

RESOLUTION NO. 2009-196

Adopted by the Sacramento City Council

March 31, 2009

ADOPTING FINDINGS OF FACT AND APPROVING THE LEMON BELL 2 RESIDENTIAL SUBDIVISION PROJECT. (P06-100) (APN: 038-0122-013, -014, -017, -018)

BACKGROUND

- A. On February 26, 2009, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Lemon Bell 2 Residential Subdivision Project.
- B. On March 31, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Lemon Bell 2 Residential Subdivision Project.

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

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Lemon Bell 2 Residential Subdivision Project, 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:
 - A. Tentative Map: The Tentative Map to subdivide approximately 2.92 acres into 19 lots for residential development is 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 as follows:
 - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
 - b. The site is physically suitable for the type of development proposed and

suited for the proposed density;

- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
 - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the South Sacramento Community Plan, and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5).
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6).
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
 5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).
- B. Special Permit: The Special Permit for alternative housing to construct 11 single-family homes and 12 halfplex units in the single-Family Alternative (R-1A) zone is approved based on the following findings of fact:
1. The project is based on sound principles of land use in that the proposed project has been designed to develop an underutilized infill site and will provide alternative single-family ownership opportunities. The proposed project constitutes a sound land use in that the proposed single-family homes are consistent with the surrounding land uses.
 2. The proposed project, as conditioned, would not result in the creation of a nuisance as the proposed single family homes are compatible with the

surrounding land uses. The circulation and access pattern is appropriate for the subject site. Though the proposed lots are smaller than the typical single-family lot, staff has found that the lots provide adequate private yards and adequate access has been provided via new public streets.

3. Granting of the Special Permit would be consistent with the objectives of the General Plan or the South Sacramento Community Plan in that it preserves neighborhood character by providing housing compatible with the surrounding uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

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

- A. Tentative Map: The Tentative Map to subdivide approximately 2.92 acres into 19 lots for residential development is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-100). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Traffic Engineering Division

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

TRAFFIC ENGINEERING:

- A1. 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.
- A2. 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 Traffic 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 Traffic Engineering Division.

- A3. Dedicate and construct the extension of Belleview Avenue and the unnamed internal street to a City Standard 41' cross-section to the satisfaction of Traffic Engineering Division.
- A4. Construct Lemon Hill Avenue to match existing improvements to the east and west of the subject site.
- A5. The proposed tree wells on the extension of Belleview Avenue shall be designed and constructed to the satisfaction of the Traffic Engineering Division and the Urban Forestry Division. The sidewalk around them must be dedicated to the City as right-of-way. All ADA requirements must be met.
- A6. 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

- A7. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways;

CITY UTILITIES

- A8. Construct water pipes and appurtenances, storm drainage pipes and appurtenances, and sewer pipes and appurtenances in the new streets of the proposed development. The construction shall be to the satisfaction of the Department of Utilities (DOU) and Sacramento Area Sewer District (SASD). (Note: The proposed drainage main shall connect to the existing drainage system in Reali Way. No drainage connection is allowed in Lemon Hill Ave.)
- A9. Public streets with City maintained water or drainage facilities and SASD maintained sewer facilities shall have a minimum paved AC (asphalt concrete) width of 25-feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.

- A10. Any new domestic water services shall be metered. Only one water domestic water service is allowed per lot. Excess services shall be abandoned to the satisfaction of the Department of Utilities. (Note: If in the future the duplex lots will be split into two separate parcels, then separate metered domestic water service shall be provided to each lot.)
- A11. Per Sacramento City Code, water meters shall be located at the point of service which is the back of walk for connected sidewalks.
- A12. If required by the DOU, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed for water at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book ____, O.R. Page ____."
- A13. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release elevation. Finished lot pad shall be accepted by the Department of Utilities.
- A14. Per City Code, the Subdivider may not develop the project in anyway 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.
- A15. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map: "The parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book ____, O.R. Page ____."
- A16. 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 Department of Utilities.
- A17. 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.

- A18. 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 acceptance 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 and 6) signed certification page by property owner or authorized representative.
- A19. 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 for this project. This will not affect site design. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Design Manual" dated May 2007 for appropriate source control measures

SPECIAL DISTRICTS: Assessment Districts

- A20. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

PPDD: Parks

- A21. 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).
- A22. 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 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:

- A23. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A24. 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.
- A25. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- A26. Per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 1 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 \$34,008. This is based on 10 single family units and 12 half-plex units and an average land value of \$100,000 per acre for the South Sacramento 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.
 - 2 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 \$92,206. This is based on 10 single-family units at the rate

of \$4,843 per unit and 12 half-plex units at the rate of \$3,648 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.

- 3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

A27. Prior to design of the subject project, the Department of Utilities 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 fire suppression systems.

A28. The proposed project is located in the Flood zone designated as **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. Special Permit: The Special Permit for alternative housing to construct 11 single-family homes and 12 halfplex units in the single-Family Alternative (R-1A) zone is approved subject to the following conditions of approval:

Planning

B1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.

B2. The applicant shall obtain all necessary building permits prior to construction.

B3. Brick wainscoting shall be added to the front elevation of model CWG 1895 G. The wainscoting shall wrap at least 3' on each side elevations.

B4. Cultured stone wainscoting shall be added to the front elevation of model Cheung 1966 A2. The wainscoting shall wrap at least 3' on each side elevations

B5. 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.

- B6. Final landscaping plans shall include at least one tree in the front yard of each unit.
- B7. Units 18A and 19A approximately shall require pier and beam foundations to the satisfaction of the Urban Forestry Services Division (UFS). Also the applicant must obtain a UFS permit for any clearance pruning that may be required.

Development Engineering

- B8. Construct standard 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.
- B9. 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.
- B10. The site plan shall conform to A.D.A. requirements in all respects.
- B11. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

Fire

- B12. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- B13. 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.
- B14. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (902.2.2.2)
- B15. 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.

Advisory notes for the **Special Permit**:

1. Many projects within the City of Sacramento require booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities 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 fire suppression and domestic water systems.
2. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the services is being furnished, provided that the fire chief may in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the City, that fully provides for the operation, maintenance and repair of the line, and grants a permanent easement for these purposes, at no cost or liability to the City.

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Adopted by the City of Sacramento City Council on March 31, 2009 by the following vote:

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

Noes: None.

Abstain: None.

Absent: Mayor Johnson.


Lauren Hammond, Vice-Mayor

Attest:


Shirley Concolino, City Clerk

Exhibit A – Tentative Map

TENTATIVE SUBDIVISION MAP

LEMON BELL 2
 A.P.N. 038-0122-013, 014, 017, 018

Date: January 2009 Scale: 1"=30'

Owner: MHL INVESTMENTS INC.
 40 ANGLUDO COURT
 HILLSBOROUGH, CA 94010
 GUY D. MACDONALD
 (925) 352-5525

Submitted by:
 CORNER OF LEMON HILL AVE & REALI WY.
 SACRAMENTO, CA

ROSE'S ENGINEERING
 7484 RIDGE WILLOW CT
 SACRAMENTO, CA 95829
 (916) 637-6658

Parcel Description:
 2.82 Share-Acres at the SE corner of Lemon Hill Ave and Real Way.

Source of Topo:
 1 Foot

Contour Interval:
 1 Foot

Existing Stairs:
 RT

Proposed Zoning:
 R14

Existing Improvements:
 Single Family Dwellings

F.E.M.A. Zone X

Roads:
 City of Sacramento

Water:
 City of Sacramento

Sewage:
 City of Sacramento

Drainage:
 City of Sacramento

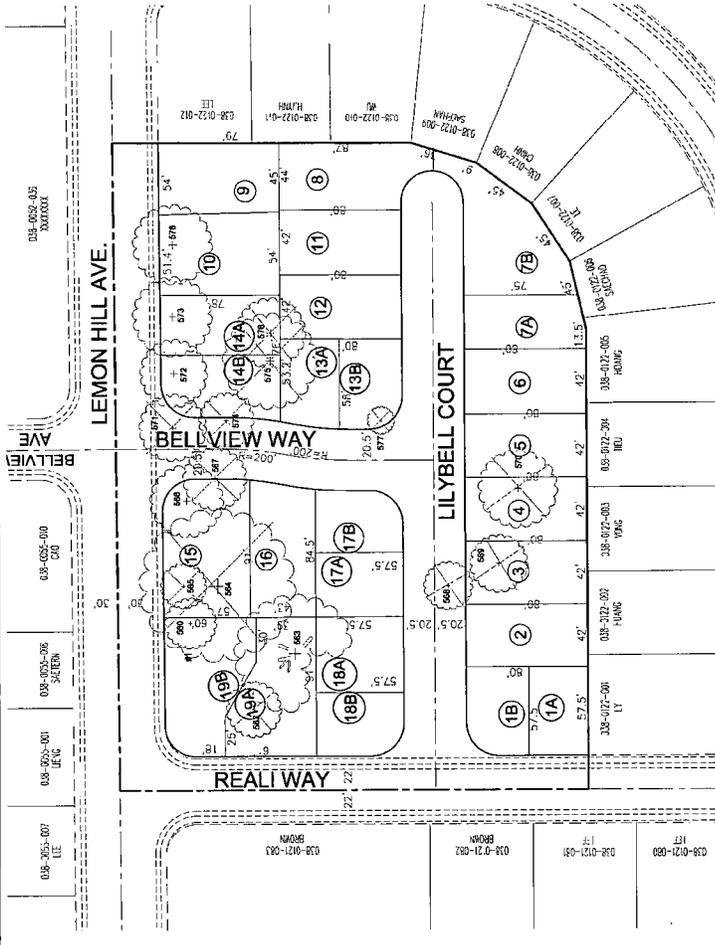
Gas:
 Pacific Gas & Electric (925) 488-4143
 5557 Fairhaven Rd, Sacramento, CA 95826

Electric:
 S.M.U.D. (916) 732-9723
 1701 58th St, Sacramento, CA 95817

Telephone:
 Pacific Bell (916) 462-7948

Fire:
 Sacramento City Fire Department (916) 435-1300
 5770 Imperial B, Suite 203, Sacramento, CA 95822

School:
 Sacramento City Unified School Dist. (916) 942-7400
 3713 47th Ave, Sacramento, CA 95824



TREE #	SP. SPEC.	DBH (IN)	HEIGHT (FT)	CONDITION
1564	BRADYOTUS CALIF.	12"	12'	N
1565	BRADYOTUS CALIF.	16"	15'	N
1566	BRADYOTUS CALIF.	7"	14'	N
1567	BRADYOTUS CALIF.	7"	14'	N
1568	BRADYOTUS CALIF.	7"	14'	N
1569	BRADYOTUS CALIF.	7"	14'	N
1570	BRADYOTUS CALIF.	7"	14'	N
1571	BRADYOTUS CALIF.	7"	14'	N
1572	BRADYOTUS CALIF.	7"	14'	N
1573	BRADYOTUS CALIF.	7"	14'	N
1574	BRADYOTUS CALIF.	7"	14'	N
1575	BRADYOTUS CALIF.	7"	14'	N
1576	BRADYOTUS CALIF.	7"	14'	N
1577	BRADYOTUS CALIF.	7"	14'	N
1578	BRADYOTUS CALIF.	7"	14'	N
1579	BRADYOTUS CALIF.	7"	14'	N
1580	BRADYOTUS CALIF.	7"	14'	N
1581	BRADYOTUS CALIF.	7"	14'	N
1582	BRADYOTUS CALIF.	7"	14'	N
1583	BRADYOTUS CALIF.	7"	14'	N
1584	BRADYOTUS CALIF.	7"	14'	N
1585	BRADYOTUS CALIF.	7"	14'	N
1586	BRADYOTUS CALIF.	7"	14'	N
1587	BRADYOTUS CALIF.	7"	14'	N
1588	BRADYOTUS CALIF.	7"	14'	N
1589	BRADYOTUS CALIF.	7"	14'	N
1590	BRADYOTUS CALIF.	7"	14'	N
1591	BRADYOTUS CALIF.	7"	14'	N
1592	BRADYOTUS CALIF.	7"	14'	N
1593	BRADYOTUS CALIF.	7"	14'	N
1594	BRADYOTUS CALIF.	7"	14'	N
1595	BRADYOTUS CALIF.	7"	14'	N
1596	BRADYOTUS CALIF.	7"	14'	N
1597	BRADYOTUS CALIF.	7"	14'	N
1598	BRADYOTUS CALIF.	7"	14'	N
1599	BRADYOTUS CALIF.	7"	14'	N
1600	BRADYOTUS CALIF.	7"	14'	N

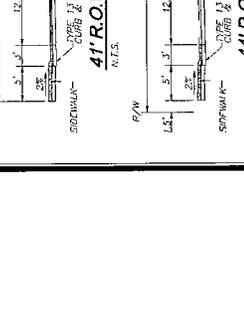
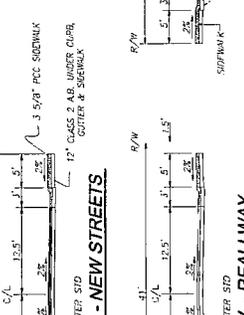
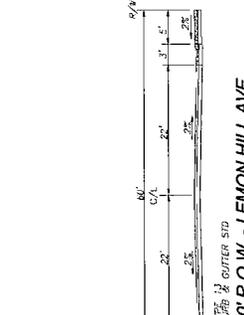


Exhibit B – Site Plan

PLOT PLAN EXHIBIT LEMON BELL 2

A.P.N. 038-0122-013,014,017,018

Scale: 1"=30'

Date: January 2009

Owner: MEL INVESTMENTS INC.
40 ANSUDCO COURT
SUITE 100
60 DC MACDONALD
DUBLIN, CA 94568
(925) 383-5525

Site Address: CORNER OF LEMON HILL AVE & REALI WY,
SACRAMENTO, CA

Submitted by: ROSE'S ENGINEERING
7484 RIDGE WILLOW CT,
DUBLIN, CA 94568
(916) 837-6069

Parcel Description: 2.82 Gross Acres at the SE corner of Lemon Hill Ave and Real Way.

Field Survey

Source of Topo: 1 Foot

Contour Interval: 2.82 Gross Acres

Existing Zoning: R1

Proposed Zoning: R1A

Proposed Use: Single Family Dwelling

Existing Improvements: Single Family Dwelling

Fire: Zone X

Roads: City of Sacramento

Water: City of Sacramento

Sanitary: City of Sacramento

Drainage: City of Sacramento

Gas: Pacific Gas & Electric, 800-468-4742
555 Howe Avenue St., Sacramento, CA 95828

Electric: S.M.U.D., 916-725-7070
555 Howe Avenue St., Sacramento, CA 95828

Telephone: Pacific Bell, 916-433-2044
3001 S. Sacramento, CA 95815

Fire: Sacramento City Fire Department 916-431-1300
2701 Republic, Suite 201, Sacramento, CA 95822

School: Sacramento County Office of Education, 916-443-7400
2714 47th Ave., Sacramento, CA 95821



THE DISTRIBUTION OF HOUSES IS REPRESENTATIONAL. WHAT HOUSE MODELS WILL BE BUILT ON SPECIFIC LOTS WILL BE DETERMINED BY MARKET DEMAND.

NEW STREET TREES

TYPE	TRUNK DBH (IN)	HEIGHT (FEET)
1	4"	10'
2	6"	15'
3	8"	20'
4	10"	25'
5	12"	30'
6	14"	35'
7	16"	40'
8	18"	45'
9	20"	50'
10	22"	55'
11	24"	60'
12	26"	65'
13	28"	70'
14	30"	75'
15	32"	80'
16	34"	85'
17	36"	90'
18	38"	95'
19	40"	100'
20	42"	105'
21	44"	110'
22	46"	115'
23	48"	120'
24	50"	125'
25	52"	130'
26	54"	135'
27	56"	140'
28	58"	145'
29	60"	150'
30	62"	155'
31	64"	160'
32	66"	165'
33	68"	170'
34	70"	175'
35	72"	180'
36	74"	185'
37	76"	190'
38	78"	195'
39	80"	200'
40	82"	205'
41	84"	210'
42	86"	215'
43	88"	220'
44	90"	225'
45	92"	230'
46	94"	235'
47	96"	240'
48	98"	245'
49	100"	250'
50	102"	255'
51	104"	260'
52	106"	265'
53	108"	270'
54	110"	275'
55	112"	280'
56	114"	285'
57	116"	290'
58	118"	295'
59	120"	300'
60	122"	305'
61	124"	310'
62	126"	315'
63	128"	320'
64	130"	325'
65	132"	330'
66	134"	335'
67	136"	340'
68	138"	345'
69	140"	350'
70	142"	355'
71	144"	360'
72	146"	365'
73	148"	370'
74	150"	375'
75	152"	380'
76	154"	385'
77	156"	390'
78	158"	395'
79	160"	400'
80	162"	405'
81	164"	410'
82	166"	415'
83	168"	420'
84	170"	425'
85	172"	430'
86	174"	435'
87	176"	440'
88	178"	445'
89	180"	450'
90	182"	455'
91	184"	460'
92	186"	465'
93	188"	470'
94	190"	475'
95	192"	480'
96	194"	485'
97	196"	490'
98	198"	495'
99	200"	500'

EXISTING TREE SCHEDULE

TYPE	TRUNK DBH (IN)	HEIGHT (FEET)
1	4"	10'
2	6"	15'
3	8"	20'
4	10"	25'
5	12"	30'
6	14"	35'
7	16"	40'
8	18"	45'
9	20"	50'
10	22"	55'
11	24"	60'
12	26"	65'
13	28"	70'
14	30"	75'
15	32"	80'
16	34"	85'
17	36"	90'
18	38"	95'
19	40"	100'
20	42"	105'
21	44"	110'
22	46"	115'
23	48"	120'
24	50"	125'
25	52"	130'
26	54"	135'
27	56"	140'
28	58"	145'
29	60"	150'
30	62"	155'
31	64"	160'
32	66"	165'
33	68"	170'
34	70"	175'
35	72"	180'
36	74"	185'
37	76"	190'
38	78"	195'
39	80"	200'
40	82"	205'
41	84"	210'
42	86"	215'
43	88"	220'
44	90"	225'
45	92"	230'
46	94"	235'
47	96"	240'
48	98"	245'
49	100"	250'
50	102"	255'
51	104"	260'
52	106"	265'
53	108"	270'
54	110"	275'
55	112"	280'
56	114"	285'
57	116"	290'
58	118"	295'
59	120"	300'
60	122"	305'
61	124"	310'
62	126"	315'
63	128"	320'
64	130"	325'
65	132"	330'
66	134"	335'
67	136"	340'
68	138"	345'
69	140"	350'
70	142"	355'
71	144"	360'
72	146"	365'
73	148"	370'
74	150"	375'
75	152"	380'
76	154"	385'
77	156"	390'
78	158"	395'
79	160"	400'
80	162"	405'
81	164"	410'
82	166"	415'
83	168"	420'
84	170"	425'
85	172"	430'
86	174"	435'
87	176"	440'
88	178"	445'
89	180"	450'
90	182"	455'
91	184"	460'
92	186"	465'
93	188"	470'
94	190"	475'
95	192"	480'
96	194"	485'
97	196"	490'
98	198"	495'
99	200"	500'

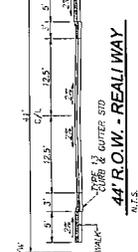
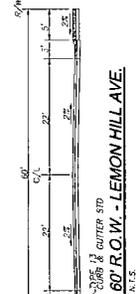
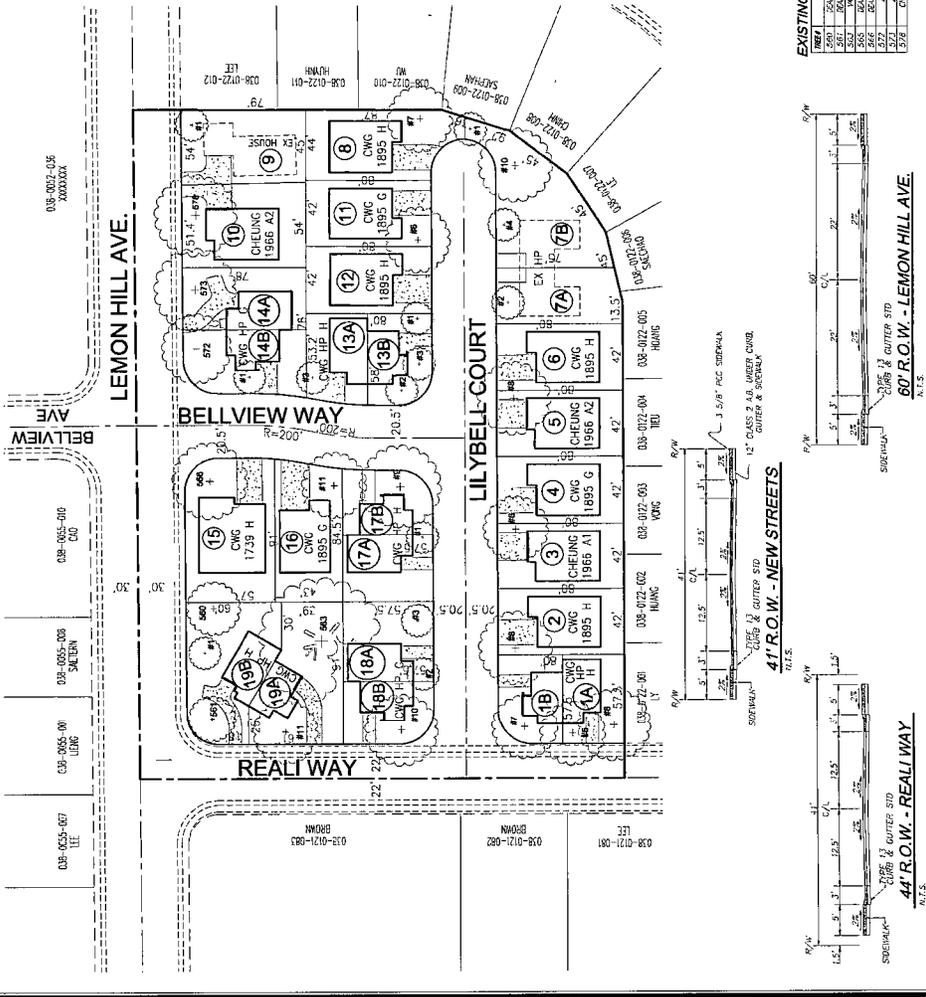
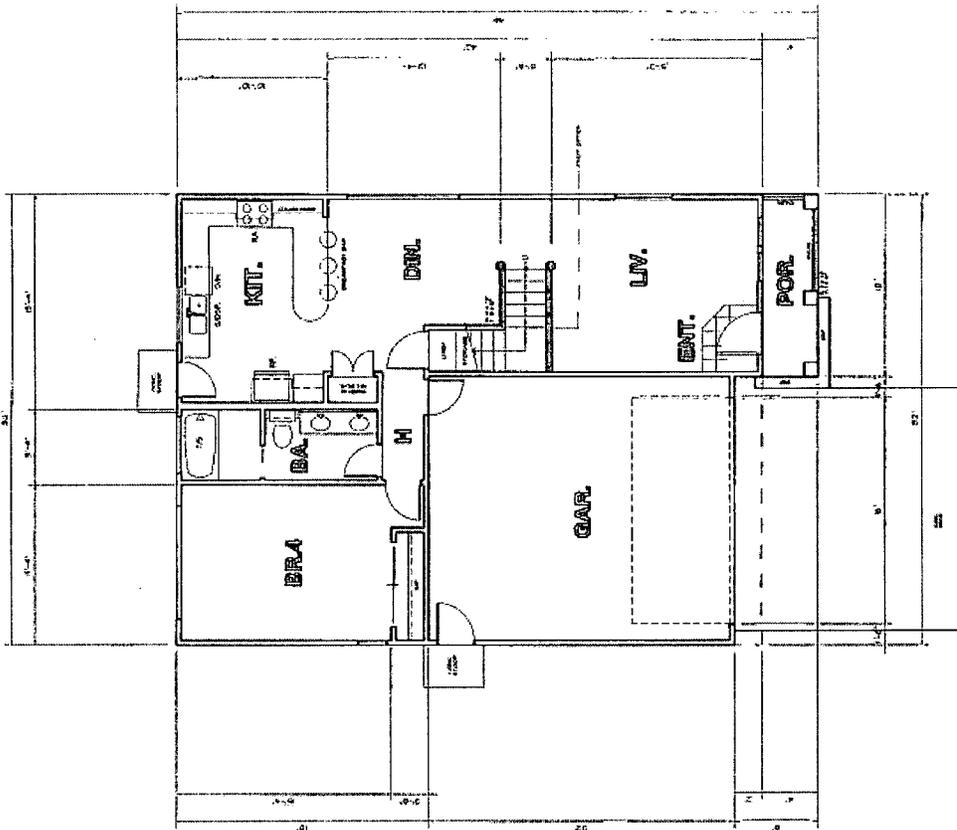
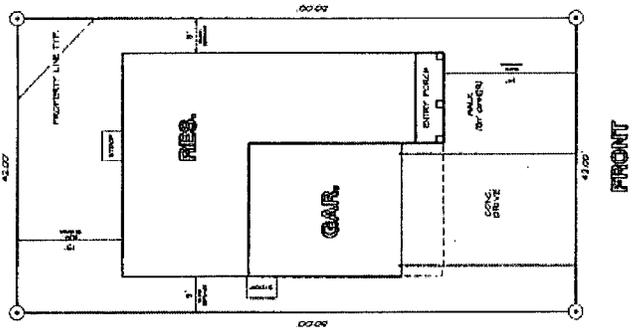


Exhibit D - Plan 1895 First Floor Plan



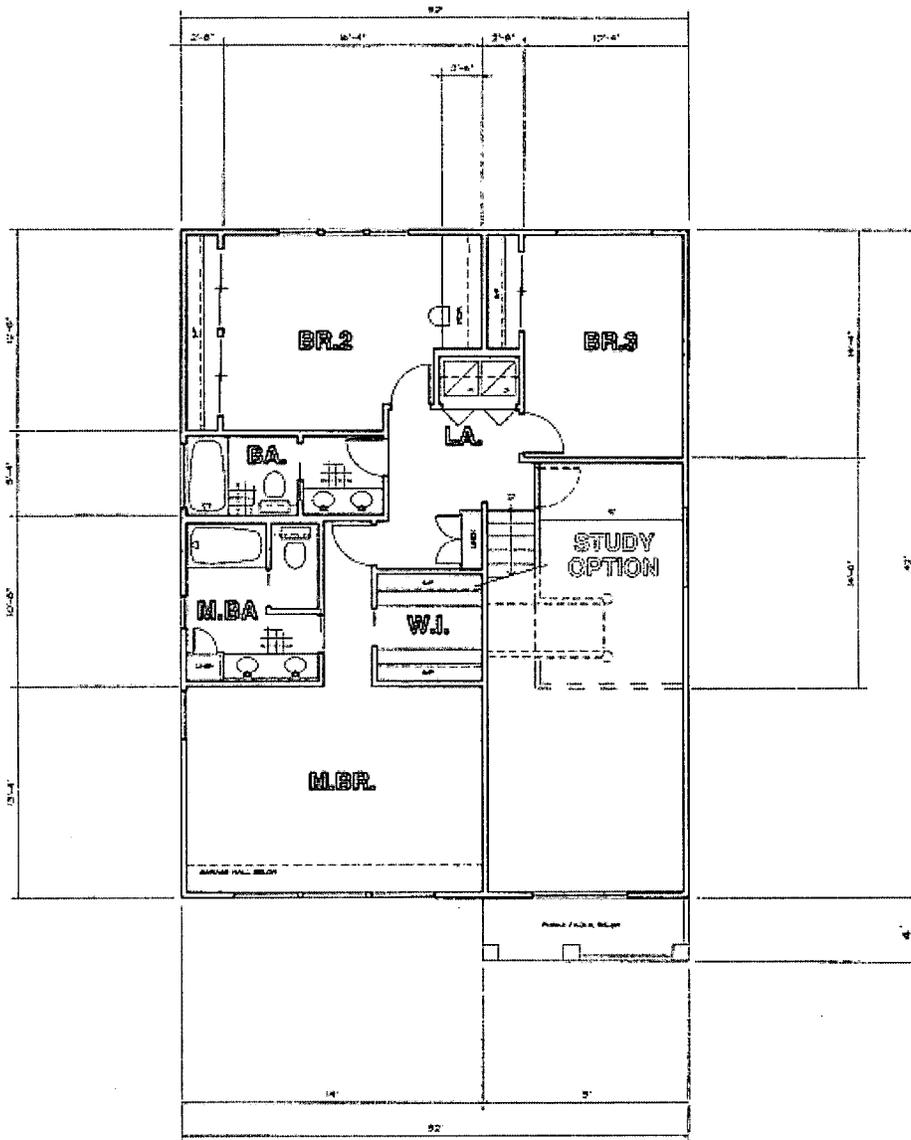
FLOOR PLAN @ 1ST.

NO. 1895, 1ST. FLOOR
 NO. 1895, 2ND. FLOOR
 15242 LINDEN ST. WILSON CENTER, 2009



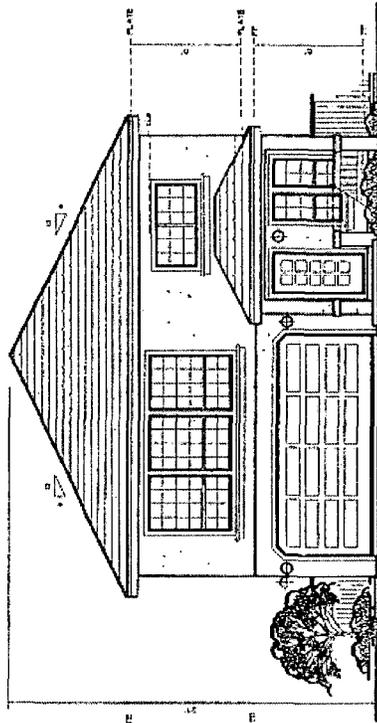
LOT W/ BLDG. FOOTPRINT

Exhibit E - Plan 1895 Second Floor Plan



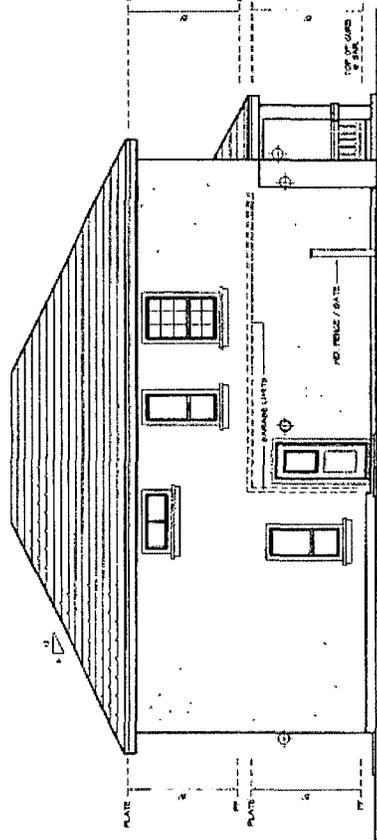
FLOOR PLAN @ 2ND.
 20 FT. @ 2ND 100%
 50 FT. @ 2ND W/ STUDY OPTION 100%

Exhibit F - Plan 1895 Elevation A



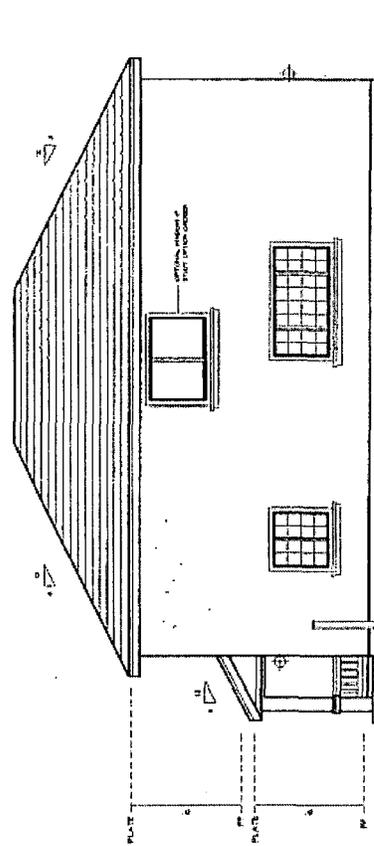
EXTERIOR ELEVATION

A



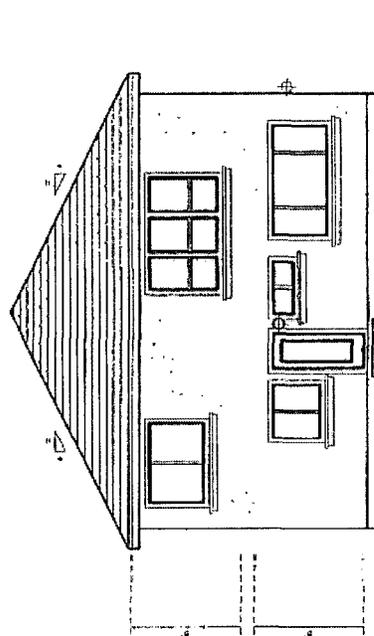
EXTERIOR ELEVATION

B



EXTERIOR ELEVATION

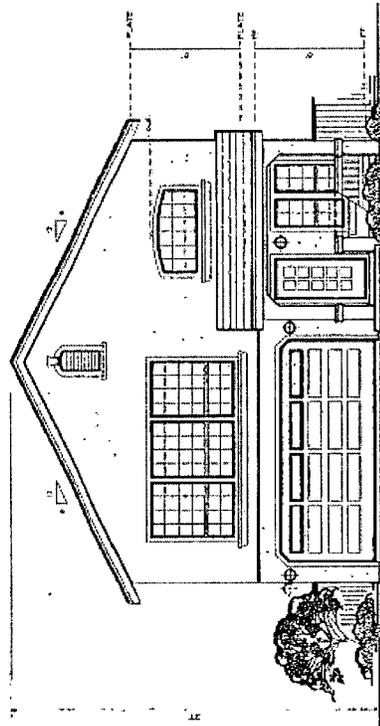
C



EXTERIOR ELEVATION

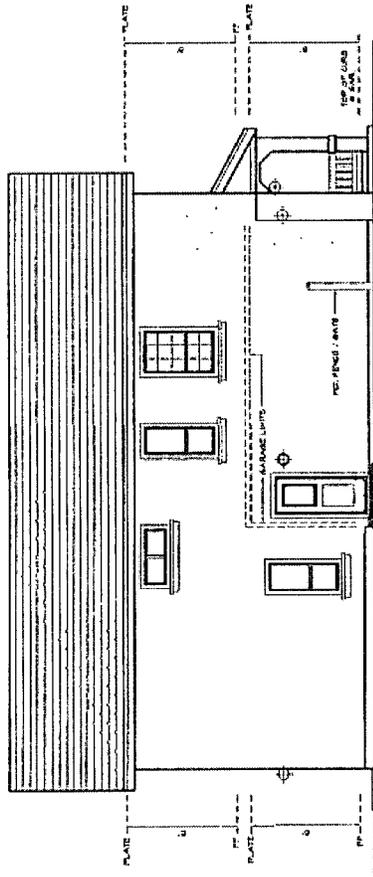
D

Exhibit G - Plan 1895 Elevation B



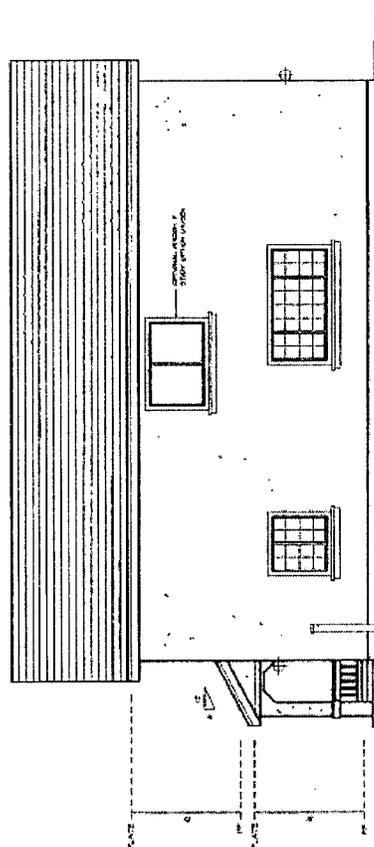
EXTERIOR ELEVATION

A



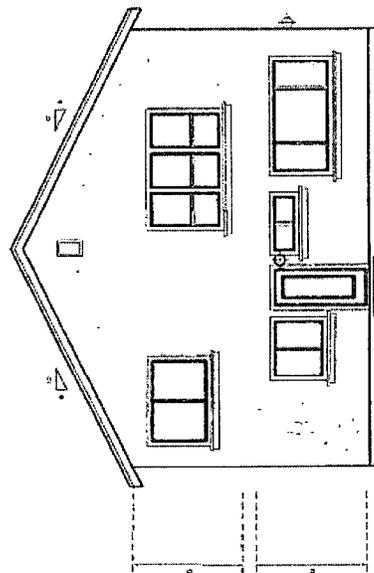
EXTERIOR ELEVATION

B



EXTERIOR ELEVATION

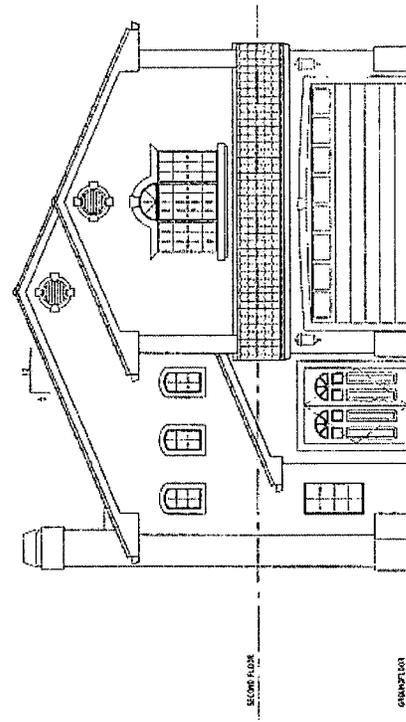
C



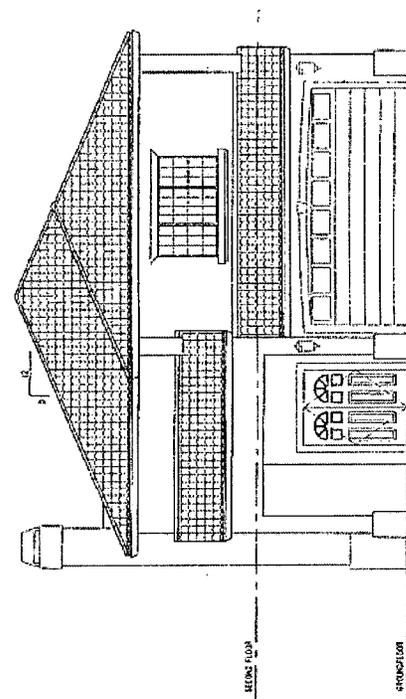
EXTERIOR ELEVATION

D

Exhibit I - Plan 1966 Front Elevations

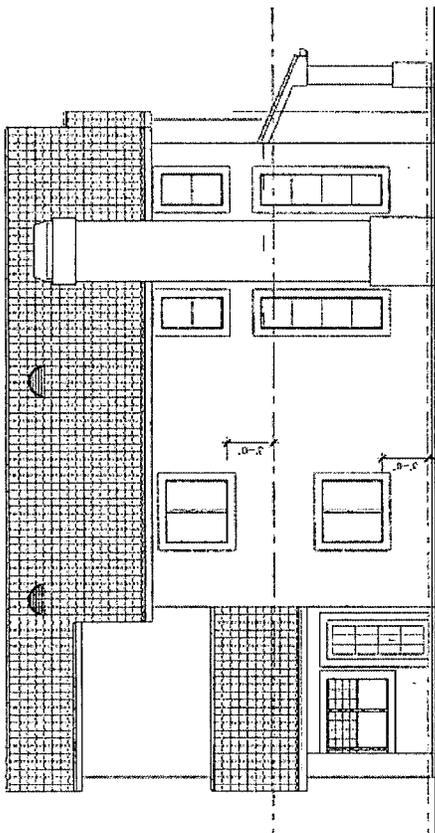


1 FRONT ELEVATION - OPTION F
SCALE: 1/4" = 1'-0"

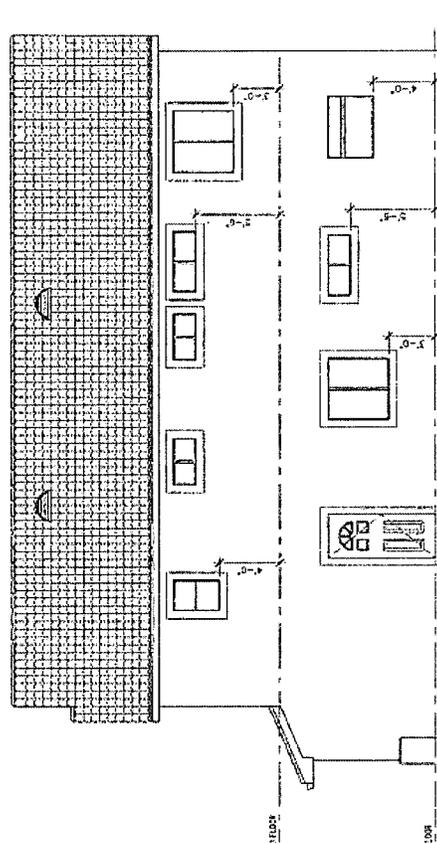


2 FRONT ELEVATION - OPTION F2
SCALE: 1/4" = 1'-0"

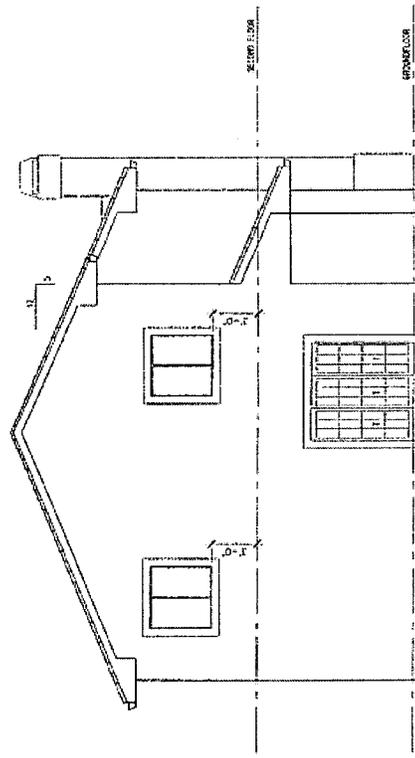
Exhibit J - Plan 1966 Side/Rear Elevations



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

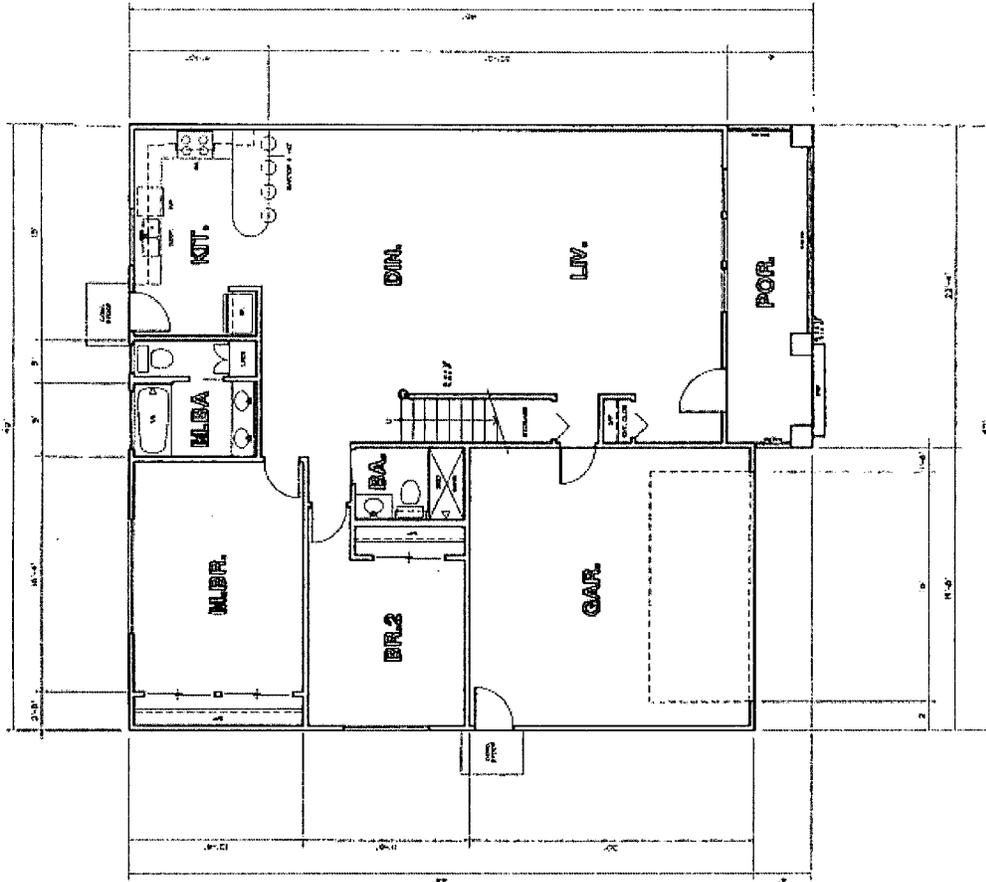


1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

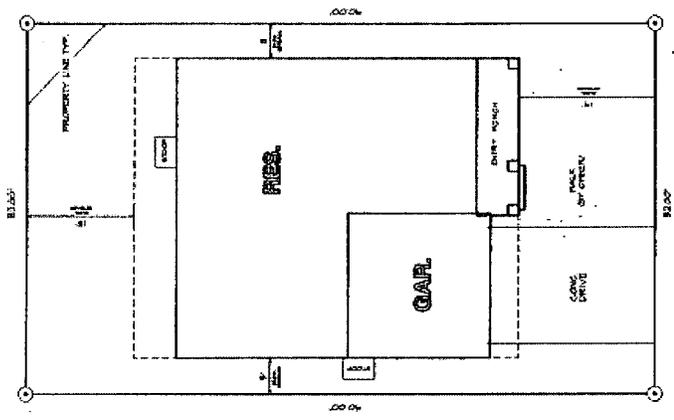
Exhibit K - Plan 1739 First Floor Plan



FLOOR PLAN @ 1ST.

A

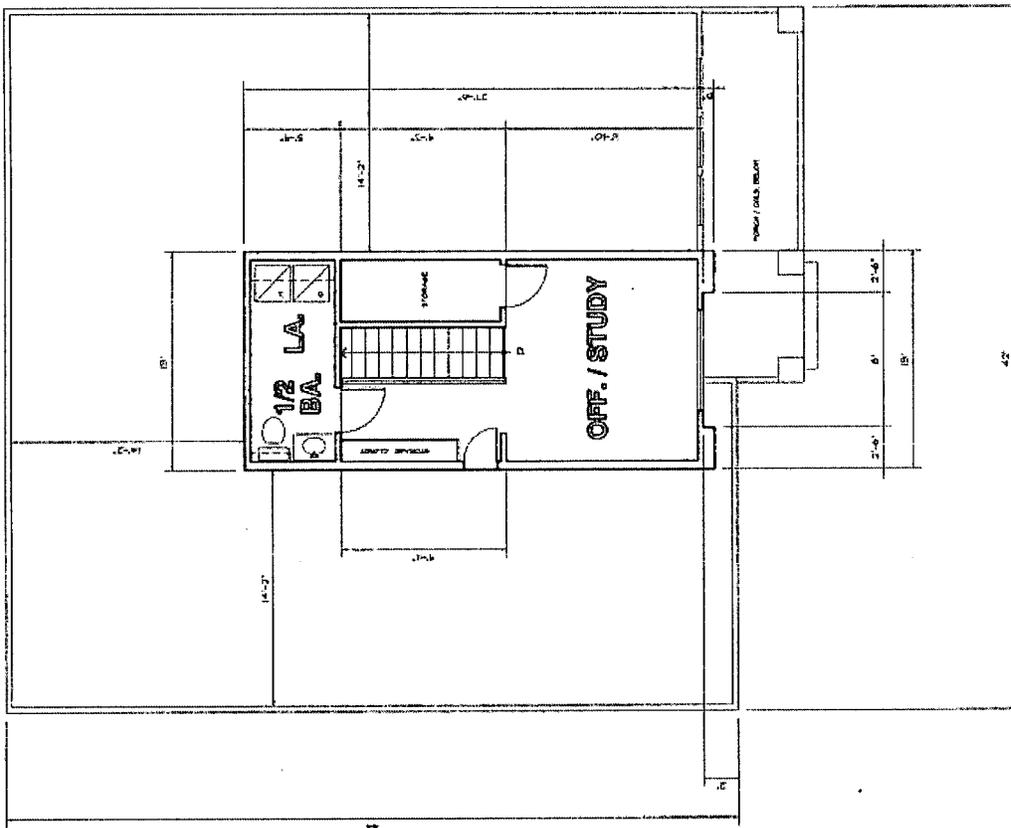
NO. FT. & INCH. 1/4" = 1'-0"
 NO. FT. & INCH. 1/4" = 1'-0"
 TOTAL SQUARE FT. 1,791



LOT W/ BLDG. FOOTPRINT

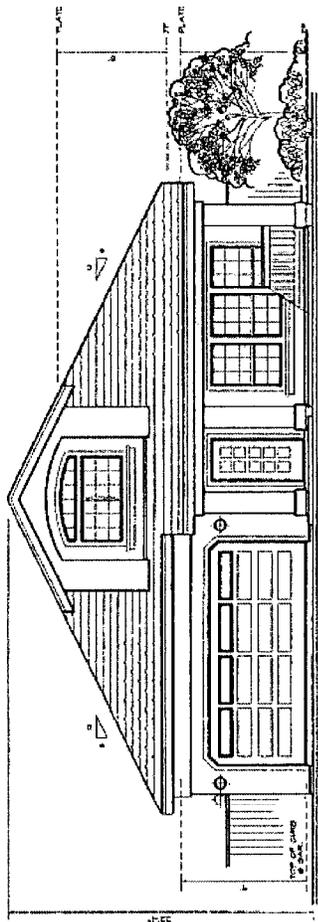
B

Exhibit L - Plan 1739 Study Floor Plan



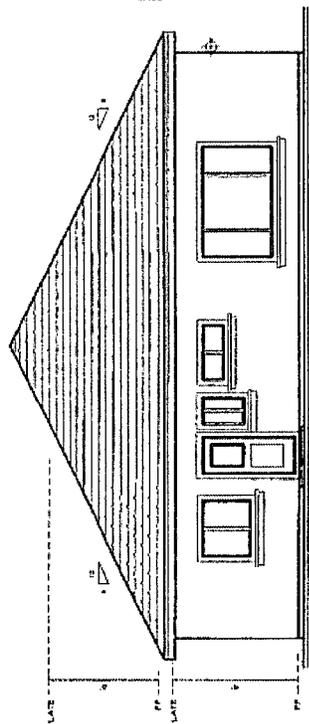
FLOOR PLAN @ LOFT
56. FT. x LOFT. x 324
A

Exhibit M - Plan 1739 Elevations



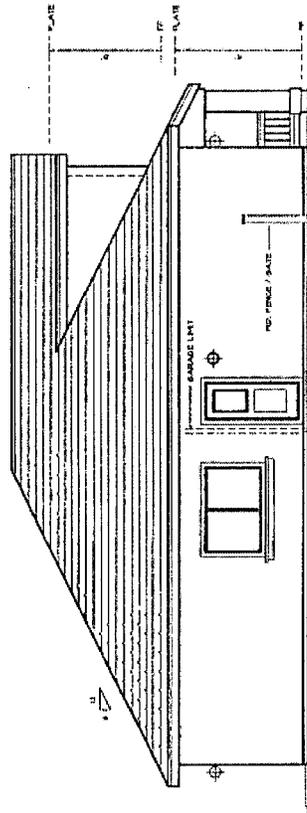
EXTERIOR ELEVATION

A



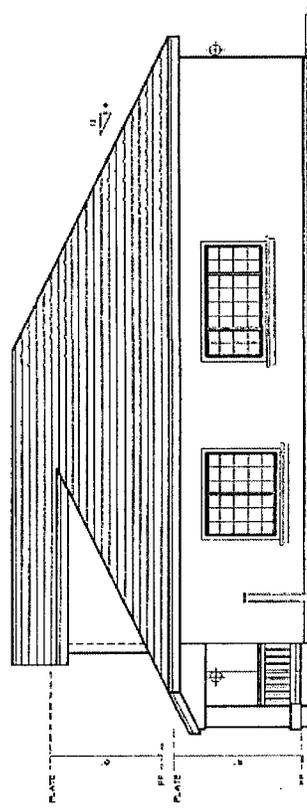
EXTERIOR ELEVATION

B



EXTERIOR ELEVATION

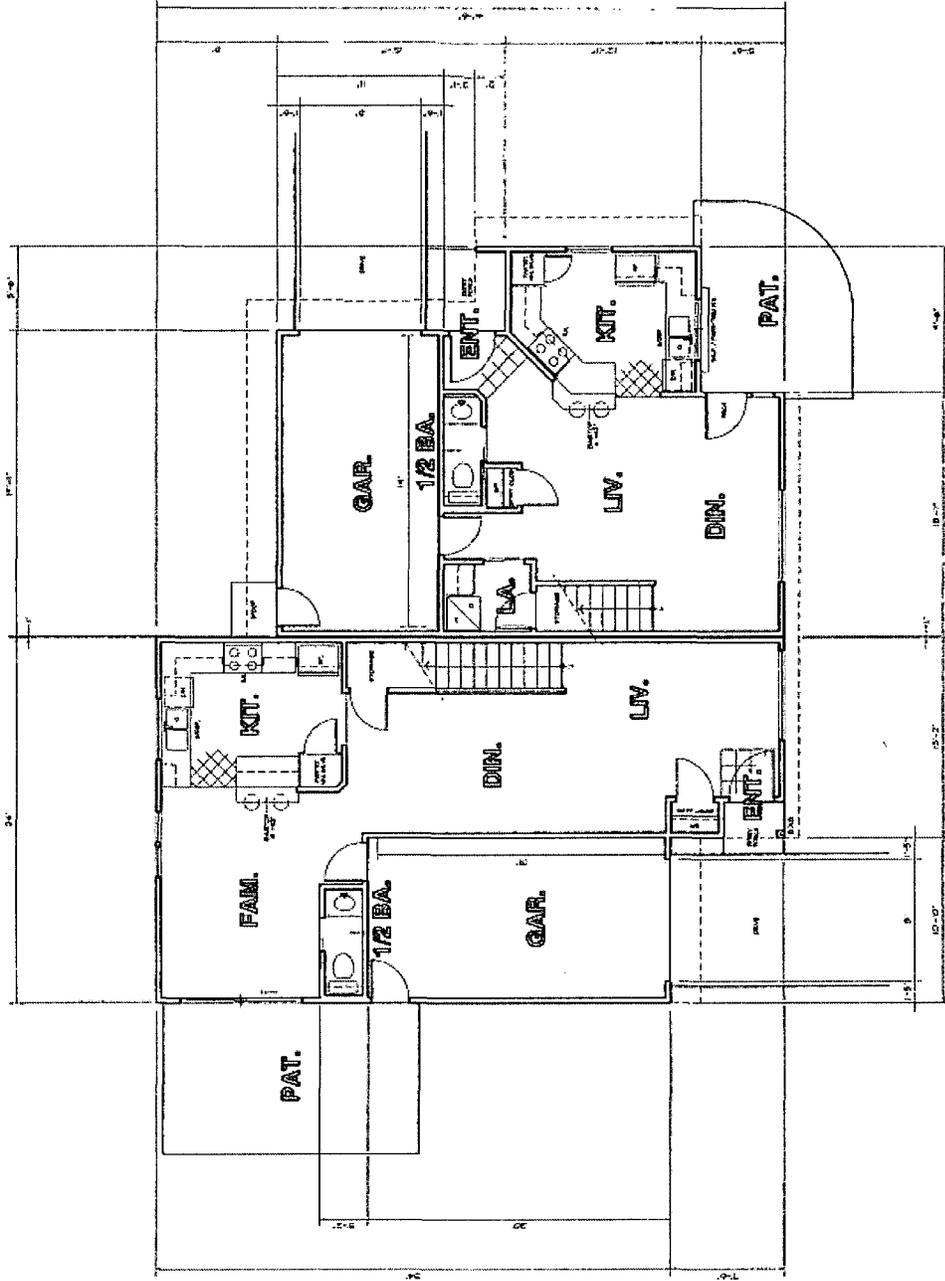
C



EXTERIOR ELEVATION

D

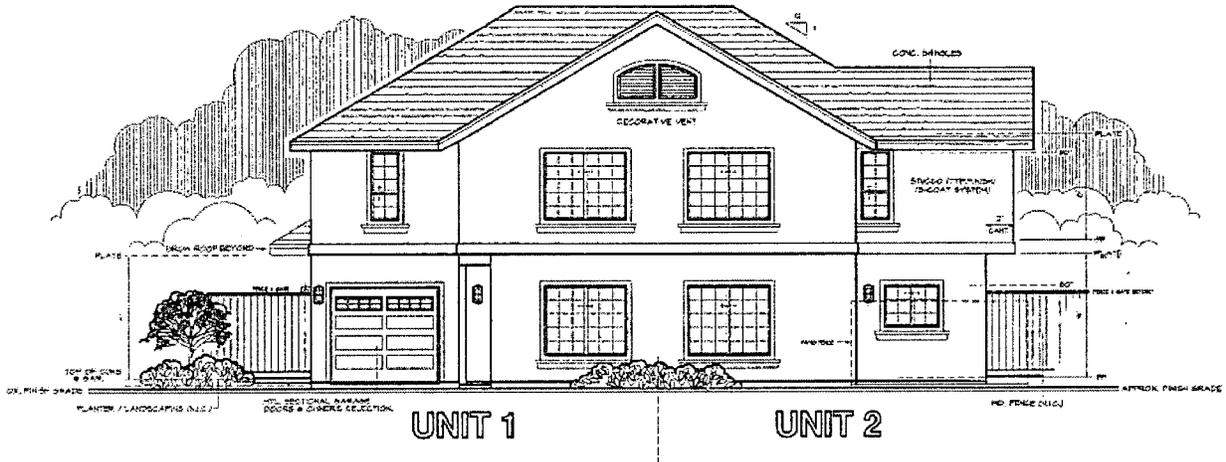
Exhibit N – Halfplex First Floor Plan



FLOOR PLAN @ FIRST
UNIT 1
 SQUARE FT. • 187. • 504

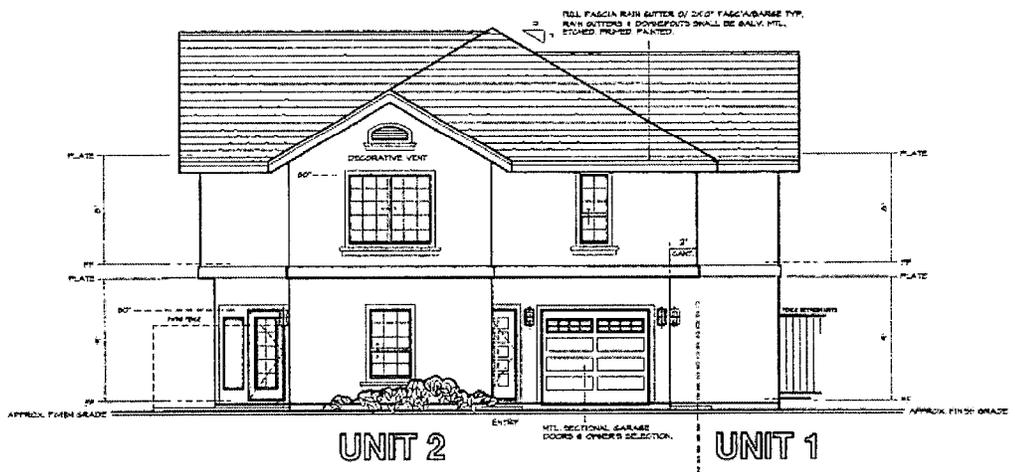
FLOOR PLAN @ FIRST
UNIT 2
 SQUARE FT. • 191. • 504

Exhibit P – Halfplex Front Elevation A



UNIT 1 UNIT 2
STREET ELEVATION (WIDE VIEW)

A



UNIT 2 UNIT 1
STREET ELEVATION (NARROW VIEW)

B

Exhibit Q – Halfplex Side/Rear Elevation A

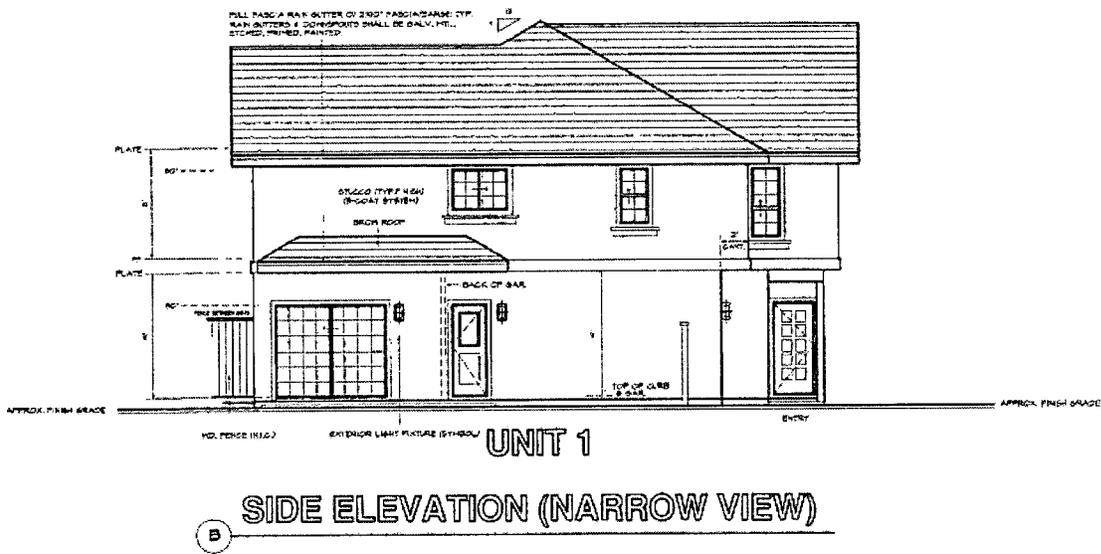
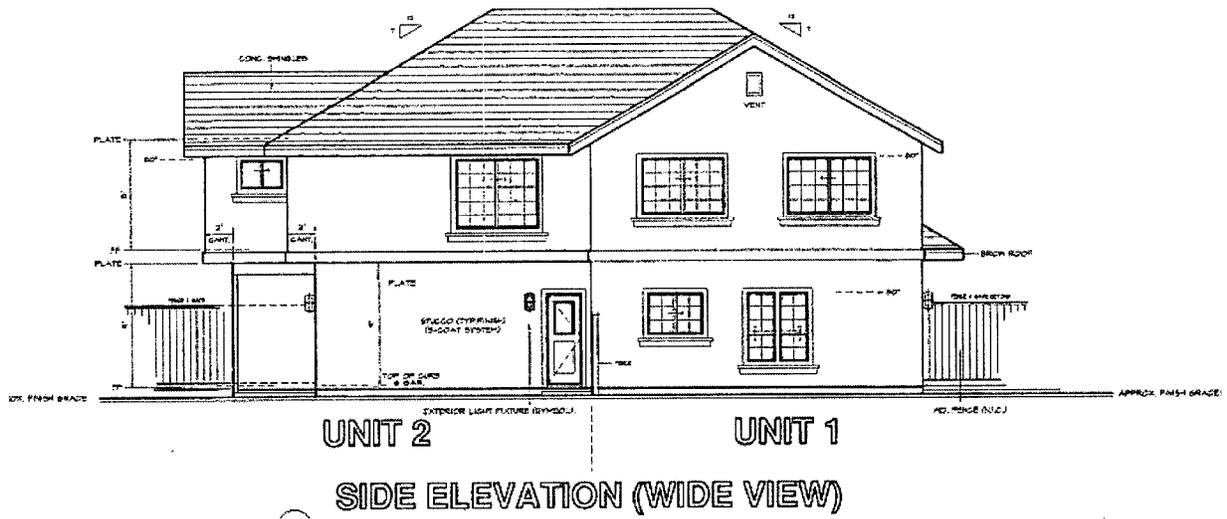


Exhibit R – Halfplex Front Elevation B

