounding residential land uses which consist of single family residential, elementary school, condominiums, convalescent hospital and apartments.
- b. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
 - 1) the proposal will have adequate on-site parking and landscaping will be provide throughout the project;
 - 2) the proposal will not significantly alter the characteristics of the area.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- c. The proposal is consistent with the 1988 General Plan and 2984 North Sacramento Community Plan which designate the site for residential uses.

MAYOR

ATTEST:

CITY CLERK

P89-343

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



4.1

**OFFICE OF THE
CITY ATTORNEY**

JAMES P. JACKSON
CITY ATTORNEY

THEODORE H. KOBAY, JR.
ASSISTANT CITY ATTORNEY

SR. DEPUTY CITY ATTORNEYS:
SAMUEL L. JACKSON
WILLIAM P. CARNAZZO
GARLAND E. BURRELL, JR.

**CITY OF SACRAMENTO
CALIFORNIA**

February 13, 1990

921 TENTH STREET
SUITE 700
SACRAMENTO, CA
95814-2717

916-449-5346

DEPUTY CITY ATTORNEYS:
LAWRENCE M. LUNARDINI
DIANE B. BALTER
RICHARD F. ANTOINE
TAMARA MILLIGAN-HARMON
RICHARD E. ARCHIBALD
KATHLEEN L. MCCORMICK
TIMOTHY N. WASHBURN
SABRINA M. THOMPSON

City Council
City Hall
Sacramento, CA 95814

Honorable Members in Session:

**SUBJECT: P89-343; North Side of Leslie Avenue,
200± Feet East of Norwood Avenue**

If the Council wants to approve the above project, the attached findings need to be adopted as part of the motion ratifying the negative declaration. The attached findings basically provide that flood risks for this project have been evaluated in the Flood Policy EIR and that the findings adopted by the Council with the Flood Policy on February 6, 1990, apply to this project.

Respectfully submitted,

THEODORE H. KOBAY, JR.,
Assistant City Attorney

FINDINGS REGARDING FLOOD-RELATED IMPACTS

1. The project, P89-343, north side of Leslie Avenue, 200± feet east of Norwood Avenue (the "Project"), is located in an area of the City determined to have less than 100-year flood protection. Implementation of the Project will therefore expose people and property to the risk of injury and damage in the event of a 100-year or lesser flood. These risks are considered significant adverse impacts under CEQA.

2. The City Council has evaluated these impacts in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy within the 100-Year Floodplain (M89-054) adopted by the Council on February 6, 1990. The EIR is available through the Department of Planning and Development, 1231 "I" Street, Room 300, Sacramento, California 95814. This document serves as a program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City.

3. The flood-related risks created by the Project fall within the scope of the program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the program EIR and its adoption of the Policy are applicable to and are hereby adopted in connection with the Project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento ("Findings"). This document is appended to the program EIR available through the Department of Planning and Development.

4. As set forth in the Findings, no flood-related mitigation measures applicable to the Project have been required.

Sacramento City Planning Commission VOTING RECORD

MEETING DATE
January 11, 1990

ITEM NUMBER
9B

PERMIT NUMBER
P 89-343

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

STAFF RECOMMENDATION
 Favorable Unfavorable

Correspondence
 Petition

LOCATION
N side of Jessie Ave., 280±' E. of Norwood Ave.

NAME	ADDRESS

NAME	ADDRESS

MOTION #

	Yes	No	Motion	Second
BECERRA	<input checked="" type="checkbox"/>			
CHINN	<input checked="" type="checkbox"/>			
GASTON	<input checked="" type="checkbox"/>			
HOLLICK	<input checked="" type="checkbox"/>			
HOLLOWAY	<i>absent</i>			
NOTESTINE	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
ROSEN	<i>absent</i>			
YEE	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
OTTO	<input checked="" type="checkbox"/>			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

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

APPLICANT <u>Morton & Pitalo Inc., 130 Alhambra Blvd. Sacramento, CA 95816</u>
OWNER <u>R. C. Collet, P.O. Box 1965, Woodland, CA 95695</u>
PLANS BY <u>Morton & Pitalo, Inc.</u>
FILING DATE <u>9-15-89</u> ENVIR. DET. <u>Neq. Dec.</u>
ASSESSOR'S PCL. NO. <u>237-100-4,23,26</u> REPORT BY <u>DH:df</u>

- APPLICATION:**
- A. Negative Declaration
 - B. Amend City General Plan from Residential (16-29 du/net acre) to Low density Residential (14-15 du/net acre).
 - C. Amend 1984 North Sacramento Community Plan from Residential 11 to 21 du/net acre to Residential 7-15 du/net acre.
 - D. Rezone 8+ acres from Multiple Family Residential (R-2B-R) to Single Family Alternative (R-1A) zone.
 - E. Tentative Map to divide 8.0+ vacant acres into 43 petite single Family Lots.
 - F. Special Permit to develop 43 petite Single Family dwellings .
 - G. Subdivision Modification to reduce lot depth for 1 lot.

LOCATION: North side Jessie Avenue +200 ft. east of Norwood Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 43 unit petite single family subdivision.

PROJECT INFORMATION:

1988 General Plan Designation:	Medium Density Residential, 16 to 29 du/net acre.
1984 North Sacramento Community Plan Designation:	Residential 11-21 du/net acre
Existing Zoning of Site:	R-2B-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant;R-2B	Front:	25'	To be determined
South: Vacant;R-3	Side(Int):	5'	
East: Vacant;Convalescent Hospital;R-1A.A	Side(St):	12 1/2'	
West: Drainage Canal, Apartments, Vacant R-3, C-1-R	Rear:	15'	

Parking Required:	One space per unit
Parking Provided:	Two spaces per unit
Property Dimensions:	Irregular
Property Area:	7.8+ acres

APPLC. NO. P89-343 **MEETING DATE** January 11, 1990 **ITEM NO.** 9

Density of Development:	d.u. per acre
Square Footage of Building:	1364 sq. ft.; 2313 sq. ft.; 1942 sq.ft; 1602 sq. ft.
Height of Building:	one & two stories
Topography:	Flat
Street Improvements:	To be extended
Utilities:	To be extended
Exterior Building Materials:	Stucco wood trim
Roof Material:	Tile or wood shake

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 27, 1989, by a vote of seven ayes and two absent the Subdivision Review Committee recommended approval of a revised 43 lot tentative map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three tax assessors parcels totaling 7.8+ vacant acres int the Multiple Family - Review (R-2B-R) Zone. The site is designated Medium Density Residential, 16 to 29 du/net acre on the General Plan and is designated Residential 11-21 du/net acre on the 1984 North Sacramento Community Plan. Previous approvals occurred in 1985 with rezoning of the site to R-2B-R and approval of 168 apartments. (P85-364) The site was re-approved in 1988 for a 168 unit condominium complex by the Planning Commission (P88-092). The current owner has decided to not pursue the multiple family development and proposes a 43 lot petite single family subdivision. A Community Plan Amendment, General Plan Amendment, Rezoning from R-2B-R to R-1A and Special Permit for 43 petite single family dwellings in addition to the tentative map is required. The original request was for 48 lots but due to redesign to accommodate the City Traffic Engineer concerns about through traffic, 5 lots were deleted.

B. General Plan, Community Plan and Rezoning Analysis:

The Planning Division has reviewed the down zoning of the site from multiple family to single family for policy implications related to Housing Balance as stated in the North Sacramento and North Natomas Community Plan (Refer to Exhibit C) The down zoning will result in a 1% change in the ratio of multi-family to single family units at buildout in North Sacramento. Such a change has been determined to not be significant as related to the overall job housing balance with North Natomas.

The original rezoning request of 1985, P85-364, also included property located at the southwest corner of Bell Avenue and Taylor Street recently approved for 55 petite single family units in the R-1A Zone. (P89-121) The original request to also included rezoning 0.5+ acres at the Northeast corner of Norwood and Jessie Avenues to C-1-R. The proposed rezone only affects the 7.8+ acres of the subject site and does not affect the C-1-R or existing R-1A Zoned properties.

Staff supports the General Plan Amendment, Community Plan Amendment and Rezoning from R-2B-R to R-1A in order to develop 43 petite single family dwellings, in keeping with

the current trend in North Sacramento for owner-occupied dwellings. The loss of 126 rental units results in a 1% change in the ratio of multi-family to single family units at buildout.

C. Tentative Map Design Analysis:

The revised tentative map shows 43 petite single family lots resulting from comments related to Traffic circulation and the access-way to the Magpie Creek Drainage Channel. An access ramp is located off Jessie Avenue east of the canal. The City Public Works Department required an easement off Jessie Avenue to the canal. The map was redesigned to relocate the major north-south street to the eastern portion of the site. In so doing, the Traffic Engineering concern over a high-speed short cut from Bell to Jessie Avenues is resolved. The tentative map design complies with minimum lot area requirements and variable lot widths normally at 45 feet in width in the R-1A Zone. Actual building placement will require an exhibit once specific floor plans have been assigned to specific lots.

The Flood Control Division of the City Department of Public Works maintains the Magpie Creek Drainage canal. No plans for increasing the design capacity of the canal are planned at this time. The City is studying the upper Magpie Creek Drainage system which may result in future downstream improvements.

Staff supports the revised 43 lot tentative map design.

D. Subdivision Modification Analysis:

The December 27, 1989 revised tentative map shows lot 28 with less than 100 feet of depth to 55 feet. Staff notes that Exhibit G, Model 71 Alternative, shows a 25 foot wide by 52 foot long house which should fit onto Lot 28 and provide adequate rear, side and front yard areas. Under the provisions of the Special Permit, staff will review the yard areas for all lots including lot 28. Staff supports the modification to reduce lot depth.

E. Special Permit - Petite Dwelling Units

The applicant has provided four elevations and floor plans for review. All models propose the use of stucco, shake, or tile roofing and wood trim. Following are the proposed unit sizes. (Refer to Exhibit D)

	<u>Area</u>	<u>Rooms</u>	<u>Height</u>
Model 70	1,364 sq. ft.	3 bedroom, 2 bath	Single story
Model 71	1,602 sq. ft.	3 bedroom, 2 bath	Single story
Model 72	1,942 sq. ft.	4 bedroom, 3 bath	Two story
Model 73	2,313 sq. ft.	4 bedroom, 3 bath	Two Story

Alternative Model 71 was designed for shallow and wide lots proposed on the original tentative map along the south property line. Due to redesign, Alternative model 71 is not necessary.

Elevations propose two car garages with windows of living rooms facing the street. Entryways on Models 71 and 72 face the street. Entryways on Models 70 and 73 face an interior property line. Use of a chimney element, hip roof and gable design with glass and attic vents designed into the exterior provide variety and movement for the units. Exclusive use of stucco may be a bit overwhelming. On similar petite developments, rows of two car garages with very little front building view line have created visual barrier inconsistent with a residential neighborhood. Most of the proposed units are 30 feet in width and 60 feet in depth. On 45 foot wide lots or larger, there will be adequate open yard area and breaks between structures. No plot plans showing placement of the proposed units were provided. Since windows are present on the two side elevations, each unit will be required to meet the minimum 5 foot side yard setback requirements from side property lines. However the units (70 & 73) with door openings on the side will be required to have a minimum to 10 foot side yard or the entry be relocated to the front.

F. Parkland Dedication:

The Planning and Community Services Divisions have determined Parkland Dedication in lieu fees are appropriate. Fees will be based upon the per acre value established by the applicant's appraiser. (0.05376 fee acres)

G. Schools:

The Grant Joint Union High School District and Robla Elementary School District collect developer fees due at time of building permit issuance.

H. Environmental Determination:

The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur: (Refer to Attachment A, Initial Study Discussion)

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 construction zones. Elements of this programs should include the following:

1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
2. Cover stockpiles of sand, soil, and similar materials with a tarp.
3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.

4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of city streets cleaning along streets in the vicinity of construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).
- C. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measure could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).

- D. All joints in exterior walls shall be grouted or caulked airtight.
- E. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- F. All penetrations of exterior walls shall include a 1/2 inch airspace. 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.
- G. Windows must have a minimum STC rating of 29 or better. Windows which open and face the noise source should comprise less than 25 percent of the wall area. Windows shall have air infiltration rate of less than or equal to 0.20 CPM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- H. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- I. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

- J. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

- K. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and 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.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures maybe required, or the applicant may be requested to prepare an Environmental Impact Report if identified impact cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan Amendment from Medium Density Residential (16-29 du/net acre) to Low Density Residential (4-15 du/na);
- C. Recommend approval of the Amendment to the 1984 North Sacramento Community Plan from Residential 11-21 du/na to 7-15 du/na;
- D. Recommend approval of the Rezoning of 7.8+ vacant acres from R-2B-R to R1A;
- E. Recommend approval of the Tentative Map to divide 7.8+ acres into 43 petite single family lots and;
- F. Approve the Special Permit for petite single family development subject to conditions and based upon findings of fact which follow.
- G. Recommend approval of the subdivision modification to reduce lot depth for 1 lot.

CONDITIONS TENTITIVE MAP: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. 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;
3. Name streets to the satisfaction of the Planning Director.
4. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
5. 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 (0.5376 fee acres);
6. 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;
7. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
8. Meet all County Sanitation District requirements and coordinate.
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Extend offsite sewer line in Jessie Avenue to Rio Linda Boulevard per plans on file with the City.
11. Dedicate a standard 12.5-foot Public Utility Easement for underground and overhead electrical and public utility facilities and appurtenances adjacent to all public ways;
12. Dedicate a 12.5 foot Public Utility Easement for underground and over-head electrical facilities and appurtenances adjacent to Jessie Avenue.
13. Dedicate R/W along Jessie Avenue to 27 ft. half-section as per study on file with the City.
14. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers

Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

15. Remainder of Parcel not subdivided and parcel known as Chardonnay Homes (P89-121) shall be shown on final map as a designated remainder if filed prior to P89-121. Additionally, if filed prior to P89-121, street adjacent to lots 1-5 and a turn around to the satisfaction of the Traffic Engineer shall be included on Final Map.
16. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvements plans, whichever occurs first.
17. Applicant shall comply with all mitigation measures stated in the Negative Declaration for P89-343 on file at the City Planning Department. A note shall be placed on the final map and in the deeds to all lots referencing compliance with mitigation measures.

Conditions - Special Permit

1. The structures shall be constructed per the submitted plans. Materials shall consist of stucco with wood trim and tile or wood shake roofs.
2. A master site plan indicating a variable front setback from 20 to 27 feet and usable rear yard access shall be submitted to staff for review and approval prior to issuance of any building permits. Lots 28 shall have a minimum of 15 feet of front yard with a 20 ft. long driveway.
3. A six foot high solid board fence shall be constructed along the east property line. If a solid board fence is to be constructed adjacent to the Drainage canal, design shall provide for maintenance of the levee fence and not allow build-up of refuse. Staff prefers no chainlink fencing. If possible removal of the fence with Flood Control Approval and construction of a solid board fence is supported.
4. The applicant shall provide a 10 foot sideyard setback for models 70 and 73 (at doorway side) or redesign these models with a front door entry.
5. The applicant shall comply with the following mitigation measures:
 - a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction of local PM 10 levels in the vicinity of construction zones. Elements of the program should include the following:
 - 1) Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.

- 2) Cover stockpiles of sand, soil, and similar materials with a tarp.
 - 3) Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - 4) Sweep up dirt or debris spilled onto paved surfaces immediately to reduce suspension of PM 10 through vehicle movements over these surfaces.
 - 5) Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- b. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).
- c. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measure could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed)

- d. All joints in exterior walls shall be grouted or caulked airtight.
- e. Window or through-the-wall ventilation and air conditioning units shall be permitted.
- f. 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.
- g. Windows must have a minimum STC rating of 29 or better. Windows which open and face the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- h. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.

- i. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- j. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designate A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

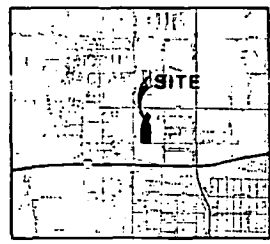
- k. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and representative of the Native American Heritage Commission 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 - Special Permit

- 1. The project, as conditioned, is based on sound principles of land use in that the proposed single family subdivision is compatible with the surrounding residential land uses which consist of single family residential, elementary school, condominiums, convalescent hospital and apartments.
- 2. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
 - a. the proposal will have adequate on-site parking and landscaping will be provide throughout the project;
 - b. the proposal will not significantly alter the characteristics of the area.
- 3. The proposal is consistent with the 1988 General Plan and 1984 North Sacramento Community Plan which designate the site for residential uses.



SCALE: 1"=40'



VICINITY MAP
NO SCALE

TENTATIVE SUBDIVISION MAP
CEDARLEAF
CITY OF SACRAMENTO SEPTEMBER 1989

mp MORTON & PITALO, INC.
REVISOR: 12-18-89
REVISOR: 01/02/90

SUBMITTED TENTATIVE
SUBDIVISION MAP
CHARDONNAY HOMES
899-121

- OWNER
- PREPARED BY
- DATE
- PROJECT
- ADDRESS
- AREA
- PERMITS
- REMARKS
- REVISIONS
- NOTES
- LEGEND
- SYMBOLS
- EXPLANATIONS
- REFERENCES
- ADDITIONAL INFORMATION

LOT A
0.5± AC.

40' DRAINAGE ESM'T.

EXIST. ACCESS ESM'T.

EXIST. 5' P.T.T. ESM'T.

NORWOOD AVE.

JESSIE AVE.

AVE.

WILLOW TREE INVEST.
237-100-18

R.C. COLLET
237-100-27

LIAL
237-293-16

FAVERO
237-180-02

SUTTERCARE
237-180-54

FITZGIBBONS
237-100-16

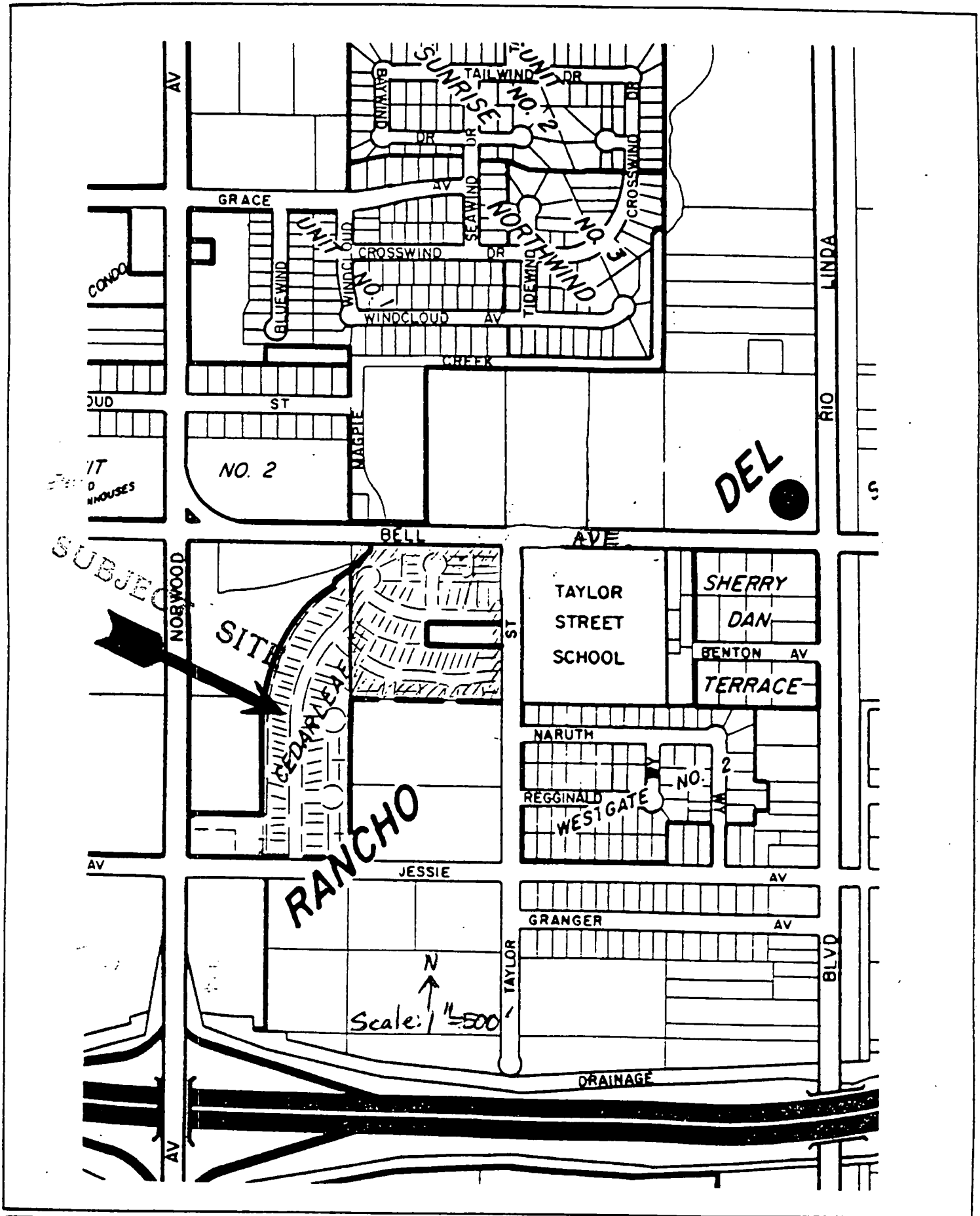
R.C. COLLET
237-100-13

R.C. COLLET
237-100-04

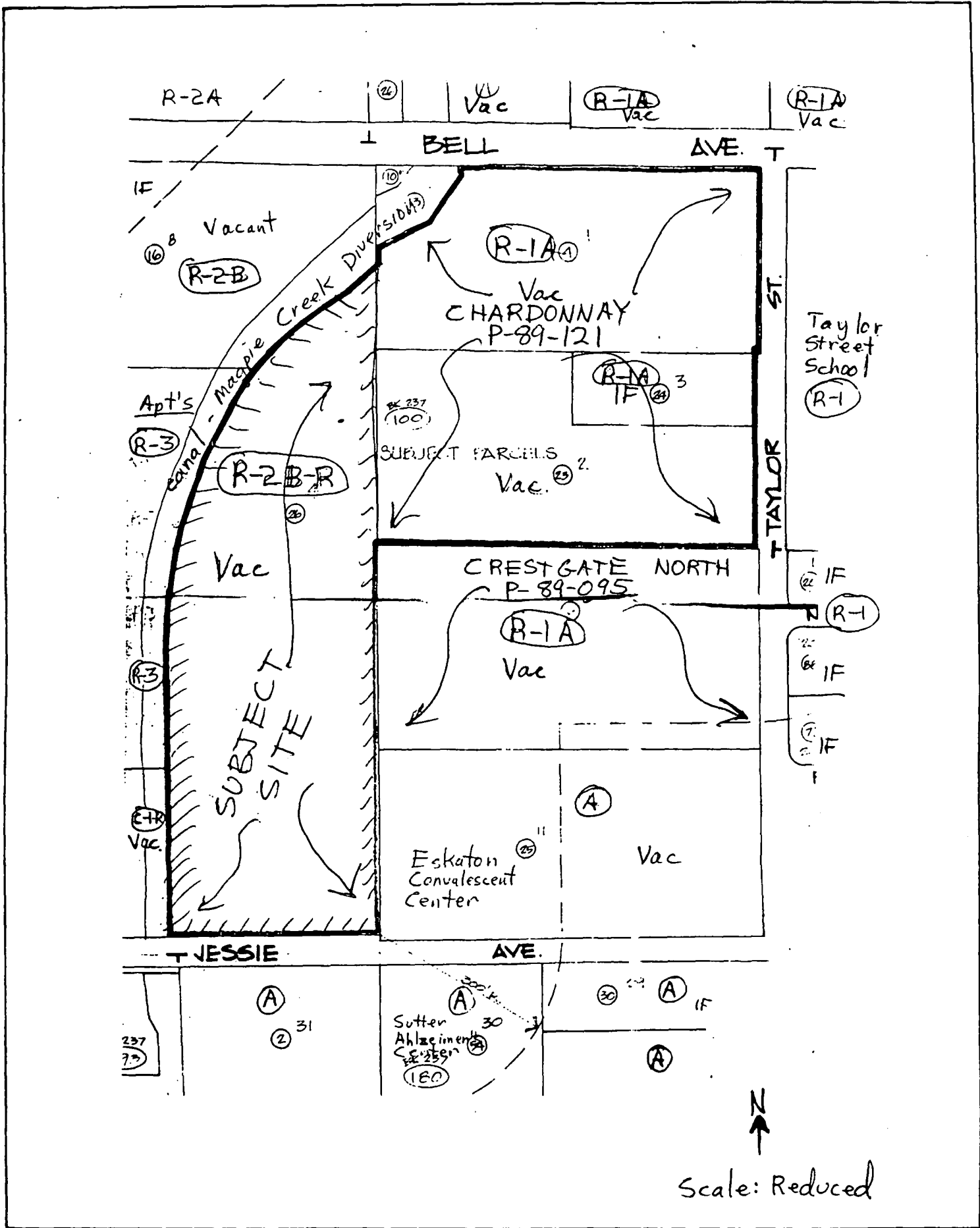
R.C. COLLET
237-100-23

STENHOUSE
237-100-6

ESKATON PROP. INC.
237-100-25



VICINITY MAP



LAND USE & ZONING MAP

PROPERTY DESCRIPTION

APN 237-100-4, 23 & 24

ALL OF LOT 39 SUB. SECTION 11 RANCHO DEL PASO EXCEPT THAT PORTION LYING NORTHWEST OF THE SOUTHERLY LINE OF DRAINAGE EASEMENT.

APN 237-100-26

ALL OF PARCEL "1" AS SHOWN ON THAT CERTAIN PARCEL MAP OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 110 OF PARCEL MAPS, MAP NO. 16.

CONTAINING 16.87 AC. ±

**HOUSING IMPACTS RELATED TO CEDARLEAF DOWNZONING
(P89-343)**

1. Project substitutes 48 single family (for sale) units for 168 rental apartment units. Project will eliminate a potential site for affordable zoning. New sales prices in North Sacramento are \$100,000⁺, while rents for 2 bedroom apartments range from \$270 - 450 / month (Oct 1988, Divine MIS).

2. The loss of 168 multi - family units in North Sacramento represents 2.8% of the remaining multi-family development potential. The net loss of 120 units also represents 2.8% of the 4340 units required in North Sacramento to achieve the 66% jobs - housing balance for North Natomas, although development potential currently existing for 18,574 additional units (see table).

3. The original rezone (P85-364) to R-1A and R-2B was intended to add more diversity of housing type and density (condominiums and apartments) and implement the housing policies (P.48) in the Community Plan.

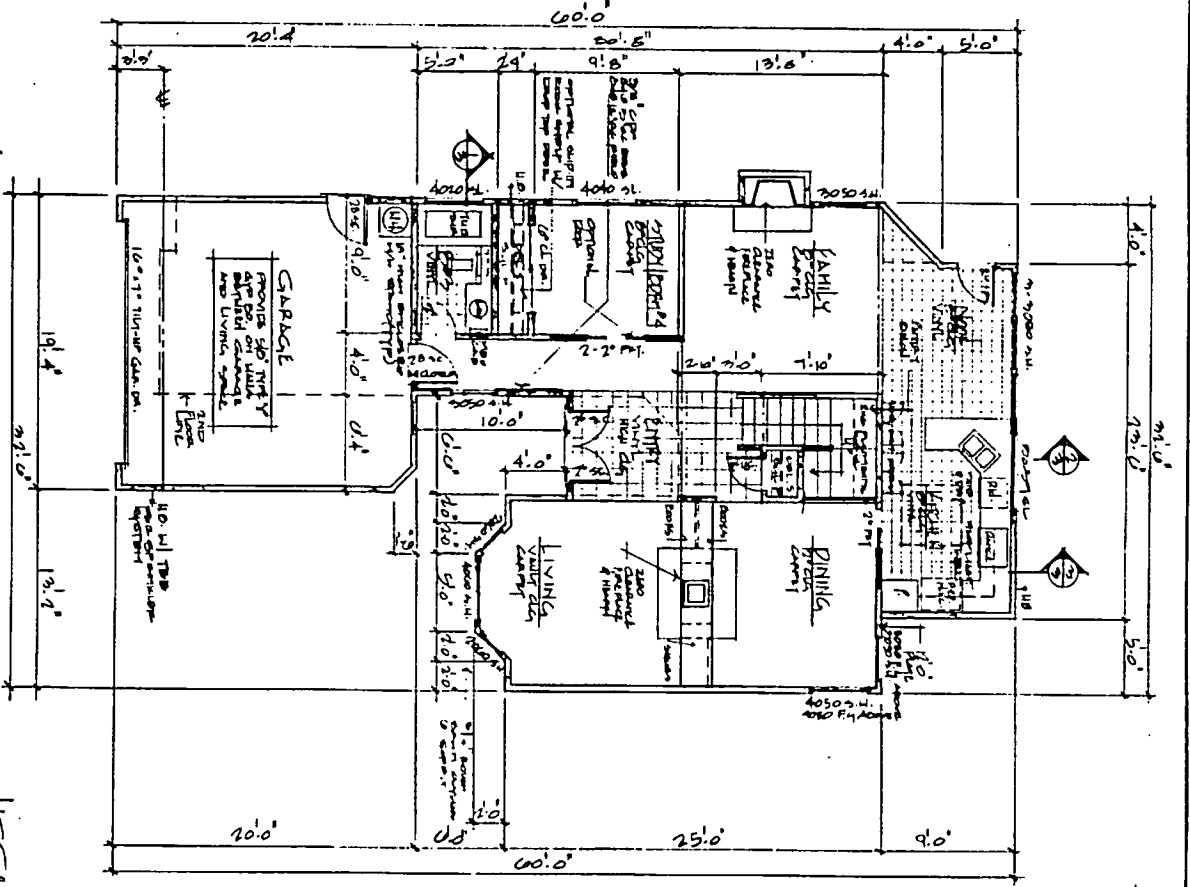
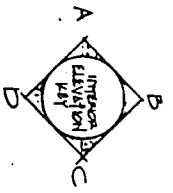
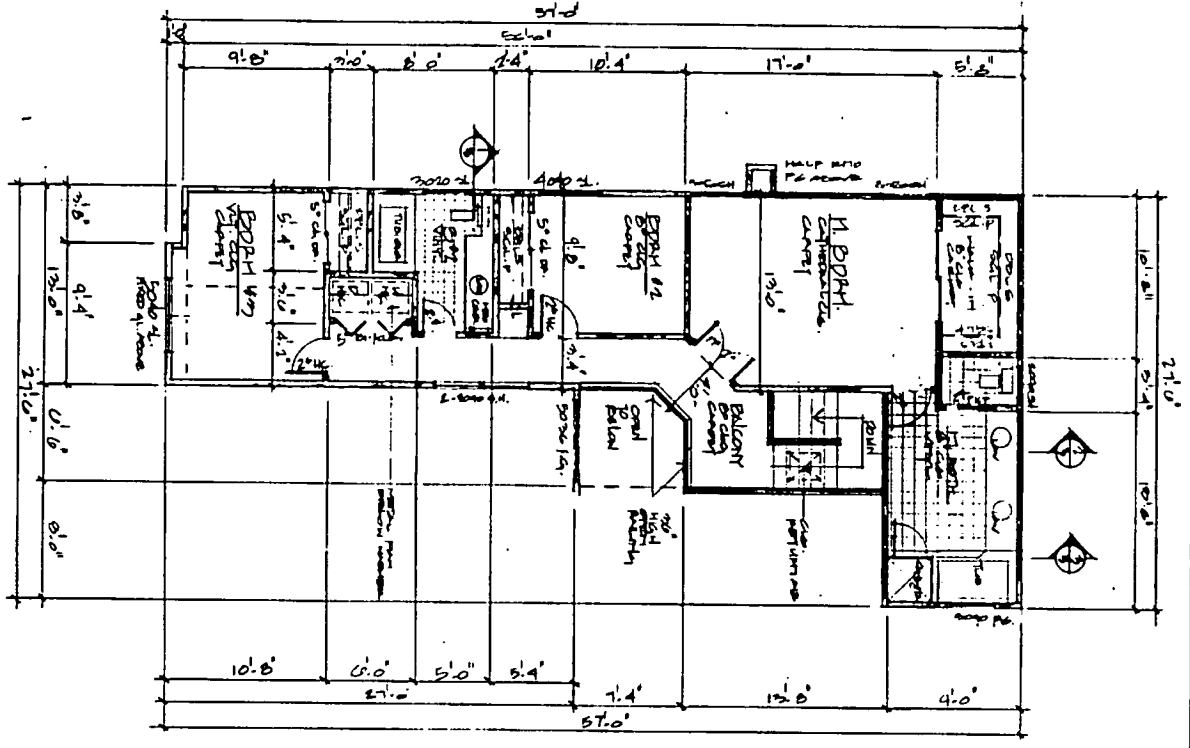
4. The downzone will result in a 1% change in the ratio of multi-family to single units at buildout in North Sacramento (see attached table).

family

**NORTH SACRAMENTO COMMUNITY PLAN
HOUSING TYPE**

	EXISTING UNITS	BUILDOUT UNITS		VACANT UNITS	
	1/89	W/OUT	* WITH	W/OUT	WITH
Multi Family Units	4,300 (27%)	10,237 (30%)	10,069 (29%)	5,937 (32%)	5769 (31%)
Single Family Units	11,716 (73%)	24,353 (70%)	24,401 (71%)	12,637 (68%)	12,685 (69%)
TOTAL	16,017 (100%)	34,590 (100%)	34,470 (100%)	18,574 (100%)	18,454(100%)

* With Cedarleaf Downzone.



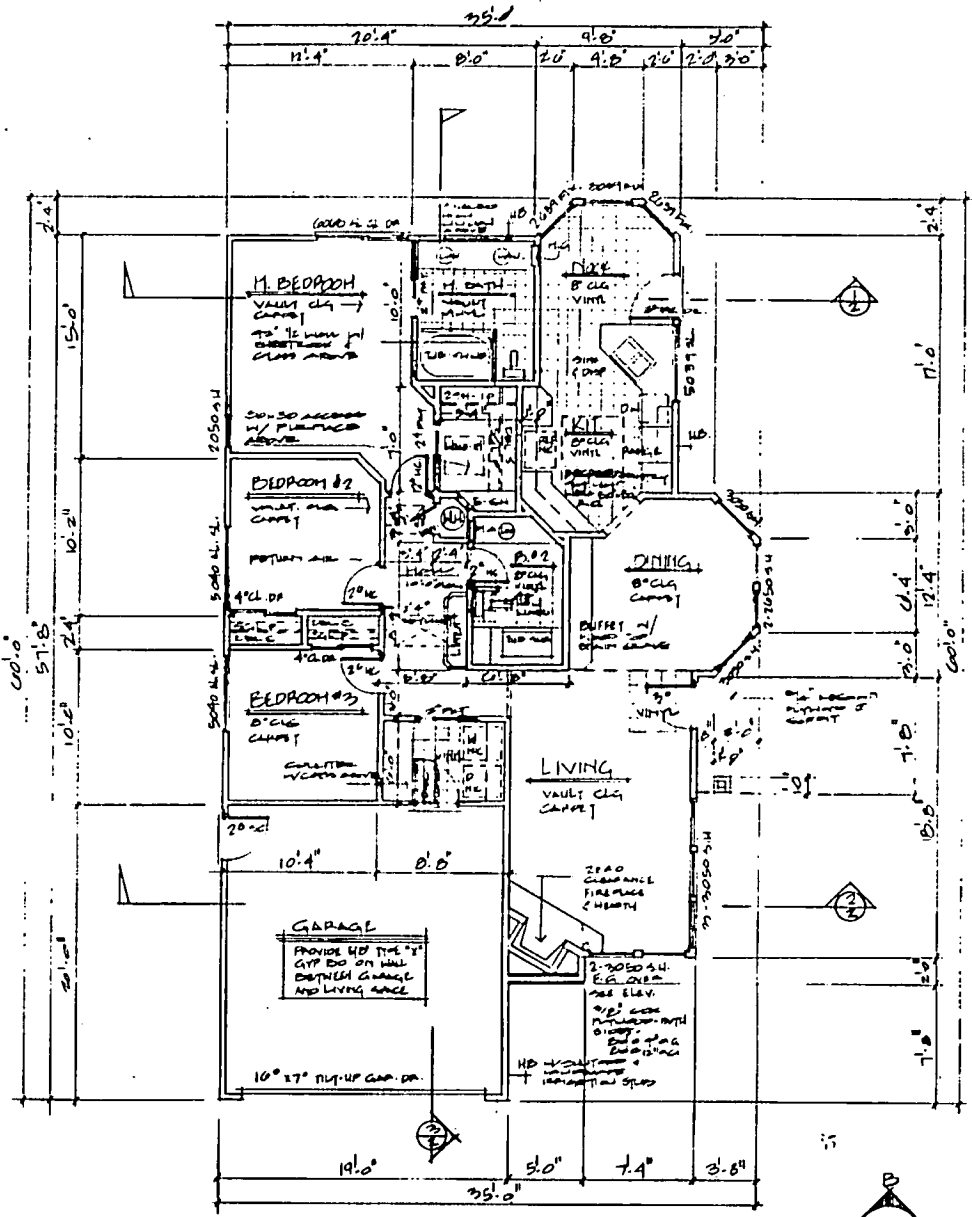
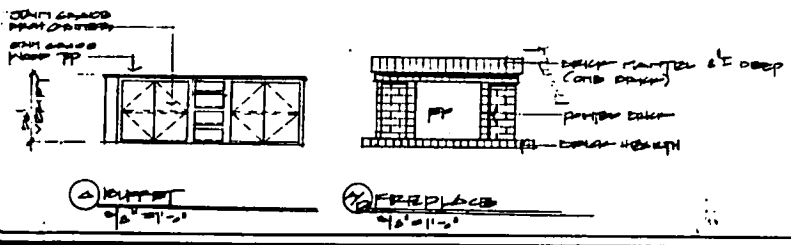
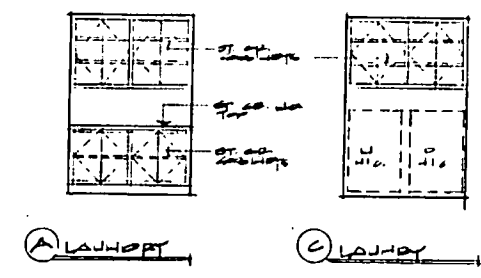
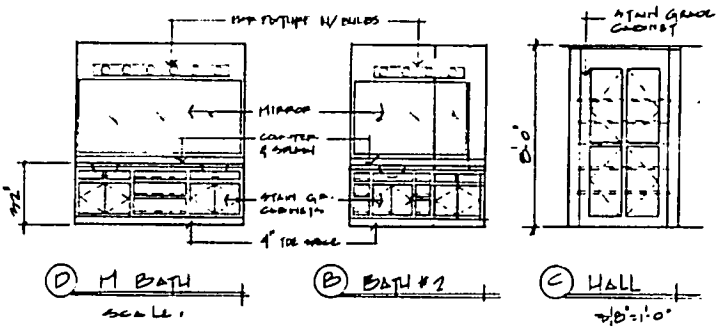
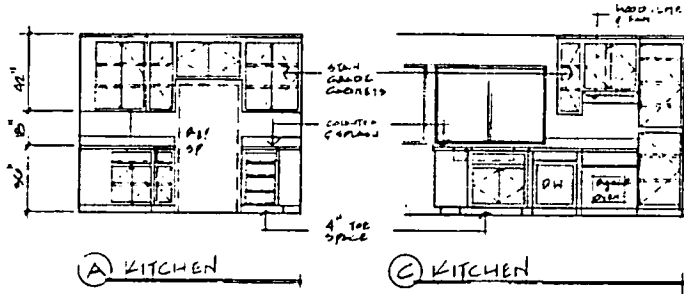
NEED
FURNACE
LOCATION

ERGOS CORPORATION
 JAMES PLUMB ASSOCIATES
 72
 1-11-90

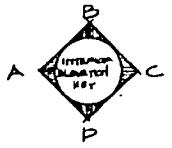
P-89-343

1-11-90

Item 9



FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1. FINISHES IN BRACKET
 2. COATERS TO BE UP



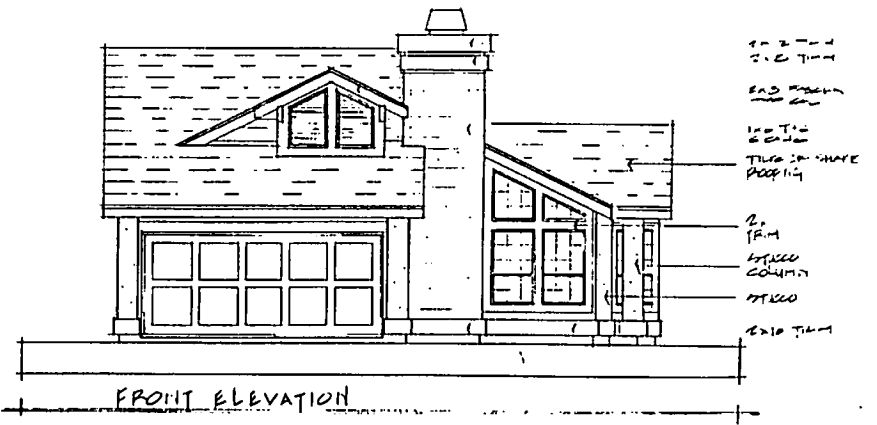
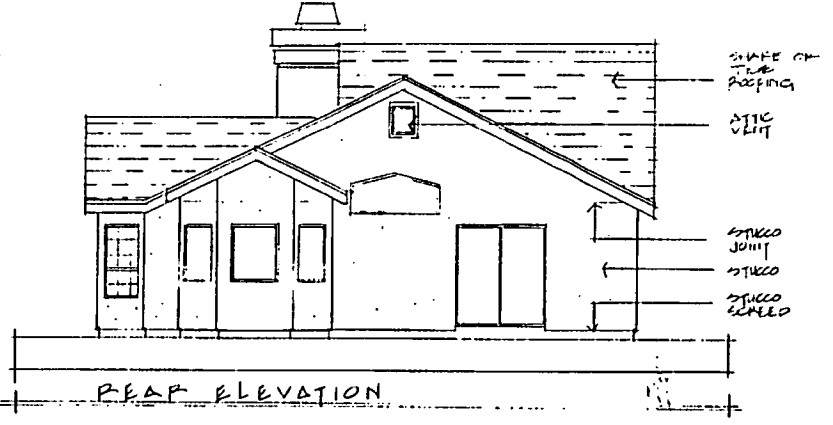
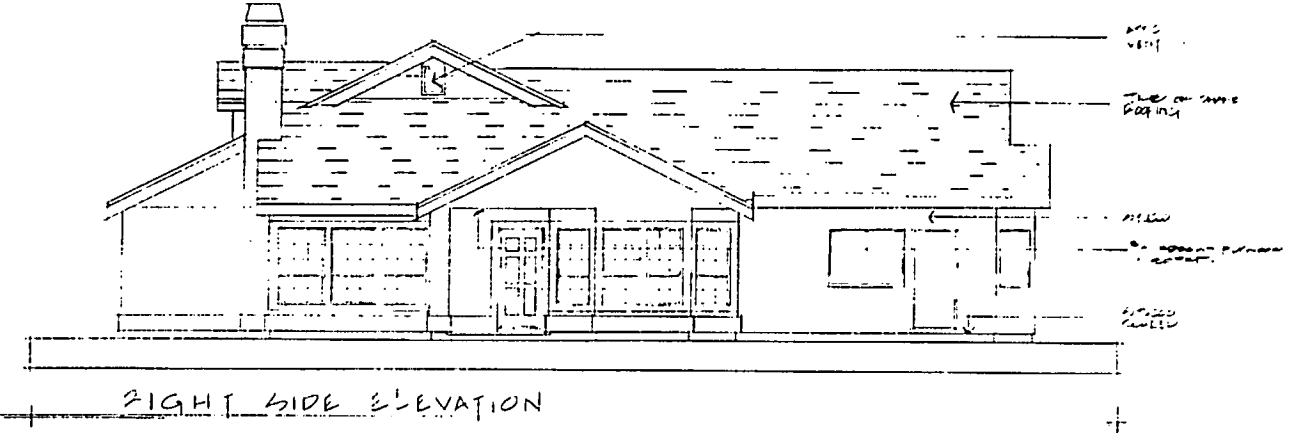
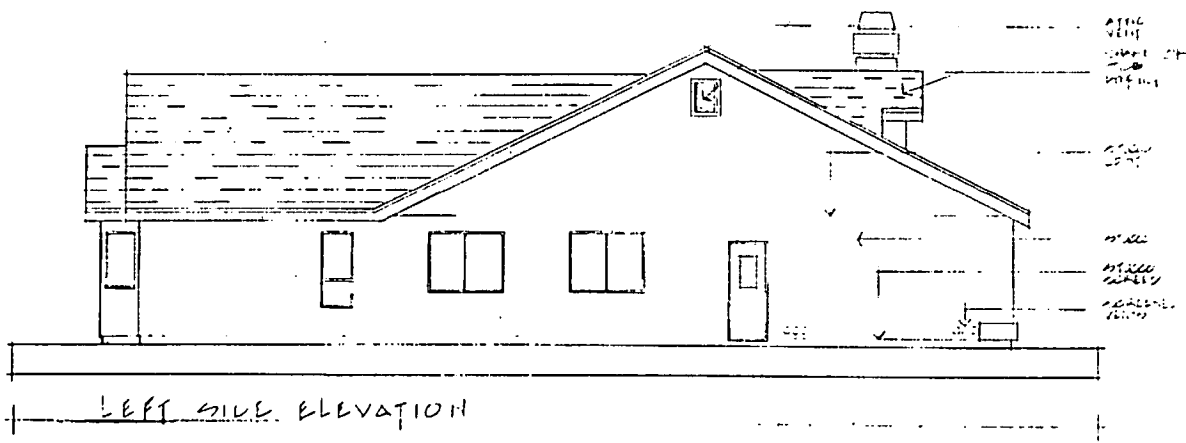
ERGOS CORPORATION

70
 Drawing No. 70
 Drawn By _____ Date _____
 Checked By _____ Date _____
 Scale _____
 Revision No. _____
 Sheet 1 of 7

P-89-343

1-11-90

Tom J



JAMES PLUMBS ASSOCIATES
 ARCHITECTS
 1000 W. 10th St.
 Oklahoma City, OK 73106
 (405) 521-1100

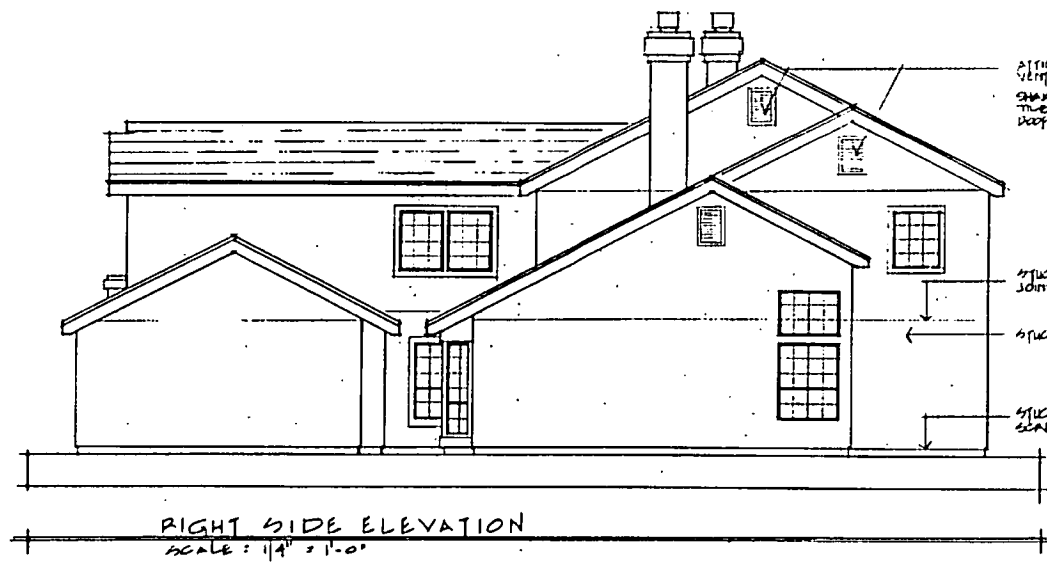
ERGOS CORPORATION

Job No. 100-01116
 Drawing Title 70
 Drawn by _____ Date _____
 Checked by _____ Date _____
 Scale _____
 Revision No. _____
 Date 3.7

P-89-343

1-11-90

item 9

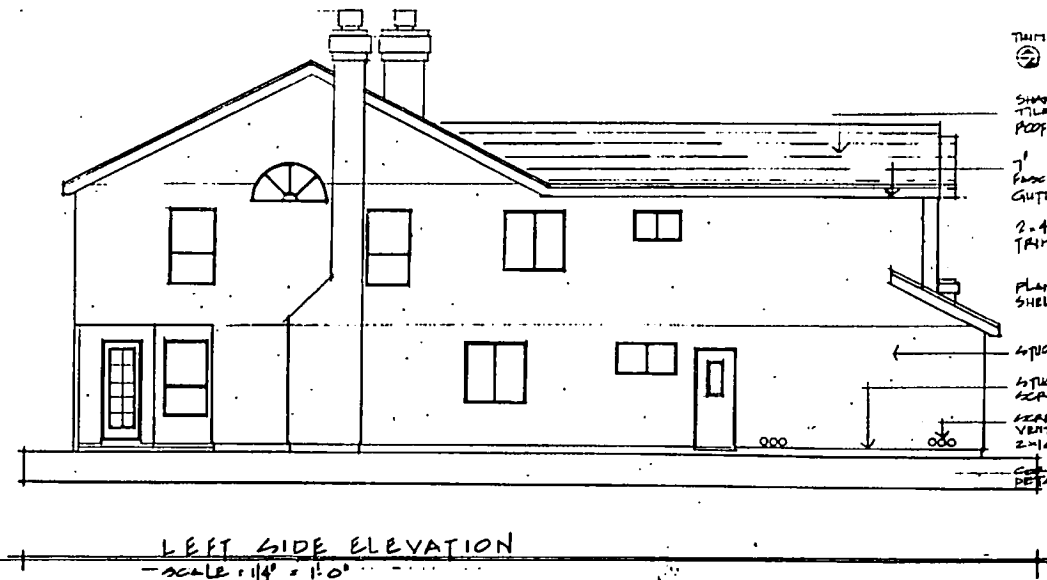
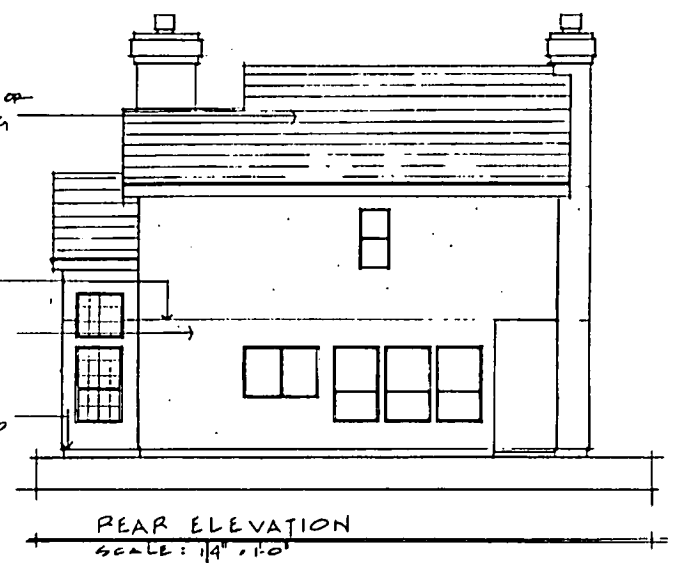


ATTIC VENTS
SHAPE OF
THE
ROOFING

STUCCO
JOINT

STUCCO

STUCCO
SCAFFOLD



TRIM CORNICE

SHAPE OF
THE
ROOFING

1"
FASCIA
GUTTER

2"x4"
TRIM

PLANT
SHELF

STUCCO

STUCCO
SCAFFOLD

SCAFFOLD
VENTS
2"x10" TRIM

CANTON
POST



4" x 4" RAISED PANEL
PLYWOOD
CORNER



EXHIBIT D
ERGO CORPORATION

Job No. *JW 1000*

Drawing No. **72**

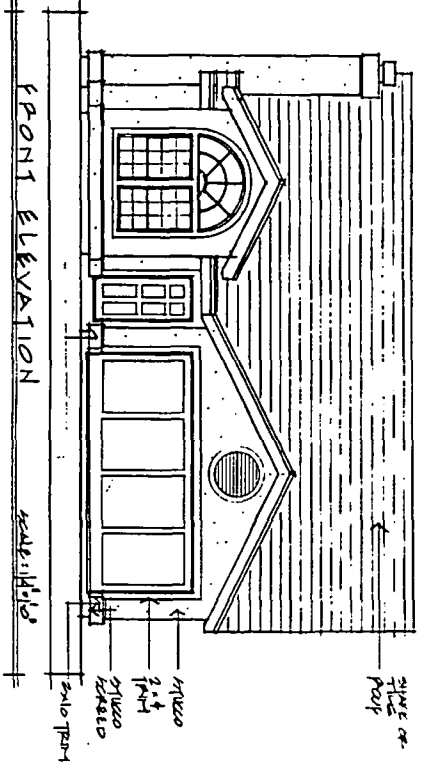
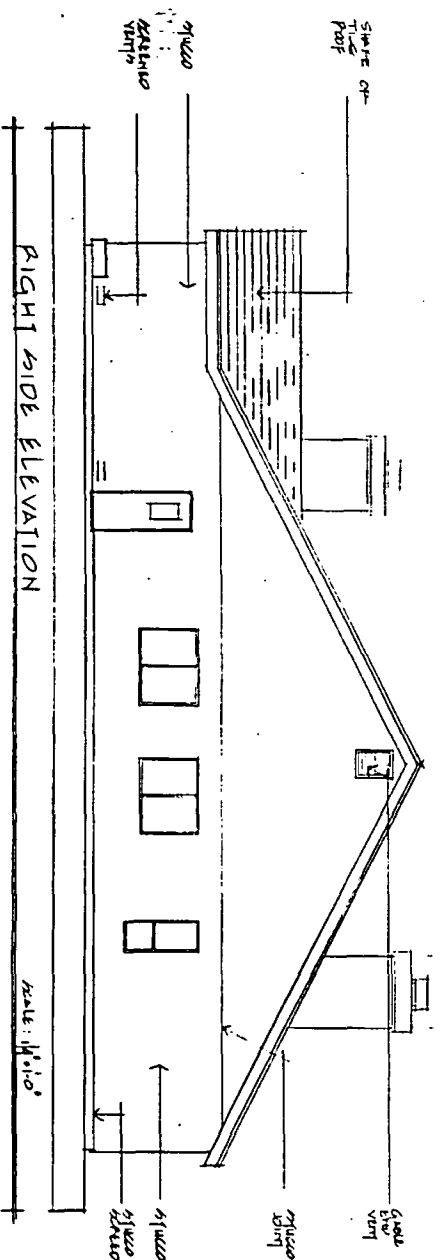
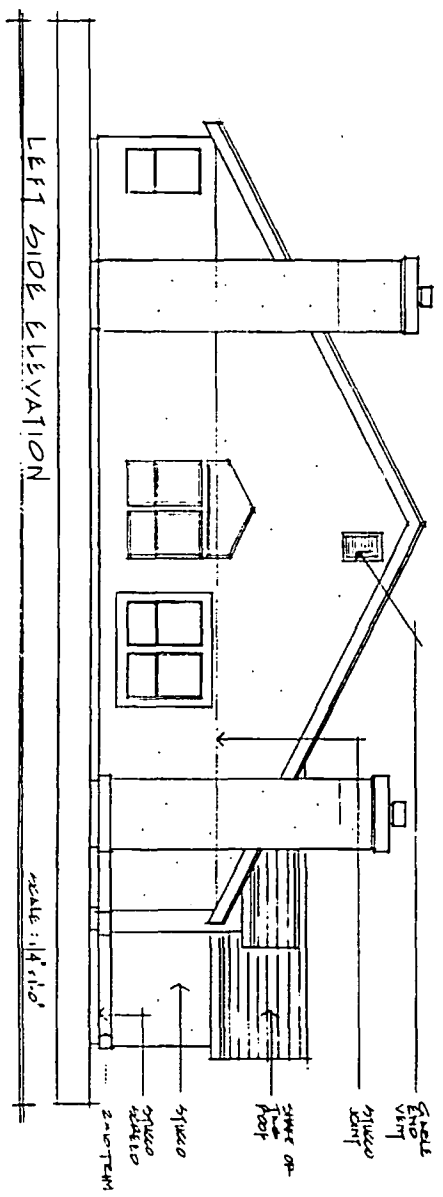
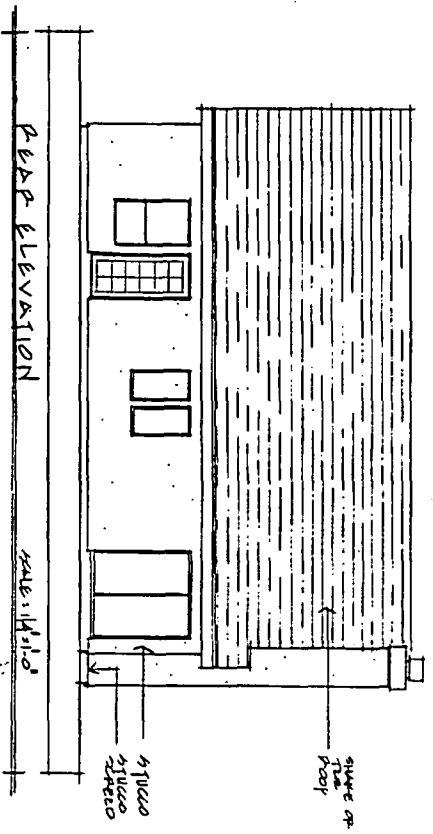
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Scale _____

Reference No. _____

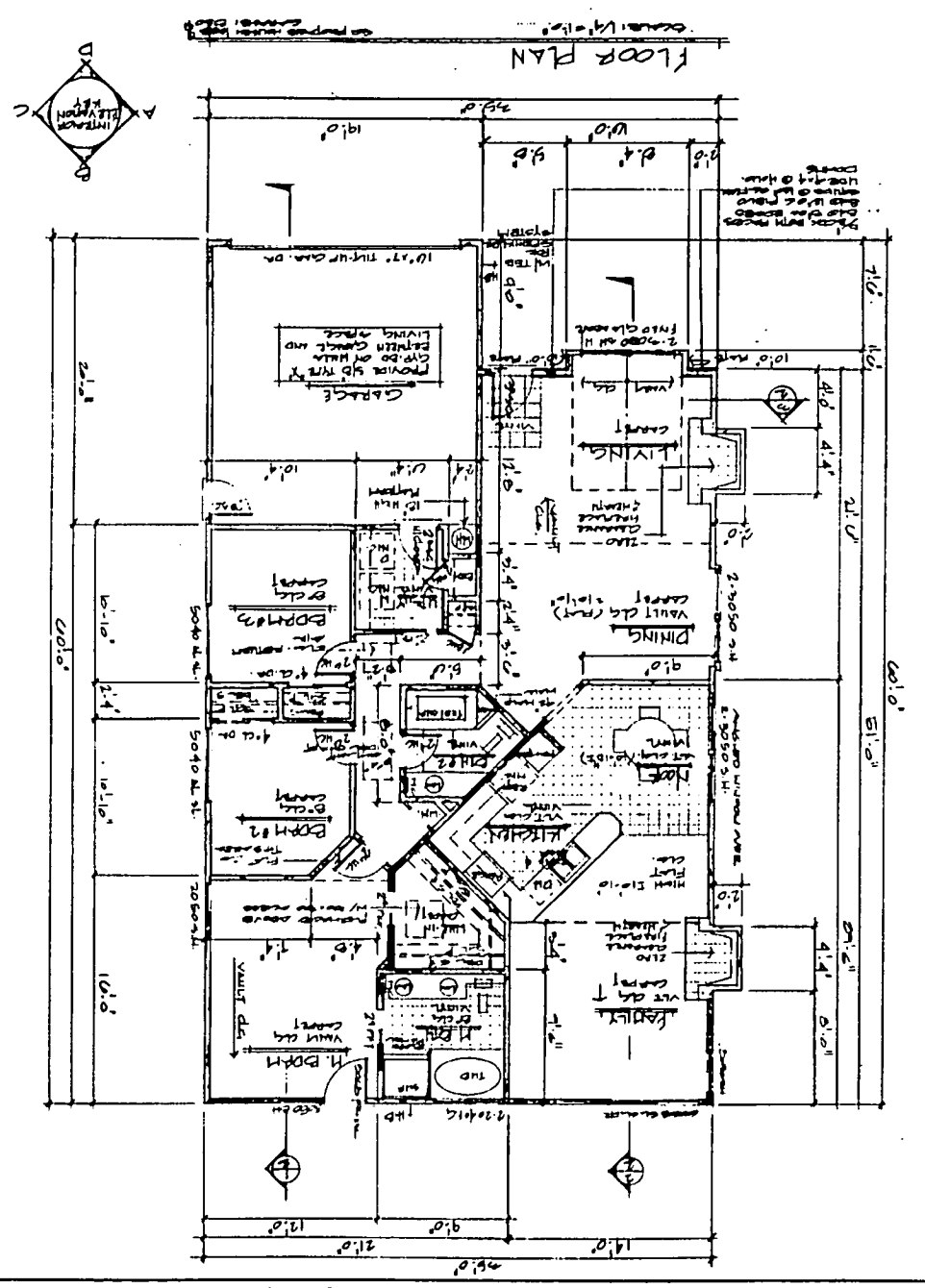
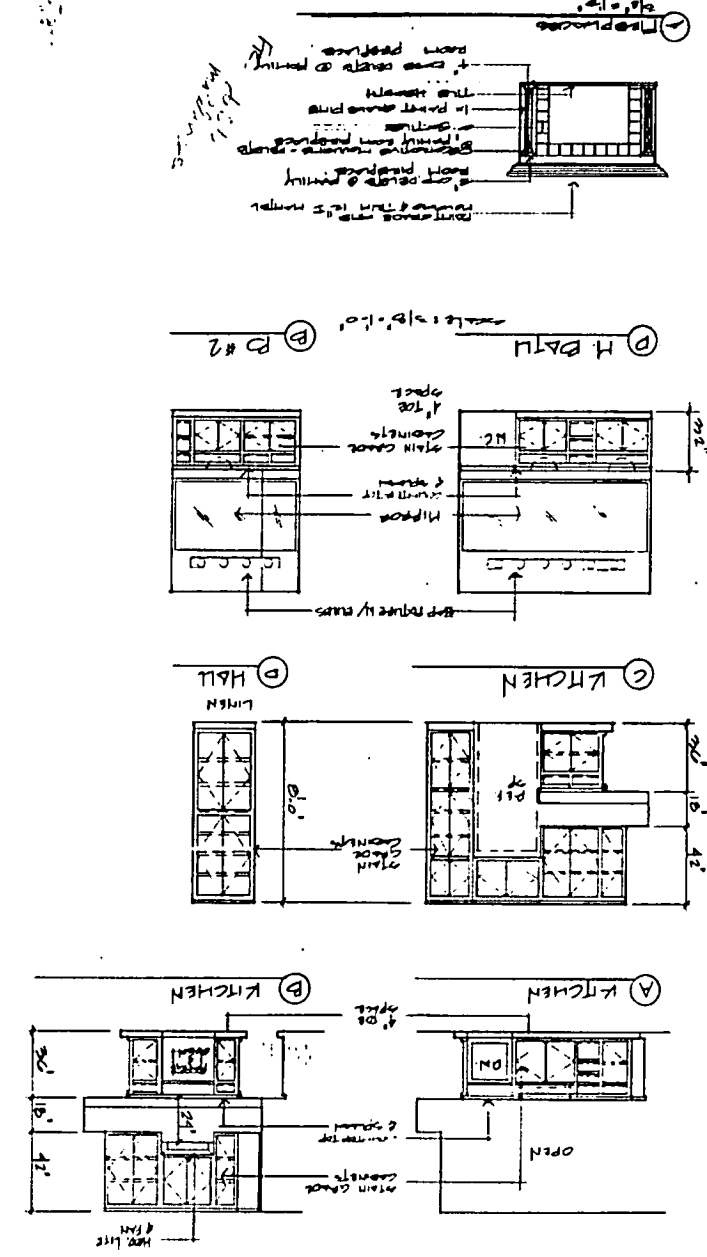
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Date	
Sheet No.	
Project No.	
Scale	
37	

ERGIT E
ERGOS CORPORATION

JAMES PLUMB ASSOCIATES



Project No. _____
 Scale _____
 Date _____
 Drawing No. _____
 Date _____

EXHIBIT E-1

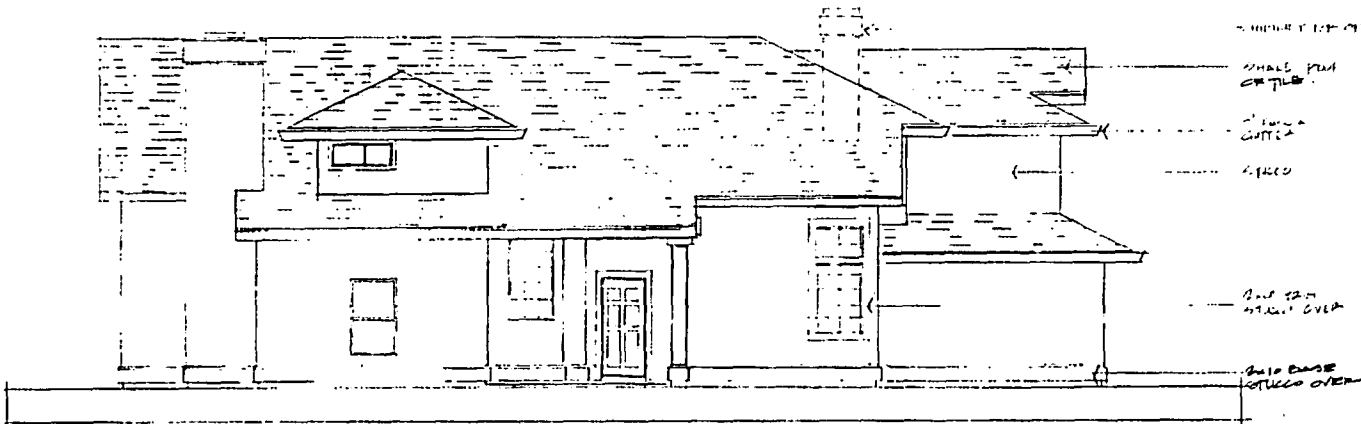
ERGOS CORPORATION

JAMES PLUMB ASSOCIATES

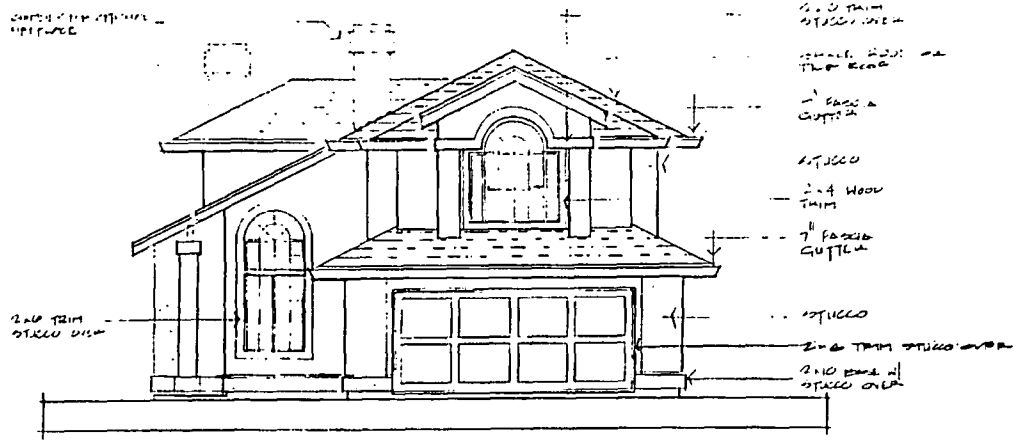
P-89-343

1-11-90

stem 9



LEFT SIDE ELEVATION



FRONT ELEVATION

SCALE: 1/4"=1'-0"

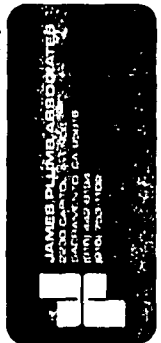


EXHIBIT # 73

JOS. C. JORDAN

Job No.	
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Checked By	Das
Scale	
Revision No.	
Sheet	A4

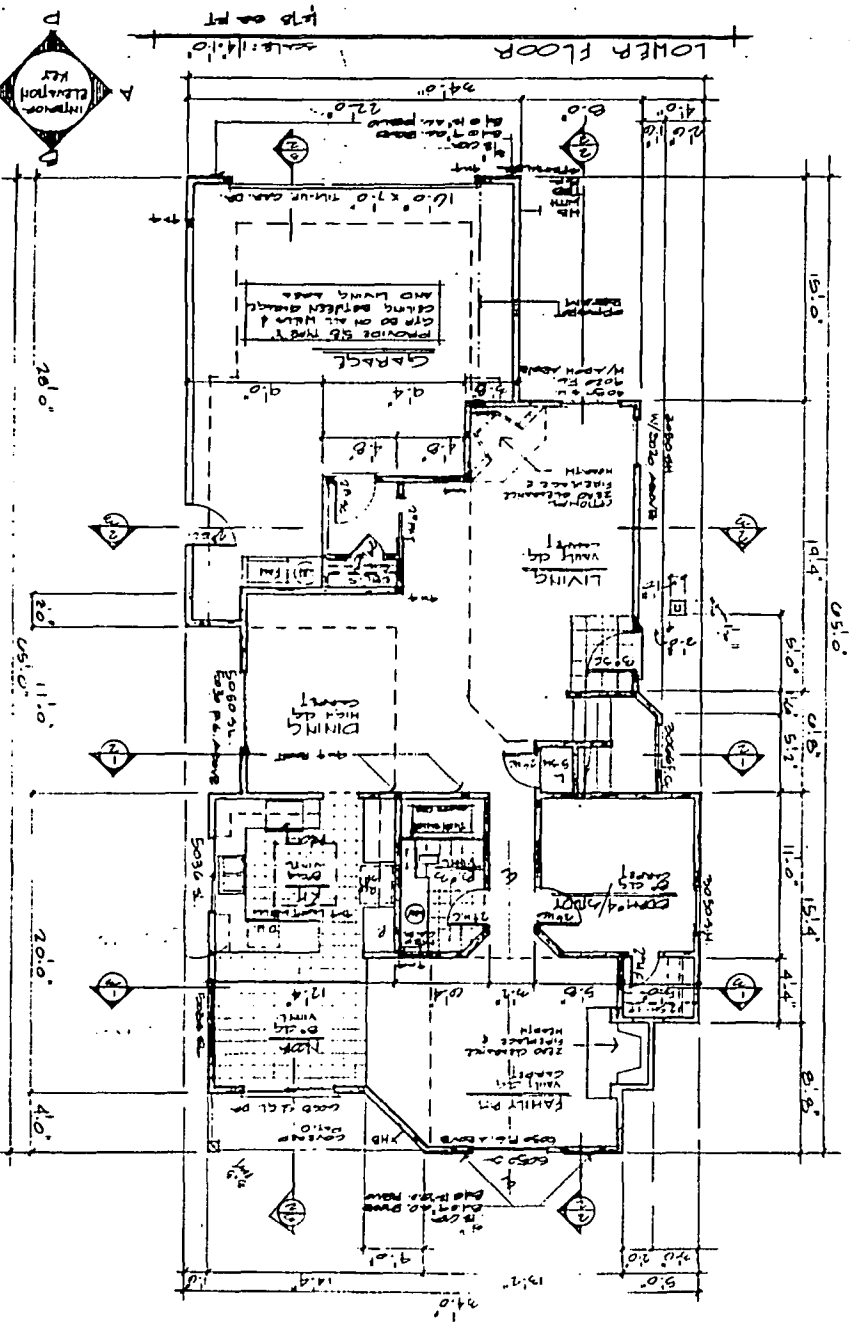
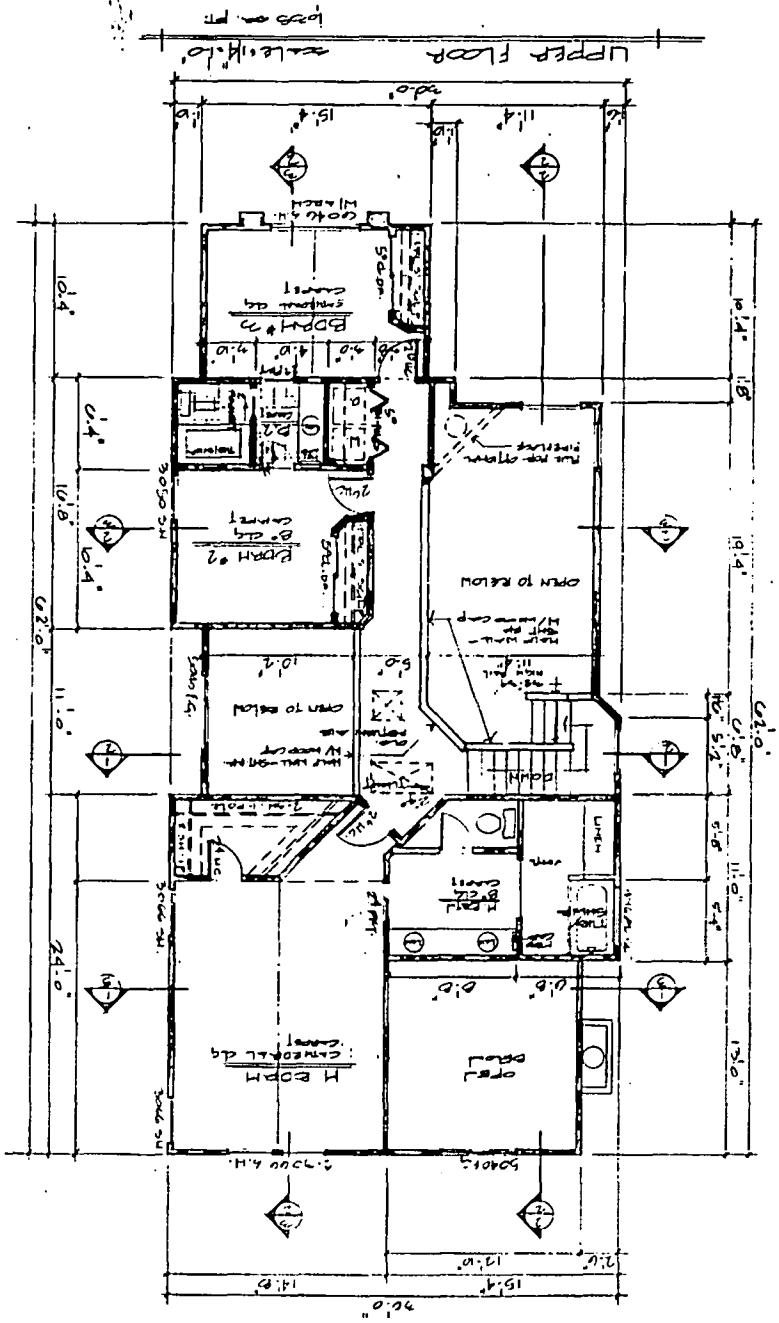
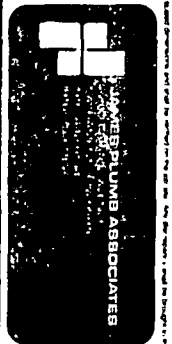
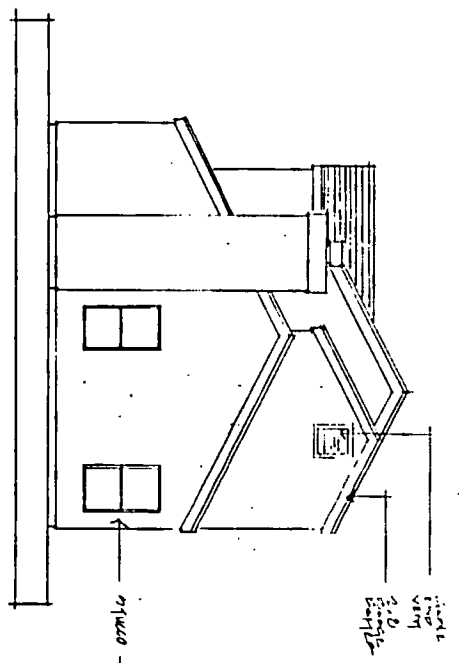


EXHIBIT 1
 ERGOS CORPORATION

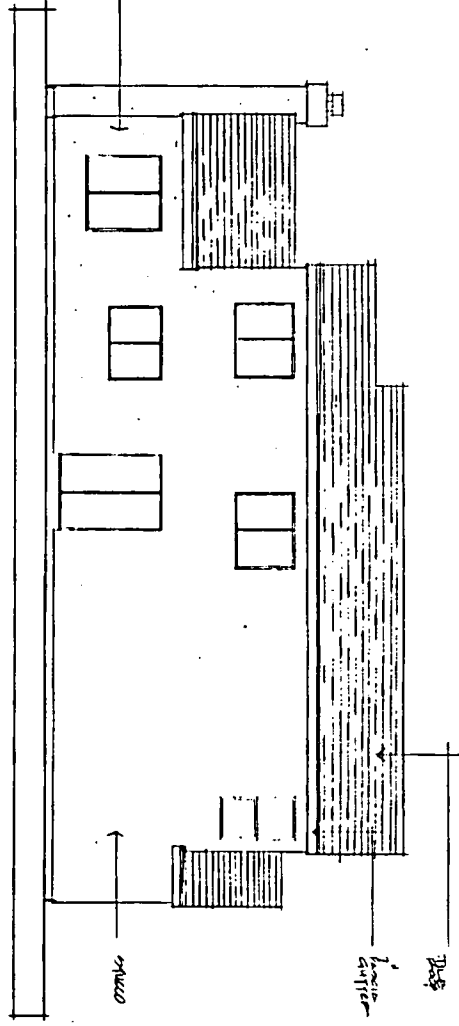


ERGOS CORPORATION
 1000 15TH AVENUE
 DENVER, COLORADO 80202

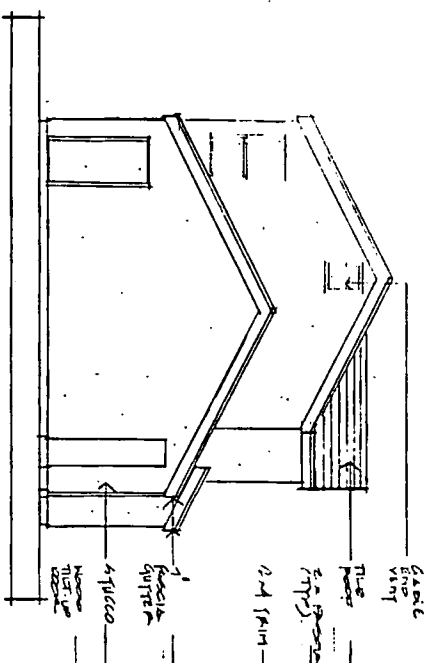
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 Checked By
 Date
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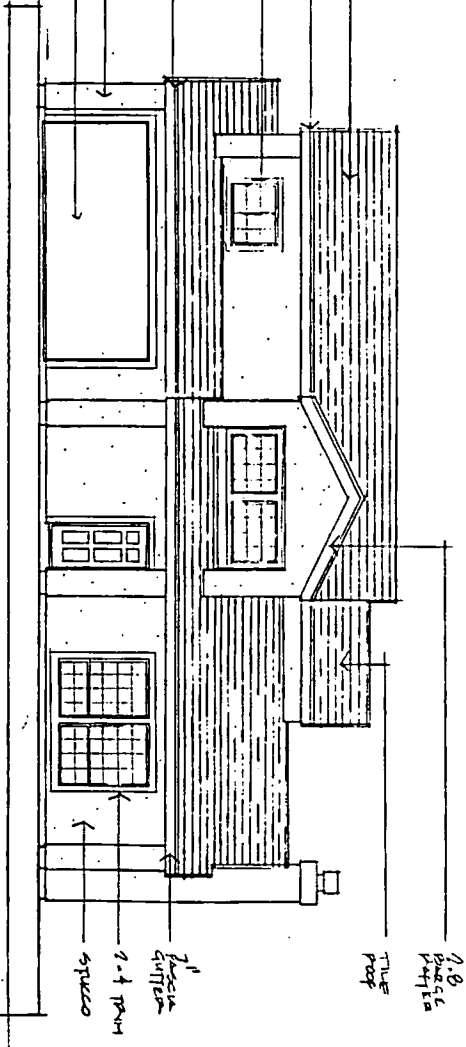
RIGHT ELEVATION
Scale 1/4" = 1'-0"



REAR ELEVATION
Scale 1/4" = 1'-0"



LEFT ELEVATION
Scale 1/4" = 1'-0"



FRONT ELEVATION
Scale 1/4" = 1'-0"

JAMES PLUMBS ASSOCIATES
 1000 EASTERN AVENUE
 BATHING AND CASINO
 1000 EASTERN AVENUE
 BATHING AND CASINO

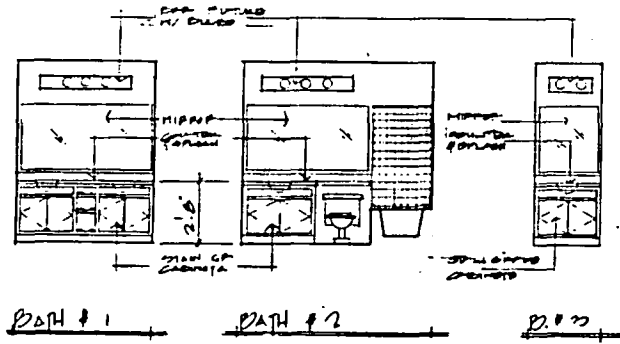
EXHIBIT G
ERGOS CORPORATION
VILLA CREEKRIDGE

DATE: _____
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 CHECKED BY: _____
 DATE: _____
 SCALE: _____
 SHEET: _____
 TOTAL SHEETS: _____

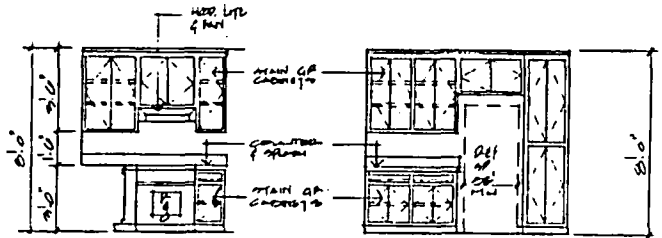
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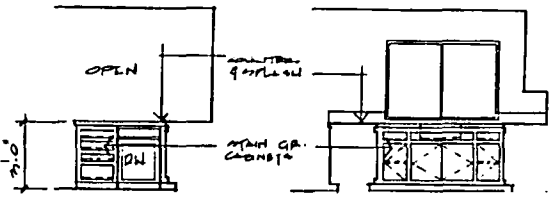
stem 9



BATH #1 BATH #2

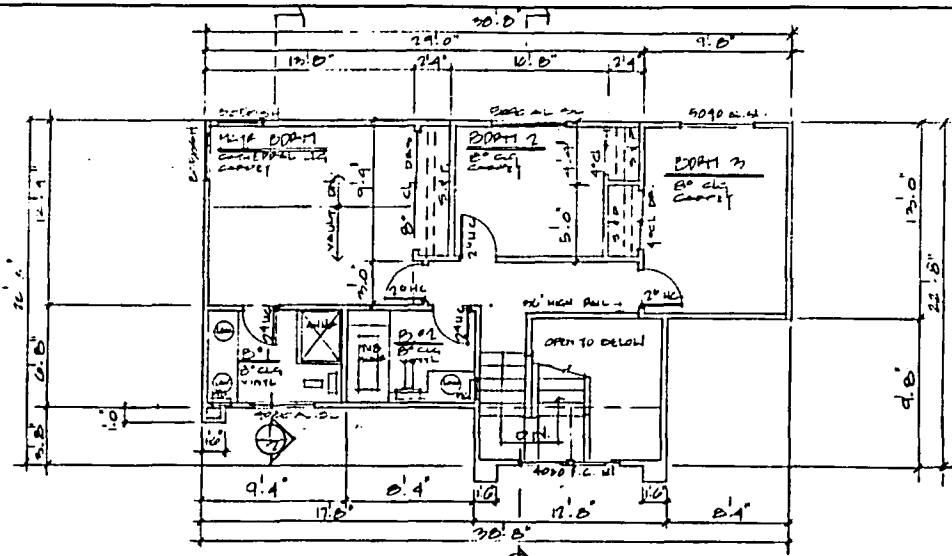


KITCHEN KITCHEN

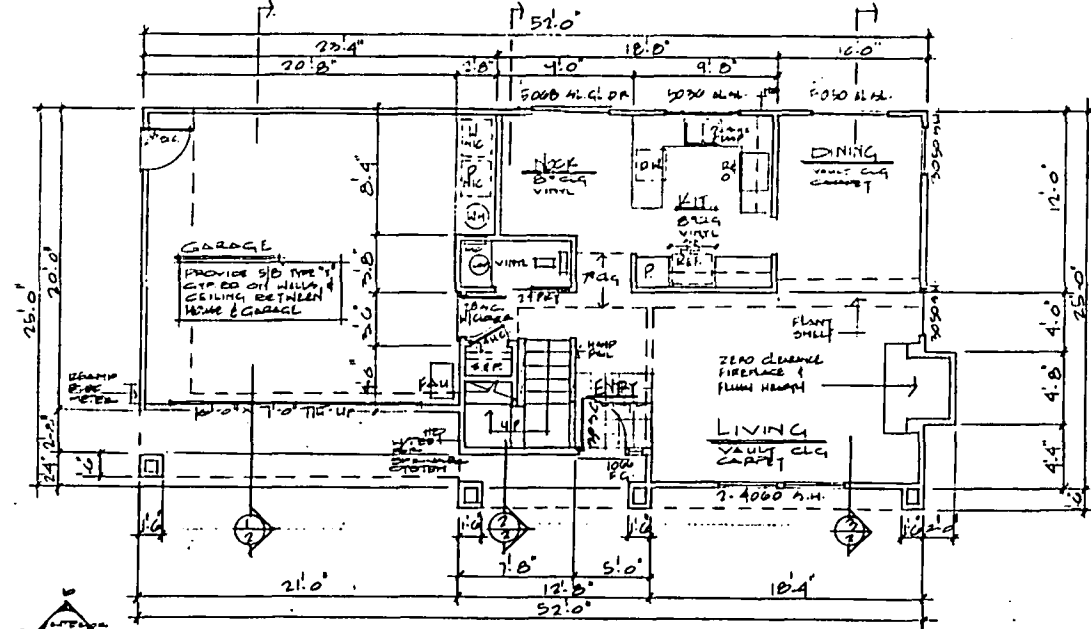


KITCHEN KITCHEN

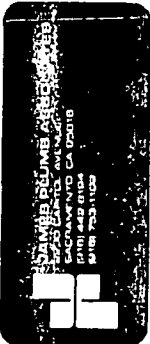
CABINET ELEVATIONS SCALE: 3/8\"/>



FLOOR PLAN - SECOND FLOOR SCALE: 1/4\"/>



FLOOR PLAN - FIRST FLOOR TOTAL SQ FT: 1,762 GARAGE: 400 SQ FT SCALE: 1/4\"/>



ERGOS CORPORATION
 EXHIBIT 5-1
 VILLA CREEKHEDGE

Job No	101#22
Drawing No	
Drawn By	ALT.
Checked By	
Scale	
Revision No	
Sheet	A1

ATTACHMENT A
DISCUSSION OF INITIAL STUDY
CEDARLEAF P89-343

Project Description

The firm of Morton & Pitalo, Inc., has submitted an application to the City of Sacramento for the necessary entitlements to develop a 48 unit single family residential subdivision of petite units known as Cedarleaf. Previous approvals for the site designated it for 168 rental unit apartments. As a result, the site is currently designated Medium Density Residential (16-29 du/na) in the 1986-2006 General Plan. It is designated Residential (11-29 du/na) in the 1984 North Sacramento Community Plan. The site is zoned Multi Family (R-2B-R). The site is located on the north side of Jessie Avenue, 200± east of Norwood Avenue.

On December 23, 1985, the City Council approved the entitlements necessary to develop 168 apartments on this site (P85-364). The approval was part of a larger request which also included 130 condominium units on an adjacent 8± acres to the east. The entitlements were granted based upon the fact that the zonings were consistent with the newly adopted community plan land use designations and goals which encourage a mixture of housing types and densities to meet the needs of varying family size, age and income levels. That project, however, was never built.

In August, 1989, the City Council approved the necessary entitlements to develop 55 petite single family homes on the R-1A portion of the larger site (P89-121). This request did not entail plan amendments and was, therefore, approved. The total reduction in housing yield resulting from the two requests is 198 units.

The necessary entitlements for this project include:

1. Amend the General Plan from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na);
2. Amend the 1984 North Sacramento Community Plan from Residential 11-21 du/na to 7-15 du/na;
3. Rezone 8± acres from Multi Family (R-2B-R) to Single Family Alternative (R-1A);
4. Tentative Map to subdivide the property into 48 petite single family lots.

Environmental Effects

1. Earth: The proposed project will result in compaction and overcovering of soil to provide proper drainage, building foundations, parking and vehicular maneuvering area. The subject

site is designated for urban uses in the General Plan. No unique geologic features are known to occur on the site. Development within the General Plan area is subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU DEIR, pg. T-20). Currently, the City requires that all new structures be designed to withstand this intensity level, since the City is within Zone 3 of the UBC's Seismic Risk Map of the United States (SGPU DEIR, pg. T-20).

2. Earth: Traffic associated with the proposed project will produce emissions of various compounds which contribute to regional and local air quality problems. Sacramento is a non-attainment area for ozone and carbon monoxide. No violation of the CO standards are expected from implementation of this project. Residential projects of 300 single family units or more are generally recognized as potentially capable of producing significant amounts of pollutants per day (SCAQMD, "Air Quality Handbook for Preparing EIRs", April 1987). The project will, however, incrementally add to the regional non-attainment of standards for ozone.

Watering during construction will reduce fugitive dust to a less than significant levels. The applicant has agreed to the following mitigation measure to reduce geological impacts to a less-than-significant level:

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

- o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

3. Water:

3.1 EXPOSURE OF PEOPLE OR PROPERTY TO WATER RELATED HAZARDS SUCH AS FLOODING

Status of Flood Protection in the City of Sacramento

New preliminary Flood Insurance Rate Maps (FIRM) dated May 1, 1989, have been issued based on recent studies conducted by the U.S. Army Corps of Engineers (USCOE) and the Federal Emergency Management Agency (FEMA) which indicate a need for increased flood control measures in order to provide 100-year flood protection for all areas within the City of Sacramento.

In response to these studies, Congress has adopted special legislation to prevent FEMA from issuing new base flood elevations for property located in the newly identified flood plain that would ultimately result in new and higher flood insurance rates. The special legislation further authorizes the City to develop appropriate land use policies for the new floodplain. In this regard, Congress has determined that some new development may proceed in these areas.

In light of the special legislation, FEMA has designated the newly identified flood areas as A99 zone. The A99 zone identifies "areas of special flood hazard, where adequate progress has been made on a flood control system such as dikes, dams, and levees, to consider it complete for insurance rating purposes."

FUTURE FLOOD PROTECTION EFFORTS

The City is working with the USCOE and other responsible agencies to develop an accelerated program to provide future flood protection. Three measures have been identified to accomplish 100 year flood protection throughout the City: 1) levee stabilization, 2) increased upstream flood storage on the American River, and 3) levee upgrades (raising the height of levees). Some combination of all three measures will be needed to provide 100 year flood protection for the entire City.

Levee stabilization work will be the first step towards increased flood protection. Levee repairs along the Sacramento River have been targeted as the highest priority. Funds are expected to be appropriated by Congress in order to award levee stabilization contracts by July 1, 1990. The

USCOE anticipates completion of needed levee stabilization work by 1992.

While levee stabilization work is in progress, efforts will be made to obtain additional upstream storage on the American River by operating Folsom Dam in a manner which will increase available flood storage capacity. This capacity, combined with levee stabilization, could provide 100 year flood protection in all areas of the City except Natomas and portions of the basins surrounding Dry Creek, Morrison Creek and Arcade Creek, which are expected to have approximately 70 year protection. Attaining 100 year protection for the entire City will require levee upgrades in many areas of the City and maintaining increased flood storage capacity in Folsom Dam. According to current USCOE information, this work is scheduled to be completed in early 1996.

LAND USE PLANNING POLICY WITHIN THE 100 YEAR FLOOD PLAIN

The City of Sacramento has taken steps towards implementing a land use planning policy for areas within the City now located within the 100 year floodplain.

On April 27, 1989, the Sacramento Metropolitan Flood Protection Task Force recommended approval of a land use planning policy. The policy identifies interim growth guidelines within the 100 year floodplain areas of the City and County of Sacramento. The task force then submitted their recommendation to the City and County governing boards.

On June 7, 1989, the Sacramento City Council requested an Environmental Impact Report (EIR) on the Draft Land Use Planning Policy. The EIR is expected to be completed and approved by late December, 1989. The EIR will evaluate the impacts of the land use planning policy and may require specific measures to mitigate identified impacts to human health and safety and property damage.

RISK OF FLOODING IN THE PROPOSED PROJECT AREA

The proposed project is located within an area designated by FEMA as an A99 zone and determined by the USCOE to have less the 100 year flood protection.

Additional growth in the 100 year floodplain could expose people and property to flooding. In order to reduce this significant impact to a less than significant level, the Environmental Coordinator of the City of Sacramento has determined that the project may only proceed up to the building permit stage. A building permit will not be issued on the proposed project until the Land Use Planning Policy EIR is complete. If construction does not occur, there will be

no additional exposure of people or property to flooding. In order to comply with this condition, the project applicant has agreed to the following mitigation measures:

- B. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).
- C. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measure could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed.

4/5. Plant/Animal Life: The subject site would be categorized as "old field" habitat according to the General Plan (SGPU, DEIR, pg. U-12). This habitat type is typically degraded when situated in urban surroundings. Old field habitat does provide some wildlife habitat, but loss of this habitat in the SGPU area is considered less-than-significant (SGPU, DEIR, pg. U-28). No known rare or endangered species of plants or animals are known to exist on the site.

6. Noise: The subject site is located in an area where the noise from Freeway I-80 is expected exceed the 60 dB limit for exterior environments specified by the City of Sacramento Noise Element at buildout of the General Plan. The area south of the site up to the freeway is designated for urban uses. When buildout occurs, it is anticipated that structures will attenuate exterior noise levels on the site to an acceptable level. For exterior noise levels greater than 60 dB Ldn, the interior limit level of 45 dB Ldn becomes effective and single-family residential development is permitted only with the inclusion of protective measures. The applicant has agreed to the following mitigation measures to reduce interior noise levels to less-than-significant:

- D. All joints in exterior walls shall be grouted or caulked airtight.

- E. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
 - F. All penetrations of exterior walls shall include a 1/2 inch airspace. 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.
 - G. Windows must have a minimum STC rating of 29 or better. Windows which open and face the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
 - H. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
 - I. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
7. Light and Glare: Standard street lighting will be installed which must meet City standards and not generate light or glare within the subdivision or onto surrounding property.

8. Land Use:

Consistency with Applicable Plans and Policies.

The City of Sacramento General Plan identifies the following policy for flood protection:

Flood Hazards, Policy 1: Prohibit development of areas subject to unreasonable risk of flooding unless measures can be implemented to eliminate or reduce the risk of flooding.

The proposed project is located within an area designated by FEMA as an A99 zone and determined by the USCOE to have less than 100-year flood protection. The proposed project is therefore inconsistent with Policy 1 of the Flood Hazards Section of the City General Plan.

In conjunction with implementation of the City of Sacramento Land Use Planning Policy within the 100-year Floodplain, the City proposes to amend the General Plan to define "areas subject to unreasonable risk of flooding" in Policy 1 to exclude areas designated A99 Flood Hazard zone on the FIRM for the area. If approved, this measure would reduce the inconsistency with the City General Plan by amending the

General Plan.

In order to reduce the significant impact of General Plan Policy inconsistency with the proposed project to a less than significant level, the project applicant has agreed to the following measure:

- J. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

Affordable Housing and Jobs/Housing Ratio: The North Sacramento Plan also contains goals, policies and objectives related to housing. These are intended to provide a mixture of housing types and densities to meet needs of varying family size, age and income levels and to equitably distribute housing associated with various income groups, especially the lower income levels. The subject site was originally designated to help achieve these objectives. The General Plan Housing Element contains the goal of providing affordable housing for all income groups by increasing residential densities where possible as a way of providing more affordable housing. Finally, the North Natomas Settlement Agreement contains language that specifies that housing in North Sacramento can be used to attain a jobs/housing balance of 66%.

This particular project represents the replacement of a 168 affordable rental units in an area where 2 bedroom apartments range from \$270 to \$450 per month with 48 single family residences which will probably start in sales prices at around \$100,000. It also represents a 1% decrease in the ratio of multi family to single family units at buildout of North Sacramento (Steve Peterson, Associate Planner, Sacramento City Advance Planning, Oct. 1989). These isolated figures probably represent a less-than-significant alteration of the planned land use of the area. However, should this trend continue, the cumulative impacts could be significant in supplying housing to accommodate the demands being created by new employment opportunities in the region.

9. Natural Resources: The proposed project is not anticipated to accelerate the use of natural resources or deplete non-renewable resources.

10. Risk of Upset: Storage of toxics or chemicals in large quantities is not an acceptable activity in residential areas. The proposed project will result in a less-than-significant risk of upset.

11/12. Population/Housing: See Affordable Housing and Jobs/Housing Ratio discussion in Number 8 above.

13. Transportation/Circulation: Norwood Avenue, from I-80 to Del Paso Boulevard, is expected to attain an LOS D at buildout of the SGPU (DEIR, pg. Y-81). Widening of Norwood Avenue will reduce traffic impacts to a less-than-significant level. Norwood Avenue is designated for improvement with Measure A funds reducing potential impacts to a less-than-significant level.

14-16. Public Services/Energy/Utilities: The proposed project will achieve a net density which is less than the designations in the community and general plan upon which projections for public services, energy and utilities are made. The proposed project will have a less-than-significant impact on these services.

17. Human Health: The proposed project is not expected to create any health hazard or potential health hazard or expose people to potential health hazard.

18. Aesthetics: The exterior elevations and floor plans for the proposed units were reviewed under the special permit for the project adjacent to the east (P89-121). The Planning Commission found them to be acceptable. The proposed project is expected to result in less-than-significant aesthetic impacts to the area.

19. Recreation: The project developer will pay Parkland Dedication in-lieu fees as required by the Quimby Act to mitigate impacts to recreational facilities to a less-than-significant level.

20. Cultural Resources: Portions of North Sacramento which lie north of I-80 along drainage courses and the American River floodplain have been judged as having a "moderate" to "somewhat higher than moderate" archaeological sensitivity (SGPU, DEIR, pg. V-6). The western property line is a gunited drainage canal. However, the site is an old field habitat partially surrounded by urban development and any cultural deposits which might have once existed on the surface are now gone. To order to reduce impacts on cultural resources to less-than-significant, the applicant has agreed to the following mitigation measure:

- K. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and 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.



4.1 P89-343
31

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

February 6, 1990

PASSED FOR
PUBLICATION
& CONTINUED
TO 02.13.90

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS
AMENDED, BY REZONING 8.06± ACRES FROM MULTIPLE FAMILY
REVIEW (R-2B-R) TO SINGLE FAMILY ALTERNATIVE (R-1A) (P89-343)

LOCATION: North Side of Jessie Avenue, 280± Feet East of Norwood Avenue

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to February 13, 1990.

Respectfully submitted,

MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:vr
P89-343.pfp
attachments

District No. 2
February 6, 1990

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REZONING 8.06± ACRES FROM R-2B-R TO R-1A FOR PROPERTY LOCATED AT THE NORTH SIDE OF JESSIE AVENUE, 280± FEET EAST OF NORWOOD AVENUE

(FILE NO. P89-343) (APN: 237-100-4, 23, 26)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is in the Multifamily Review (R-2B-R) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed said zone and placed in the Single Family Alternative (R-1A) zone.

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on November 16, 1989, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P89-343

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PROPERTY DESCRIPTION

APN 237-100-4, 23 & 24

ALL OF LOT 39 SUB. SECTION 11 RANCHO DEL PASO EXCEPT THAT PORTION LYING NORTHWEST OF THE SOUTHERLY LINE OF DRAINAGE EASEMENT.

APN 237-100-26

ALL OF PARCEL "1" AS SHOWN ON THAT CERTAIN PARCEL MAP OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 110 OF PARCEL MAPS, MAP NO. 16.

CONTAINING 16.87 AC. ±