



# REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

**PUBLIC HEARING**

**July 26, 2007**

To: Members of the Planning Commission

**Subject: Village Greens - Asphalt Paving (P07-041)**

A request to allow the use of asphalt instead of concrete to pave the alleys of a previously approved single family residential development on approximately 25 acres in the R-1A PUD zone. The project requires a Post-Subdivision modification.

- A. Environmental Determination: Previously Adopted Mitigated Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Post Subdivision Modification to allow asphalt paving in the alley instead of concrete.

**Location/Council District:**

Southeast & Southwest of the intersection of Bayou & Callison Drive. Bordered by Tarboro Drive & the North end of El Centro Road. South of I-5 & North of Westlake Parkway.

Assessor's Parcel Numbers: 225-1740-003-0000 to 109; 225-1740-111-0000; 225-1740-113-0000; 225-1740-117-0000; 225-1750-049-0000 to 126; 225-1750-131-000.

Council District 1

**Recommendation:** Staff recommends the Commission approve the request based on the findings of fact and subject to the conditions of approval listed in Attachment 1. The Commission has final approval authority over items A-C above, and its decision is appealable to City Council. **At the time of the writing of this report, there are no outstanding issues. The project is not controversial.**

**Contact:** Jennifer Matthews, Junior Planner (916) 808-5591, Lindsey Alagozian, Senior Planner, (916) 808-2659.

**Applicant:** Don Barnett, Lennar 1075 Creekside Ridge Dr., Suite 110, Roseville, Ca. 95678



**Summary:** The applicant requests to amend a previously approved single family development (P04-121) by allowing the alleys within this development to be paved with asphalt instead of concrete. On August 11, 2005 the Planning Commission with a split vote denied the necessary entitlements to allow the development of the 183 single family subdivision. The applicant subsequently appealed this decision to City Council and on September 6, 2005, the City Council denied the appeal and approved the legislative entitlements thereby approving the project, which is currently under construction. One of the conditions of approval allows the alleys to be paved with asphalt, however, staff did not include the necessary Subdivision Modification entitlement that is necessary for this request. Staff is now processing the necessary entitlement for Planning Commission as a "clean up" item and to ensure consistency with the City Council's intent with the prior approval.

<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Low Density Residential (4-15 dwelling units per net acre)
<b>(North Natomas) Community Plan designation:</b> Medium Density Residential (7-15 dwelling units per net acre)
<b>Westborough PUD designation:</b> Medium Density Residential
<b>Existing zoning of site:</b> R-1A PUD (Single family alternative).
<b>Existing use of site:</b> Single Family Residential (Currently under construction).
<b>Property area:</b> Approximately 24 gross acres.

**Background Information:** The Westborough Planned Unit Development (PUD) was originally approved by City Council on October 26, 1999 (P98-112). Minor adjustments to the PUD Schematic Plan, North Natomas Community Plan, General Plan, and zoning, together with a Post Subdivision Modification, were subsequently approved by City Council on May 2, 2000 (P00-001).

On May 3, 2001, the City Council approved General Plan Amendments, Community Plan Amendments, and Rezones (P00-036) of a portion of the Westborough Planned Unit Development (PUD). Also approved were amendments to the PUD Schematic Plan and PUD Development Guidelines. On March 22, 2001, the Planning Commission approved the following entitlements: a Tentative Subdivision Map to create 114 single-family residential cluster housing type lots and 111 single-family residential lots, five (5) non-residential lots, and five (5) landscape/open space lots; Subdivision Modifications to eliminate sidewalks and planters along one side of Bayou Road and to allow non-standard street sections; and a Lot Line Adjustment and Lot Merger of eleven (11) parcels into nine (9) parcels. The Planning Commission denied a Special Permit to gate Village 7 of that proposal. The Planning Commission also recommended approval of the above mentioned entitlements. These amendments resulted in minor amendments to land use and zoning designations, allowed front-on lots on Westlake Parkway, reduced and relocated an institutional lot, removed 2 acres of parks acreage, made minor boundary line amendments, and subdivided 34.7± gross acres for single-family residential development. These entitlements resulted in the approval of modified PUD Development Guidelines to allow a similar residential development.

On August 11, 2005, by a vote of 3 ayes, 3 noes, and 0 abstentions, the Planning Commission forwarded with no recommendation, the Inclusionary Housing Plan, General Plan Amendment, Community Plan Amendment, Rezone, and PUD Schematic Plan Amendment to City Council. Also in the same action, the Planning Commission "deemed" the following entitlements denied: a Tentative Subdivision Map to subdivide approximately 25.3 acres into 183 residential lots, 2 private park lots, 2 landscape lots, and 8 private drive lots in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; a Subdivision Modification to allow non-standard elbow design, non-standard intersection, and non-standard tangent length between curves; a Planned Unit Development (PUD) Special Permit to allow the development of four (4) house plans on 78 lots; and a Planned Unit Development (PUD) Special Permit to allow the development of three (3) house plans on 104 lots.

The following issues were raised in letters, e-mail, and public testimony: concerns about the conversion of Industrial, Employment Center, and Institutional designated land into Residential, removal of the "buffer" of office buildings between the existing residences and Interstate 5, noise impacts, air quality impacts, pedestrian connections parking, and improvements to Bayou Road and El Centro Road. The applicant subsequently appealed this decision to City Council. On September 6, 2005, the City Council denied the appeal and approved the requested entitlements thereby allowing the 183 single family residential subdivision which is currently under construction.

**Public/Neighborhood Outreach and Comments:** Staff sent the proposal to the following neighborhood groups: Creekside Neighborhood Association, Heritage Park, Heritage Park HOA, Natomas Community Association (NCA), Natomas Crossing Community Vision (NCCV), Natomas Crossing Homeowner's Association (NCHOA), Natomas Journal, NCPAC, North Natomas Alliance (NNA), North Natomas Community Association (NNCA), Natomas Park Master Association, Regency Park Neighborhood Association, Valley View Acres Community Association (VVACA), WalkSacramento, and the Westlake Group.

Staff received one telephone call regarding this project. Charles Grey from Natomas Park Master Association contacted staff after receipt of the routing package and was concerned about the cost of maintenance of asphalt versus concrete for the HOA. Staff forwarded this comment to the applicant and no other comments or questions have been received. Staff is not aware of any outstanding issues at this time.

**Environmental Considerations:** On September 6, 2005, the City Council approved the Mitigated Negative Declaration and adopted the Mitigation Monitoring Plan for the project known as Village Greens (P04-121). Potentially significant environmental issues regarding Water, Air Quality, Noise and Biological Resources were discussed and mitigated with this document.

The proposed project was analyzed in this previous environmental document. Therefore, the proposed project will not result in impacts over and above what was

previously evaluated. No new issues or new information is known that would trigger additional environmental analysis.

Section 15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed above relating to Section 15162 exist; additional environmental review is not required.

A Mitigation Monitoring Plan was prepared for the mitigation measures identified in the previous Mitigated Negative Declaration. The applicant shall comply with the Mitigation Monitoring Plan when applicable to the proposed project.

**Policy Considerations:** The proposed project is consistent with the land use designation(s) and applicable policies of the General Plan and North Natomas Community Plan.

#### **Land Use**


**Project Design:** The proposed project results in no change to the approved land use. The project is only a request to pave the alleys with asphalt instead of concrete. The project design is intended to allow for practical maintenance of the sewer pipes over the alleyway's using the materials required by CSD#1. The asphalt has a cement channel for drainage that runs down the center of the alley and the areas in front of driveways will be stamped with a cobblestone pattern and painted a decorative terra-cotta color consistent with the design of the surrounding development. Additionally, streetlights will be added to the alleys for a street style effect and shade trees will be planted to help with shading the asphalt. The alley paving is consistent with city policy and the design is supported by staff.


The applicant originally requested to use asphalt in the alley areas of the development because County Sanitation District #1 (CSD-#1) would not permit the use of concrete above sewer pipes that are maintained by the sanitation district. In the case of Village Greens, the sewer pipes needed to be located in private alleys due to the design of the underground utilities. City staff and CSD-#1 staff have conducted several discussions with the owner and applicant regarding the asphalt requirement. During these discussions the property owner agreed to add street lights, stamped asphalt elements, and shade trees in the alleys in order to make the alleys more attractive and less heat intensive. (See Exhibit 1D Landscape Plan)

**Access, Circulation and Parking:** This proposal does not modify the previously approved project (P04-121) with respect to access, circulation and parking.

**Subdivision Modification:** On September 6, 2005 the City Council approved the entitlements necessary to allow the development of 183 single family residences which

included the following subdivision modifications: non-standard elbow design, non-standard intersections, non-standard tangent length between curves, and alleys. At the time this project was originally approved, staff accidentally left off the necessary subdivision modification entitlement to allow asphalt paving in the alleys only. Even though the entitlement was left off of the previous approval, the applicant was conditioned to pave the alleys with asphalt. Staff is processing the additional subdivision modification entitlement at this time in order to capture the missed entitlement and to ensure consistency with the City Council's previous approval. Staff from Development Engineering, Utilities, and SMUD have reviewed the requested modifications and have found the modifications acceptable, subject to the conditions contained in this staff report.

Respectfully submitted by:   
JENNIFER MATTHEWS  
Junior Planner

Approved by:   
LINDSEY ALAGOZIAN  
Senior Planner

Recommendation Approved:  
  
GREG BITTER  
Principal Planner

Attachments:

- Attachment 1 Recommended Findings of Fact and Conditions of Approval
- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 1B Tentative Subdivision Map
- Exhibit 1C Street Sections and Details – Project Map
- Exhibit 1D Street Sections and Details – Typical 22' Street Section Phase 2
- Exhibit 1E Street Sections and Details – Typical 22' Street Section
- Exhibit 1F Landscape Plan

**Attachment 1  
City Planning Commission Record of Decision  
Findings of Fact and Conditions of Approval  
Village Greens – Asphalt Paving (P07-041)**

**Recommended Findings Of Fact**

**A&B. Environmental Determination:** Previously Adopted Mitigated Negative Declaration and Mitigation Monitoring Program

1. The Planning Commission of the City of Sacramento finds as follows:

A Mitigated Negative Declaration for the Village Greens Project (P04-121) was completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act, the State CEQA Guidelines and the Sacramento Local Environmental Procedures. The Village Greens – Asphalt Paving Project (P07-041) is part of the Village Greens project. The Planning Commission has reviewed and considered the information contained in the previously adopted MND and all oral and documentary evidence received during the hearing on the project. The Planning Commission has determined that the previously adopted MND constitutes an adequate, accurate, objective, and complete review and finds that no additional environmental review is required based on the reasons set forth below:

a. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

b. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

c. No new information of substantial importance has been found that shows any of the following:

- i. The Project will have one or more significant effects not discussed in the previously adopted MND;
- ii. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;

- iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or
- iv. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.

2. Based on its review of the previously adopted MND for the Project and all oral and documentary evidence received during the hearing on the Project Modification, the Planning Commission finds that the MND reflects the Planning Commission's independent judgment and analysis and adopts the MND and the addendum for the Project Modification and readopts the findings of fact in support of the MND.

3. The previously adopted mitigation monitoring program is adopted for the project, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact;

- a. The mitigation monitoring program has been adopted and implemented as part of the project;
- b. The mitigation monitoring plan meets the requirements of CEQA Section 21081.6 and CEQA Guidelines Section number 15074.

4. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

5. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.

**C. Post Subdivision Modification:** The Post Subdivision Modification to allow private alleys to be paved with asphalt instead of concrete is **approved** based on the following Findings of Fact:

- 1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or

undesirable in the particular case to conform to the strict application of these regulations;

2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
3. The modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity; and
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

**Recommended Conditions Of Approval**

**C. The Post Subdivision Modification** to allow asphalt paving in the alleys instead of concrete is approved subject to the following conditions of approval.

**GENERAL: All Projects**

- C1. The applicant shall comply with all previous conditions of approval (P04-121) unless modified herein.
- C2. Comply with the requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning division Office (P04-121).
- C3. The applicant shall construct the alleys in conformance with the attached plans.

**DE: Private Streets**

- C4. The proposed asphalt alleys shall be maintained under an HOA and not by the City of Sacramento.

**CSD-1**

- C5. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- C6. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- C7. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.

- C8. The Homeowners Association By-Laws of the subject project shall include a provision to repair and /or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.
- C9. The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.

**FIRE**

- C10. Fire apparatus Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- C11. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

**ADVISORY NOTES:**

- 1. Changes in the lot configuration and /or street widths may require to facilitate CSD-1 conditions.
- 2. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010 . SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, fist served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
- 3. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

**Exhibit 1A – Mitigation Monitoring Plan**

**VILLAGE GREENS PROJECT (P04-121)  
MITIGATION MONITORING PLAN**

**FOR**

**TYPE OF ENVIRONMENTAL DOCUMENT:  
INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION**

**PREPARED FOR:  
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT**

**DATE:  
April 6, 2005**

**ADOPTED BY:  
CITY OF SACRAMENTO  
PLANNING COMMISSION**

**DATE:**  
  
\_\_\_\_\_

**ATTEST:**  
  
\_\_\_\_\_

**VILLAGE GREENS PROJECT (P04-121)  
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name / File Number:** Village Greens Project (P04-121)  
**Owner/Developer- Name:**  
**Address:**

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

The proposed project site consists of three parcels, APN 225-1480-055, APN 225-1740-001, and APN 225-1750-001. The project site is located south and west of Bayou Road with Callison Drive running through the center of the project site. The project site is located within the North Natomas Community Plan area.

**Project Description:**

The proposed project consists of the entitlements to allow the development of medium density residential in the Westborough Planned Unit Development (PUD).

**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Air Quality, Biological, Noise, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento will be responsible for ensuring compliance.

**VILLAGE GREENS PROJECT (P04-121)  
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Air Quality:</b></p> <p><u>AQ-1: Category 1: Reducing NOx emissions from off-road diesel powered equipment</u>                      The project shall provide a plan for approval by the lead agency, in consultation with SMAQMD, demonstrating that the heavy duty (&gt;50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and</p> <p>The project representative shall submit to the lead agency and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p align="center">and:</p> <p><u>AQ-2: Category 2: Controlling visible emissions from off-road diesel powered equipment</u>                      The project shall ensure that exhaust emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or</p>	Developer	SMAQMD; City Development Services Department	Provision of construction equipment list.	Prior to issuance of grading permit.	
	Developer	SMAQMD; City Development Services Department	Note on construction documents.	During construction	

**VILLAGE GREENS PROJECT (P04-121)  
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Ringelmann 2.0) shall be repaired immediately, and the lead agency and SMAQMD shall be notified within 48 hours identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>AQ-3: Prior to the approval of improvement plans or the issuance of grading permits, the Project Proponent will submit proof that the off-site air quality mitigation fee of \$3,677.00 has been paid to SMAQMD, and that the construction air quality mitigation plan has been approved by SMAQMD and the lead agency.</p>	Developer	SMAQMD; City of Sacramento Development Services Dept.	Proof of payment of fee to SMAQMD	Prior to the issuance of a grading permit	

**VILLAGE GREENS PROJECT (P04-121)  
MITIGATION MONITORING PLAN**

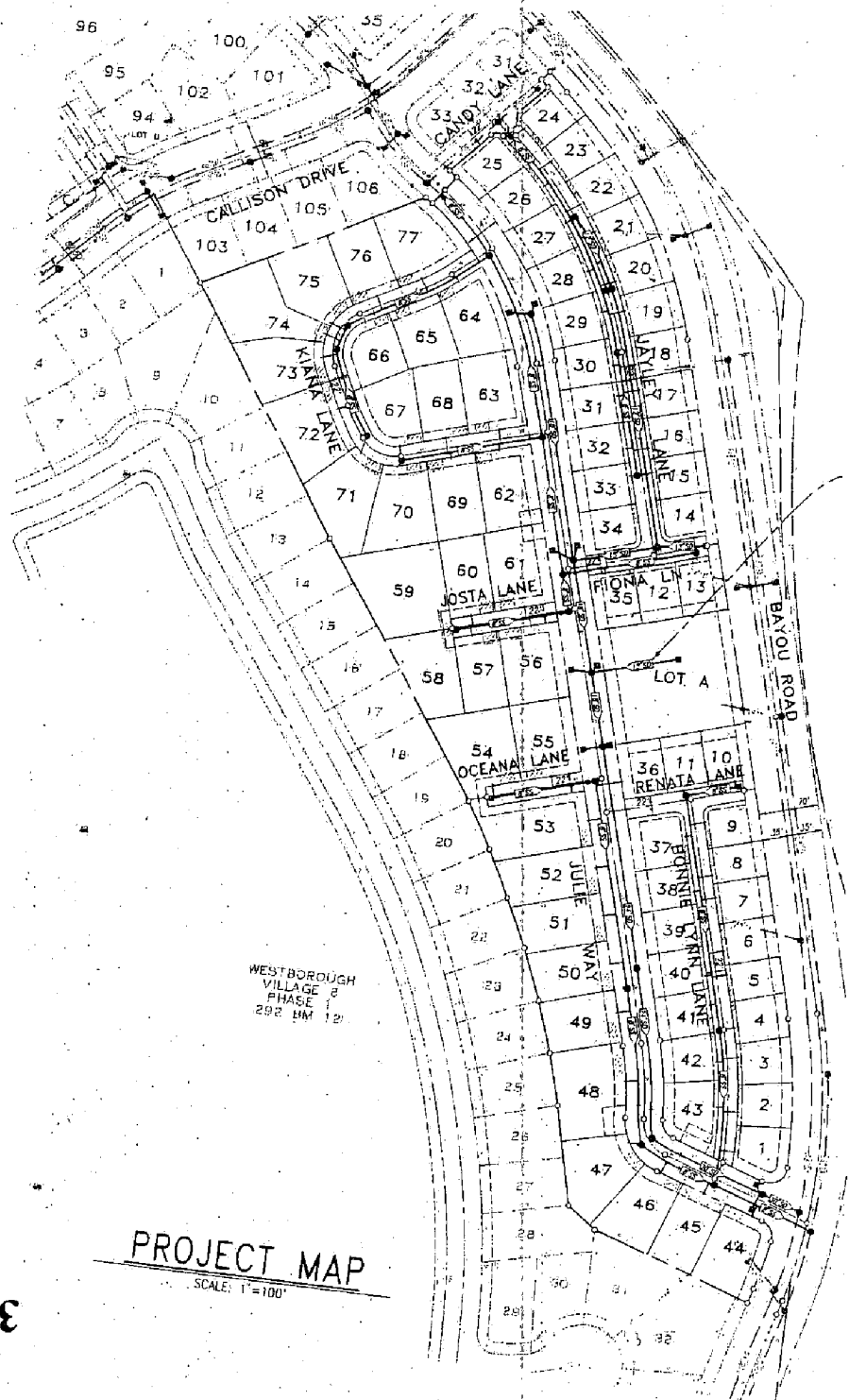
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Biological:</b></p> <p>BR-1: The project applicant/developer shall: (i) comply with all requirements of the NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the Natomas Basin HCP EIR/EIS; and (iii) comply with all conditions in the ITPs issued by the USFWS and CDFG.</p>	Developer	City of Sacramento, Development Services Dept., USFWS, and DFG	Submittal of all fees and proof all conditions of the ITPs have been complied with	Prior to the issuance of a grading permit.	



Exhibit 1C- Street Sections Project Map

IMPROVEMENT PLANS FOR  
WESTLAKE VILLAGE GREENS PHASE 2  
STREET SECTIONS & DETAILS

P07-041  
3-22-2007

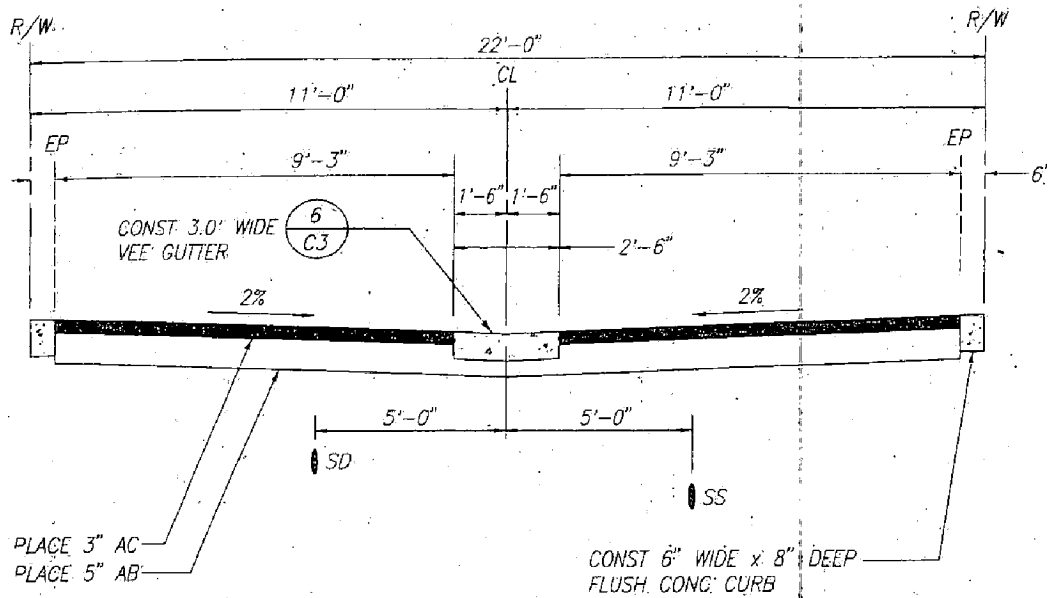


WESTBOROUGH  
VILLAGE 2  
PHASE 2  
2007 BM 12'

PROJECT MAP  
SCALE: 1"=100'

Exhibit 1D-Street Sections Elevation

IMPROVEMENT PLANS FOR  
**WESTLAKE VILLAGE GREENS PHASE 2**  
 STREET SECTIONS & DETAILS

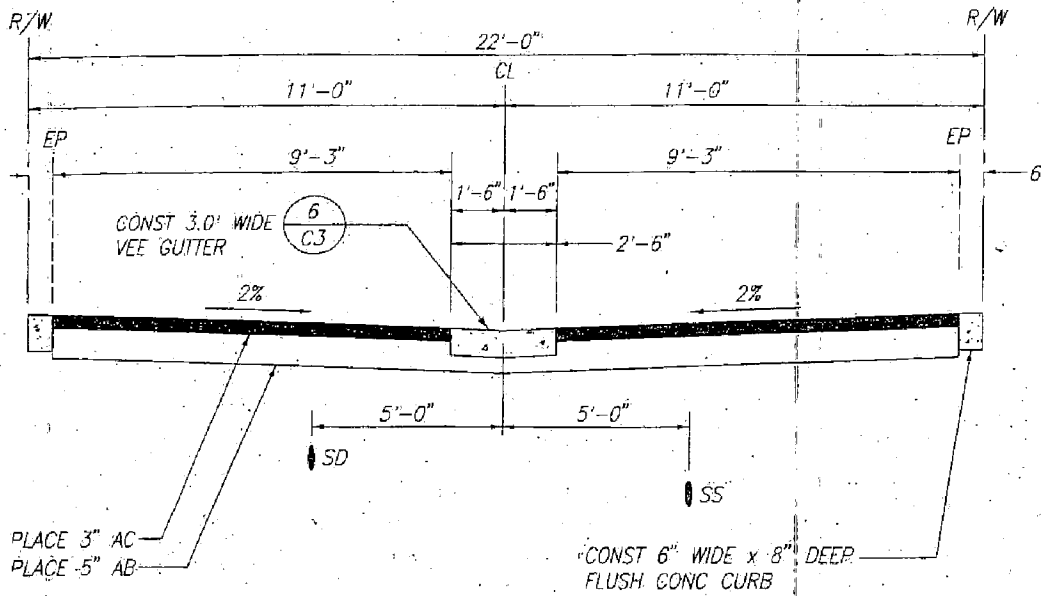


**TYPICAL 22' STREET SECTION**  
 3  
 TI=4.0, R=5 \* NO SCALE

- \* LIME TREATED SUBGRADE
- JAYLEY LANE
- FIONA LANE
- RENATA LANE
- BONNIE LYNN LANE

Exhibit 1E-Street Sections Elevation

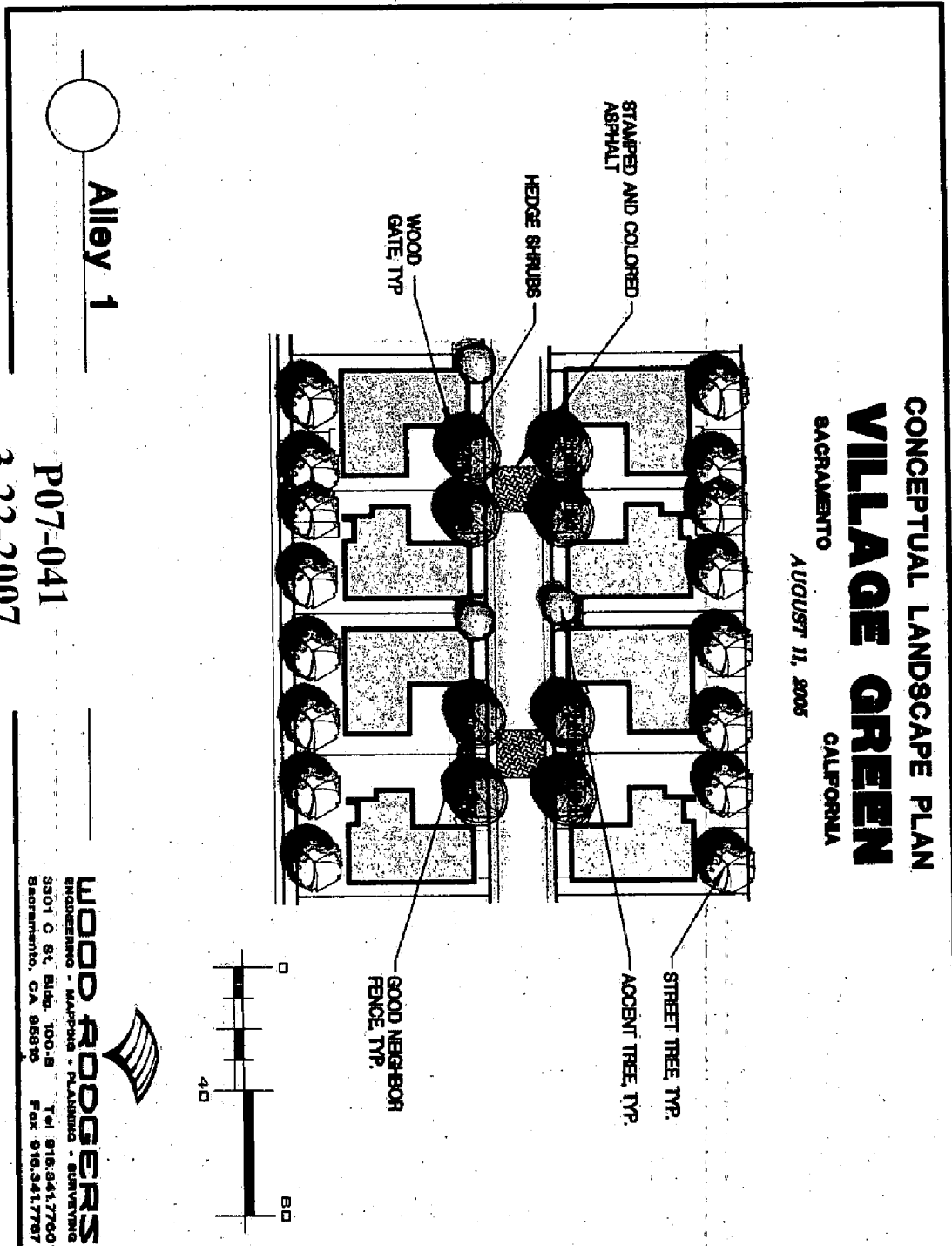
# IMPROVEMENT PLANS FOR WESTLAKE VILLAGE GREENS PHASE 2 STREET SECTIONS & DETAILS



**3** TYPICAL 22' STREET SECTION  
 - TI=4.0, R=5 \* NO. SCALE

- \* LIME TREATED SUBGRADE
- JAYLEY LANE
- FIONA LANE
- RENATA LANE
- BONNIE LYNN LANE

Exhibit 1F-Landscape Plan



\\Jobs\1122-WESTLAKE VILLAGE GREEN\Landscape\Exhibits\EXH-ALLEY.dwg 8/10/05 9:19am jefesemore

Land Use & Zoning Map

