

RESOLUTION NO. 2008-264

Adopted by the Sacramento City Council

May 6, 2008

ADOPTING FINDINGS OF FACT AND APPROVING LEAVITT ESTATES SUBDIVISION AND SPECIAL PERMIT (2700 26TH AVENUE) (P07-034) (APN: 019-0181-019)

BACKGROUND

- A. On March 27, 2008, the City Planning Commission conducted a public hearing on the Leavitt Estates Project (hereafter referred to as "Project"), and forwarded the Project to the City Council with a recommendation to approve with conditions.
- B. On May 6, 2008, the City Council Conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097, 17.208.020 (C), 17.212.035, and 17.200.010(C)(2) (a), (b), and (c) (publish, post, and mail 500'), and received and considered evidence concerning the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVED AS FOLLOWS:

Section 1: Based on the verbal and documentary evidence received at the hearing on Leavitt Estates, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2: The City Council approves the Project entitlements based on the following findings of fact:

- B. The Tentative Map to subdivide one approximately 2.0 acre parcel into eighteen (18) parcels in the Single-Family Alternative Executive Airport Overflight [R-1A (EA-4)] zone is hereby approved based on the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 - 2. If the proposed rezoning to Single-Family Alternative Executive Airport Overlay [R-1A (EA-4)] is approved, the subdivision, together with the provisions for its design and improvement, will be consistent with the General

Plan and Chapter 16 of the City Code, which itself is a Specific Plan of the City of Sacramento. The proposed density is 10.5 du/na, and would be consistent with both the general plan land use and zoning designations;

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in the violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov Code section 66473.1);
4. The design of the proposed subdivision provides, to the extent feasible, for future passive and/or natural heating and cooling opportunities (Gov. Code Section 66473.1); and
5. The City Council has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and available fiscal and environmental resources (Gov. Code Section 66412.3).

D. The Special Permit to construct alternative ownership housing in the Single-Family Alternative (R-1A) zone is hereby approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that:
 - a. The proposed use is compatible with the existing uses in the vicinity of the project site;
 - b. Adequate landscaping, vehicular circulation, maneuvering, and off-street parking are provided in accordance with the requirements of the City Code; and
 - c. The architectural and site design of the subdivision and its landscaping are consistent with the Single Family Residential Design Principles.
2. The project will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that conditions have been placed upon the application to mitigate any negative impacts the project might have on the surrounding neighborhood.
3. The proposed project is consistent with the goals and objectives of the General Plan.

Section 3: The City Council approves the Project entitlements subject to the following conditions of approval:

Conditions Of Approval

- B. The Tentative Map to subdivide one approximately 2.0 acre parcel into eighteen (18) parcels in the Single-Family Executive Airport Overlay [R-1 (EA-3)&(EA-4)] zone and the Single-Family Alternative Executive Airport Overlay [R-1A (EA-3)] zone is hereby approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P07-134). The design of any improvement not covered by these conditions shall be to City standard.

SPECIAL DISTRICTS:

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

DEVELOPMENT ENGINEERING:

- B2. Pursuant to City Code Section 16.40.190, 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 Development Engineering Division after consultation with the U.S. Postal Service.
- B3. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B4. Dedicate and construct all internal subdivision streets to a City Standard 41' cross section.
- B5. The proposed hammerhead shall be modified as follows: the East side of the hammerhead shall be rounded in accordance with City Standards. The West

side of the hammerhead shall extend to the western property line and shall terminate in the standard form for a street that will one day be extended.

- B6. The design and placement of walls, fences, signs and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

PUBLIC/PRIVATE UTILITIES

- B7. Dedicate a standard 10-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways.

CITY UTILITIES

- B8. The property owner/developer shall construct an offsite water main extension of no less than 8-inches in diameter in A Street to the satisfaction of the DOU. The proposed water main shall be located to the west or north of the centerline of the proposed street. (Note: An 8-inch water main is located in 26th Ave.)
- B9. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the DOU. Water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- B10. The property owner/developer shall construct an offsite sanitary sewer main extension of no less than 8-inches in diameter in A Street to the satisfaction of the DOU. The proposed sanitary sewer main shall be located to the east or south of the centerline of the proposed street. (Note: An 8-inch sanitary sewer main is located in 26th Ave.)
- B11. The property owner/developer shall construct an offsite storm water drainage main extension of no less than 15-inches in diameter in A Street to the satisfaction of the DOU. The proposed storm water drainage main shall be located in the centerline of the proposed street. (Note: There is an existing 48-inch storm water drainage main in 26th Ave.)
- B12. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The applicant/developer shall provide onsite storm water detention in the low points of the street and/or oversized drainage pipes located in the street. Per the infill design criteria, the proposed

project is required to store approximately 2,200 cf/ac (cubic feet per acre) or 4,400 cf (cubic feet) of storm water. The drainage study shall include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The DOU shall approve this study and shed map.

- B13. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- B14. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher.
- B15. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B16. All lots shall be graded to drain individually to A Street or 26th Ave.
- B17. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B18. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the latest "Guidance Manual for On-site Stormwater Quality Control Measures," for appropriate source control measures.
- B19. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater

Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.

PPDD: Parks

- B20. *Payment of In-lieu Park Fee:* Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).
- B21. *Maintenance District:* The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact the Planning Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

FIRE

- B22. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- B23. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- B24. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (902.2.2.2)
- B25. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of

this Tentative Map:

- B-A1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- B-A2. Developing this property may require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- B-A3. 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, first 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.
- B-A4. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the water distribution and fire suppression system.
- B-A5. The proposed project is located in the Flood zone designated as a Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.
- B-A6. As per City Code, the applicant will be responsible to meet his/her obligations regarding
 - a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$75,990. This is based on seventeen (17) single-family residential units and an average land value of \$250,000 per acre for the

Land Park Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

- b. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$38,267. This is based on seventeen (17) single-family residential units at the residential target infill rate of \$2,251 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

D. The Special Permit to construct 17 alternative ownership housing in the Single-Family Alternative Executive Airport Overfly [R-1A (EA-4)] zone is hereby approved based on the following conditions:

GENERAL

- D1. The applicant shall obtain all necessary building permits prior to commencing construction.
- D2. The project shall substantially conform to the plans submitted and shown as Exhibits 1A-1H attached to this staff report. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.
- D3. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.
- D4. Identical house plans with identical elevations shall not be permitted side-by-side.
- D5. Lot 14 (at the southeast corner of “A” Street and 26th Avenue) must use floorplan 3, elevation 3B-14.
- D6. Front architectural materials and features must be wrapped around the side elevation by at least 36 inches.

- D7. Height and area standards must meet proposed development standards listed in exhibit 3B.
- D8. All mechanical equipment must be screened to prevent viewing from the street.
- D9. Street Trees shall be planted. At least one 15 gal shade tree shall be planted within the front yard setback of each home, as well as in the side yard setbacks fronting streets. Tree spacing should be 30 to 40 feet. Trees shall be planted at least 5 feet, 5 inches from any paving. Tree species shall be from the following list:

- Acer buergeranum
- Carpinus betulus
- Ginkgo biloba
- Nyssa sylvatica
- Pistacia chinensis 'Keith Davey'
- Tilia americana 'Lincoln'

FIRE

- D10. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- D11. Provide a water flow test. (Make arrangements at the River District Service Center walk-in counter: 300 Richards Blvd, 3rd Floor, Sacramento, CA 95811)
- D12. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)

DEVELOPMENT ENGINEERING

- D13. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- D14. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

- D15. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- D16. Provide additional right-of-way for expanded intersections, if required, at locations specified by and to the satisfaction of the Development Engineering Division.
- D17. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- D18. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- D19. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- D20. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

REGIONAL TRANSIT

- D21. Transit information shall be displayed in a prominent location in the residential sales office, through a homeowner's association, or with real estate transactions. Please contact Devra Selenis, Marketing Department at (916) 556-0112 for more information.

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- Exhibit 3A: Tentative Subdivision Map
- Exhibit 3B: Site Plan
- Exhibit 3C: Floorplan 1
- Exhibit 3D: Elevations 1A & 1B
- Exhibit 3E: Floorplan 2
- Exhibit 3F: Elevations 2A & 2B
- Exhibit 3G: Floorplan 3
- Exhibit 3H: Elevations 3A, 3B & 3B-14
- Exhibit 3I: Streetscape

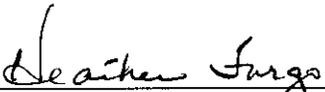
Adopted by the City of Sacramento City Council on May 6, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy,
Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

Attest:



Shirley Condolino, City Clerk

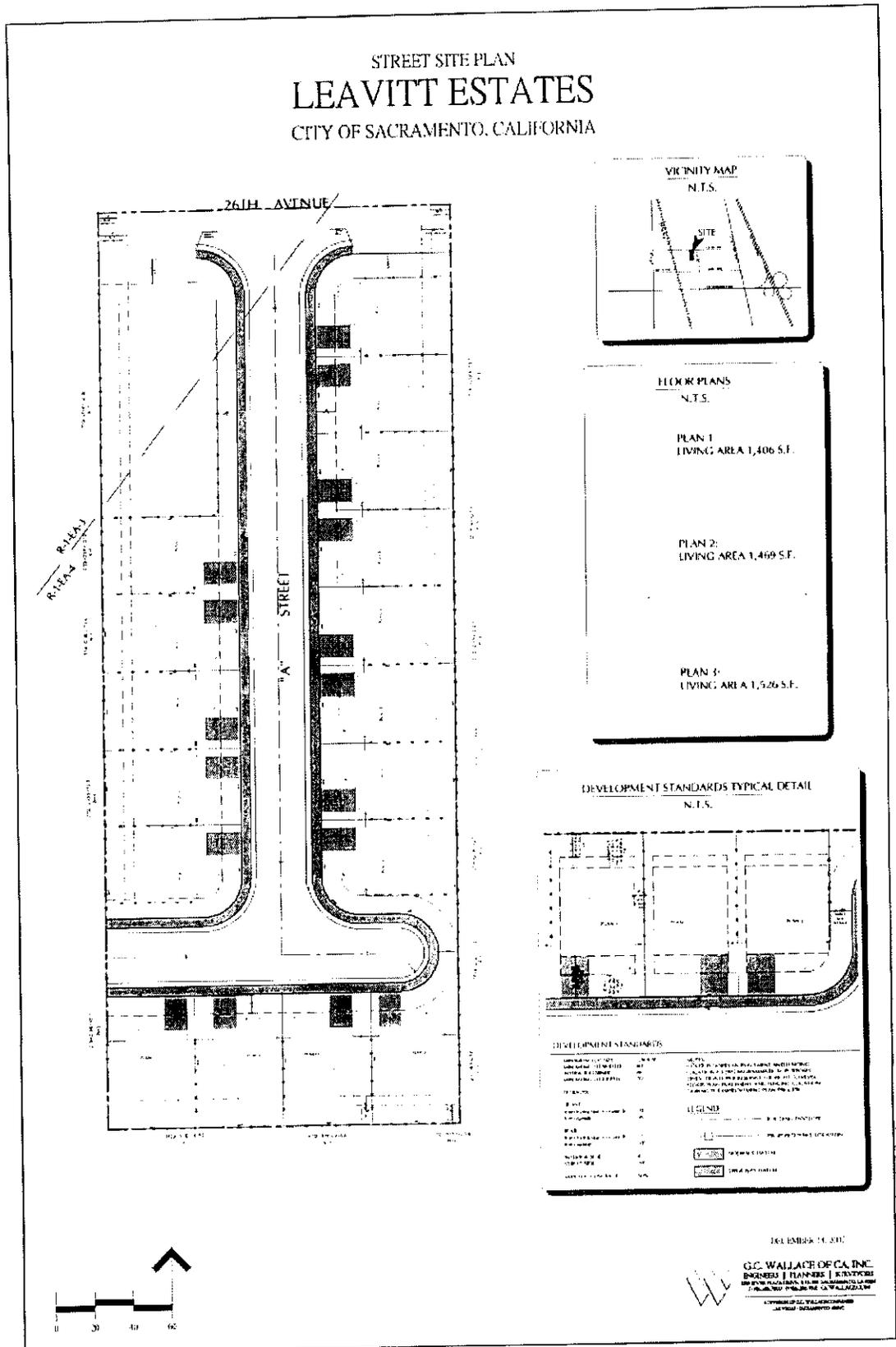
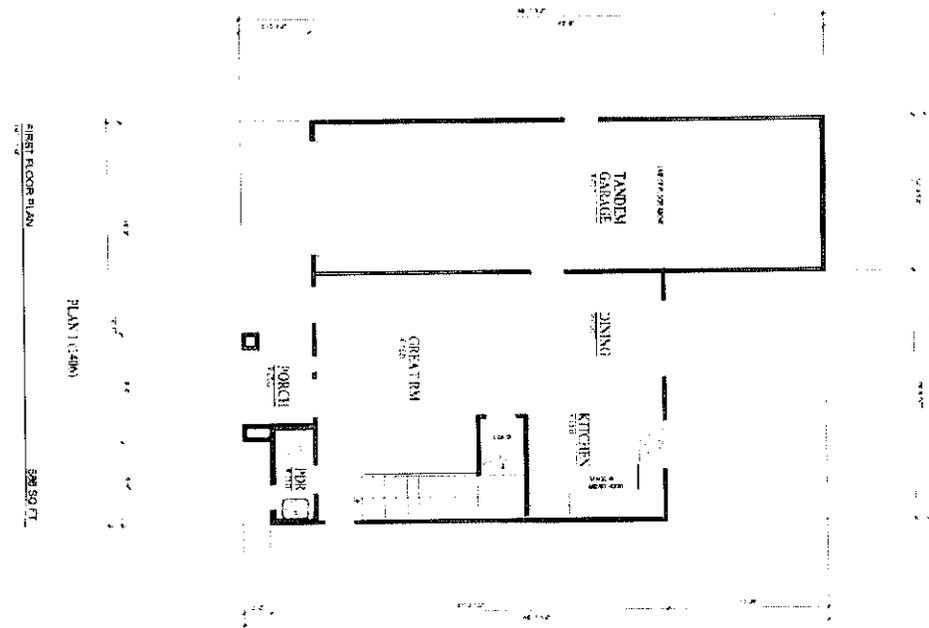
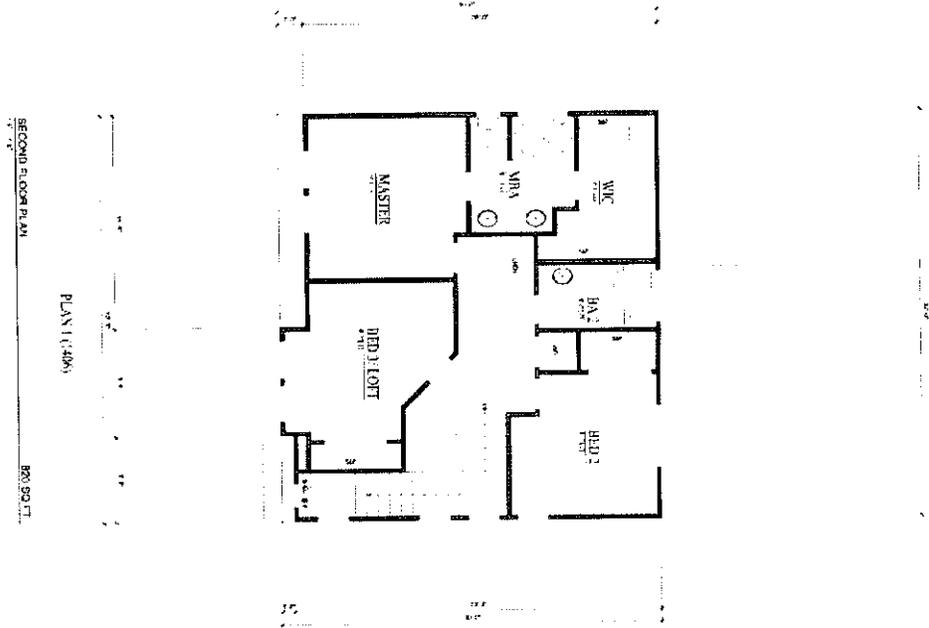


Exhibit 3C: Floorplan 1



<p>DATE: 11/11/08 DRAWN BY: JAG CHECKED BY: JAG 11/11/08 A1</p>	<p>1ST AND 2ND FLOOR PLANS</p>	<p>26TH AVENUE SINGLE FAMILY HOMES CITY OF SACRAMENTO</p>	<p>JAG DEVELOPMENT, INC.</p>
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JAG
Development, Inc.

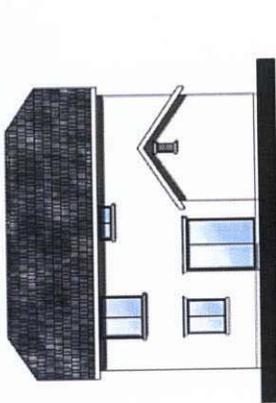


FRONT ELEVATION

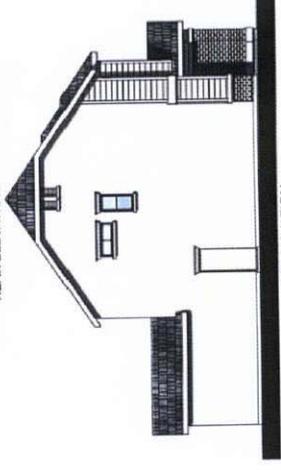
26th Avenue
PLAN 1406 'A'



RIGHT ELEVATION

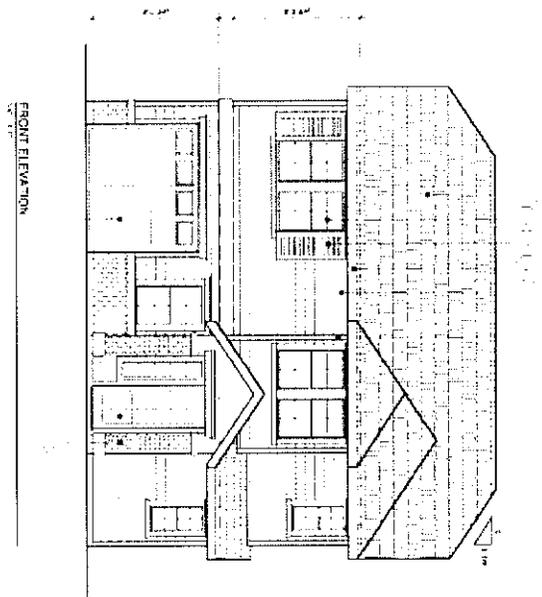
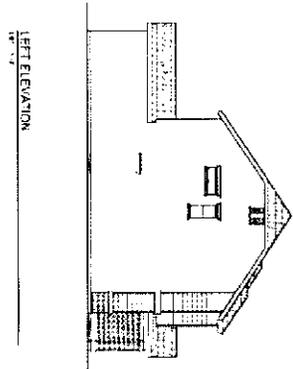
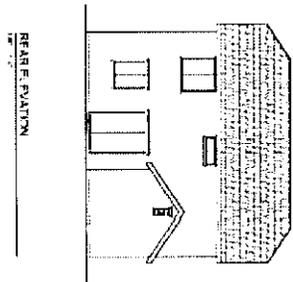
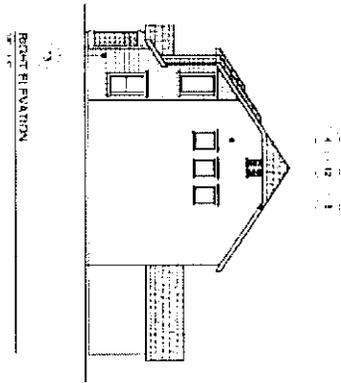


REAR ELEVATION



LEFT ELEVATION

Exhibit 3D: Elevations 1A & 1B



- ELEVATION NOTES**
- 1. CLASH SHALL BE NOTED
 - 2. EXISTING @ SYMBOL
 - 3. REMOVE AND REINSTALL FOR ANYTHING
 - 4. FINISHED SYSTEMS
 - 5. EXTERIOR
 - 6. INTERIOR
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26TH AVENUE
 SINGLE FAMILY HOMES
 CITY OF SACRAMENTO

JAG
 Development, Inc.

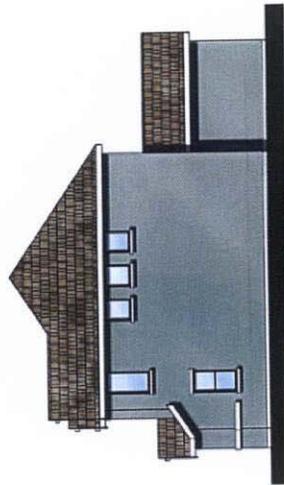
EXTERIOR & ELEVATIONS
 SHEET A2

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Development, Inc.

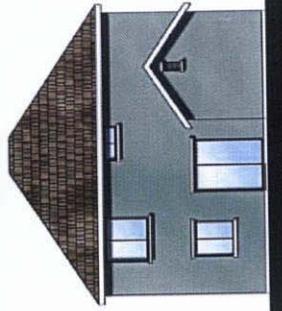


FRONT ELEVATION

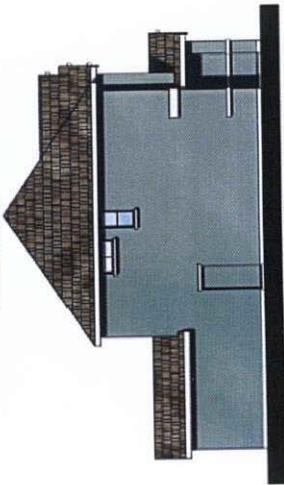
26th Avenue
PLAN 1406 'B'



RIGHT ELEVATION

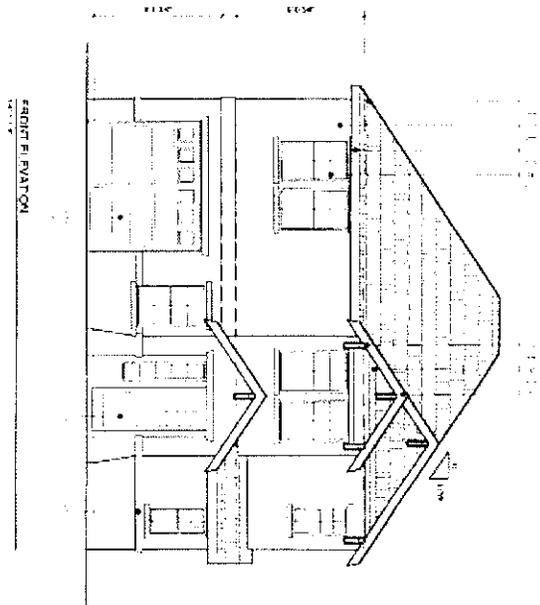
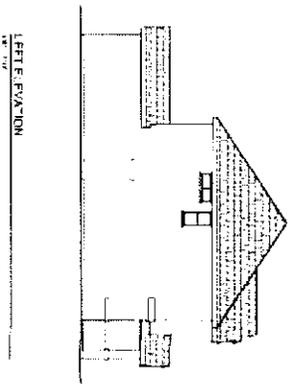
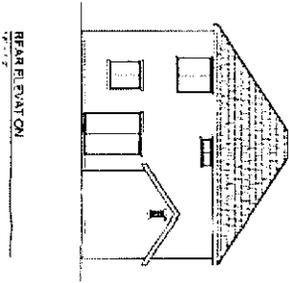
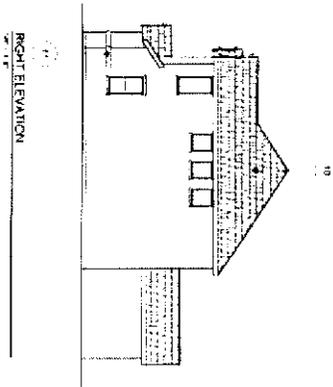


REAR ELEVATION



LEFT ELEVATION

Exhibit 3D: Elevations 1A & 1B



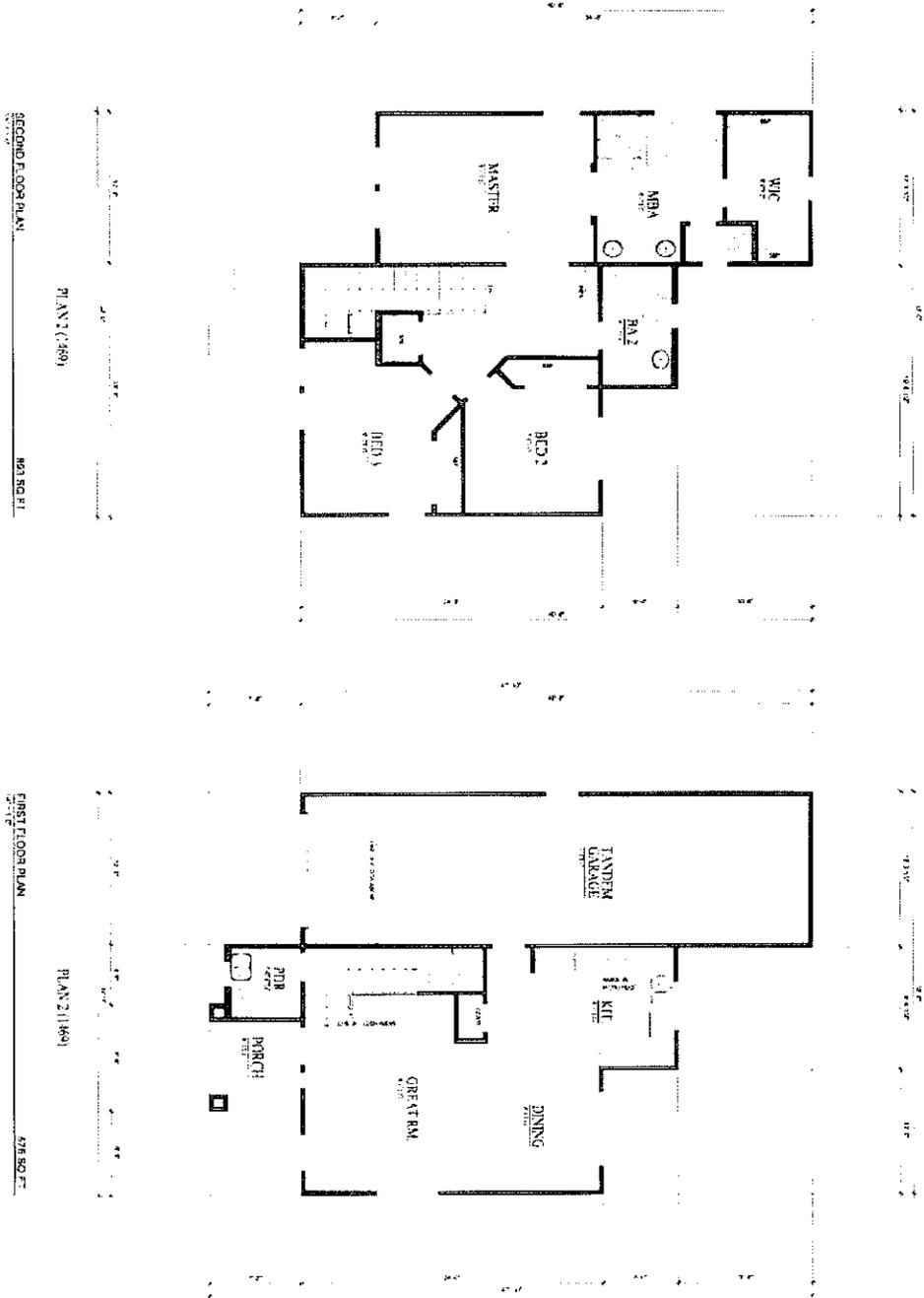
- ELEVATION NOTES**
1. CLASH SYMBOLS: 1/4" = 1'-0"
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 84. 1/4" = 1'-0"
 85. 1/4" = 1'-0"
 86. 1/4" = 1'-0"
 87. 1/4" = 1'-0"
 88. 1/4" = 1'-0"
 89. 1/4" = 1'-0"
 90. 1/4" = 1'-0"
 91. 1/4" = 1'-0"
 92. 1/4" = 1'-0"
 93. 1/4" = 1'-0"
 94. 1/4" = 1'-0"
 95. 1/4" = 1'-0"
 96. 1/4" = 1'-0"
 97. 1/4" = 1'-0"
 98. 1/4" = 1'-0"
 99. 1/4" = 1'-0"
 100. 1/4" = 1'-0"

DATE: 05/06/08
 DRAWN BY: JAG
 CHECKED BY: JAG
 PROJECT NO: 08-001
 SHEET NO: A3

26TH AVENUE
 SINGLE FAMILY HOMES
 CITY OF SACRAMENTO



Exhibit 3E: Floorplan 2



DATE: 05/06/08
 DRAWN BY: JAG
 CHECKED BY: JAG
 SHEET: A1

1ST AND 2ND FLOOR PLANS

26TH AVENUE
 SINGLE FAMILY HOMES
 CITY OF SACRAMENTO

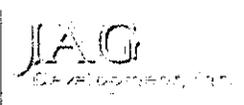
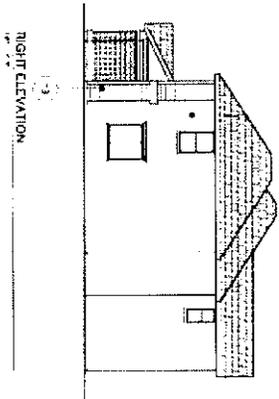
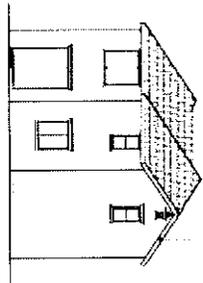




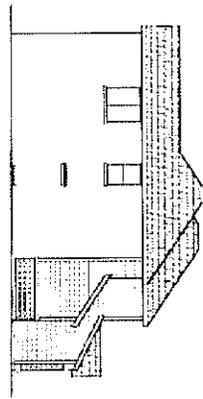
Exhibit 3F: Elevations 2A and 2B



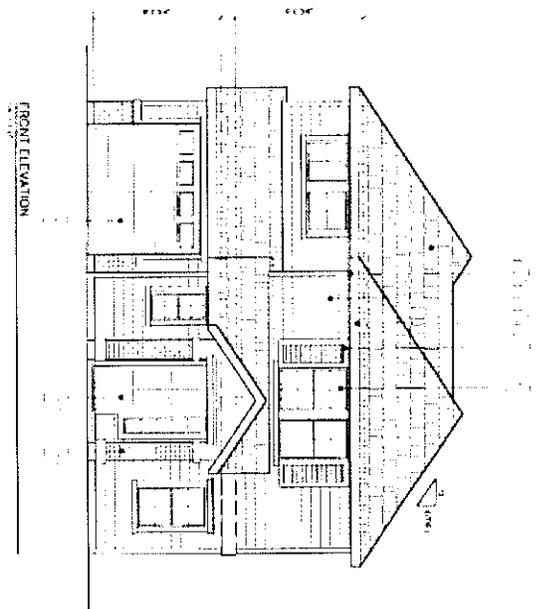
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

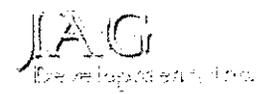


FRONT ELEVATION

- ELEVATION NOTES**
- 1. COLOR FINISHES TO BE AS SHOWN
 - 2. 2nd FLOOR @ 10'-0" FINISH
 - 3. FINISHES TO BE AS SHOWN
 - 4. EXTERIOR WALLS TO BE AS SHOWN
 - 5. FINISHES TO BE AS SHOWN
 - 6. EXTERIOR WALLS TO BE AS SHOWN
 - 7. FINISHES TO BE AS SHOWN
 - 8. EXTERIOR WALLS TO BE AS SHOWN
 - 9. FINISHES TO BE AS SHOWN
 - 10. EXTERIOR WALLS TO BE AS SHOWN
 - 11. FINISHES TO BE AS SHOWN
 - 12. EXTERIOR WALLS TO BE AS SHOWN
 - 13. FINISHES TO BE AS SHOWN
 - 14. EXTERIOR WALLS TO BE AS SHOWN
 - 15. FINISHES TO BE AS SHOWN
 - 16. EXTERIOR WALLS TO BE AS SHOWN
 - 17. FINISHES TO BE AS SHOWN
 - 18. EXTERIOR WALLS TO BE AS SHOWN
 - 19. FINISHES TO BE AS SHOWN
 - 20. EXTERIOR WALLS TO BE AS SHOWN

DATE	28/05/08
BY	JAG
CHECKED BY	JAG
TITLE	26TH AVENUE SINGLE FAMILY HOMES CITY OF SACRAMENTO EXTERIOR ELEVATIONS
SCALE	AS SHOWN
PROJECT	A2

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO



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26th Avenue
PLAN 1469 'B'

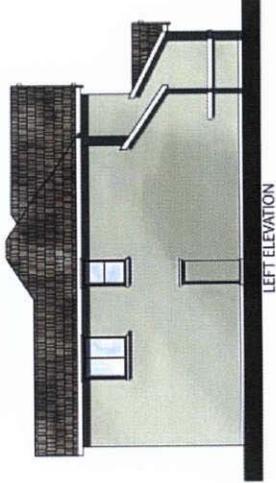
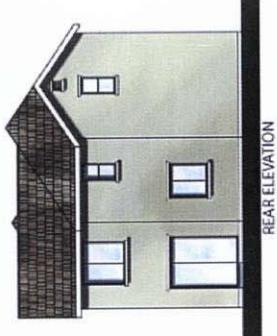
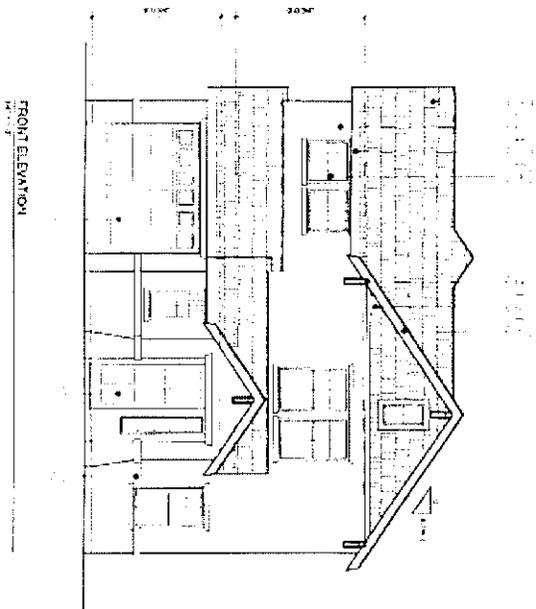
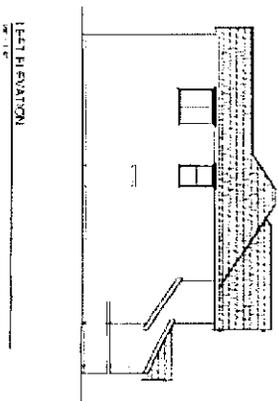
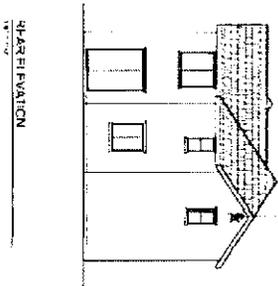
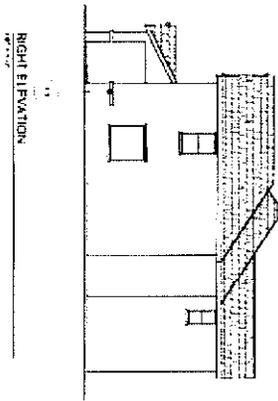


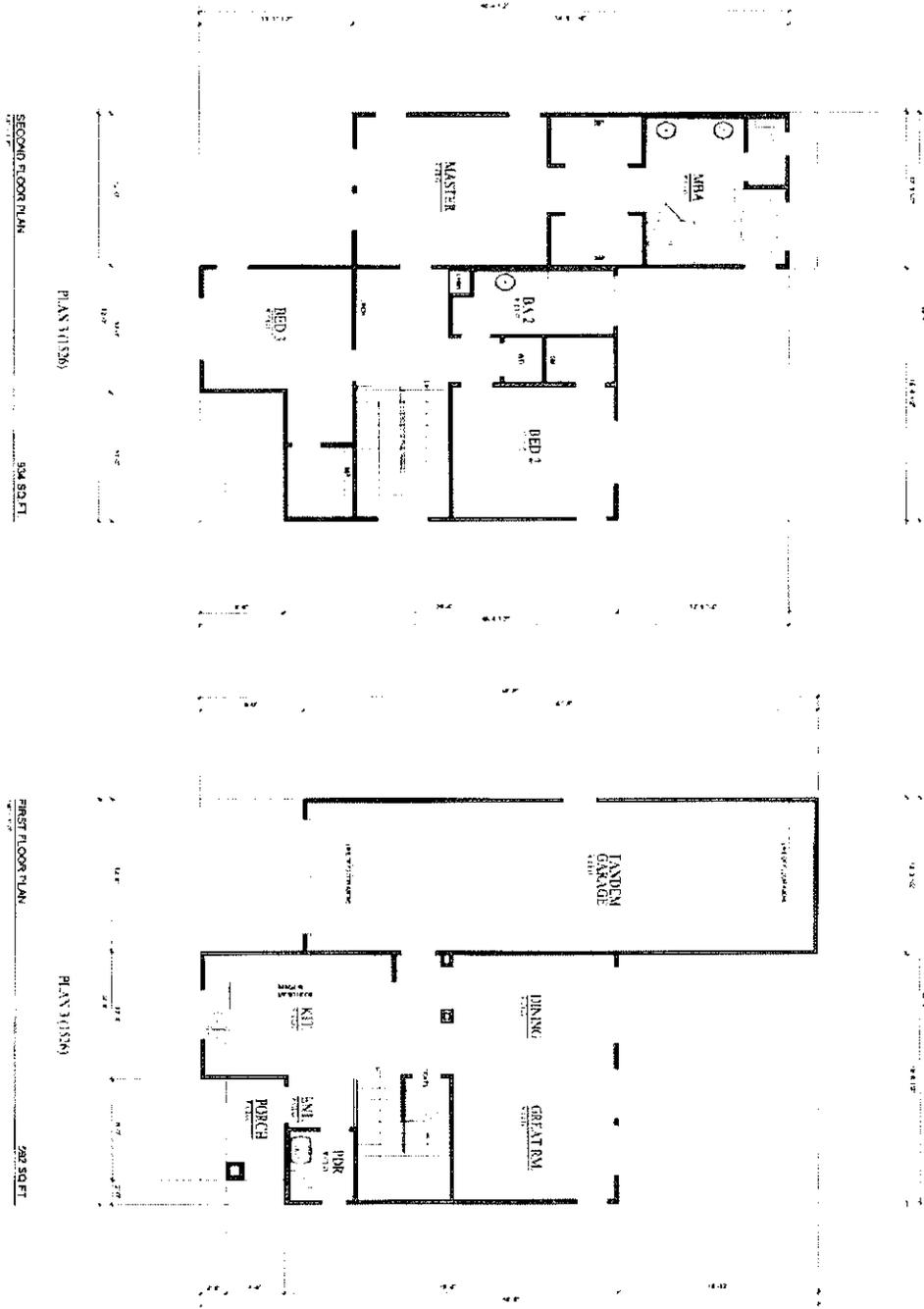
Exhibit 3F: Elevations 2A and 2B



- ELEVATION NOTES**
1. FINISH AS NOTED ON SHEET
 2. MATERIALS LISTED ON SHEET
 3. SEE ALL DIMENSIONS
 4. FINISH AS NOTED ON SHEET
 5. FINISH AS NOTED ON SHEET
 6. FINISH AS NOTED ON SHEET
 7. FINISH AS NOTED ON SHEET
 8. FINISH AS NOTED ON SHEET
 9. FINISH AS NOTED ON SHEET
 10. FINISH AS NOTED ON SHEET
 11. FINISH AS NOTED ON SHEET
 12. FINISH AS NOTED ON SHEET

<p>DATE: 05/06/08 DRAWN BY: JAG CHECKED BY: JAG</p>	<p>PROJECT 26TH AVENUE SINGLE FAMILY HOMES CITY OF SACRAMENTO</p>		<p>SCALE: AS SHOWN SHEET: A3</p>
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Exhibit 3G: Floorplan 3



DATE: 05/06/08
 DRAWN BY: JAG

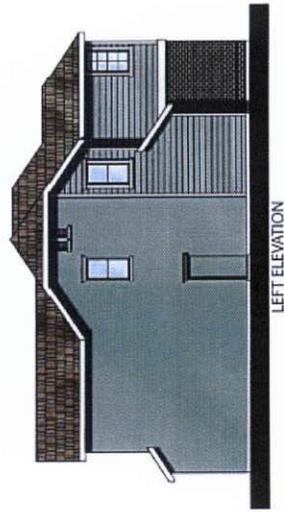
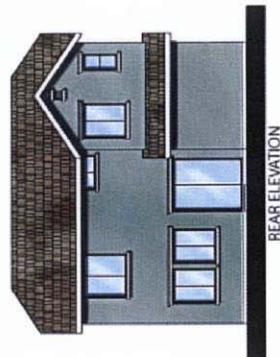
1ST AND 2ND
 FLOOR PLANS

26TH AVENUE
 SINGLE FAMILY HOMES
 CITY OF SACRAMENTO

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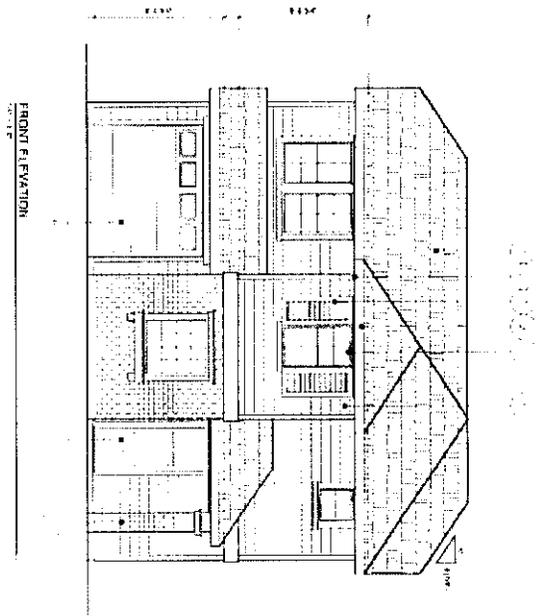
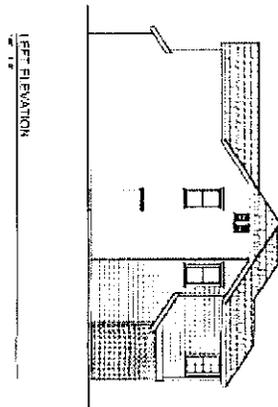
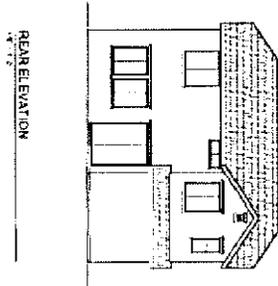
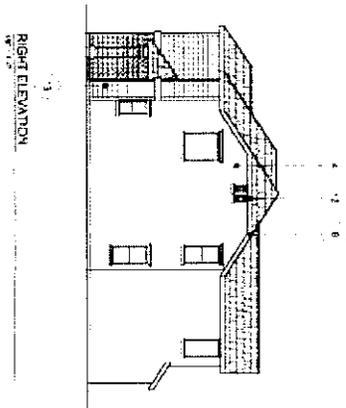
DATE: 05/06/08
 DRAWN BY: JAG

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26th Avenue
PLAN 1526 'A'

Exhibit 3H: Elevations 3A, 3B and 3C



ELEVATION NOTES

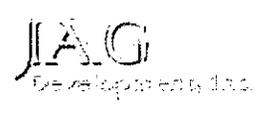
1. REFER TO SHEET 3A
2. REFER TO SHEET 3B
3. REFER TO SHEET 3C
4. REFER TO SHEET 3D
5. REFER TO SHEET 3E
6. REFER TO SHEET 3F
7. REFER TO SHEET 3G
8. REFER TO SHEET 3H
9. REFER TO SHEET 3I
10. REFER TO SHEET 3J
11. REFER TO SHEET 3K
12. REFER TO SHEET 3L
13. REFER TO SHEET 3M
14. REFER TO SHEET 3N
15. REFER TO SHEET 3O
16. REFER TO SHEET 3P
17. REFER TO SHEET 3Q
18. REFER TO SHEET 3R
19. REFER TO SHEET 3S
20. REFER TO SHEET 3T
21. REFER TO SHEET 3U
22. REFER TO SHEET 3V
23. REFER TO SHEET 3W
24. REFER TO SHEET 3X
25. REFER TO SHEET 3Y
26. REFER TO SHEET 3Z

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

DATE: 05/06/08
DRAWN BY: JIA G
CHECKED BY: JIA G

A2

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO



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26th Avenue
PLAN 1526 'B'

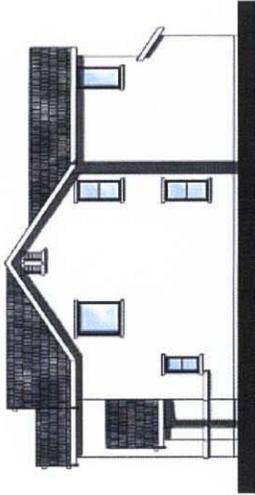
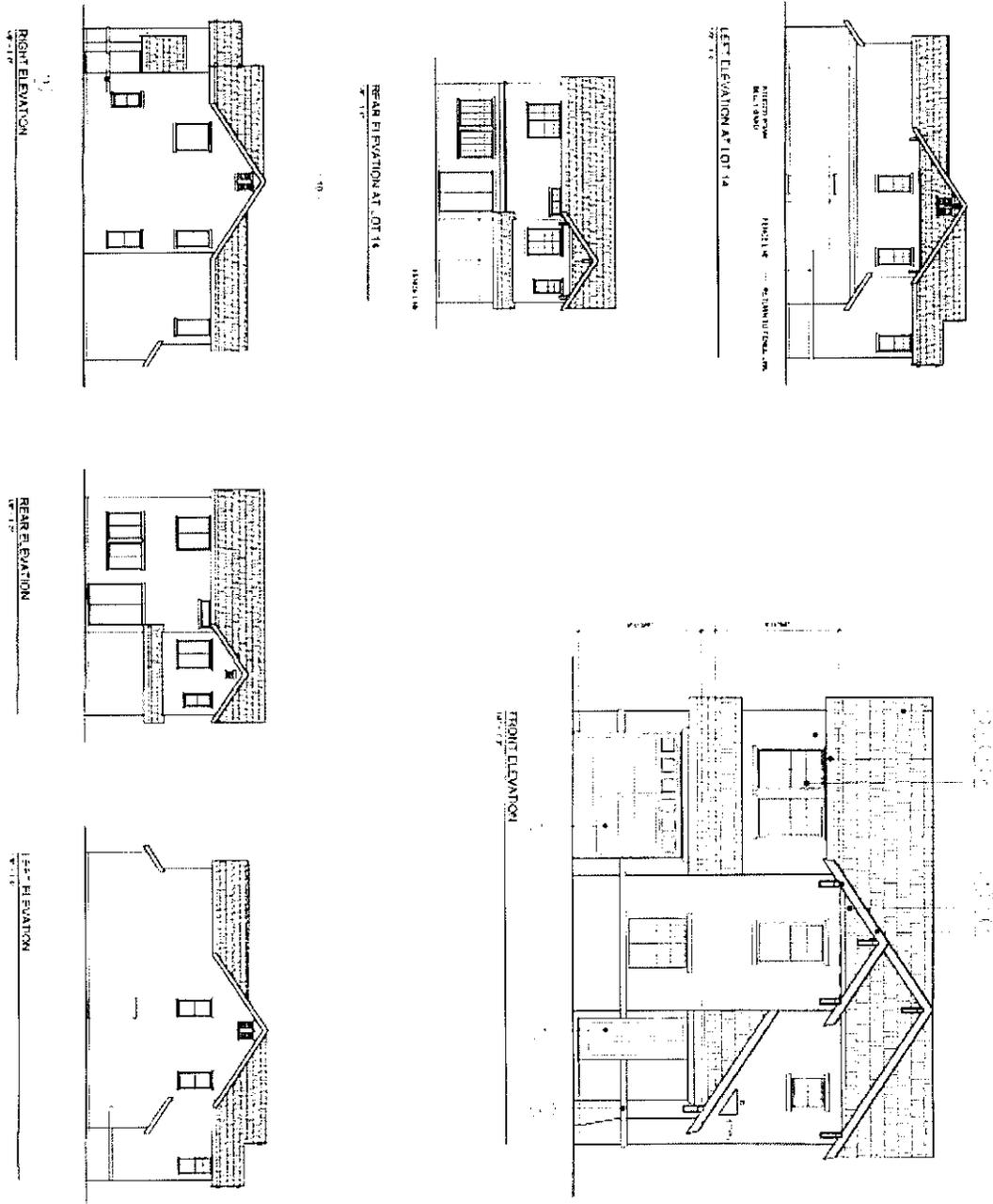


Exhibit 3H: Elevations 3A, 3B and 3B-14



- ELEVATION NOTES**
1. FRAME MATERIALS AND FINISHES
 2. FINISHES AND PAINTS
 3. ARCHITECTURAL SYMBOLS
 4. MATERIALS AND FINISHES
 5. FINISHES AND PAINTS
 6. FINISHES AND PAINTS
 7. FINISHES AND PAINTS
 8. FINISHES AND PAINTS
 9. FINISHES AND PAINTS
 10. FINISHES AND PAINTS
 11. FINISHES AND PAINTS
 12. FINISHES AND PAINTS
 13. FINISHES AND PAINTS
 14. FINISHES AND PAINTS
 15. FINISHES AND PAINTS
 16. FINISHES AND PAINTS
 17. FINISHES AND PAINTS
 18. FINISHES AND PAINTS
 19. FINISHES AND PAINTS
 20. FINISHES AND PAINTS

<p>DATE: 05/06/08</p> <p>SCALE: AS SHOWN</p>	<p>26TH AVENUE</p> <p>SINGLE FAMILY HOMES</p> <p>CITY OF SACRAMENTO</p>		<p>DATE: 05/06/08</p> <p>SCALE: AS SHOWN</p>
<p>DESIGNER: JAG</p> <p>DATE: 05/06/08</p> <p>DRAWN BY: JAG</p> <p>STEP: 1</p> <p>A3</p>	<p>EXTENSION OF ELEVATIONS</p>		





PLAN 1526 'A'

PLAN 1469 'B'

26th Avenue

PLAN 1406 'A'

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