



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 26, 1984

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
  2. Rezone from Single Family, R-1 to Townhouse, R-1A
  3. Tentative Parcel Map (P84-278)

LOCATION: Zephyr Ranch Estates, Unit 1; Riverwind Way between Windubey Way and Angel Island Circle

SUMMARY

The application is for entitlements to develop twelve halfplex units on six corner lots. The Planning Commission and staff recommend approval of the project.

BACKGROUND

The subject sites are corner lots within an existing single family subdivision. The Planning Commission found the proposed halfplex use compatible with the adjacent single family area and recommended approval of the project. In addition, the Commission has approved a Special Permit to develop the twelve halfplex units.

VOTE OF THE PLANNING COMMISSION

On August 23, 1984, the Planning Commission, by a vote of six ayes, three absent, recommended approval of the project subject to conditions.

FILED  
By the City Council  
Office of the City Clerk  
Cont 40  
10-9-84  
OCT 2 1984

APPROVED  
BY THE CITY COUNCIL

OT 9/28

OFFICE OF THE  
CITY CLERK

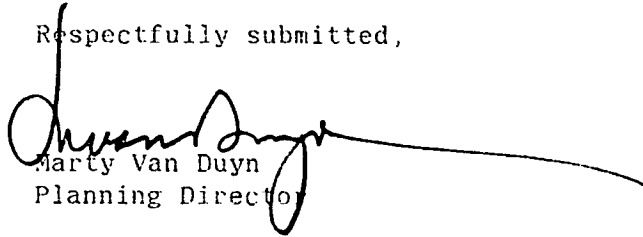
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RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached ordinance rezoning the subject site to R-1A; and
3. Adopt the attached resolution adopting Findings of Fact and approving the Tentative Map with Conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:lao  
attachments  
P84-278

October 2, 1984  
District No. 3

MEETING DATE August 23, 1984  
 ITEM NO. 08 FILE P84-278  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP  **20**
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

Location: Deputy Ranch Estates, Unit 1, on Boxwood Way

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  
 Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Aucusta	✓			
Ferris	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Shirael	✓		✓	
Samirez	✓			
Timpson				
Walloway	✓			✓

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

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# ORDINANCE NO. 84-~~847~~

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT ZEPHYR RANCH ESTATES, UNIT 1; ON RIVERWIND WAY

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P- 84-278)(APN: 031-590-01,53,54,60,79,84)

APPROVED BY THE CITY COUNCIL

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

SEP 3 1984

## SECTION 1.

OFFICE OF THE CITY CLERK

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

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

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

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission August 23, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

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

~~scribble~~  
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SECTION 3.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-278

LEGAL DESCRIPTION

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Lots 1, 53, 54, 60, 79 and 84 as shown on the Plat of "Zephyr Ranch Estates Unit No. 1", recorded in the office of the Recorder of Sacramento County in Book 134 of Maps, Map No. 10 of Official Records.

P 84278

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# RESOLUTION No. 84-859

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT ZEPHYR RANCH  
ESTATES, UNIT 1; RIVERWIND WAY BETWEEN WINDUBEY WAY AND  
ANGEL ISLAND CIRCLE  
(P- 84-278) (APN: 031-590-01,53,54,60,79,84)

APPROVED  
BY THE CITY COUNCIL

CITY CLERK

WHEREAS, the City Council, on October 2, 1984, held a public hearing on the request for approval of a tentative map for property located at Zephyr Ranch Estates, Unit 1; Riverwind Way between Windubey Way and Angel Island Circle;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 South Pocket Community Plan designate the subject site for low density residential use(s).

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4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
  - b. Extend sewer line to serve lots 1A, 60B and 84B;
  - c. Pay off existing assessments;
  - d. Provide each lot with separate sewer and water services and hook up.
  - e. 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.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-278





STAFF REPORT CORRECTED 8-22-84  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Glenn Williams Engineering - 6020 Rutland Drive, Carmichael, CA 95608				
OWNER	CFI Developers - 4490 San Sebastian Way, Sacramento, CA 95823				
PLANS BY	Struc-1 Designs - 3561 San Lucas Way, Sacramento, CA 95825				
FILING DATE	7-20-84	50 DAY CPC ACTION DATE		REPORT BY	FG:bw
NEGATIVE DEC.	7-30-84	EIR		ASSESSOR'S PCL NO.	031-590-01,53,54,60,79,84

- APPLICATION:
- A. Negative Declaration
  - B. Rezone 1.3+ vacant acres from Single Family (R-1) to Townhouse (R-1A) zone.
  - C. Tentative Subdivision Map to divide six corner lots into 12 parcels.
  - D. Special Permit to develop 12 halfplex units.

LOCATION: Six corner lots on Riverwind Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop 12 halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residences; R-1
South:	Residences; R-1
East:	Residences; R-1
West:	Residences; R-1

Parking Required:	One space/du
Parking Provided:	Two spaces/du
Property Dimensions:	Irregular
Property Area:	1.3+ acres
Density of Development:	9.2 du/ac net
Square Footage of Lots:	4,750 avg.
Square Footage of Buildings:	Approx. 1,600 sq. ft.
Height of Structures:	Two-story; approx. 24 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Red, earth tones
Exterior Building Materials:	Brick, horizontal lap siding, cedar shake roof

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 8, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- A. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- B. Extend sewer line to serve lots 1A, 60B and 84B.
- C. Pay off existing assessments;
- D. Provide each lot with separate sewer and water services and hook up.

PROJECT EVALUATION:

- A. The subject sites are six vacant corner lots located in the Zephyr Ranch Estates Subdivision. All lots are zoned Single Family (R-1). The General Plan and Community Plan designate the sites for residential and low density residential, respectively. Based on a review of the density of the proposed project, the existing land use in the immediate area and the land use designated by the Community Plan, staff finds the project compatible.
- B. The applicant is requesting the necessary entitlements to divide the six subject parcels into 12 halfplex lots and develop halfplex units on the lots. Each halfplex unit will be two stories high (24 ft.) with approximately 1,600 square feet of floor area. The units will be constructed with exteriors of brick, horizontal lap siding and shake roofs. The halfplex units will be attached and separated by a two-hour rated fire wall.
- C. The applicant's plans indicate two housing designs (elevations). In fact, both units are identical with the exception that one unit is the reverse of the other and that different exterior building materials will be utilized. The major concern here is that using a similar housing design (elevation) will create a monotonous streetscape. It is recommended that a second housing design (elevation) be utilized to minimize this concern.

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D. The applicant's project has been reviewed by City Engineering, Traffic and Building Inspections Divisions; they had no comments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposal and has filed a Negative Declaration, based upon compliance with the following mitigation measure:

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.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Rezone from Single Family (R-1) to Townhouse (R-1A) zone;
- C. Approval of the Tentative Map, subject to the conditions which follow;
- D. Approval of the Special Permit, subject to the conditions which follow and based upon Findings of Fact which follow.

Conditions - Tentative Map

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

1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
2. Extend sewer line to serve lots 1A, 60B and 84B;
3. Pay off existing assessments;
4. Provide each lot with separate sewer and water services and hook up.
5. 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.

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Condition - Special Permit

The applicant shall submit development plans which indicate two separate and distinct housing design (elevations) for review and approval of the Planning Director prior to the issuance of building permits.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use in that:
  - a. adequate space is available on the site to accommodate the type and density of the proposed project;
  - b. the project is compatible with surrounding land uses which consist of single family and halfplex uses;
2. The project, as provided, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will adhere to the townhouse development standards which stipulate design and density criteria.
3. The project is consistent with the land use element of the General Plan to:

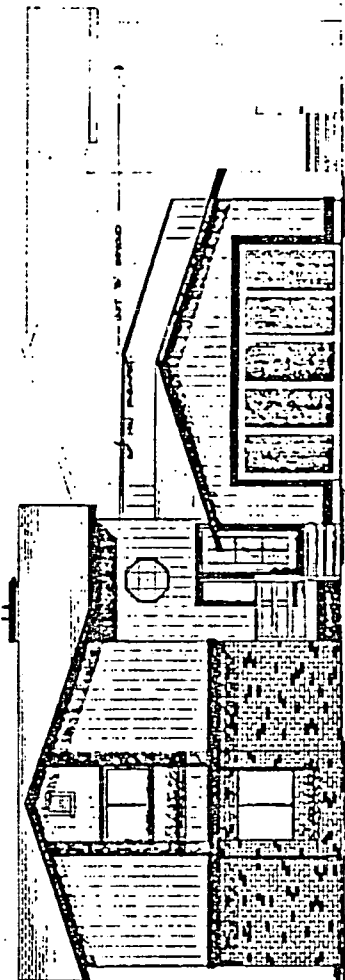
"Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community; and

"Provide safe, stable and attractive residential areas in which to live."
4. The project is consistent with the goal of the Pocket Area Community Plan to:

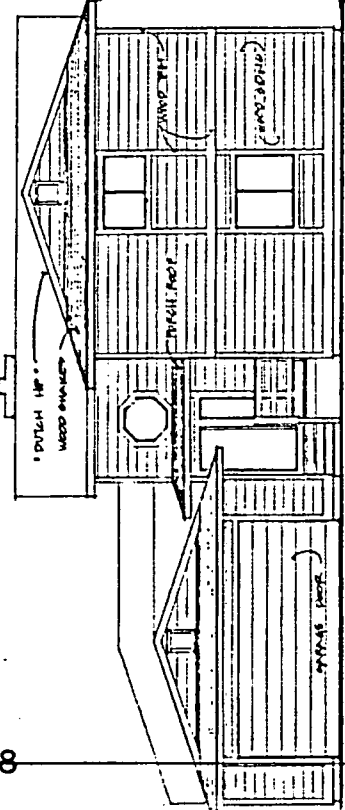
"Provide for a wide range of residential styles and densities which are compatible with each other."
5. The project is consistent with the Pocket Area Community Plan and the General Plan which designate the site for residential purposes.

# ELEVATIONS

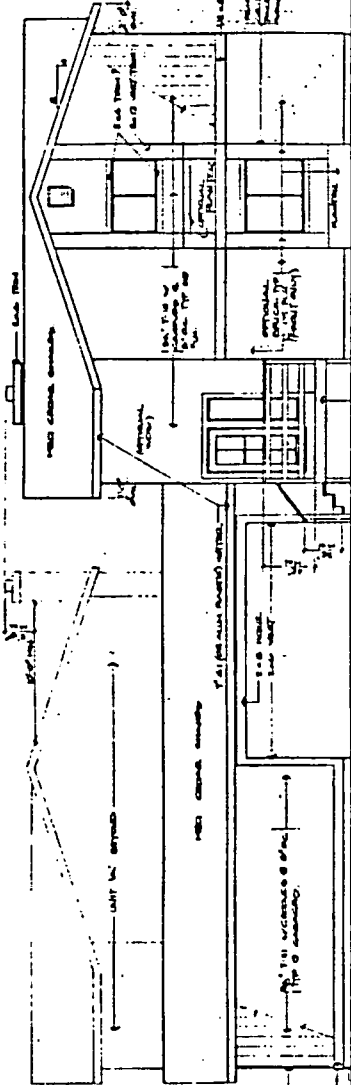
# EXHIBIT D



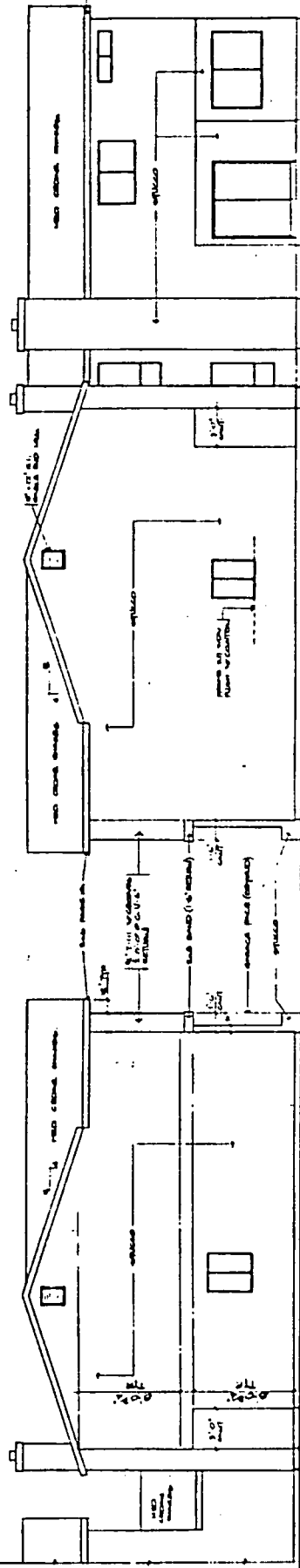
FRONT ELEVATION - UNIT 'A'



LEFT SIDE ELEVATION - UNIT 'A'



FRONT ELEVATION - UNIT 'B'



RIGHT SIDE ELEVATION - UNIT 'B'

LEFT SIDE ELEVATION - UNIT 'B'

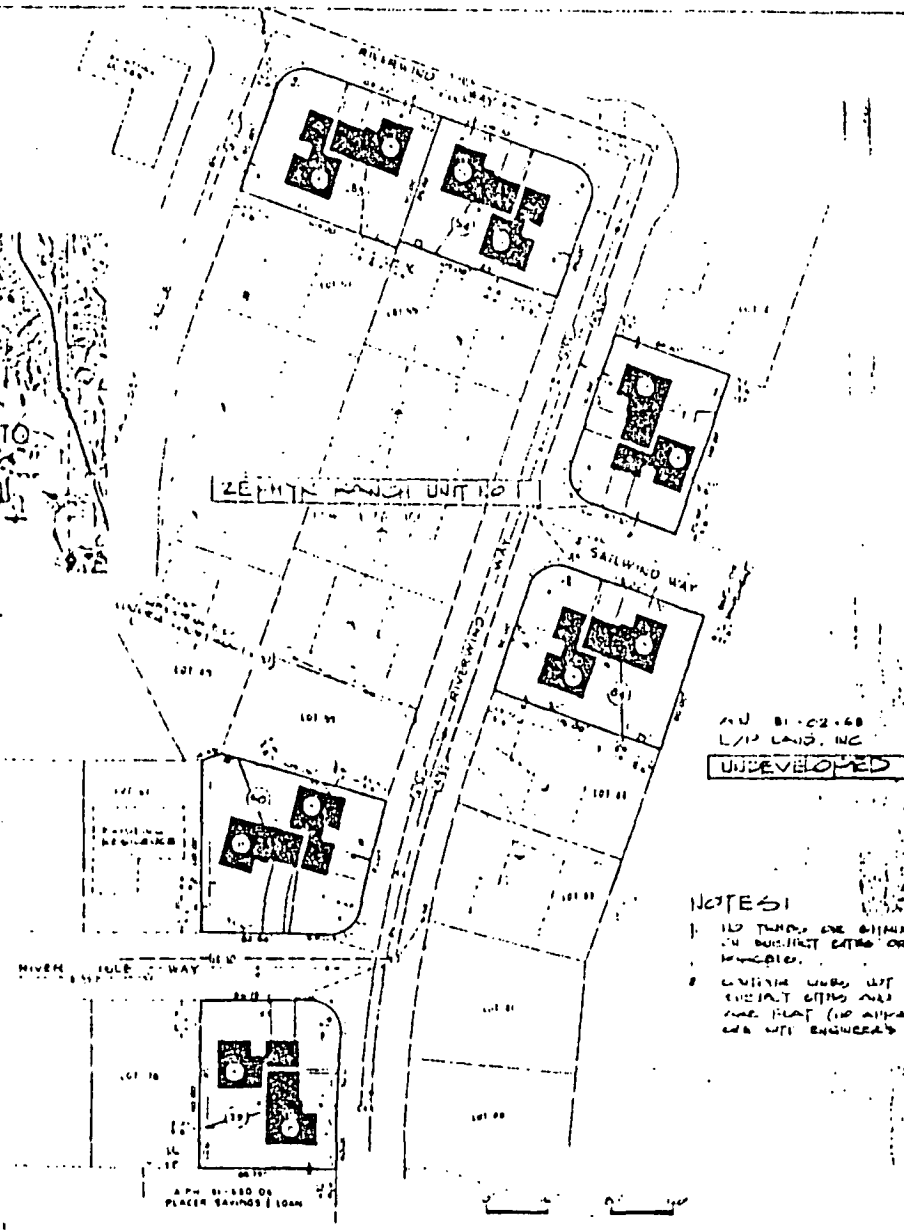
REAR ELEVATION - UNIT 'A'



VICINITY MAP

15  
8-23-84

P  
84218  
H.C.



NO B1-C2-68  
L/P LAND, INC  
UNDEVELOPED

NOTES:

- 1. NO TRENCHES ARE SHOWN LOCATED IN BUSINESS DISTRICT OR ADJACENT MUNICIPAL.
- 2. UTILITIES UNDER LOT INDICATED ARE SHOWN ON THE ADJACENT PARCELS AND THAT (NO APPROPRIABLE CLAIM) CAN BE ENGINEER'S REVIEW PLAN.

REZONE EXHIBIT AND  
**TENTATIVE PARCEL MAP**  
 LOTS 55, 56, 60, 71 & 84 AS SHOWN ON THE PLAT OF  
 "ZEPHYR RANCH SUBDIVISION UNIT NO 1", 154 D.M. 10.  
 CITY OF SACRAMENTO, CALIFORNIA JULY, 1984

GENERAL NOTES-

OWNER / DEVELOPER--  
 C.P.L. DEVELOPMENT CORP.  
 4410 5TH ST. SACRAMENTO, CA 95808  
 PHONE: 832-4855

ENGINEER--  
 GLENN P. WILLIAMS CIVIL ENGINEERING | SURVEYING  
 1010 RUTLAND DR., STE 415  
 SACRAMENTO, CA 95608  
 PHONE: 831-6555  
 LEE R. GARRISON - REG. 57188

PRESENT ZONING - R-1  
 PROPOSED ZONING - R-1A  
 PROPOSED USE - 8 UNIT PLAN LOTS (11 DWELLING UNITS TOTAL)  
 WATER SUPPLY - SACRAMENTO WATER DISTRICT  
 FIRE PROTECTION - SACRAMENTO FIRE DEPT  
 SEWER DIST - SACRAMENTO CITY UNIFIED  
 PARK DIST - CITY OF SACRAMENTO  
 WASTE DISPOSAL - CITY OF SACRAMENTO  
 TELEPHONE SERVICE - PACIFIC BELL  
 GAS SERVICE - PG & E  
 AREA - APPROX 1.5 ACRES TOTAL (1,300 SQ FT AVERAGE PER HALF-ACRE LOT)  
 MAP PREPARED BY GLENN P. WILLIAMS CIVIL ENGINEERING | SURVEYING

NOTE: ALL STREET IMPROVEMENTS (CURBS, GUTTERS, SIDEWALKS AND PAVEMENT) EXISTING OR TO BE CONSTRUCTED SHALL BE UNDER THE CONTROL, FACILITATION AND INSPECTION OF THE CITY ENGINEER.

Legend

○	PROPOSED (L) HOUSE
□	EXISTING (L) HOUSE
○	PROPOSED (L) GARAGE
□	EXISTING (L) GARAGE
○	PROPOSED (L) DRIVE
□	EXISTING (L) DRIVE
○	PROPOSED (L) DRIVEWAY
□	EXISTING (L) DRIVEWAY

Legend

○	PROPOSED (L) DRIVEWAY
□	EXISTING (L) DRIVEWAY
○	PROPOSED (L) DRIVEWAY
□	EXISTING (L) DRIVEWAY
○	PROPOSED (L) DRIVEWAY
□	EXISTING (L) DRIVEWAY

ASSESSOR'S PARCEL NO.  
 81-510-01, 55, 56, 60, 71 & 84

ENGINEERING

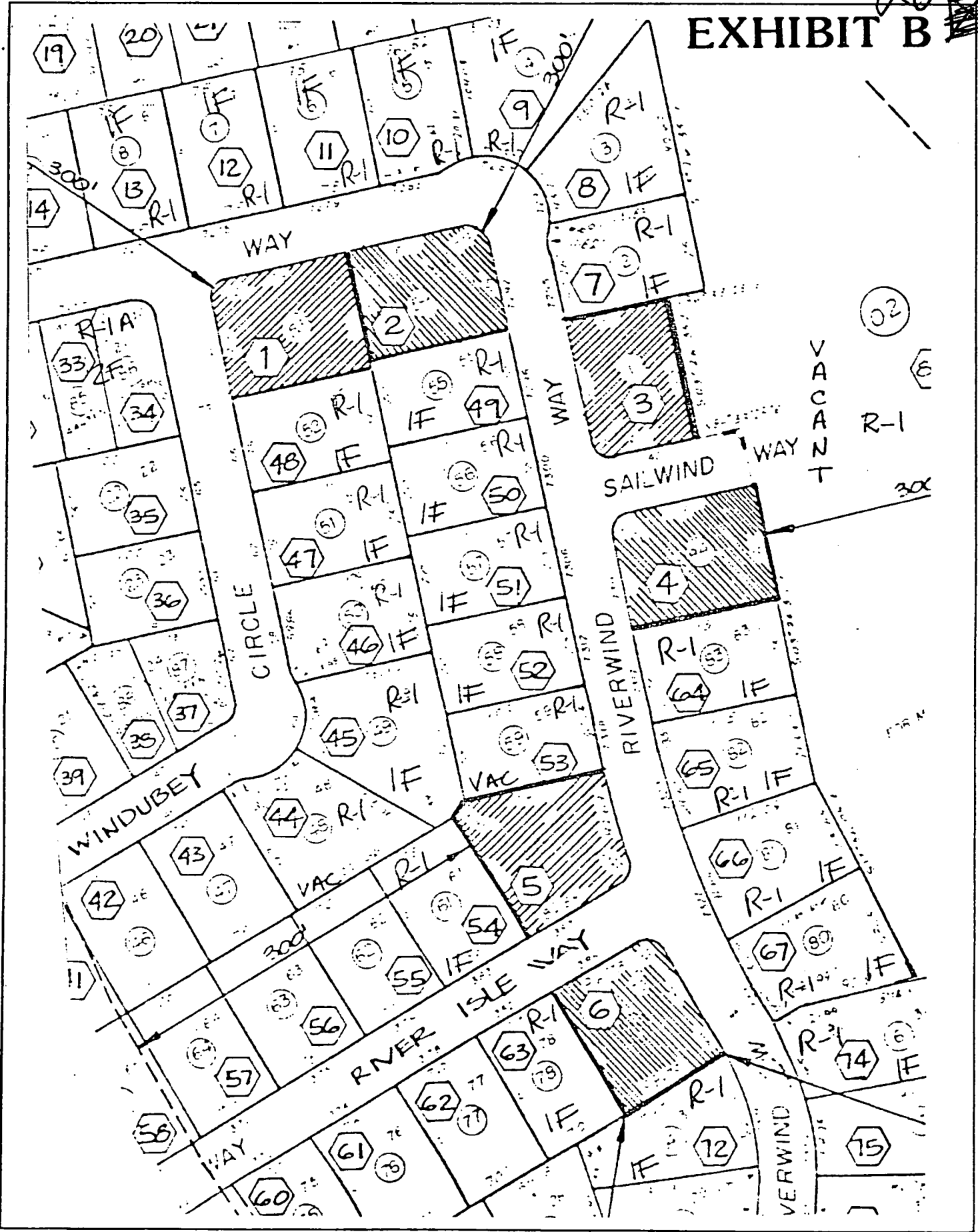
CONTRACTOR - THE CHALK BUILDER CENTER  
 1500 15TH ST. SACRAMENTO, CA 95811  
 PHONE: 832-4855

DEVELOPER - C.P.L. DEVELOPMENT CORP.  
 4410 5TH ST. SACRAMENTO, CA 95808  
 PHONE: 832-4855

DATE: 7/15/84  
 BY: [Signature]

SITE PLAN EXHIBIT C

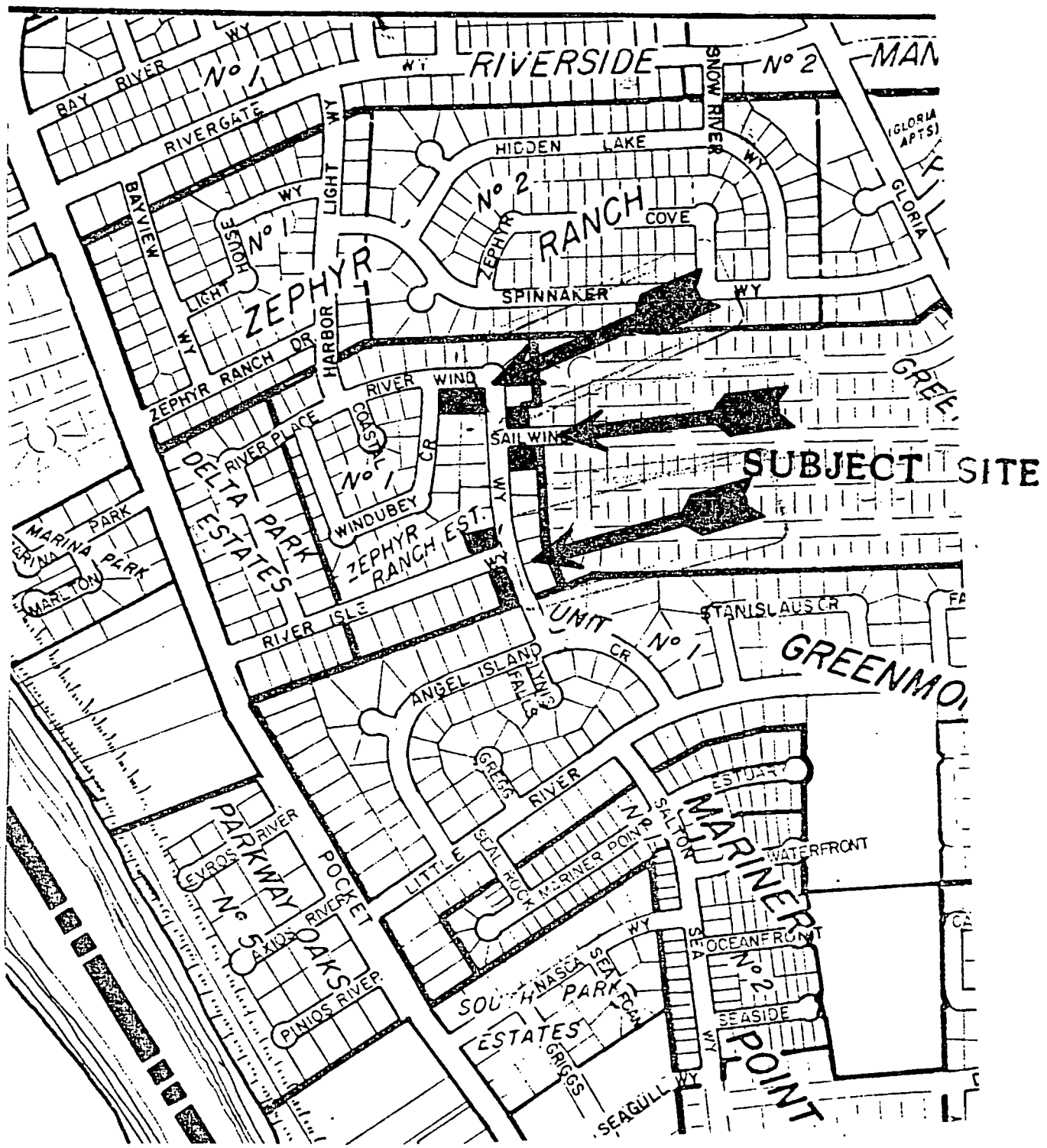
# EXHIBIT B



## LAND USE & ZONING MAP



# EXHIBIT A



## VICINITY MAP



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 17, 1984

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A.

LOCATION: Zephyr Ranch Estates, Unit 1; on Riverwind Way.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

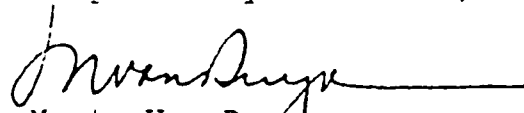
BACKGROUND

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

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to October 2, 1984.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
attachments  
P84-278

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 10-2-84

September 25, 1984  
District No. 8

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT ZEPHYR RANCH ESTATES, UNIT 1; ON RIVERWIND WAY

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P- ) (APN: )

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

## SECTION 1.

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

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission August 23, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

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

2

SECTION 3.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-278

2

LEGAL DESCRIPTION

Lots 1, 53, 54, 60, 79 and 84 as shown on the Plat of "Zephyr Ranch Estates Unit No. 1", recorded in the office of the Recorder of Sacramento County in Book 134 of Maps, Map No. 10 of Official Records.

P 84278