

**OWNER:**  
MYERS RANCH 16, LLC  
4600 NORTHGATE BLVD.  
SUITE 100  
SACRAMENTO, CA 95834  
(916) 363-0229

**DEVELOPER:**  
MYERS TRUST  
1200 MELODY LANE SUITE 110  
ROSEVILLE, CA 95678  
ATT: TOM KOLLEN  
(916) 474-5340

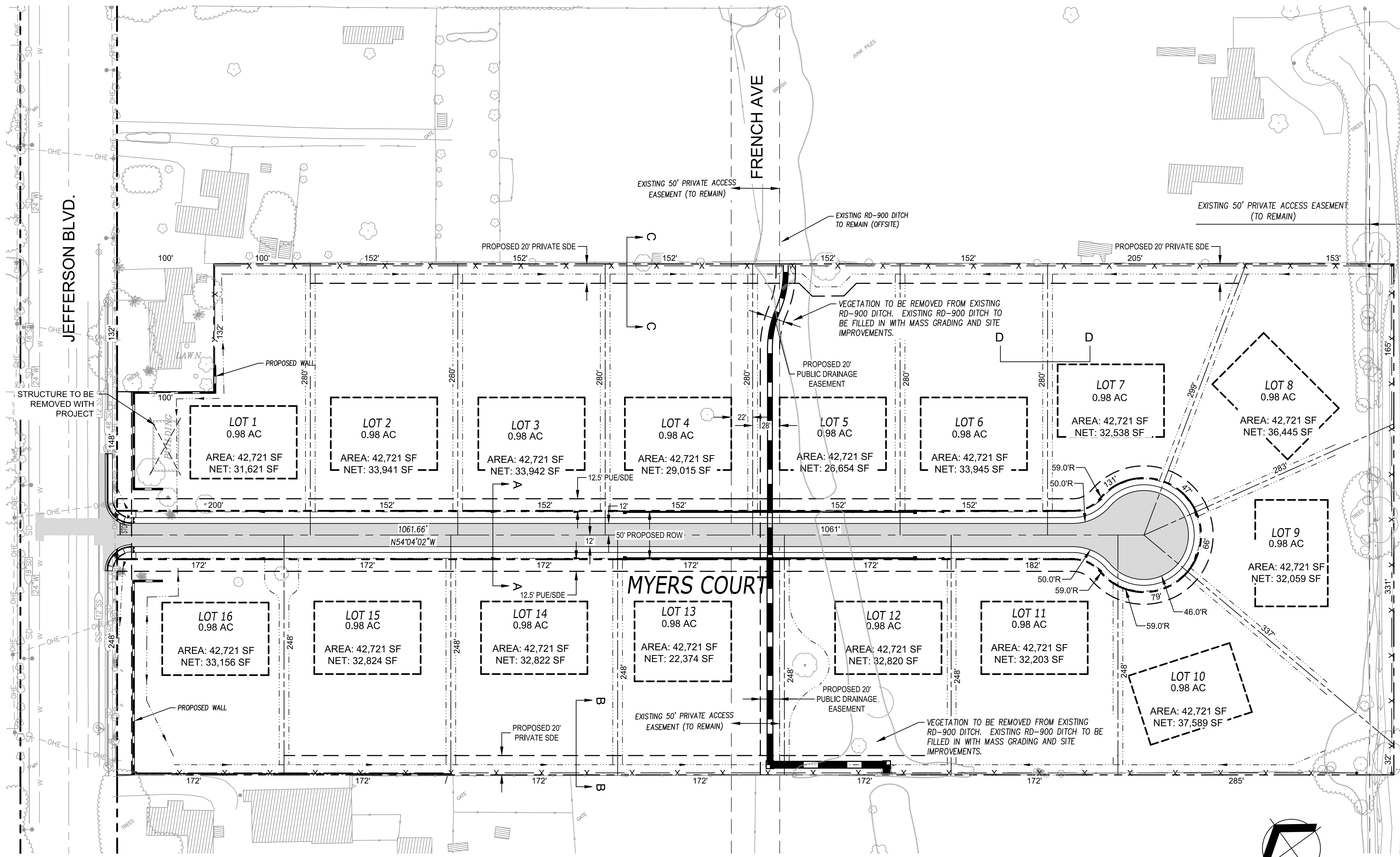
**ENGINEER/APPLICANT:**  
CARTWRIGHT ENGINEERS  
ATT: STEVE LAMB, P.E.  
4180 DOUGLAS BLVD, STE 200  
GRANITE BAY, CA 95746  
P: (916) 978-4001

**PROJECT INFORMATION:**  
PRESENT ZONING: RURAL RESIDENTIAL  
PROPOSED ZONING: RURAL RESIDENTIAL  
WATER: WEST SACRAMENTO PUBLIC WORKS (916)617-4860  
SEWER: WEST SACRAMENTO PUBLIC WORKS (916)617-4860  
DRAINAGE: WEST SACRAMENTO PUBLIC WORKS (916)617-4860  
FIRE DISTRICT: CITY OF WEST SACRAMENTO FIRE DEPARTMENT (916) 617-4600  
ELECTRIC SERVICE: PG&E (916)275-0105  
TELEPHONE SERVICE: COMCAST (800)824-2000  
SCHOOL DISTRICT: WASHINGTON UNIFIED SCHOOL DISTRICT  
PARK DISTRICT: WEST SACRAMENTO PARKS & RECREATION (916) 617-4620  
STREETS: JEFFERSON BLVD.  
EASEMENTS: DRAINAGE DITCH EASEMENT AND ROW EASEMENTS  
ACCESS: JEFFERSON BLVD.  
AREA: 15.7 ACRES GROSS/13.5 ACRES NET  
LOTS: SIXTEEN (16) 0.98 ± ACRE LOTS  
FLOOD PLAIN: FLOOD ZONE X COMMUNITY PANEL NUMBER 060728 0010B - JAN. 19, 1995

**LEGAL DESCRIPTION:**  
ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:  
LOTS 180, 181, 182, 183, 240, 241, 242, 243, 276, 277, 278, 279, 328, 329, 330 AND 331, JEFFERSON SUBDIVISION OF WEST SACRAMENTO COMPANY'S PROPERTIES, YOLO COUNTY, CALIFORNIA, FILED AUGUST 8, 1913 IN BOOK 2 OF MAPS, PAGE 85, YOLO COUNTY RECORDS.  
EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO TOMMY J. HUTCHINGS AND MARILYN J. HUTCHINGS, AS JOINT TENANTS BY DEED RECORDED MAY 13, 1963 IN BOOK 713 OF OFFICIAL RECORDS, AT PAGE 375, YOLO COUNTY RECORDS.

APN: 046-120-004-000 AND 046-120-011-000  
**BENCHMARK: GPS NO. E23-02**  
HORIZONTAL AND VERTICAL DATUM: CITY OF WEST SACRAMENTO BENCHMARK E23-02 PER RECORD OF SURVEY BOOK 133 PAGE 61 FILE IN YOLO COUNTY. \*CITY OF WEST SACRAMENTO GPS STATIC SURVEY\* ELEVATION: 6.34'

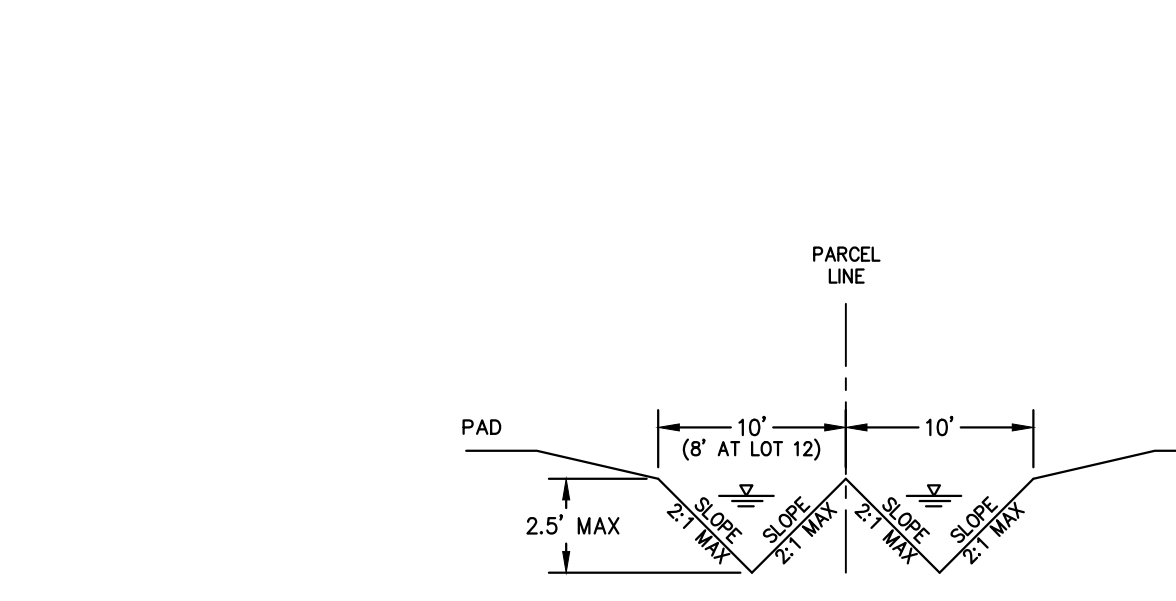
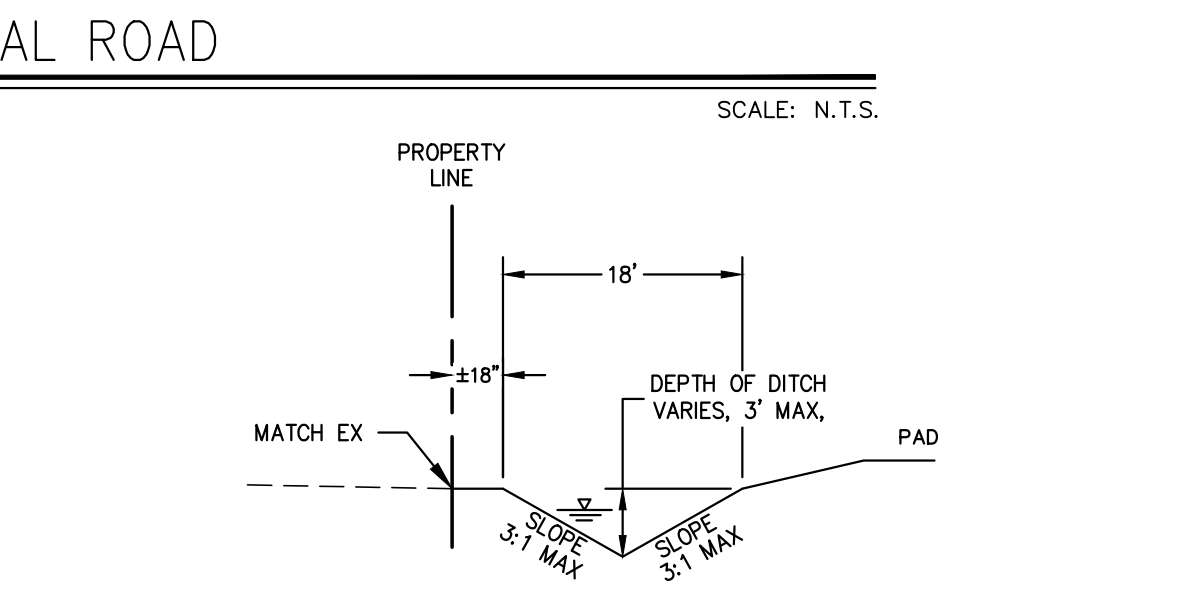
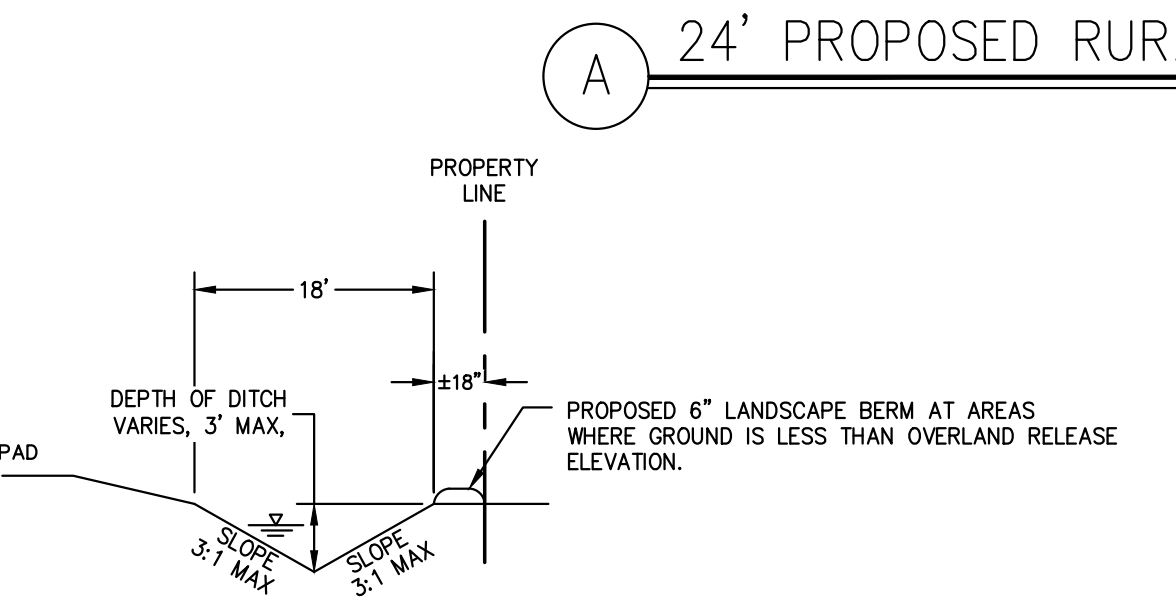
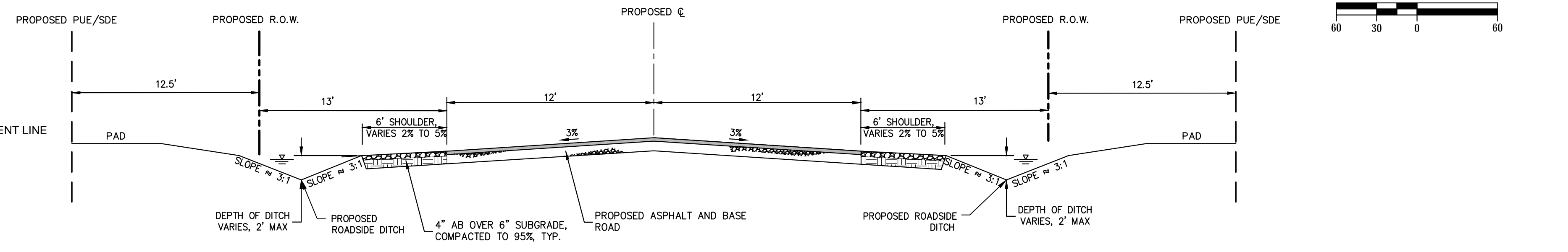
**NOTE:**  
A PRIVATE ENTITY (HOMEOWNERS ASSOCIATION OR EQUIVALENT) WILL BE FORMED FOR THE MYERS RANCH PROJECT TO DEVELOP CODES, COVENANTS, AND RESTRICTIONS THAT WILL INCLUDE THE PERIODIC ACCESS, MAINTENANCE, AND REPAIR AS NECESSARY OF THE PRIVATE DRAINAGE EASEMENTS AS WELL AS THE COMMON AREA EASEMENTS THAT WILL BE NECESSARY TO MAINTAIN LANDSCAPE, HARDSCAPE, WALLS AND OTHER AMENITIES INTENDED FOR THE PROJECT.



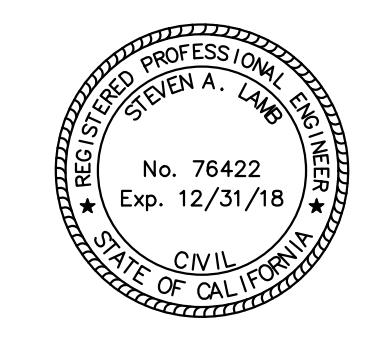
- LEGEND:**
- - - - - PROPERTY LINE
  - - - - - ROW LINE
  - - - - - PARCEL LINE
  - - - - - PROPOSED EASEMENT LINE
  - - - - - EXISTING PRIVATE ACCESS EASEMENT LINE
  - - - - - BUILDING PAD
  - - - - - DRAINAGE DITCH BOTTOM
  - - - - - ROAD CENTERLINE
  - - - - - STORM DRAIN PIPE
  - - - - - STORM DRAIN BOX CULVERT

- ABBREVIATIONS:**
- EX - EXISTING
  - HGL - HYDRAULIC GRADE LINE
  - IE - INVERT ELEVATION
  - MH - MANHOLE
  - PAE - PUBLIC ACCESS EASEMENT
  - PUE - PUBLIC UTILITY EASEMENT
  - R.O.W. - RIGHT OF WAY
  - SD - STORM DRAIN
  - SDE - STORM DRAIN EASEMENT
  - SF - SQUARE FEET
  - SS - SANITARY SEWER
  - TYP - TYPICAL

**NOTE:**  
- NET AREA OF LOTS IS MEASURED FROM THE PROPOSED ROW AND EXCLUDES ALL EXISTING AND PROPOSED PUBLIC AND PRIVATE EASEMENTS.

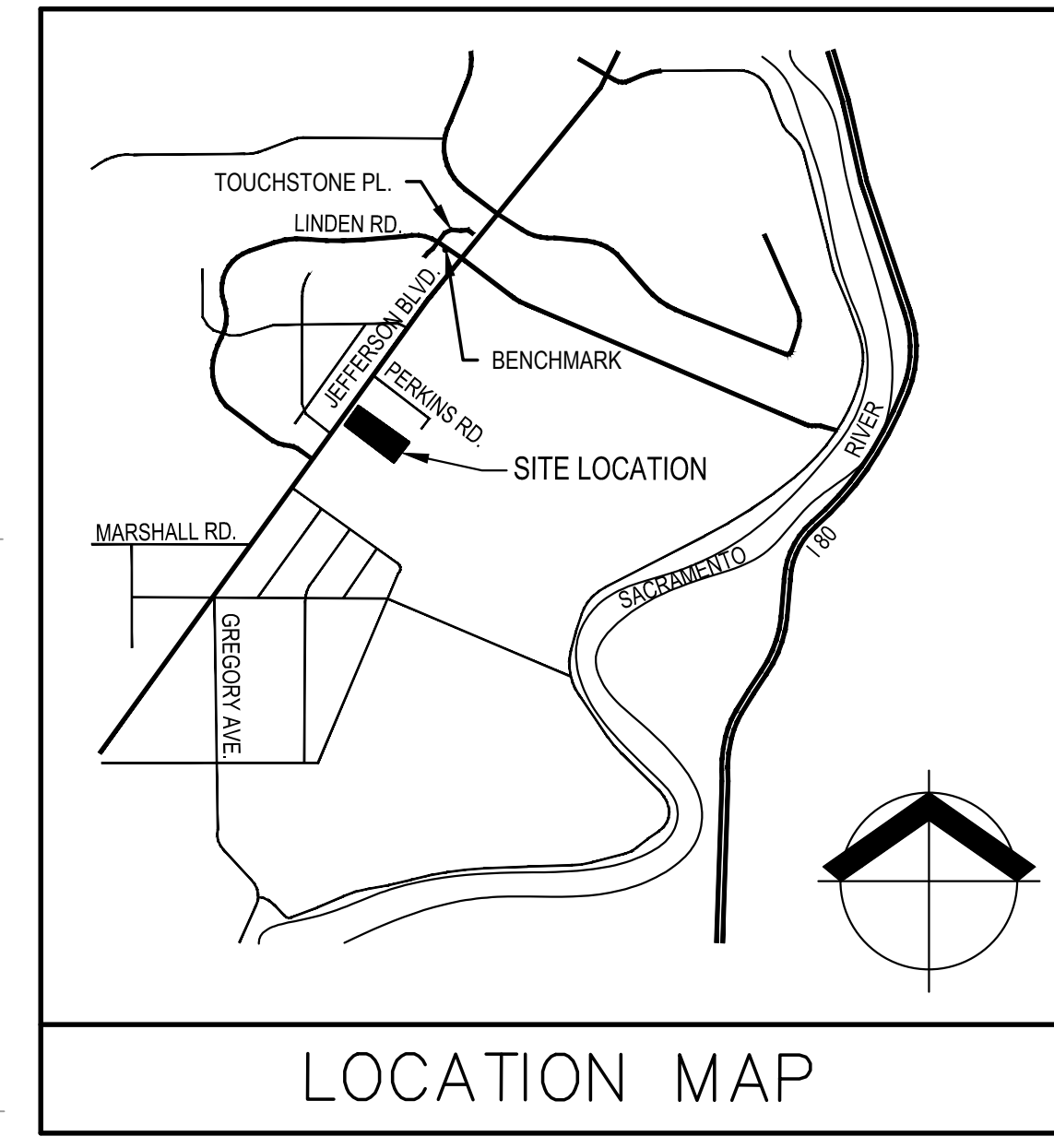


REVISED TENTATIVE MAP #5402  
**MYERS RANCH**  
MYERS TRUST  
CITY OF WEST SACRAMENTO, CALIFORNIA

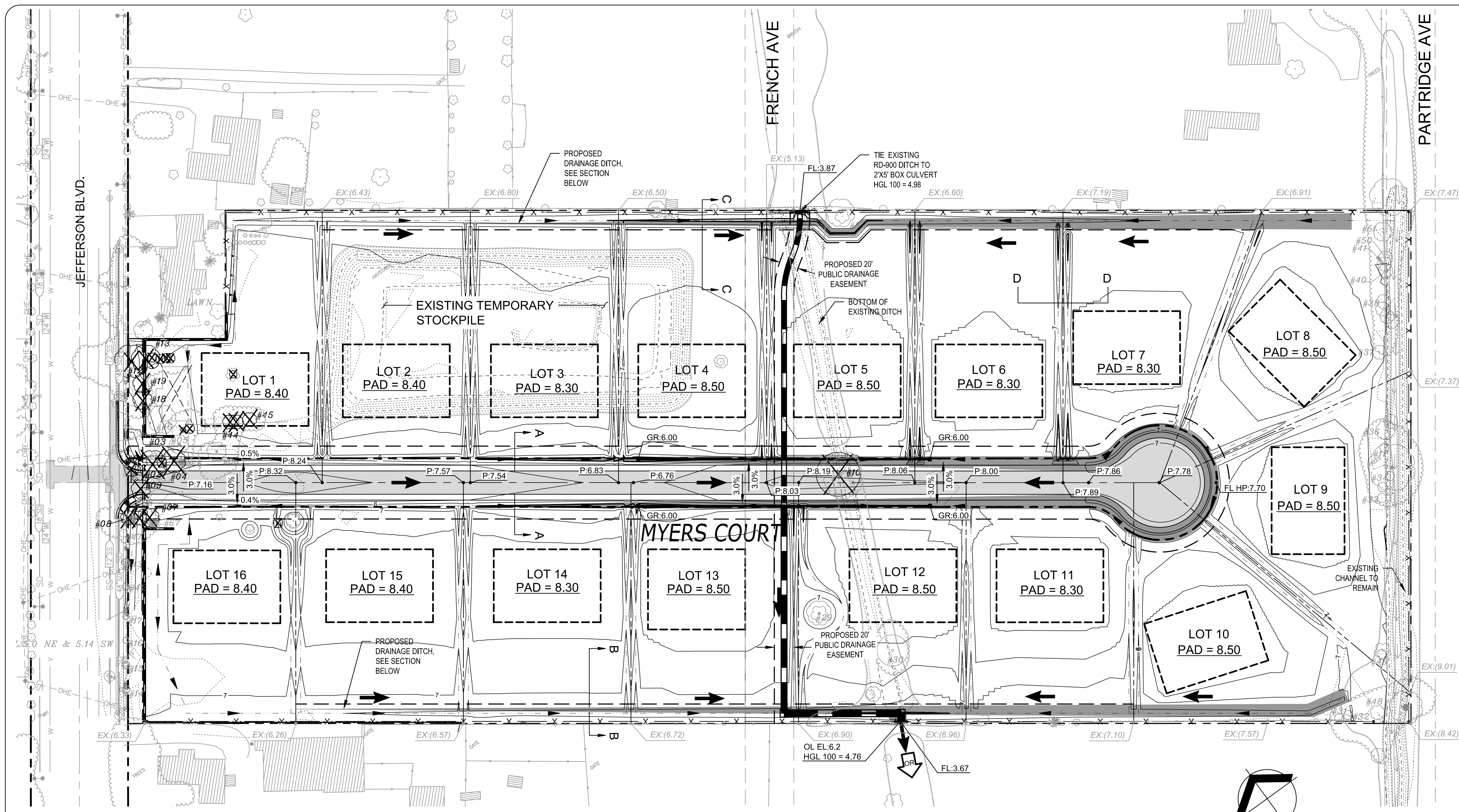


PROJECT NO.: 216063  
DATE: 03/13/2017  
DESIGNED BY: SL  
DRAWN BY: DMWY  
CHECKED BY: SL

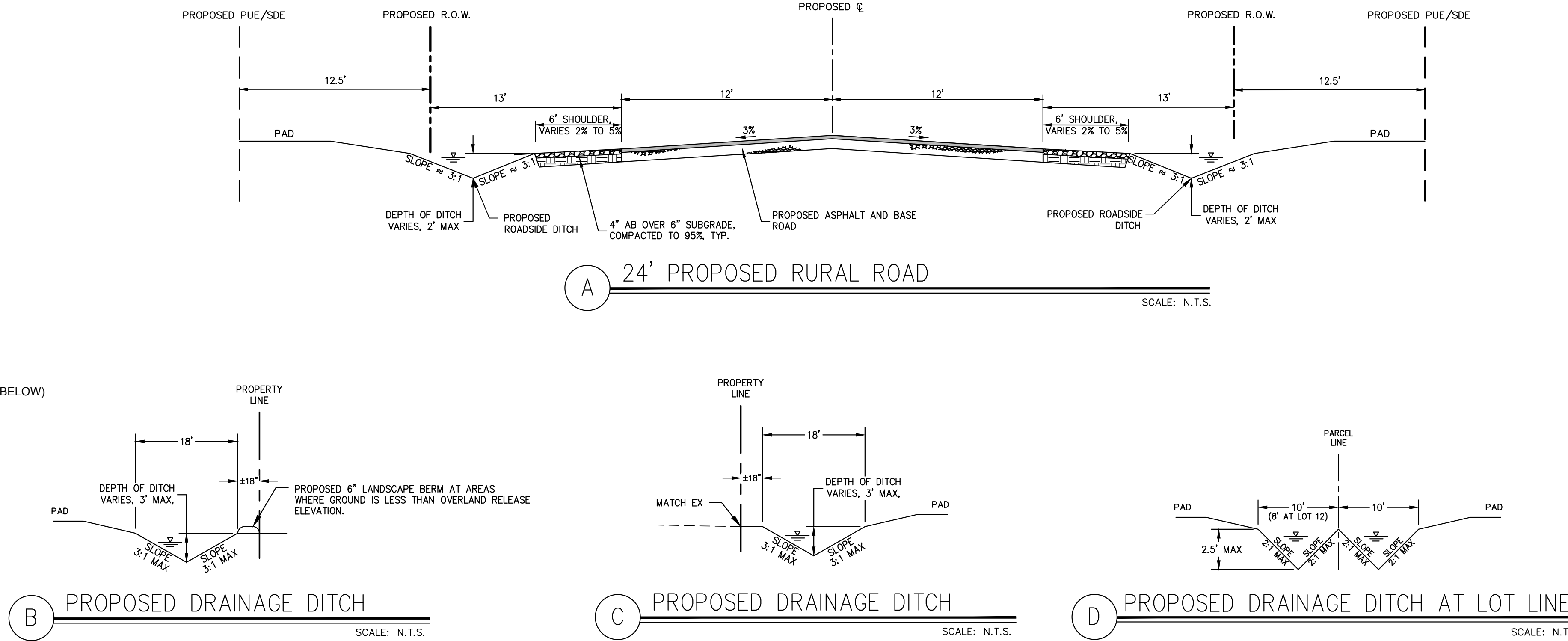
TENTATIVE MAP



TREE TABLE (REVISED 3/13/2017)						
Tree Location Number	Common Name	Circumference (Inches)	DBH (Inches)	To Be Removed	Condition	Notes / Recommendations / Conflicts
1	Narrow-leaf ash	72.3	29	YES	P	Severe pruning cuts at power lines and dieback. Removal recommended. (F) CONFLICT
2	Narrow-leaf ash (H)	105.2	35.5	YES	P	Infiltrated with mistletoe and ivy. Some die back. Removal recommended. (F) CONFLICT
3	Deciduous cedar	44.0	14**	YES	P	Severe ivy infestation. Removal recommended. (F) CONFLICT
4	Narrow-leaf ash (H)	86.4	27.5	YES	P	Infiltrated bark at 4 feet and die back. Removal recommended. (F) CONFLICT
5	Cottonwood (H)	119.4	38	NO	F	Infiltrated with mistletoe and slight lean. Some die back. Extensive pruning recommended.
6	Montezuma pine (H)	78.5	25	NO	G	Infiltrated bark at 3 feet and some die back. No recommendation.
7	Narrow-leaf ash	64.4	20.5	YES	P	Severe pruning cuts, dieback, and mistletoe. Removal recommended. (F) CONFLICT
8	Narrow-leaf ash (H)	72.3	23	YES	P	Severe pruning cuts, dieback, and mistletoe. Interference with overhead utilities. Removal recommended. (F) CONFLICT
9	Olive (H)	147.7	55+33.5+40.67(5)	YES	G	Multi trunk from base. (F) CONFLICT- Conflicts with future road ROW. On-site mitigation to be provided by the planting of 100 twenty-four inch (24") Box Valley Oaks, one (1) per each lot.
10	Black willow (H)	204.2	60**	YES	P	Extensive die back, included bark and multi trunk at base. Infiltrated circumference due to presence of dense blackberry shrubs at tree base.
11	Black willow (H)	157.1	50**	NO	F	Multi trunk, slight lean, and some die back. Estimated circumference based on blackberry shrubs at tree base.
12	Cottonwood (H)	119.4	38	YES	P	This tree has been previously topped. All the new regrowth is weakly attached with decay at points of attachment. There appear to be crown die-back that is evident with several tips throughout the canopy being Recommendation: Removal. (F) CONFLICT- Conflicts with future 12.5' Public Service Easement and Undergrounding of Existing Overhead Lines.
13	Cottonwood (H)	119.4	38	YES	P	This tree has been severely topped and supported by the larger Cottonwood. There is no central leader creating a hazard with all the regrowth from previous topping. Recommendation: Removal. (F) CONFLICT- Conflicts with future 12.5' Public Service Easement.
14	Crape myrtle	7.9	2.5	NO	G	Street tree
15	Crape myrtle	7.9	2.5	NO	G	Street tree
16	Crape myrtle	7.9	2.5	NO	G	Street tree
17	Crape myrtle	7.9	2.5	NO	G	Street tree
18	Narrow-leaf ash	56.5	18	YES	P	Severe dieback and mistletoe infection - removal recommended.
19	Narrow-leaf ash	62.8	20	YES	P	Severe dieback and mistletoe infection - removal recommended.
20	Balan sycamore	37.7	12	NO	F	Street tree
28	Valley oak (H)	63.3	24.0(19.5)	NO	G	Dual leaders at 3 feet, some included bark.
29	Valley oak (H)	63.7	24.0(19.5)	NO </tr		



- LEGEND:**
- - - - - PROPERTY LINE
  - - - - - ROW LINE
  - - - - - PARCEL LINE
  - - - - - PROPOSED EASEMENT LINE
  - - - - - EXISTING PRIVATE ACCESS EASEMENT LINE
  - - - - - BUILDING PAD
  - - - - - DRAINAGE DITCH BOTTOM
  - - - - - ROAD CENTERLINE
  - - - - - PROPOSED 1-FT CONTOUR
  - - - - - PROPOSED 5-FT CONTOUR
  - - - - - EXISTING 1-FT CONTOUR
  - - - - - EXISTING 5-FT CONTOUR
  - - - - - PROPOSED STORM PIPE
  - - - - - PROPOSED STORM DRAIN BOX CULVERT
  - - - - - PROPOSED STORM DRAIN MANHOLE
  - - - - - PROPOSED DRAIN INLET
  - - - - - PROPOSED ELEVATION (DESCRIPTIONS AS LISTED BELOW)
  - FL: FLOW LINE ELEVATION
  - HP: HIGH POINT
  - LP: LOW POINT
  - P: ASPHALT PAVEMENT ELEVATION
  - - - - - EXISTING ELEVATION
  - - - - - OVERLAND RELEASE
  - - - - - OVERLAND RELEASE CONTAINMENT
  - - - - - OVERLAND RELEASE PATH
  - - - - - DITCH FLOW DIRECTION



**Earthwork (CY)**

Cut	14,766
Fill	23,328
Net Import	8,562

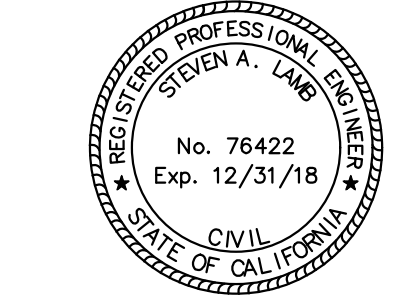
**NOTE:**  
AN EROSION CONTROL PLAN & SWPPP WILL BE PREPARED WITH THE IMPROVEMENT PLANS AT TIME OF SUBMITTAL.

REVISED GRADING PLAN - TENTATIVE MAP #5042

MYERS RANCH

MYERS TRUST

CITY OF WEST SACRAMENTO, CALIFORNIA

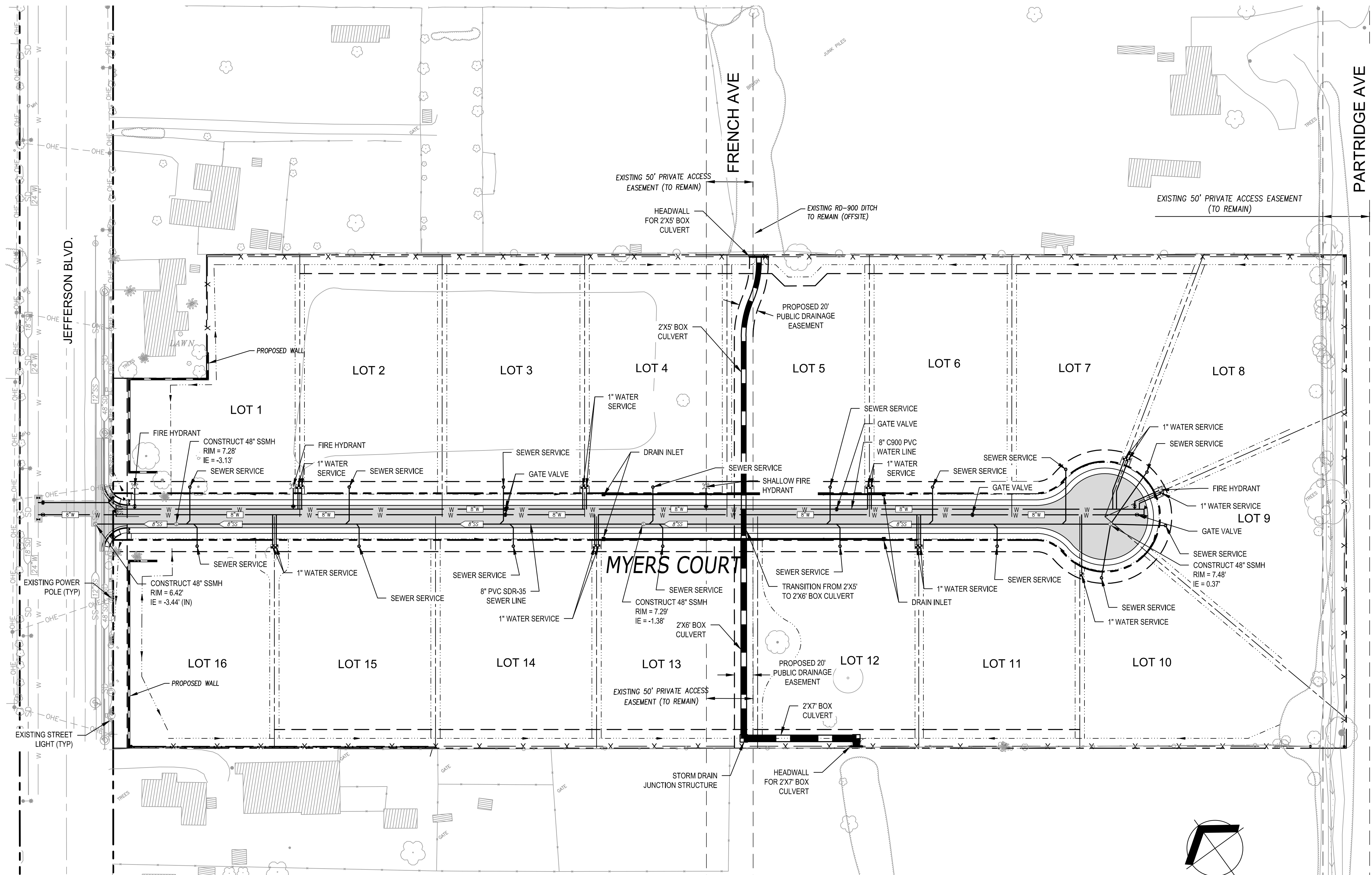
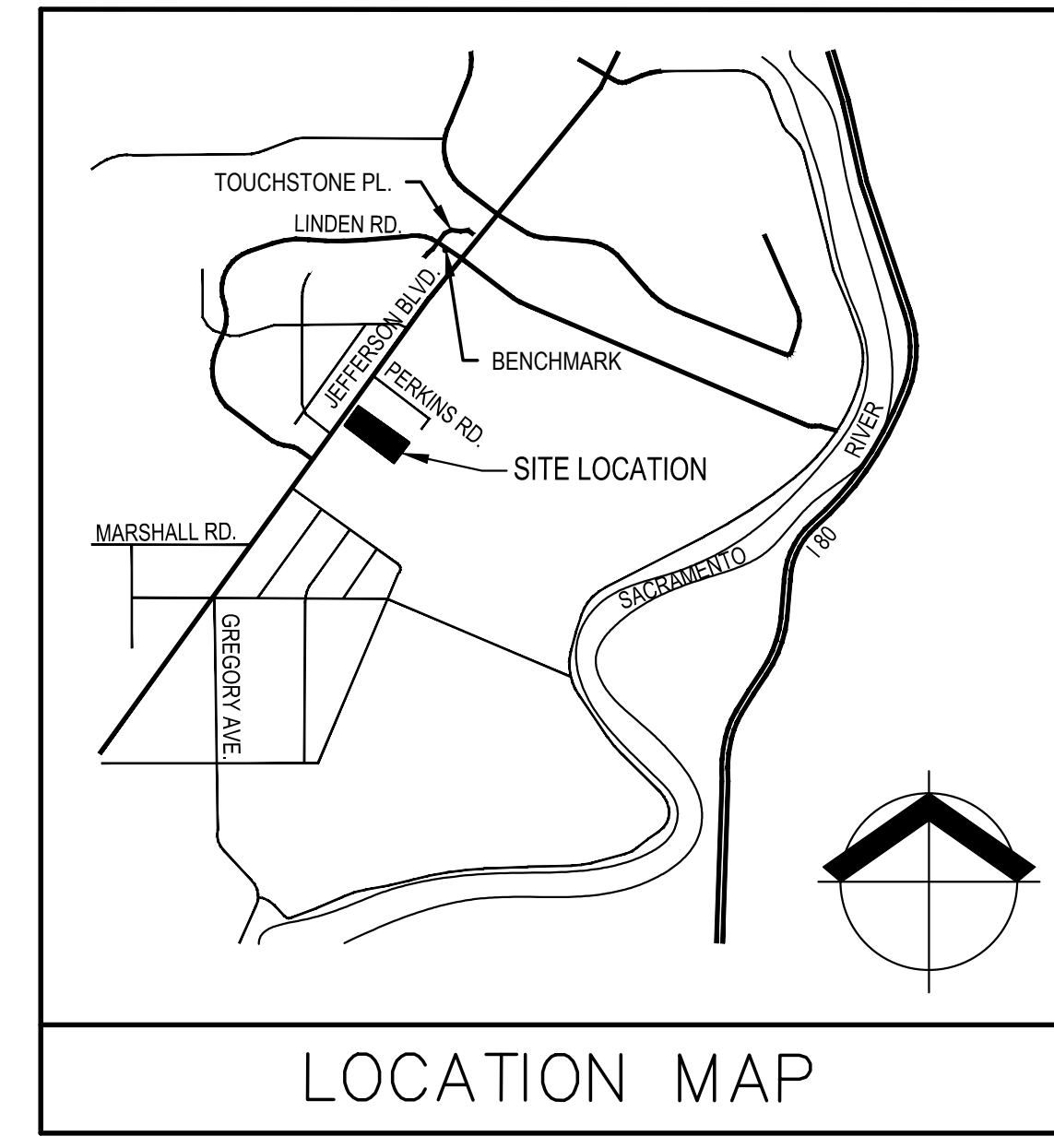


SEE SHEET 5 FOR ENLARGED TREE TABLE

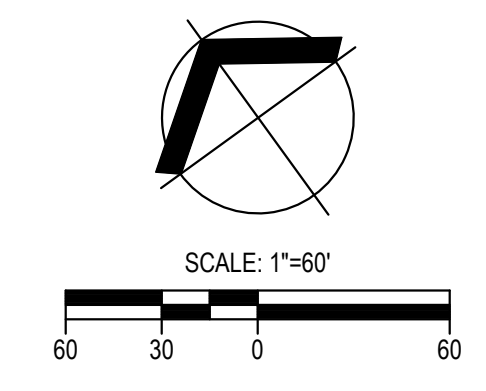
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PROJECT NO: 216063  
DATE: 03/13/2017  
DESIGNED BY: SL  
DRAWN BY: DMWJ  
CHECKED BY: SL

**GRADING PLAN**



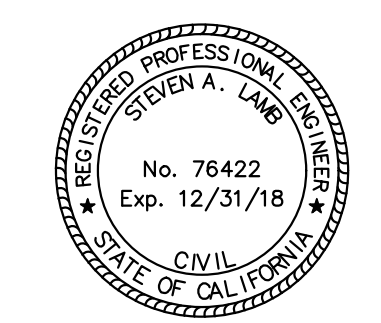
- LEGEND:**
- - - - - PROPERTY LINE
  - - - - - ROW LINE
  - - - - - PARCEL LINE
  - - - - - PROPOSED EASEMENT LINE
  - - - - - EXISTING PRIVATE ACCESS EASEMENT LINE
  - - - - - DRAINAGE DITCH BOTTOM
  - - - - - PROPOSED SANITARY SEWER LINE
  - - - - - PROPOSED WATER LINE
  - - - - - PROPOSED STORM DRAIN PIPE
  - - - - - PROPOSED STORM DRAIN BOX CULVERT
  - - PROPOSED SANITARY SEWER MANHOLE
  - - PROPOSED SANITARY SEWER CLEANOUT
  - - PROPOSED WATER METER
  - - PROPOSED WATER VALVE
  - ▲ - PROPOSED THRUST BLOCK
  - - PROPOSED FIRE HYDRANT
  - - EXISTING STREET LIGHT
  - - EXISTING POWER POLE
  - - PROPOSED STORM DRAIN MANHOLE
  - - PROPOSED DRAIN INLET



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 File: UZ 16063-Myers Ranch CAD - LDD Production Drawings 0216063-DD-UTILITY PLAN.dwg, Tab: Layout1

REVISED UTILITY PLAN - TENTATIVE MAP #5042

**MYERS RANCH**  
MYERS TRUST  
CITY OF WEST SACRAMENTO, CALIFORNIA



PROJECT NO.: 216063  
 DATE: 03/13/2017  
 DESIGNED BY: SL  
 DRAWN BY: DMWY  
 CHECKED BY: SL

**UTILITY PLAN**



**TREE TABLE (REVISED 3/13/2017)**

Tree Location Number	Species	Common Name	Circumference (Inches)	DBH (Inches)*	Height (Feet)	Canopy Width (Feet)	To Be Removed	Heritage Tree	Mitigation Required (Inches)	Condition	Notes / Recommendations / Conflicts
1 <sup>T</sup>	<i>Fraxinus angustifolia</i>	Narrow-leaf ash	72.3	23	40	35	YES	NO	0	P	Severe pruning cuts at power lines and dieback. Removal recommended. (¶) CONFLICT
2 <sup>T</sup>	<i>Fraxinus angustifolia</i>	Narrow-leaf ash (H)	105.2	33.5	50	45	YES	YES	0	P	Infested with mistletoe and ivy. Some die back. Removal recommended. (¶) CONFLICT
3 <sup>T</sup>	<i>Cedrus deodara</i>	Deodar cedar	44.0	14**	55	20	YES	NO	0	P	Severe ivy infestation. Removal recommended. (¶) CONFLICT
4 <sup>T</sup>	<i>Fraxinus angustifolia</i>	Narrow-leaf ash (H)	86.4	27.5	40	40	YES	YES	0	P	Included bark at 4 feet and dies back. Removal recommended. (¶) CONFLICT
5 <sup>T</sup>	<i>Populus fremontii</i>	Cottonwood (H)	119.4	38	60	45	NO	YES	0	P-F	Infested with mistletoe and slight lean. Some die back. Corrective pruning recommended.
6 <sup>T</sup>	<i>Pinus radiata</i>	Monterey pine (H)	78.5	25	30	30	NO	YES	0	G	Included bark at 5 feet and some die back. No recommendation.
7 <sup>T</sup>	<i>Fraxinus angustifolia</i>	Narrow-leaf ash	64.4	20.5	25	20	YES	NO	0	P	Severe pruning cuts, dieback, and mistletoe. Removal recommended. (¶) CONFLICT
8 <sup>T</sup>	<i>Fraxinus angustifolia</i>	Narrow-leaf ash (H)	72.3	23	30	20	YES	NO	0	P	Severe pruning cuts, dieback, and mistletoe. Interference with overhead utilities. Removal recommended. (¶) CONFLICT
9 <sup>T</sup>	<i>Olea europea</i>	Olive (H)	147.7	15+13.5+9+10 (47.5)	30	35	YES	YES	48	G	Multi trunk from base. ¶ CONFLICT- Conflicts with future road ROW. On-site mitigation to be provided by the planting of sixteen (16) twenty-four inch (24") Box Valley Oaks, one (1) on each lot.
10 <sup>T</sup>	<i>Salix gooddingii</i>	Black willow (H)	204.2	65**	40	45	YES	YES	0	P	Extensive die back, included bark and multi trunk at base. Estimated circumference due to presence of dense blackberry brambles at tree base.
11 <sup>T</sup>	<i>Salix gooddingii</i>	Black willow (H)	157.1	50**	40	50	NO	YES	0	F	Multi trunk, slight lean, and some die back. Estimated circumference because blackberry brambles at tree base.
12 <sup>T</sup>	<i>Populus fremontii</i>	Cottonwood (H)	119.4	38	50	30	YES	YES	0	P	This tree has been previously topped. All the new regrowth is weakly attached with decay at points of attachment. There appears to be crown die-back that is evident with several tips throughout the canopy dying. Recommendation: Removal. ¶¶¶ CONFLICT- Conflicts with future 12.5' Public Service Easement and Undergrounding of Existing Overhead Lines.
13 <sup>T</sup>	<i>Populus fremontii</i>	Cottonwood (H)	91.1	29	40	35	YES	YES	0	P	This tree has been severely topped and suppressed by the larger Cottonwood. There is no central leader creating a hazard with all the regrowth from previous topping. Recommendation: Removal. ¶¶¶ CONFLICT- Conflicts with future 6' Masonry Soundwall.
14	<i>Lagerstroemia sp.</i>	Crape myrtle	7.9	2.5	10	8	NO	NO	0	G	Street tree
15	<i>Lagerstroemia sp.</i>	Crape myrtle	7.9	2.5	10	8	NO	NO	0	G	Street tree
16	<i>Lagerstroemia sp.</i>	Crape myrtle	7.9	2.5	10	6	NO	NO	0	G	Street tree
17	<i>Lagerstroemia sp.</i>	Crape myrtle	7.9	2.5	10	6	NO	NO	0	G	Street tree
18	<i>Fraxinus angustifolia</i>	Narrow-leaf ash	56.5	18	30	30	YES	NO	0	P	Severe dieback and mistletoe infection - removal recommended.
19	<i>Fraxinus angustifolia</i>	Narrow-leaf ash	62.8	20	30	30	YES	NO	0	P	Severe dieback and mistletoe infection - removal recommended.
20	<i>Cupressus sempervirens</i>	Italian cypress	37.7	12	20	20	NO	NO	0	F	
28	<i>Quercus lobata</i>	Valley oak (H)	61.3	9+10.5 (19.5)	15	10	NO	NO	0	G	Dual leaders at 1 foot, some included bark.
29	<i>Quercus lobata</i>	Valley oak (H)	81.7	5+5+6+5+5 (26)	20	20	NO	YES	0	G	Multi trunk from base.
30	<i>Prunus sp.</i>	Ornamental plum	37.7	12	20	16	NO	NO	0	G	Multi trunk from base.
31	<i>Quercus lobata</i>	Valley oak	18.8	6	15	20	NO	NO	0	G	
32	<i>Quercus lobata</i>	Valley oak	25.1	8	15	20	NO	NO	0	G	
33	<i>Quercus lobata</i>	Valley oak	18.8	6	15	12	NO	NO	0	G	
34	<i>Quercus lobata</i>	Valley oak	18.8	6	15	15	NO	NO	0	G	
36	<i>Quercus lobata</i>	Valley oak	36.1	11.5	25	20	NO	NO	0	G	
37	<i>Salix gooddingii</i>	Black willow (H)	289.0	18+18+20+18+18 (92)	50	45	NO	YES	0	F	
38	<i>Quercus lobata</i>	Valley oak	29.8	9.5	30	30	NO	NO	0	G	
39	<i>Quercus lobata</i>	Valley oak	22.0	7	15	20	NO	NO	0	G	
40	<i>Quercus lobata</i>	Valley oak	33.0	10.5	20	30	NO	NO	0	G	
41	<i>Quercus lobata</i>	Valley oak	22.0	7	20	40	NO	NO	0	G	
42	<i>Lagerstroemia sp.</i>	Crape myrtle	7.9	2.5	10	8	NO	NO	0	G	Street tree
43	<i>Lagerstroemia sp.</i>	Crape myrtle	7.9	2.5	10	8	NO	NO	0	G	Street tree
44	<i>Prunus sp.</i>	Ornamental plum	62.8	7+8+5 (20)	20	30	YES	NO	0	F	Multi trunk from base. ¶¶ CONFLICT- Conflicts with future house pad location.
45	<i>Prunus sp.</i>	Ornamental plum	37.7	6+3+3 (12)	15	15	YES	NO	0	F	Multi trunk from base. ¶¶ CONFLICT- Conflicts with future house pad location.
46	<i>Cupressus sempervirens</i>	Italian cypress	37.7	12	15	10	NO	NO	0	F	
47	<i>Lagerstroemia sp.</i>	Crape myrtle	7.9	2.5	10	8	NO	NO	0	G	Street tree
48	<i>Quercus lobata</i>	Valley oak	37.7	12	20	40	NO	NO	0	G	
49	<i>Quercus lobata</i>	Valley oak	42.4	13.5	25	30	NO	NO	0	F	Dual leaders and included bark at 5 feet.
50	<i>Quercus lobata</i>	Valley oak	31.4	10	25	20	NO	NO	0	G	
51	<i>Quercus lobata</i>	Valley oak (H)	50.3	16	20	30	NO	YES	0	F	Dual leaders and included bark at 4.5 feet.
52	<i>Juglans hindsii</i>	Black walnut	31.4	10	20	25	NO	NO	0	G	
53	<i>Quercus lobata</i>	Valley oak	18.8	6	15	20	NO	NO	0	G	Dual leaders at 9 feet
66****	<i>Washingtonia robusta</i>	Mexican fan palm	25.1	8**	15	8	NO	NO	0	G	Growing between other trees and power lines, Likely a volunteer allowed to grow. Corrective pruning recommended.
67****	<i>Phoenix canariensis</i>	Canary Island date palm	62.8	20**	20	20	NO	NO	0	G	Likely a volunteer allowed to grow. Corrective pruning recommended.
68****	<i>Phoenix canariensis</i>	Canary Island date palm	44.0	14**	10	15	NO	NO	0	G	Likely a volunteer allowed to grow. Corrective pruning recommended.
69****	<i>Quercus lobata</i>	Valley oak	22.0	7**	20	10	NO	NO	0	G	Likely did not meet DBH threshold during 2013 survey
<b>Total Mitigation Requirements (Inches)</b>									<b>48</b>		

\*DBH - Diameter at Breast Height (4' 6" above ground level)

\*\*Estimated DBH

\*\*\*Condition Ratings: G - Good (structurally sound and overall good condition of trunk, root crown, limbs, and foliage); FG - Fair-Good (structurally sound and generally good condition, may contain minor defects such as dieback or small instances of included bark); F - Fair (some structural defects, more than average dieback, presence of infection evident); P-F - Poor-Fair (structural defects present, symptoms of fungal or other infection present, significant dieback, presence of rot); P - Poor (structural instability, severe dieback, severe included bark, severe infection or rot).

\*\*\*\*Tree not included in 2014 Arborist Report. Tree needs to be tagged and locations need to be surveyed.

(H) - Heritage Tree

<sup>T</sup> Tagged during survey

¶ CONFLICT- Conflicts with future road ROW.

¶¶ CONFLICT- Conflicts with future house pad location.

¶¶¶ CONFLICT- Conflicts with future 6' Masonry Soundwall.

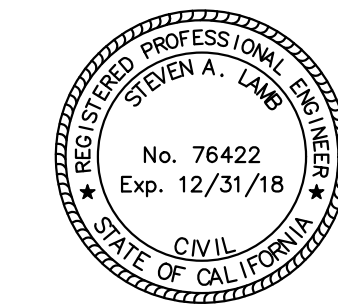
¶¶¶¶ CONFLICT- Conflicts with future 12.5' Public Service Easement and undergrounding of Existing Overhead lines.

TREE TABLE - TENTATIVE MAP #5042

**MYERS RANCH**

MYERS TRUST

CITY OF WEST SACRAMENTO, CALIFORNIA



PROJECT NO.: 216063

DATE: 03/13/2017

DESIGNED BY: SL

DRAWN BY: DMWY

CHECKED BY: SL

**TREE TABLE**