



CITY OF SACRAMENTO

16

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CITY CLERKS OFFICE  
CITY OF SACRAMENTO

APR 25 11 27 AM '85

MARTY VAN DUYN  
PLANNING DIRECTOR

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

April 11, 1985

City Council  
Sacramento, California

APPROVED  
BY THE CITY COUNCIL

APR 30 1985

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

- SUBJECT:
1. Environmental Determination
  2. Amendment of the Pocket Community Plan from Low Density Residential to Low Density Multiple Family Residential
  3. Rezone from Agriculture, A to Garden Apartment, R-2B and Single Family, R-1 zones
  4. Tentative Map (P84-433)

LOCATION: Both sides of Windbridge Drive between Rush River Drive and Pocket Road

SUMMARY

The applicant is requesting entitlements to develop 179 single family lots, 37 corner lots for halfplex units and two sites for multiple family use totaling 286 apartment units. The Planning Commission and staff recommend approval of the project with conditions. One condition of Rezoning is that Parcel A shall have a maximum density of 20 units per acre and Parcel B has a maximum of 17.7 units per acre.

BACKGROUND INFORMATION

The proposed multiple family use of Lot A and the single family portion of the project are consistent with the Pocket Community Plan. The applicant is requesting a Plan Amendment from low density residential to low density multiple family for Lot B. Lot A contains 208 apartment units at 20.6 units per acre. Lot B contains 78 units at 17.4 units per acre. Staff reviewed the multiple family portion of the project and recommended approval at a maximum of 15 units per acre. The recommendation was based on the fact that there are four approved (one built) multiple family projects containing 872 units in the immediate area with densities between 17.5 to 20.6 units per acre. Staff felt the lower density would provide for a multiple family project different in density, site amenities, and housing type from those previously approved.

16

The Planning Commission considered the project and recommended approval with a condition that Lot A have a maximum 20 units per acre rather than 20.6. The Commission took into consideration the fact that a 10+ acre school site is to be reserved on the subject site (south side of the canal and west of Windbridge Drive) and the overall density is approximately 8 units per acre. The applicant agrees with the conditions of approval recommended by the Commission.

VOTE OF THE PLANNING COMMISSION


On March 14, 1985, the Planning Commission voted five ayes, two noes, one abstention and one absent, to recommend approval of the project with conditions.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution amending the Pocket Community Plan;
3. Adopt the attached Ordinance rezoning the site to Garden Apartment, R-2B and Single Family, R-1 zones; and
4. 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  
P84-433

April 30, 1985  
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

16

MEETING DATE March 14, 1985  
 ITEM NO. 5E FILE P 84-433  
 M \_\_\_\_\_

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

Location: South of intersection of Windbridge Drive & Rush River Drive

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

| <u>PROPOSERS</u>    |  |
|---------------------|--|
| <u>NAME</u>         | <u>ADDRESS</u>                           |
| <u>Mike Hackeri</u> | <u>1435 River Park Drive, Sacramento</u> |
|                     |  |
|                     |  |
|                     |  |
|                     |  |
|                     |  |
|                     |  |
|                     |  |
|                     |  |

| <u>OPPONENTS</u> |                |
|------------------|----------------|
| <u>NAME</u>      | <u>ADDRESS</u> |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |

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

|          | YES                                 | NO                                  | MOTION                              | SECOND                              |
|----------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Ferris   |                                     | <input checked="" type="checkbox"/> |                                     |                                     |
| Fong     | <input checked="" type="checkbox"/> |                                     |                                     |                                     |
| Goodin   | <u>absent</u>                       |                                     |                                     |                                     |
| Holloway | <input checked="" type="checkbox"/> |                                     |                                     | <input checked="" type="checkbox"/> |
| Hunter   | <u>absent</u>                       |                                     |                                     |                                     |
| Ishmael  | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |                                     |
| Ramirez  | <input checked="" type="checkbox"/> |                                     |                                     |                                     |
| Simpson  | <input checked="" type="checkbox"/> |                                     |                                     |                                     |
| Augusta  |                                     | <input checked="" type="checkbox"/> |                                     |                                     |

- 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 \_\_\_\_\_

3

16

# RESOLUTION NO. 85-324

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE POCKET COMMUNITY PLAN FROM LOW DENSITY RESIDENTIAL TO LOW DENSITY MULTIPLE FAMILY RESIDENTIAL FOR THE AREA DESCRIBED AS LOT B ON THE ATTACHED EXHIBIT A-1 (P84-433) (APN: 031-060-10,11; 031-030-44,45)

WHEREAS, the City Council conducted a public hearing on April 30, 1985, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for commercial development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A-1 in the City of Sacramento is hereby designated on the Pocket Community Plan as Low Density Multiple Family Residential.

\_\_\_\_\_  
MAYOR

ATTEST:

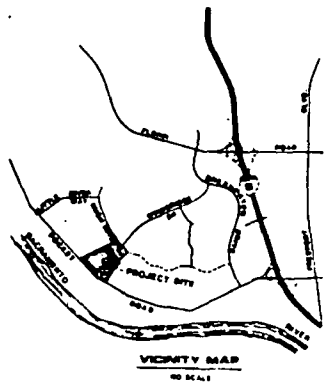
\_\_\_\_\_  
CITY CLERK

P84-433

APPROVED  
BY THE CITY COUNCIL

APR 30 1985

OFFICE OF THE  
CITY CLERK



**RECORD OWNER AND SELLER**  
PLAZA SAVINGS & LOAN  
POST OFFICE BOX 871  
SACRAMENTO, CALIFORNIA 95823

**EXISTING ZONING**  
A (AGRICULTURAL)

**PROPOSED ZONING**  
R-20-A (PARCEL A)  
R-20-A (PARCEL B)  
R-1 AND R-1A

**EXISTING USE**  
VACANT - AGRICULTURAL

**PROPOSED USE**  
FUTURE MULTI-FAMILY DEVELOPMENT (PARCELS A AND B)  
174 R-1 LOTS  
378-1A LOTS TO BE SPILT AT A FUTURE DATE  
\* DENOTES FUTURE MULTI-FAMILY LOTS

**ACREAGE**  
66.95 ± AC. - GROSS AC.  
PARCEL A - 10.9 ± AC. NET  
PARCEL B - 4.5 ± AC. NET

**REARLTS**  
PARCEL A - 26.6 D.U. PER NET ACRE  
PARCEL B - 37.4 D.U. PER NET ACRE  
SINGLE FAMILY - 6.0 D.U. GROSS  
OVERALL - 6.0 D.U. GROSS

**WATER SUPPLY**  
PUBLIC UTILITIES

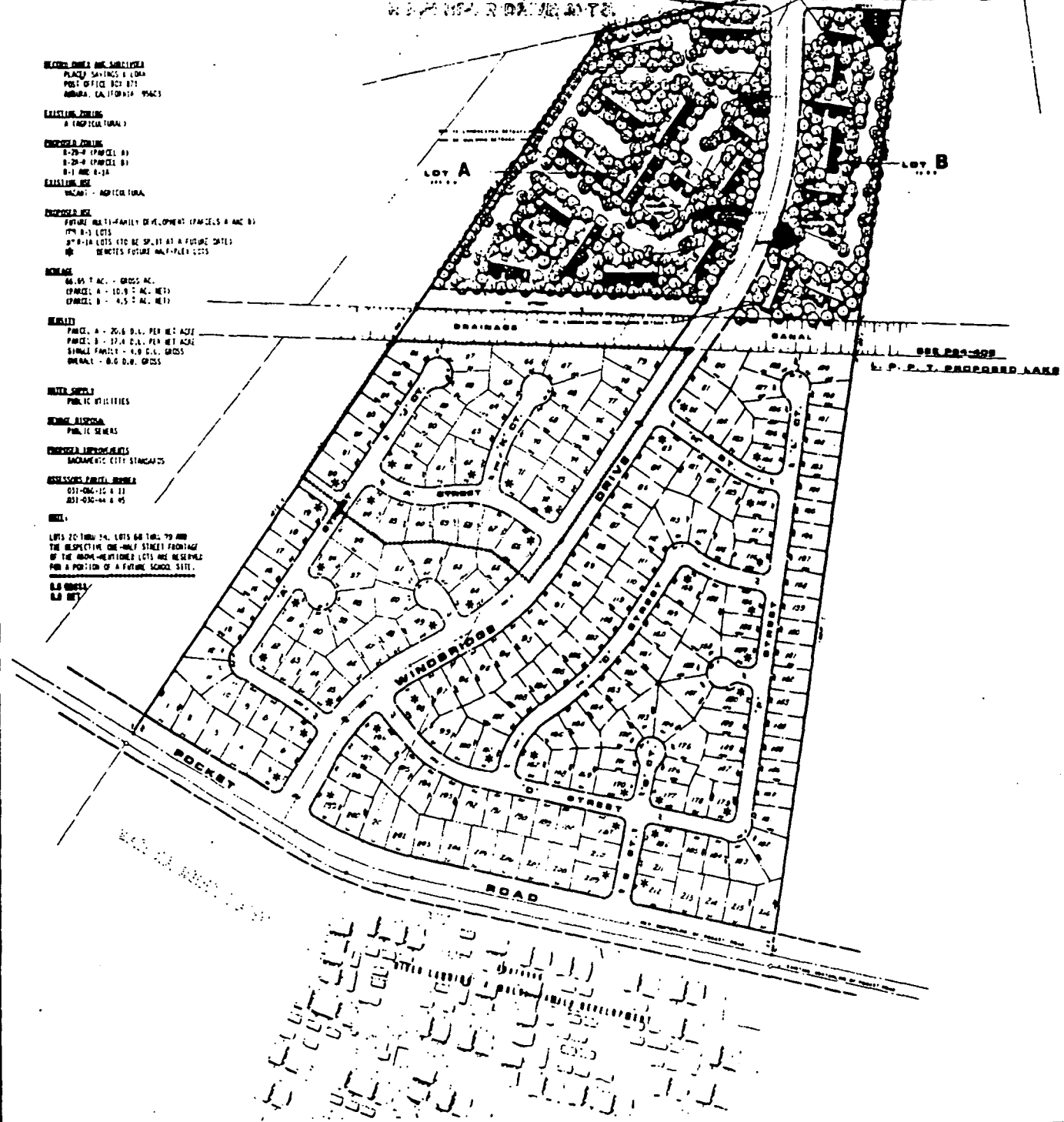
**SEWER DISCHARGE**  
PUBLIC SEWERS

**PROPOSED IMPROVEMENTS**  
SACRAMENTO CITY STANDARDS

**ASSESSORS' PARCEL NUMBER**  
031-046-10 & 11  
031-036-44 & 45

**NOTES:**  
LOTS 20 THRU 24, LOTS 68 THRU 79 AND THE RESPECTIVE ONE-HALF STREET FRONTAGE OF THE ABOVE-MENTIONED LOTS ARE RESERVED FOR A PORTION OF A FUTURE SCHOOL SITE.

6.0 GROSS  
6.0 NET



16

# ORDINANCE NO. 85-034

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 SOUTH OF INTERSECTION OF WINDBRIDGE DRIVE AND RUSH RIVER DRIVE FROM THE AGRICULTURE, A

ZONE(S)  
AND PLACING SAME IN THE GARDEN APARTMENT, R-2B ZONE  
AND SINGLE FAMILY, R-1 ZONE(S)  
(FILE NO. P- 84-433)(APN: 031-030-44,45,46; 031-060-10,11,12)

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 Agriculture, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Garden Apartment, R-2B zone and Single Family, R-1 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 March 14, 1985, 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.
- c. Lot A as described on the attached Exhibit A-1 shall have a maximum density of 20 units per net acre and Lot B shall have a maximum density of 17.4 units per net acre.

**APPROVED**  
BY THE CITY COUNCIL

APR 30 1985

OFFICE OF THE  
CITY CLERK

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.

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

P84-433

LEGAL DESCRIPTION

P 84433

16

ASSESS- PARCEL  
MENT NO. NO.

DESCRIPTION

37 031-060-11

That portion of Swamp Land Survey No. 186, Sacramento County Surveys, lying within Sections 3, 9 and 10, in Township 7 North, Range 4 East, M. D. B. & M., described as follows:

Beginning at the point on the left or Northerly bank of the Sacramento River at the division corner common to Swamp Land Survey Nos. 186 and 261 of Sacramento County Surveys, and running thence from said place of beginning along the division fence common to the lands of Mrs. A. Pimental and the lands formerly owned by Thomas Lennox, North 42° 49' East 3338.35 feet; thence North 14° 04' East 251.79 feet to the South boundary of Swamp Land Survey 287; thence along the division line common to Swamp Land Survey Nos. 186 and 287 South 86° 39' East 303.60 feet to a stake located at a point distant North 86° 39' East 311.59 feet from the Northwest corner of Swamp Land Survey No. 192; thence along the division line common to the East 1/2 and the West 1/2 of Swamp Land Survey 186, South 23° 36' West 3772.89 feet to the Northerly bank of the Sacramento River; thence along the said bank of said river with its meanderings upstream to the place of beginning, containing 75.343 acres and being the Westerly 1/2 of that certain tract of land formerly owned by Thomas Lennox and being the same tract of land indicated as "J. Fernandez 75.343 acres on Survey filed in the office of the County Recorder of Sacramento County, on April 11, 1902, in Book 4 of Maps, Map No. 29.

4  
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| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

37  
(Cont.)

EXCEPTING THEREFROM that portion lying Southwesterly of the Northerly-right of way line of Pocket Road.

Also excepting therefrom all that portion lying and being Northeasterly of the following described line:

Beginning at a point on the Easterly line of the above described 75.343 acre parcel distant along the same Easterly line South 23° 36' West 1011.25 feet from the Northeast corner of said 75.343 acre parcel, thence North 73° 33' 02" West 150.55 feet; thence South 15° 49' 03" West 8.60 feet, thence North 73° 33' 02" West 70 feet; thence North 15° 49' 03" West 8.60 feet, thence North 73° 33' 02" West 410.54 feet to the point of intersection with the Westerly line of said 75.343 acre parcel and the terminous of said line.

9

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

|    |            |   |
|----|------------|---|
| 38 | 031-060-10 | <p>That portion of Swamp Land Survey No. 186, Sacramento County Surveys, lying within Sections 3, 9 and 10, in Township 7 North, Range 4 East, M. D. B. &amp; M., described as follows:</p> |
|----|------------|---|

Beginning at the point on the left or Northerly bank of the Sacramento River at the division corner common to Swamp Land Survey Nos. 186 and 261 of Sacramento County Surveys, and running thence from said place of beginning along the division fence common to the lands of Mrs. A. Pimental and the lands formerly owned by Thomas Lennox, North 42° 49' East 3333.35 feet; thence North 14° 04' East 251.79 feet to the South boundary of Swamp Land Survey 287; thence along the division line common to Swamp Land Survey Nos. 186 and 287 South 86° 39' East 303.60 feet to a stake located at a point distant North 86° 39' West 311.59 feet from the Northwest corner of Swamp Land Survey No. 192; thence along the division line common to the East 1/2 and the West 1/2 of Swamp Land Survey 186, South 23° 36' West 3772.89 feet to the Northerly bank of the Sacramento River; thence along the said bank of said river with its meanderings upstream to the place of beginning, containing 75.343 acres and being the Westerly 1/2 of that certain tract of land formerly owned by Thomas Lennox, and being the same tract of land indicated as "J. Fernandez 75.343 acres on Survey filed in the office of the County Recorder of Sacramento County, on April 11, 1902, in Book 4 of Maps, Map No. 29.

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10

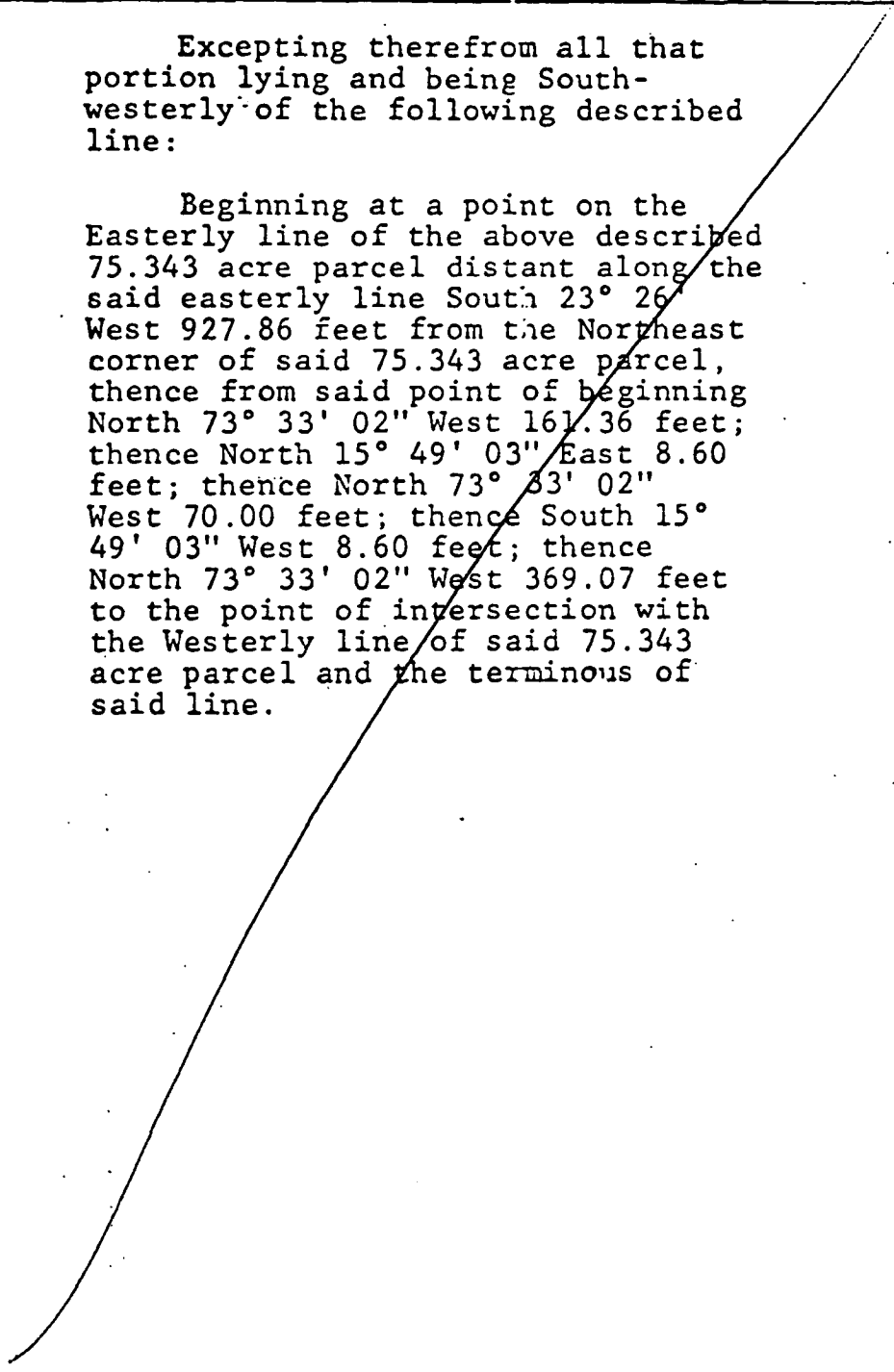
P8443'

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

38  
(Cont.)

Excepting therefrom all that portion lying and being South-westerly of the following described line:

Beginning at a point on the Easterly line of the above described 75.343 acre parcel distant along the said easterly line South 23° 26' West 927.86 feet from the Northeast corner of said 75.343 acre parcel, thence from said point of beginning North 73° 33' 02" West 161.36 feet; thence North 15° 49' 03" East 8.60 feet; thence North 73° 33' 02" West 70.00 feet; thence South 15° 49' 03" West 8.60 feet; thence North 73° 33' 02" West 369.07 feet to the point of intersection with the Westerly line of said 75.343 acre parcel and the terminous of said line.



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11

16

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

|    |            |               |
|----|------------|---------------|
| 39 | 031-030-44 | PARCEL NO. 1: |
|----|------------|---------------|

Beginning at the division corner common to Swamp Land Survey Nos. 261 and 186, of Sacramento County Surveys, and which point is on the left or Easterly bank of the Sacramento River, and running thence from the said point of beginning, along the division line common to said surveys Nos. 261 and 186, North 42° 30' East 3537.67 feet to the Northeast corner of said Survey No. 261; thence along the North boundary line of said Survey No. 261; North 87° 27' West 227.90 feet to a stake; thence South 46° 14' West 3393.39 feet to the aforesaid left or Easterly bank of the Sacramento River; thence along the said river bank Southeasterly 395.74 feet to the place of beginning and containing 22.50 acres, being a fractional part of Swamp Land Survey No. 261, Sacramento County Surveys, Sacramento County, California.

PARCEL NO. 2:

Beginning at a stake in the North boundary line of Swamp Land Survey No. 261 of Sacramento County Surveys, and distant North 87° 27' West 227.90 feet from the Northeast corner of said survey; and running thence along the said North boundary line, North 87° 27' West 283.80 feet to a stake; thence South 49° 38' West 3190.18 feet to the left or Easterly bank of the Sacramento River; thence along the said river bank down stream in a Southeasterly direction 395.74 feet to a point on the said river

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P8443

| ASSESS<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|--------------------|---------------|-------------|
|--------------------|---------------|-------------|

39  
(Cont.)

bank which is located 395.74 feet  
Northwesterly from the Southeast  
corner of said S. L. S. 261;  
thence North 46° 41' East  
3393.39 feet to the place of  
beginning, and containing 22.50  
acres and being a fractional part  
of S. L. S. No. 261, of Sacramento  
County Surveys, Sacramento County,  
California.

Excepting therefrom all that  
portion lying and being Southwesterly  
of the following described line:

Beginning at a point on the  
westerly line of the above described  
Parcel 2 distant along the said  
westerly line South 49° 38' West  
864.75 feet from the Northwest  
corner of said Parcel 2; thence  
from said point of beginning South  
73° 33' 02" East 557.02 feet to the  
point of intersection with the  
Easterly line of the above described  
Parcel 1 and the terminous of said  
line.

8  
13

P84 43

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

|    |            |               |
|----|------------|---------------|
| 40 | 031-030-45 | PARCEL NO. 1: |
|----|------------|---------------|

Beginning at the division corner common to Swamp Land Survey Nos. 261 and 186, of Sacramento County Surveys and which point is on the left or easterly bank of the Sacramento River, and running thence from the said point of beginning, along the division line common to said surveys Nos. 261 and 196, North 42° 30' East 3537.67 feet to the Northeast corner of said survey No. 261; thence along the North boundary line of said Survey No. 261 North 87° 27' West 227.90 feet to a stake; thence South 46° 14' West 3393.39 feet to the aforesaid left or Easterly bank of the Sacramento River; thence along the said river bank Southeasterly 395.74 feet to the place of beginning and containing 22.50 acres, being a fractional part of Swamp Land Survey No. 261, Sacramento County Surveys, Sacramento County, California.

PARCEL NO. 2:

Beginning at a stake in the North boundary line of Swamp Land Survey No. 261 of Sacramento County Surveys, and distant North 87° 27' West 227.90 feet from the Northeast corner of said survey; and running thence along the said North boundary line, North 87° 27' West 283.80 feet to a stake; thence South 49° 28' West 3190.18 feet to the left or Easterly Bank of the Sacramento River; thence along the said river

P  
14

P8443

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

40  
(Cont.)

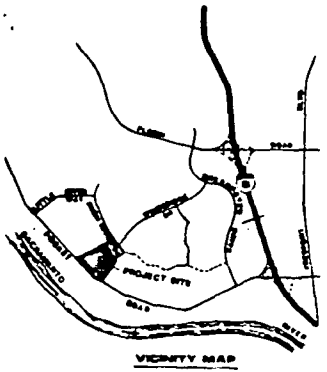
bank down stream in a Southeasterly direction 395.74 feet to a point on the said river bank which is located 395.74 feet Northwesterly from the Southeast corner of said S. L. S. 261; thence North 46° 41' East 3393.39 feet to the place of beginning, and containing 22.50 acres and being a fractional part of S. L. S. No. 261, of Sacramento County Surveys, Sacramento, California.

Excepting therefrom all that portion lying and being North-easterly of the following described line:

Beginning at a point on the Westerly line of the above described Parcel 2 distant along the said westerly line South 49° 38' West 963.69 feet from the Northwest corner of said Parcel 2; thence from said point of beginning South 73° 33' 02" East 570.62 feet to the point of intersection with the Easterly line of the above Parcel and the terminous of said line.

Also except therefrom all that portion lying and being Southwesterly of the Northerly right of way of Pocket Road.

X  
15



**PLANNING AND SERVICES**  
PLACES SERVICES & CON  
POST OFFICE 921 871  
AGORA, CALIFORNIA 95603

**EXISTING ZONING**  
A (AGRICULTURAL)

**PROPOSED ZONING**  
R-25-A (PARCEL A)  
R-25-B (PARCEL B)  
R-1 (A/C, B-1A)

**EXISTING USE**  
VACANT - AGRICULTURAL

**PROPOSED USE**  
FUTURE MULTI-FAMILY DEVELOPMENT (PARCELS A AND B)  
179 B-1 LOTS  
27 B-1A LOTS (TO BE SPLIT AT A FUTURE DATE)  
\* DENOTES FUTURE HALF-PLAT LOTS

**AREAS**  
66.95 ± AC. - GROSS AC.  
PARCEL A - 10.9 ± AC. NET  
PARCEL B - 4.5 ± AC. NET

**UTILITIES**  
PARCEL A - 20.6 D.O. PER NET ACRES  
PARCEL B - 17.4 D.O. PER NET ACRES  
SINGLE FAMILY - 4.0 D.O. GROSS  
SCHOOL - 0.0 D.O. GROSS

**WATER SUPPLY**  
PUBLIC UTILITIES

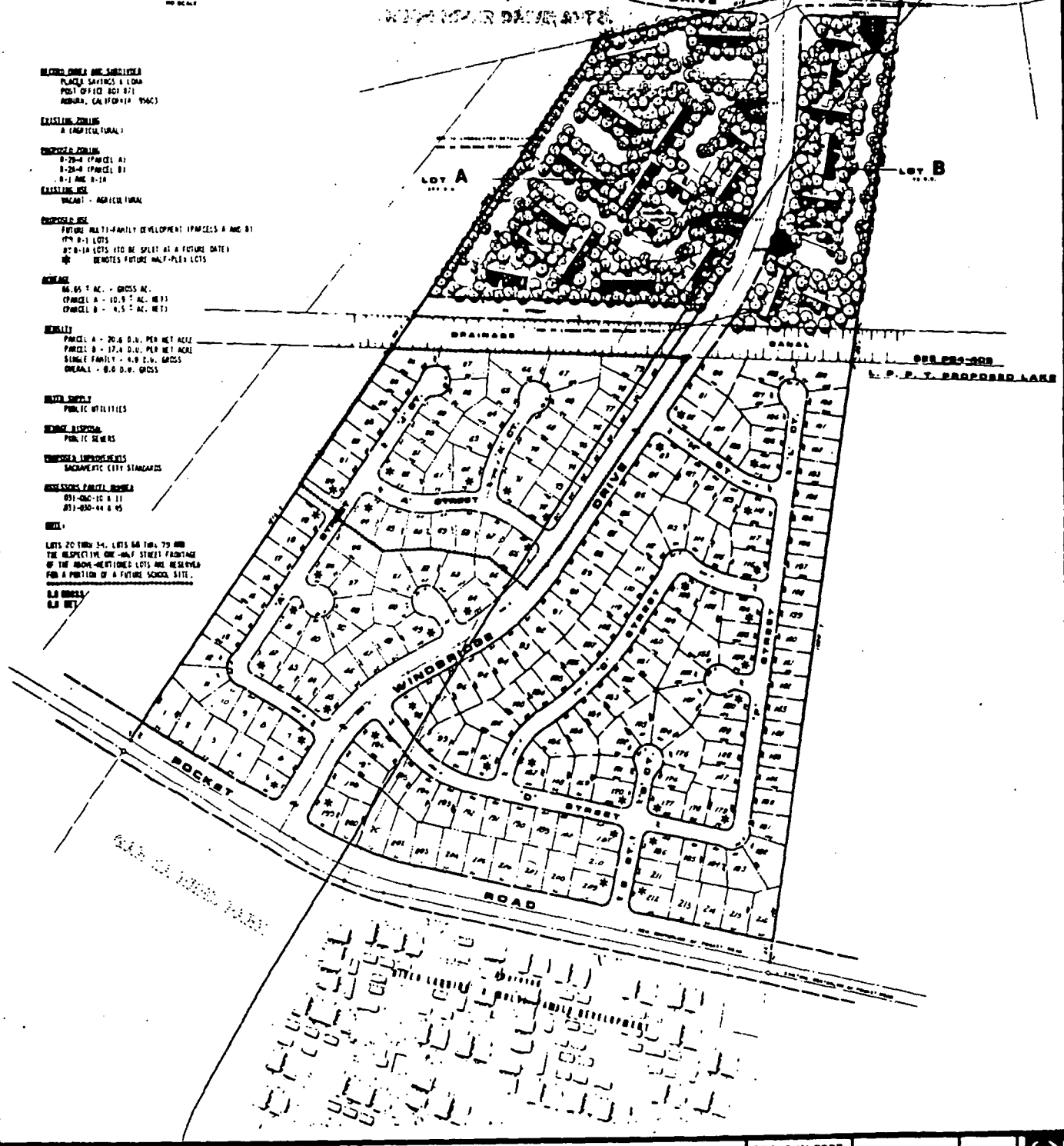
**SEWER DISPOSAL**  
PUBLIC SEWERS

**CHURCH IMPROVEMENTS**  
SACRAMENTO CITY STANDARDS

**PROFESSIONAL PARTY NUMBER**  
031-042-10 & 11  
031-030-44 & 45

**NOTES**  
LOTS 20 THRU 34, LOTS 60 THRU 79 AND THE RESPECTIVE ONE-HALF STREET PORTIONS OF THE BLOCK-CONTAINING LOTS ARE RESERVED FOR A PORTION OF A FUTURE SCHOOL SITE.

**D.O. NUMBER**  
D.O. NET



|                          |   |                                       |  |                  |
|--------------------------|---|---------------------------------------|--|------------------|
| <p>TENTATIVE<br/>MAP</p> | <p><b>LAKE CREST VILLAGE 8 &amp; 9</b><br/>CITY OF SACRAMENTO 16 CALIFORNIA</p> | <p>SCALE IN FEET<br/>0 50 100 500</p> |  | <p>NOV. 1984</p> |
|--------------------------|---|---------------------------------------|--|------------------|



ORDINANCE NO. 85-034

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 SOUTH OF INTERSECTION OF WINDBRIDGE DRIVE AND RUSH RIVER DRIVE FROM THE AGRICULTURE, A

AND PLACING SAME IN THE GARDEN APARTMENT - REVIEW R-2B-R ZONE AND SINGLE FAMILY, R-1 ZONE(S) (FILE NO. P- 84-433)(APN: 031-030-44,45,46; 031-060-10,11,12)

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 Agriculture, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Garden Apartment - Review, R-2B-R zone and Single Family, R-1 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 March 14, 1985, 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.
- c. Lot A as described on the attached Exhibit A-1 shall have a maximum density of 20 units per net acre and Lot B shall have a maximum density of 17.4 units per net acre.

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.

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

P84-433

LEGAL DESCRIPTION

P 84433

ASSESS- PARCEL  
MENT NO. NO.

DESCRIPTION

37 031-060-11 That portion of Swamp Land Survey No. 186, Sacramento County Surveys, lying within Sections 3, 9 and 10, in Township 7 North, Range 4 East, M. D. B. & M., described as follows:

Beginning at the point on the left or Northerly bank of the Sacramento River at the division corner common to Swamp Land Survey Nos. 186 and 261 of Sacramento County Surveys, and running thence from said place of beginning along the division fence common to the lands of Mrs. A. Pimental and the lands formerly owned by Thomas Lennox, North 42° 49' East 3338.35 feet; thence North 14° 04' East 251.79 feet to the South boundary of Swamp Land Survey 287; thence along the division line common to Swamp Land Survey Nos. 186 and 287 South 86° 39' East 303.60 feet to a stake located at a point distant North 86° 39' East 311.59 feet from the Northwest corner of Swamp Land Survey No. 192; thence along the division line common to the East 1/2 and the West 1/2 of Swamp Land Survey 186, South 23° 36' West 3772.89 feet to the Northerly bank of the Sacramento River; thence along the said bank of said river with its meanderings upstream to the place of beginning, containing 75.343 acres and being the Westerly 1/2 of that certain tract of land formerly owned by Thomas Lennox and being the same tract of land indicated as "J. Fernandez 75.343 acres on Survey filed in the office of the County Recorder of Sacramento County, on April 11, 1902, in Book 4 of Maps, Map No. 29.

ASSESS- PARCEL  
MENT NO. NO.

DESCRIPTION

37  
(Cont.)

EXCEPTING THEREFROM that portion lying Southwesterly of the Northerly right of way line of Pocket Road.

Also excepting therefrom all that portion lying and being North-easterly of the following described line:

Beginning at a point on the Easterly line of the above described 75.343 acre parcel distant along the same Easterly line South  $23^{\circ} 36'$  West 1011.25 feet from the Northeast corner of said 75.343 acre parcel, thence North  $73^{\circ} 33' 02''$  West 150.55 feet; thence South  $15^{\circ} 49' 03''$  West 8.60 feet, thence North  $73^{\circ} 33' 02''$  West 70 feet; thence North  $15^{\circ} 49' 03''$  West 8.60 feet, thence North  $73^{\circ} 33' 02''$  West 410.54 feet to the point of intersection with the Westerly line of said 75.343 acre parcel and the terminous of said line.

9

P84 43

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

|    |            |  |
|----|------------|--|
| 38 | 031-060-10 | That portion of Swamp Land Survey No. 186, Sacramento County Surveys, lying within Sections 3, 9 and 10, in Township 7 North, Range 4 East, M. D. B. & M., described as follows: |
|----|------------|--|

Beginning at the point on the left or Northerly bank of the Sacramento River at the division corner common to Swamp Land Survey Nos. 186 and 261 of Sacramento County Surveys, and running thence from said place of beginning along the division fence common to the lands of Mrs. A. Pimental and the lands formerly owned by Thomas Lennox, North 42° 49' East 3338.35 feet; thence North 14° 04' East 251.79 feet to the South boundary of Swamp Land Survey 287; thence along the division line common to Swamp Land Survey Nos. 186 and 287 South 86° 39' East 303.60 feet to a stake located at a point distant North 86° 39' West 311.59 feet from the Northwest corner of Swamp Land Survey No. 192; thence along the division line common to the East 1/2 and the West 1/2 of Swamp Land Survey 186, South 23° 36' West 3772.89 feet to the Northerly bank of the Sacramento River; thence along the said bank of said river with its meanderings upstream to the place of beginning, containing 75.343 acres and being the Westerly 1/2 of that certain tract of land formerly owned by Thomas Lennox, and being the same tract of land indicated as "J. Fernandez 75.343 acres on Survey filed in the office of the County Recorder of Sacramento County, on April 11, 1902, in Book 4 of Maps, Map No. 29.

16  
10

P8443

ASSESS- PARCEL  
MENT NO. NO.

DESCRIPTION

38  
(Cont.)

Excepting therefrom all that portion lying and being Southwesterly of the following described line:

Beginning at a point on the Easterly line of the above described 75.343 acre parcel distant along the said easterly line South  $23^{\circ} 26'$  West 927.86 feet from the Northeast corner of said 75.343 acre parcel, thence from said point of beginning North  $73^{\circ} 33' 02''$  West 161.36 feet; thence North  $15^{\circ} 49' 03''$  East 8.60 feet; thence North  $73^{\circ} 33' 02''$  West 70.00 feet; thence South  $15^{\circ} 49' 03''$  West 8.60 feet; thence North  $73^{\circ} 33' 02''$  West 369.07 feet to the point of intersection with the Westerly line of said 75.343 acre parcel and the terminous of said line.

2  
11

P84-U

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

39            031-030-44    PARCEL NO. 1:

Beginning at the division corner common to Swamp Land Survey Nos. 261 and 186, of Sacramento County Surveys, and which point is on the left or Easterly bank of the Sacramento River, and running thence from the said point of beginning, along the division line common to said surveys Nos. 261 and 186, North 42° 30' East 3537.67 feet to the Northeast corner of said Survey No. 261; thence along the North boundary line of said Survey No. 261; North 87° 27' West 227.90 feet to a stake; thence South 46° 14' West 3393.39 feet to the aforesaid left or Easterly bank of the Sacramento River; thence along the said river bank Southeasterly 395.74 feet to the place of beginning and containing 22.50 acres, being a fractional part of Swamp Land Survey No. 261, Sacramento County Surveys, Sacramento County, California.

PARCEL NO. 2:

Beginning at a stake in the North boundary line of Swamp Land Survey No. 261 of Sacramento County Surveys, and distant North 87° 27' West 227.90 feet from the Northeast corner of said survey; and running thence along the said North boundary line, North 87° 27' West 283.80 feet to a stake; thence South 49° 38' West 3190.18 feet to the left or Easterly bank of the Sacramento River; thence along the said river bank down stream in a Southeasterly direction 395.74 feet to a point on the said river

8  
12

P844:

ASSESS PARCEL  
MENT NO. NO.

DESCRIPTION

39  
(Cont.)

bank which is located 395.74 feet  
Northwesterly from the Southeast  
corner of said S. L. S. 261;  
thence North 46° 41' East  
3393.39 feet to the place of  
beginning, and containing 22.50  
acres and being a fractional part  
of S. L. S. No. 261, of Sacramento  
County Surveys, Sacramento County,  
California.

Excepting therefrom all that  
portion lying and being Southwesterly  
of the following described line:

Beginning at a point on the  
westerly line of the above described  
Parcel 2 distant along the said  
westerly line South 49° 38' West  
864.75 feet from the Northwest  
corner of said Parcel 2; thence  
from said point of beginning South  
73° 33' 02" East 557.02 feet to the  
point of intersection with the  
Easterly line of the above described  
Parcel 1 and the terminous of said  
line.

8  
13

884 4?



| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

|    |            |               |
|----|------------|---------------|
| 40 | 031-030-45 | PARCEL NO. 1: |
|----|------------|---------------|

Beginning at the division corner common to Swamp Land Survey Nos. 261 and 186, of Sacramento County Surveys and which point is on the left or easterly bank of the Sacramento River, and running thence from the said point of beginning, along the division line common to said surveys Nos. 261 and 196, North 42° 30' East 3537.67 feet to the Northeast corner of said survey No. 261; thence along the North boundary line of said Survey No. 261 North 87° 27' West 227.90 feet to a stake; thence South 46° 14' West 3393.39 feet to the aforesaid left or Easterly bank of the Sacramento River; thence along the said river bank Southeasterly 395.74 feet to the place of beginning and containing 22.50 acres, being a fractional part of Swamp Land Survey No. 261, Sacramento County Surveys, Sacramento County, California.

PARCEL NO. 2:

Beginning at a stake in the North boundary line of Swamp Land Survey No. 261 of Sacramento County Surveys, and distant North 87° 27' West 227.90 feet from the Northeast corner of said survey; and running thence along the said North boundary line, North 87° 27' West 283.80 feet to a stake; thence South 49° 28' West 3190.18 feet to the left or Easterly Bank of the Sacramento River; thence along the said river

P  
14

P8443

ASSESS- PARCEL  
MENT NO. NO.

DESCRIPTION

40  
(Cont.)

bank down stream in a Southeasterly direction 395.74 feet to a point on the said river bank which is located 395.74 feet Northwesterly from the Southeast corner of said S. L. S. 261; thence North  $46^{\circ} 41'$  East 3393.39 feet to the place of beginning, and containing 22.50 acres and being a fractional part of S. L. S. No. 261, of Sacramento County Surveys, Sacramento, California.

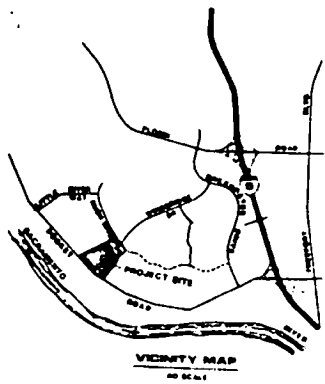
Excepting therefrom all that portion lying and being North-easterly of the following described line:

Beginning at a point on the Westerly line of the above described Parcel 2 distant along the said westerly line South  $49^{\circ} 38'$  West 963.69 feet from the Northwest corner of said Parcel 2; thence from said point of beginning South  $73^{\circ} 33' 02''$  East 570.62 feet to the point of intersection with the Easterly line of the above Parcel and the terminous of said line.

Also except therefrom all that portion lying and being Southwesterly of the Northerly right of way of Pocket Road.

X  
15

P844



**BLIND AREA AND SCHEDULE**  
PLACE SERVICES & LOAD  
POST OFFICE BOX 871  
MORRO, CALIFORNIA 92451

**EXISTING ZONING**  
A (AGRICULTURAL)

**PROPOSED ZONING**  
R-70-0 (PARCEL A)  
R-20-0 (PARCEL B)  
R-1 AND R-1A

**EXISTING USE**  
VACANT - AGRICULTURAL

**PROPOSED USE**  
FUTURE MULTI-FAMILY DEVELOPMENT (PARCELS A AND B)  
ON R-1 LOTS  
R-1A LOTS TO BE SPLIT AT A FUTURE DATE  
\* DENOTES FUTURE HALF-PLAT LOTS

**AREAS**  
66.65 ± AC. - GROSS AC.  
(PARCEL A - 10.9 ± AC. NET)  
(PARCEL B - 4.5 ± AC. NET)

**REMARKS**  
PARCEL A - 20.4 D.U. PER NET ACRE  
PARCEL B - 17.4 D.U. PER NET ACRE  
SINGLE FAMILY - 4.0 D.U. GROSS  
OVERALL - 8.0 D.U. GROSS

**WATER SUPPLY**  
PUBLIC UTILITIES

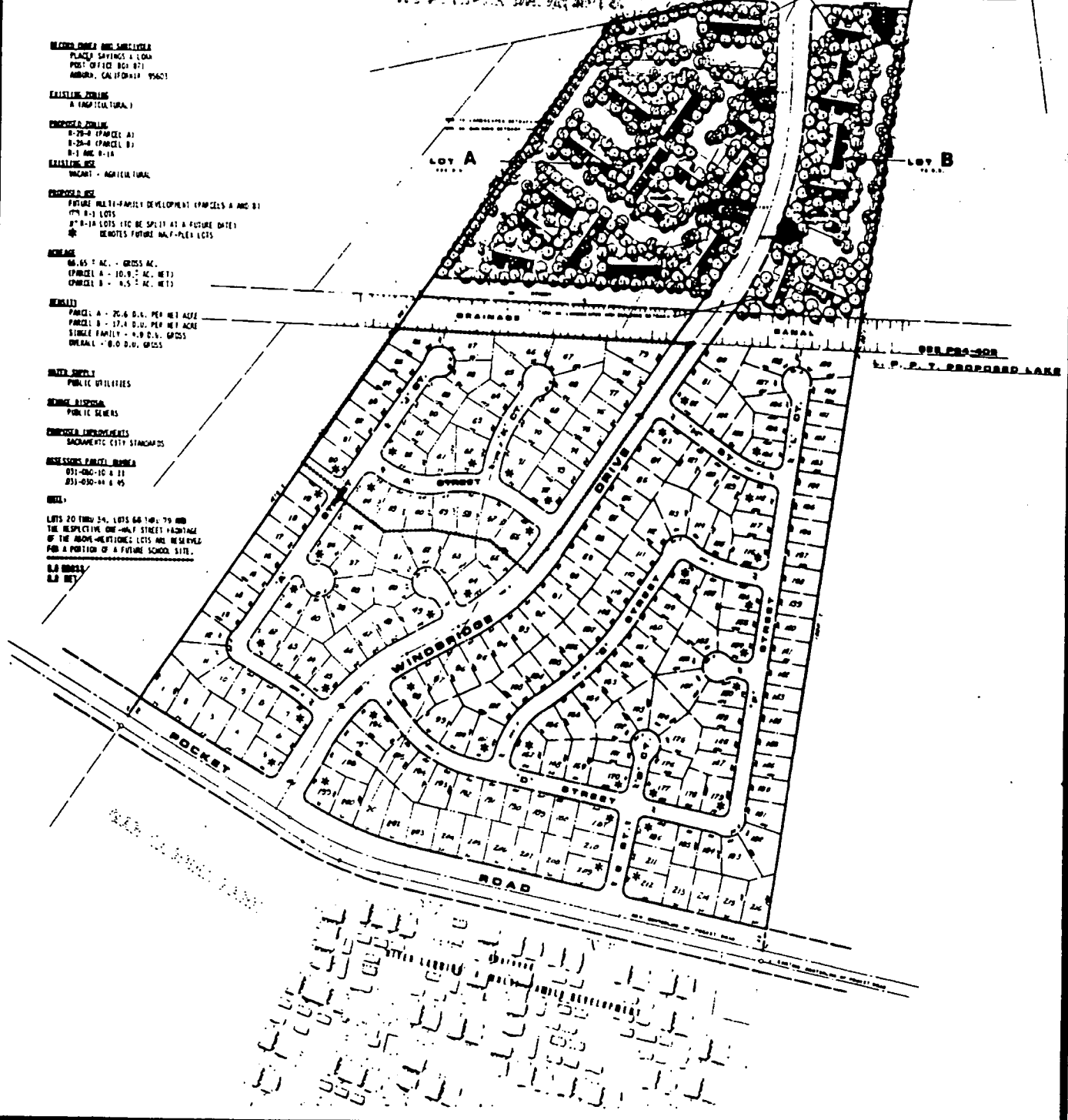
**SEWER DISPOSAL**  
PUBLIC SEWERS

**PROPOSED IMPROVEMENTS**  
SACRAMENTO CITY STANDARDS

**ASSASSIN'S PARCEL NUMBER**  
031-040-10 & 11  
031-030-44 & 45

**NOTE:**  
LOTS 20 THRU 34, LOTS 66 THRU 79 AND  
THE RESPECTIVE ONE-HALF STREET PORTION  
OF THE ABOVE-RELEVANT LOTS ARE RESERVED  
FOR A PORTION OF A FUTURE SCHOOL SITE.

**S.D. NUMBER**  
S.D. NET



\* AMENDED -06-03-85

**RESOLUTION No. 85-325**

**Adopted by The Sacramento City Council on date of**

**APR 30 1985**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON BOTH SIDES OF WINDBRIDGE DRIVE BETWEEN RUSH RIVER DRIVE AND POCKET ROAD (P-84-433)(APN: 031-060-10,11; 031-030-44,45)

WHEREAS, the City Council, on April 30, 1985, held a public hearing on the request for approval of a tentative map for property located on both sides of Windbridge Drive between Rush River Drive and Pocket Road;

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;

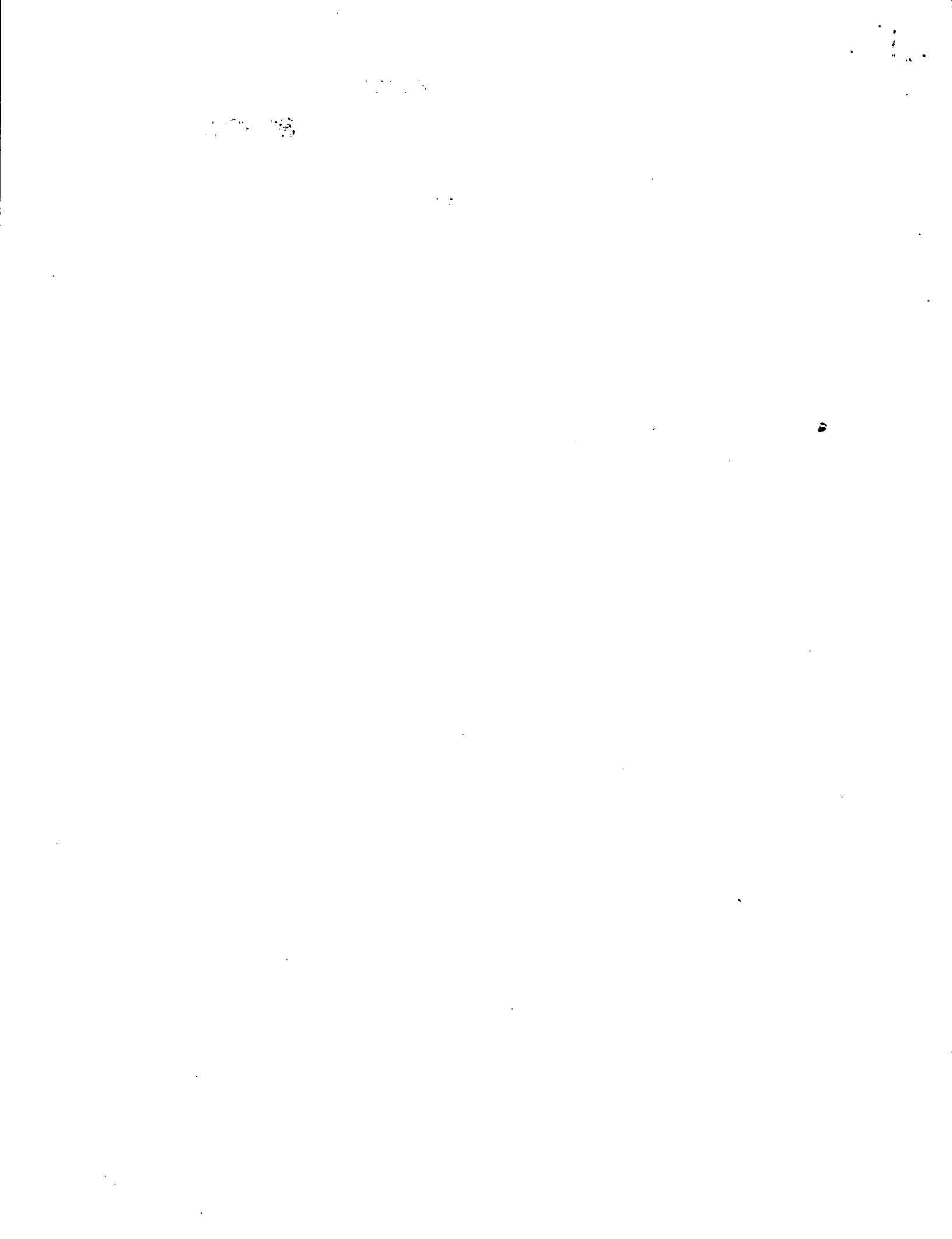
WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

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 residential use(s).



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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. 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;
  - d. Pursuant to City Code Section 40.319.1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
  - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
  - f. Provide a bus turnout, if requested to the satisfaction of Regional Transit at the southeast intersection of Windbridge Drive and Rush River Drive;
  - g. Pay Pocket Bridge fees;
  - h. Minimum gutter grade = +2.0'; minimum lot grade = +3.5';
  - \* i. Final map cannot be filed until Pocket Assessment District improvements are functioning; or upon approval of the Director of Public Works;
  - j. Provide an expanded intersection at Rush River Drive and Windbridge Drive to the satisfaction of the City Traffic Engineer;
  - k. Provide a 50' right-of-way for H Street and parts of A, B and D Streets to the satisfaction of the City Traffic Engineer;
  - l. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for groundwater related problems which may occur within both the subdivision lots and public rights-of-way. Appropriate facilities shall be constructed to alleviate these problems;
  - m. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
  - n. Provide access to the proposed school site from the adjacent eastern parcel to the satisfaction of the Planning and Public Works Director;

- o. Dedicate full street width and improve half the street west from Windbridge Drive along the north side of the canal to the satisfaction of the City Traffic Engineer (I.O.D. is unacceptable);
- p. Redesign the map to provide lots fronting on Pocket Road with a minimum of 70' of street frontage;
- q. 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;
- r. Lots fronting on Pocket Road shall have driveways which allow for auto turn-around and eliminating backouts onto Pocket Road. A note shall be placed on the final map referencing this condition.
- s. Lots 20-34, Lots 56-79 and the respective 1/2 street frontage of those lots shall be dedicated to Sacramento City Unified School District pursuant to Government Code Section 66478, except that the district shall have 30 days after the requirement of dedication to offer to enter into a binding commitment with the subdivider. The subdivider shall notify the school district of this condition.
- \*t. The developer shall assist to mitigate traffic impacts along Windbridge Drive with the payment of \$15,000 to be used for traffic control measures by the City.

**ANNE RUDIN**

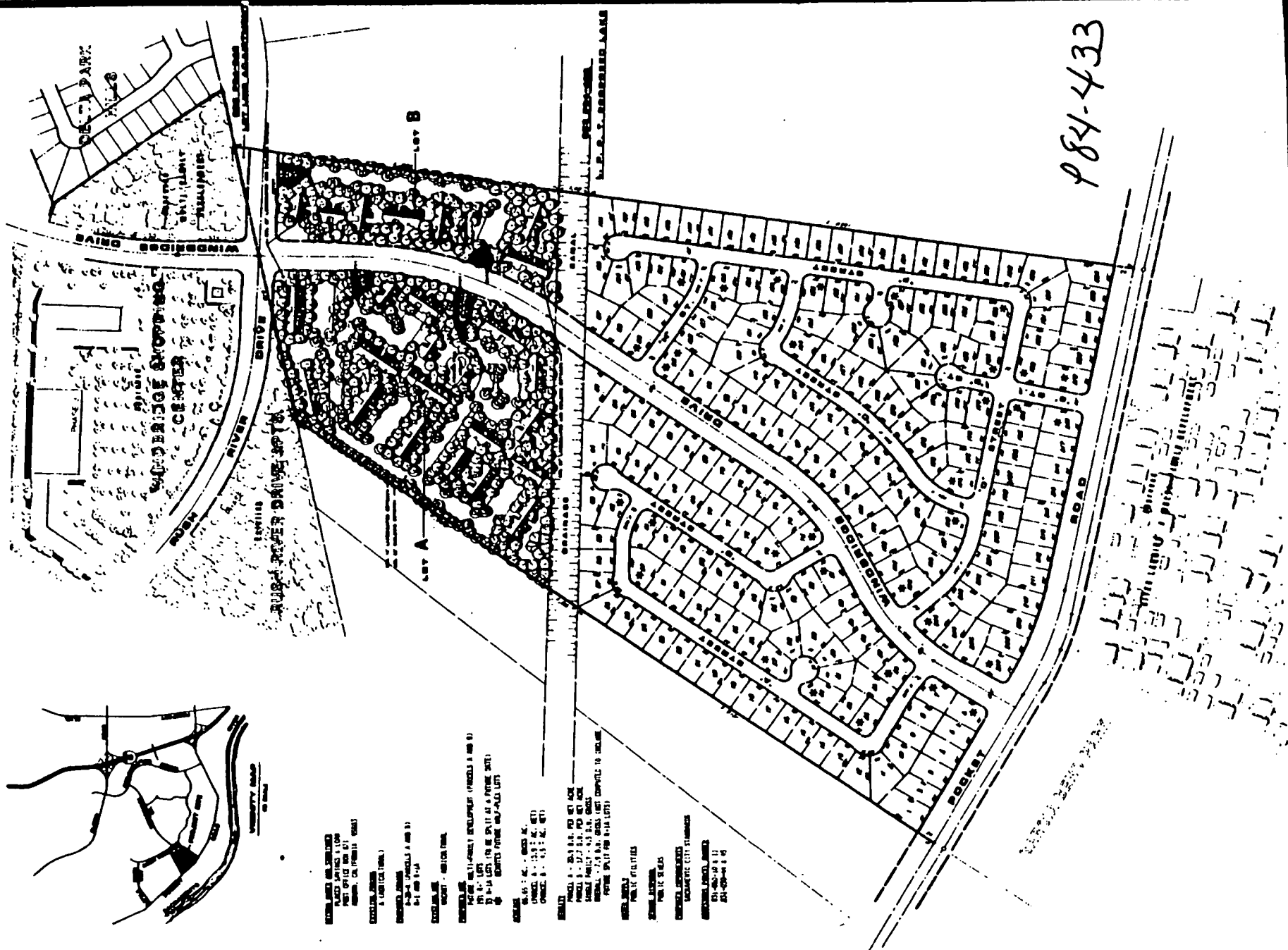
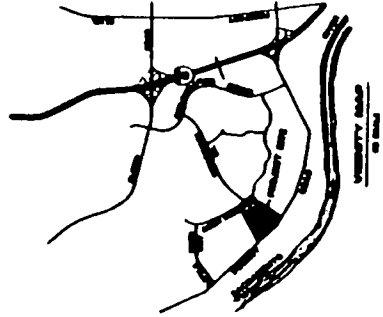
MAYOR

ATTEST:

**LORRAINE MAGANA**

CITY CLERK

P84-433



P 84-433

**GENERAL NOTES:**  
 1. THIS MAP IS A TENTATIVE MAP.  
 2. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS ISSUED HIS APPROVAL.  
 3. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
 4. THE CITY ENGINEER'S REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
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 9. THE CITY ENGINEER'S REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
 10. THE CITY ENGINEER'S REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

107. 1884

SCALE IN FEET  
 1" = 100'

**LAKE CREST VILLAGE 8 & 9**  
 CITY OF SACRAMENTO  
 20 CALIFORNIA

TENTATIVE  
 MAP

2011/10/23





# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY  
Engineering Division Manager

May 7, 1985

TO: Art Gee, Principal Planner  
FROM: Jim Bloodgood, Traffic Engineer *JB*  
SUBJECT: Windbridge Drive between Rushriver and Pocket (P84-433)

Traffic Engineering has determined that the costs for traffic controls, as requested by the City Council at the April 30th meeting, would be approximately \$15,000. This would represent the cost to install undulations on Windbridge Drive between Rushriver Drive and Pocket Road. It also represents approximately half of the amount necessary to provide a pedestrian crossing signal on Windbridge Drive in the vicinity of the proposed future school site.

Since it is contrary to current City policy to place undulations on a roadway such as Windbridge Drive, it is this office's opinion that the funds would be more constructively utilized if they were directed towards the pedestrian signalization. However, it is far too early to determine what types of action may be necessary and funds should not be earmarked for any specific measure at this time.

If you have any questions please contact me at 449-5307.

JB:vr  
JB102Md2

cc: Thomas Finley, Engineering Division Manager  
Dee Lewis, Supervising Engineer  
Dave Cullivan, Associate Civil Engineer

RESOLUTION No. 85-325 16

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON BOTH SIDES  
OF WINDBRIDGE DRIVE BETWEEN RUSH RIVER DRIVE AND  
POCKET ROAD  
(P-84-433)(APN: 031-060-10,11; 031-030-44,45)

APPROVED  
CITY COUNCIL  
APR 30 1985  
OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on April 30, 1985, held a public hearing on the request for approval of a tentative map for property located on both sides of Windbridge Drive between Rush River Drive and Pocket Road;

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 residential use(s).

16

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. 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;
  - d. Pursuant to City Code Section 40.319.1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
  - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
  - f. Provide a bus turnout, if requested to the satisfaction of Regional Transit at the southeast intersection of Windbridge Drive and Rush River Drive;
  - g. Pay Pocket Bridge fees;
  - h. Minimum gutter grade = +2.0'; minimum lot grade = +3.5';
  - i. Final map cannot be filed until Pocket Assessment District improvements are functioning;
  - j. Provide an expanded intersection at Rush River Drive and Windbridge Drive to the satisfaction of the City Traffic Engineer;
  - k. Provide a 50' right-of-way for H Street and parts of A, B and D Streets to the satisfaction of the City Traffic Engineer;
  - l. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for groundwater related problems which may occur within both the subdivision lots and public rights-of-way. Appropriate facilities shall be constructed to alleviate these problems;
  - m. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
  - n. Provide access to the proposed school site from the adjacent eastern parcel to the satisfaction of the Planning and Public Works Director;

10

- o. Dedicate full street width and improve half the street west from Windbridge Drive along the north side of the canal to the satisfaction of the City Traffic Engineer (I.O.D. is unacceptable);
- p. Redesign the map to provide lots fronting on Pocket Road with a minimum of 70' of street frontage;
- q. 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;
- r. Lots fronting on Pocket Road shall have driveways which allow for auto turn-around and eliminating backouts onto Pocket Road. A note shall be placed on the final map referencing this condition.

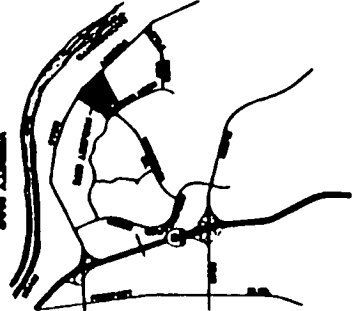
MAYOR

ATTEST:

CITY CLERK

P84-433

201/143



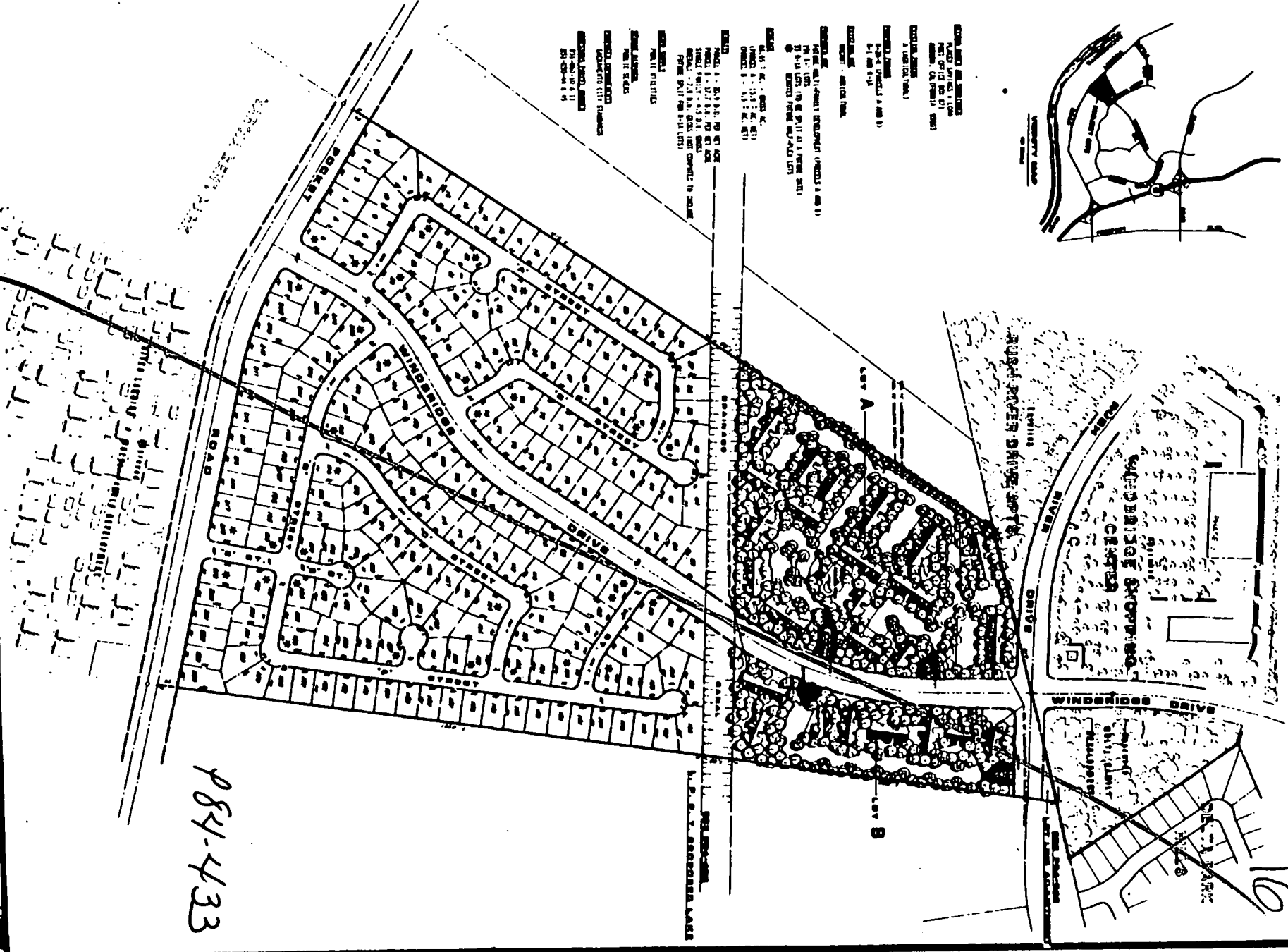
**GENERAL NOTES:**  
 1. ALL DISTRICT REGULATIONS (ORDINANCES AND 11)  
 2. ALL CITY ORDINANCES (ORDINANCES AND 11)  
 3. ALL COUNTY ORDINANCES (ORDINANCES AND 11)  
 4. ALL STATE ORDINANCES (ORDINANCES AND 11)  
 5. ALL FEDERAL ORDINANCES (ORDINANCES AND 11)

**EXISTING UTILITIES:**  
 1. ALL EXISTING UTILITIES (WATER, GAS, SEWER, ETC.)  
 2. ALL EXISTING UTILITIES (WATER, GAS, SEWER, ETC.)  
 3. ALL EXISTING UTILITIES (WATER, GAS, SEWER, ETC.)  
 4. ALL EXISTING UTILITIES (WATER, GAS, SEWER, ETC.)  
 5. ALL EXISTING UTILITIES (WATER, GAS, SEWER, ETC.)

**PROPOSED UTILITIES:**  
 1. ALL PROPOSED UTILITIES (WATER, GAS, SEWER, ETC.)  
 2. ALL PROPOSED UTILITIES (WATER, GAS, SEWER, ETC.)  
 3. ALL PROPOSED UTILITIES (WATER, GAS, SEWER, ETC.)  
 4. ALL PROPOSED UTILITIES (WATER, GAS, SEWER, ETC.)  
 5. ALL PROPOSED UTILITIES (WATER, GAS, SEWER, ETC.)

**PROPOSED ROADS:**  
 1. ALL PROPOSED ROADS (WATER, GAS, SEWER, ETC.)  
 2. ALL PROPOSED ROADS (WATER, GAS, SEWER, ETC.)  
 3. ALL PROPOSED ROADS (WATER, GAS, SEWER, ETC.)  
 4. ALL PROPOSED ROADS (WATER, GAS, SEWER, ETC.)  
 5. ALL PROPOSED ROADS (WATER, GAS, SEWER, ETC.)

**PROPOSED BUILDINGS:**  
 1. ALL PROPOSED BUILDINGS (WATER, GAS, SEWER, ETC.)  
 2. ALL PROPOSED BUILDINGS (WATER, GAS, SEWER, ETC.)  
 3. ALL PROPOSED BUILDINGS (WATER, GAS, SEWER, ETC.)  
 4. ALL PROPOSED BUILDINGS (WATER, GAS, SEWER, ETC.)  
 5. ALL PROPOSED BUILDINGS (WATER, GAS, SEWER, ETC.)



984-433

TENTATIVE  
 MAP  
**LAKE CREST VILLAGE 8 & 9**  
 CITY OF SACRAMENTO  
 20 CALIFORNIA

SCALE: 1" = 100'

NOV. 1984

10

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Various Entitlements to Develop Two Apartment Sites, a School Site,  
and a Single Family Subdivision (P84-433)

Location: South of the intersection of Windbridge Drive and Rush River Drive  
(South Pocket Community)

This project was continued from the February 28, 1985 Commission meeting by the applicant to resolve the school site issue with the City Unified School District. The applicant is discussing the size and location of the school site with the school district personnel and will contact staff when this issue is resolved.

However, the applicant has not resolved this issue at this time and has not contacted staff. Therefore, staff recommends this item be continued to the March 28, 1985 Commission hearing.

Respectfully submitted,



Will Weitman,  
Senior Planner

WW:sg

STAFF REPORT AMENDED 3-14-85  
**CITY PLANNING COMMISSION**

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

16

|               |  |                        |   |
|---------------|--|------------------------|---|
| APPLICANT     | Spink Corporation, 720 F Street, 95814 444-8170    |                        |   |
| OWNER         | Placer Savings & Loan, P. O. Box 871, Auburn 95603 |                        |   |
| PLANS BY      | Spink Corporation                                  |                        |   |
| FILING DATE   | 11/9/84  | 50 DAY CPC ACTION DATE | REPORT BY: SD:jl                                  |
| NEGATIVE DEC. | 12/31/84   | EIR                    | ASSESSOR'S PCL NO. 031-060-10.11<br>031-030-44.45 |

APPLICATION:

- A. Negative Determination.
- B. General Plan Amendment from elementary school site to residential.
- C. Amend the 1976 So. Pocket Plan from elementary school site to residential; from Low Density Residential to Low Density Multi Family.
- D. Rezone 15<sup>±</sup> acres from Agricultural (A) to Garden Apt. (R-2B), 51<sup>±</sup> acres from Agricultural (A) to Single Family (R-1).
- E. Tentative Map (P-84-433) to subdivide 67<sup>-</sup> acres.

LOCATION: South of the intersection of Windbridge Drive and Rush River Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 191 single family 33 halfplex units and 2 multi family sites with a total of 306 apartments.

PROJECT INFORMATION:

1974 General Plan Designation: Residential and School site  
1976 So. Pocket Community Plan Designation: School site, low density residential and low density multiple family

Existing Zoning of Site: Agricultural  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Apartments, Shopping Center (proposed) R-2B-R, S-CR  
South: Vacant; A, R-2B-R  
East: Vacant; A  
West: Vacant; A

Property Dimensions: Irregular  
Property Area: 67- Acres  
Density of Development: Parcel A-20.9 du/net ac; PclB-17.7 du/ac net  
Single Family 4.7 du/ac net  
Topography: Flat  
Street Improvement: To be provided  
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

On November 28, 1984, by a vote of 5 ayes, one no, and 3 absent, the Subdivision Review Committee voted to recommend denial of the tentative map based upon inconsistency with the General and Community Plans with relationship to the school site.

APPLC. NO. P84-433

MEETING DATE January 10, 1985

CPC ITEM NO. 1474

27 2-14-85  
2-28-85  
3-14-85

BACKGROUND INFORMATION:

On August 21, 1984, the City Council approved the necessary entitlements to develop an 11.6 acre shopping center site and 7.2 acres of residential condominiums located on the northwest corner of Windbridge Drive and Rush River. This approval was based upon redesignating the southeast corner of that intersection from shopping center to low density residential. The new residential designation includes Lot B of the subject site.

PROJECT EVALUATION: Staff has the following concerns and comments regarding the project:

- A. Land Use: The 1974 General Plan designates the subject site for residential uses and an elementary school site designated south of the drainage canal and west of Windbridge Drive. The 1976 So. Pocket Plan designates the site for low density multiple family, single family uses, and an elementary school site. The applicant proposes to redesignate the area from Rush River Drive to the drainage canal, east of Windbridge Drive low density multiple family with a zoning of R-2B. In addition, the subdivision design does not reserve the school site. The project is therefore inconsistent with applicable plans.
- B. The subject site is surrounded by a 134 unit apartment complex with a density of 20.6 units per acre under construction (northwest) which are zoned R-2A, a vacant shopping center site and two approved, vacant apartment sites containing 194 units and with a density of 18.4 units per acre, to the north. The site to the east is currently designated for low density residential. A project which includes a private lake is being considered for the site. The property to the south is the recently approved River Landing Apartments, zoned R-2B-R, and Garcia Bend Park. The site to the west is vacant, zoned A and designated for Light Density Residential uses. The project's residential use is compatible with surrounding existing and proposed land uses. However, the over impaction of the Windbridge/Rush River intersection with 5 multi family projects (3 approved and 2 proposed) all with densities of between 17.7 to 21 units per acre is a serious concern. Staff suggests the applicant consider a lower density of 15 $\frac{1}{2}$  units per acre for lots A and B. This density would provide a good transition to adjacent single family uses, would provide a welcomed variation from the three approved projects and would also provide design flexibility needed for the sites.
- C. Design: The entire subject site is designated for single family uses. The site is surrounded on two sides by multi family uses, under construction or so designated. Since the northern portion of the subject site is located at a major intersection and is adjacent to multi family uses, staff has no objection to supporting a land use designation of Low Density Multiple Family. Staff believes a zoning with a density of 15 units per acre would provide a better transition into the single family to the south and a needed alternative to the same design and density approved for three sites almost immediately adjacent to this project. A detailed set of plans has not been submitted by the applicant. Staff would, therefore, not support a rezoning request at this time without plans.

~~2-14-85~~  
~~2-28-85~~  
3-14-85



- D. Facilities: The General and Community Plan designated an elementary school site on a portion of the subject site. The City Unified School District requests that the site be retained (See Exhibit A). Their population projections indicate the site will be needed. Based upon inconsistency with applicable plans, staff cannot recommend approval of the project.
- E. Circulation:. An off-street bikeway is designated on the subject site by the So. Pocket Community Plan. The design of the subdivision make an on-street bikeway along Windbridge Drive more logical and desirable. S.R.C. representative recommends that the off-street bikeway be rerouted along Windbridge Drive to Rush River Drive. If this project were approved, a bikeway would have to be rerouted onto Windbridge Drive.
- F. Policies: The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees shall be based upon 6.03 acres of land multiplied by the per acre land value established by the applicant's appraiser.

Environmental Determination: The Environmental Coordinator has reviewed this project and determined that it will not have a significant adverse impact on the environment. A Negative Declaration with mitigation measures relating to cultural deposits and ground water seepage has been filed.

Recommendation: Staff recommends the following:

- A. Ratification of the Negative Declaration
- B. Denial of the General Plan amendment from elementary school site to residential *(Withdrawn)*
- C. Denial of the 1976 So. Pocket Community Plan amendment from elementary school site to low density residential; from low density residential to low density multiple family *(Withdrawn)*
- \*D. Denial of the rezoning of 15<sup>±</sup> acres from Agricultural (A) to Garden Apt (R-2B), 51<sup>±</sup> acres from Agricultural (A) to Single Family (R-1).
- \*\*E. Denial of the Tentative Map

\*CPC recommended approval of rezoning to R-2B-R, subject to conditions which follow;  
 \*\*CPC recommended approval of tentative map, subject to conditions which follow

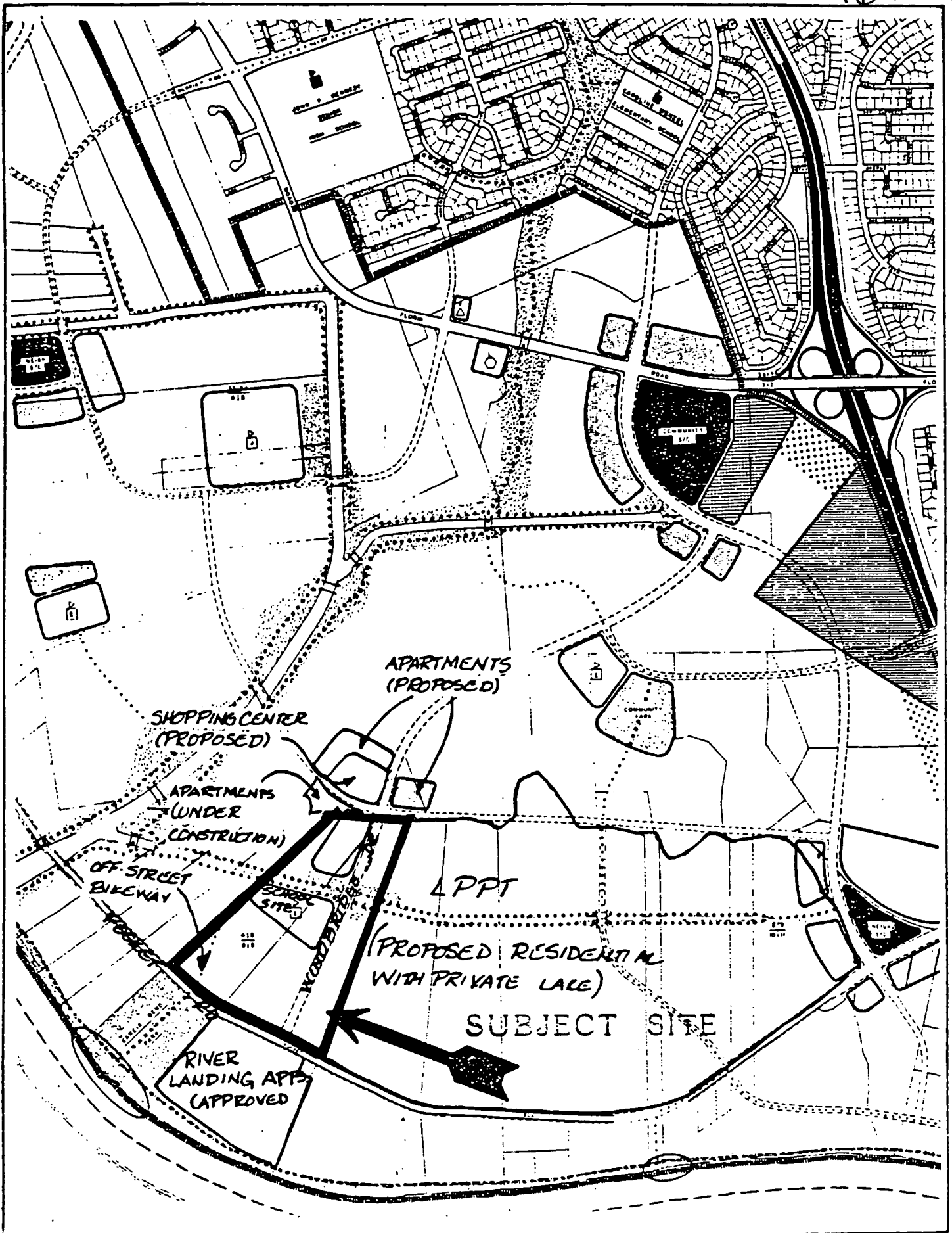
Condition - Rezoning

Parcel A shall have a maximum density of 20 units per acre; Parcel B shall have a maximum 17.4 units per acre, as shown on the applicant's plan.

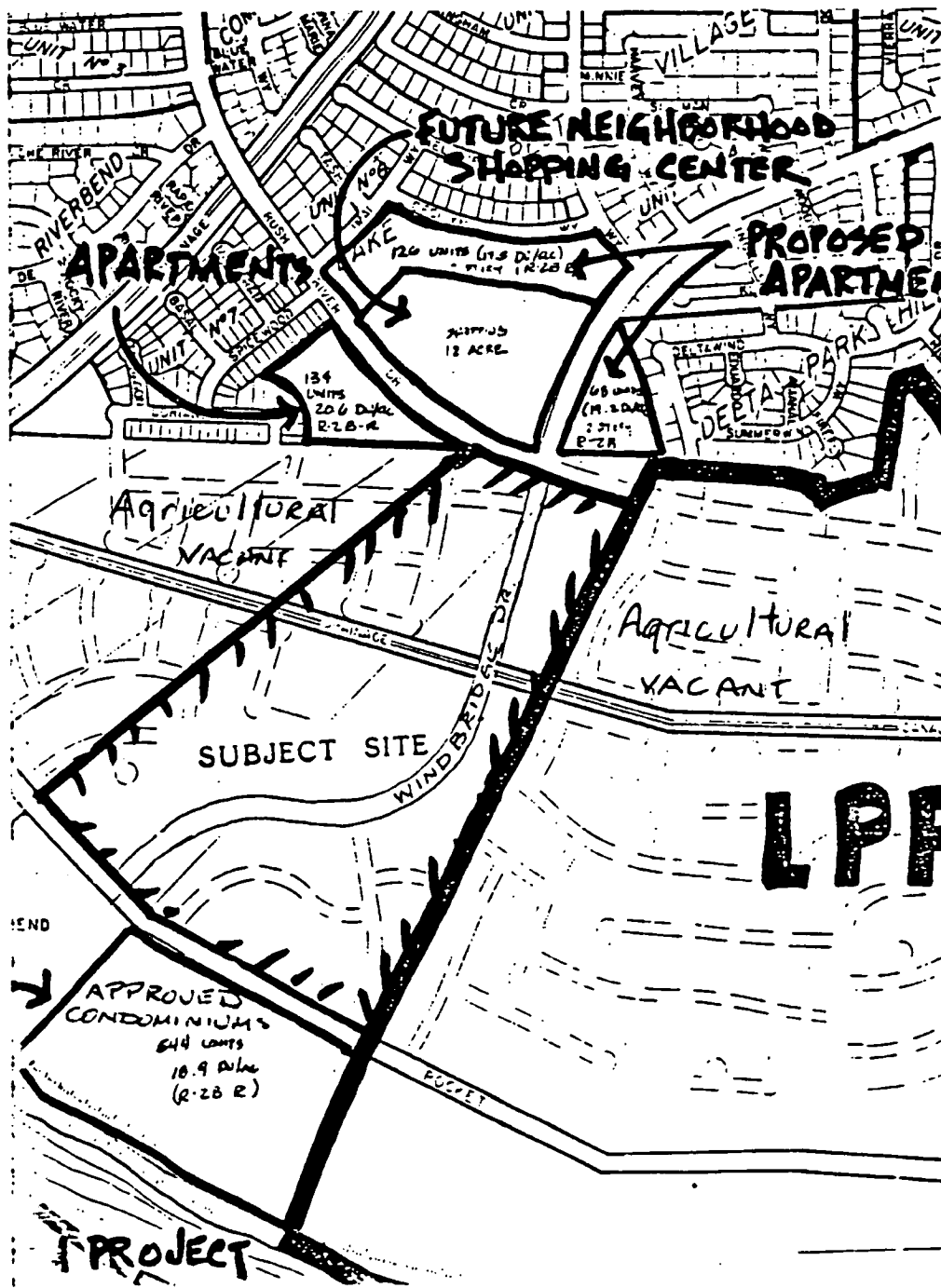
Conditions - Tentative Map

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;

4. Pursuant to City Code Section 40.319.1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Provide a bus turnout, if requested, to the satisfaction of Regional Transit at the southeast intersection of Windbridge Drive and Rush River Drive;
7. Pay Pocket Bridge fees;
8. Minimum gutter grade = +2.0'; minimum lot grade = +3.5';
9. Final map cannot be filed until Pocket Assessment District improvements are functioning;
10. Provide an expanded intersection at Rush River Drive and Windbridge Drive to the satisfaction of the City Traffic Engineer;
11. Provide a 50' right-of-way for H Street and parts of A, B and D Streets to the satisfaction of the City Traffic Engineer;
12. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for groundwater related problems which may occur within both the subdivision lots and public rights-of-way. Appropriate facilities shall be constructed to alleviate these problems;
13. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
14. Provide access to the proposed school site from the adjacent eastern parcel to the satisfaction of the Planning and Public Works Director;
15. Dedicate full street width and improve half the street west from Windbridge Drive along the north side of the canal to the satisfaction of the City Traffic Engineer (I.O.D. is unacceptable);
16. Redesign the map to provide lots fronting on Pocket Road with a minimum of 70' of street frontage;
17. 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;
18. Lots fronting on Pocket Road shall have driveways which allow for auto turn-around and eliminating backouts onto Pocket Road. A note shall be placed on the final map referencing this condition.

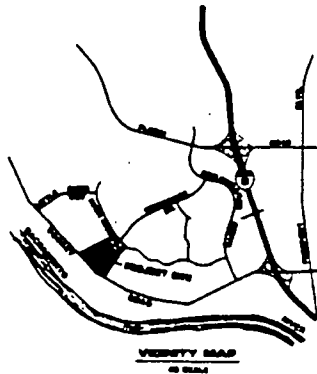


# VICINITY MAP



# VICINITY - LAND USE - ZONING

27 2-28-85  
2-14-85  
1-10-85



VERITY MAP  
AS SHOWN

**EXISTING AND PROPOSED**  
PLACED SETTINGS & LOTS  
POST OFFICE BOX 871  
ADDRESS: CALIFORNIA 95663

**EXISTING ZONING**  
A (AGRICULTURAL)

**PROPOSED ZONING**  
R-20-4 (PARCELS A AND B)  
R-1 AND R-1A

**EXISTING USE**  
UNDEVELOPED - AGRICULTURAL

**PROPOSED USE**  
FUTURE MULTI-FAMILY DEVELOPMENT (PARCELS A AND B)  
191 R-1 LOTS  
20 R-1A LOTS (TO BE SPLIT AT A FUTURE DATE)  
20 UNDEVELOPED FUTURE HALF-ACRE LOTS

**ACREAGE**  
66.65 ± AC. - GROSS AC.  
PARCELS A - 12.7 ± AC. NET  
PARCELS B - 53.9 ± AC. NET

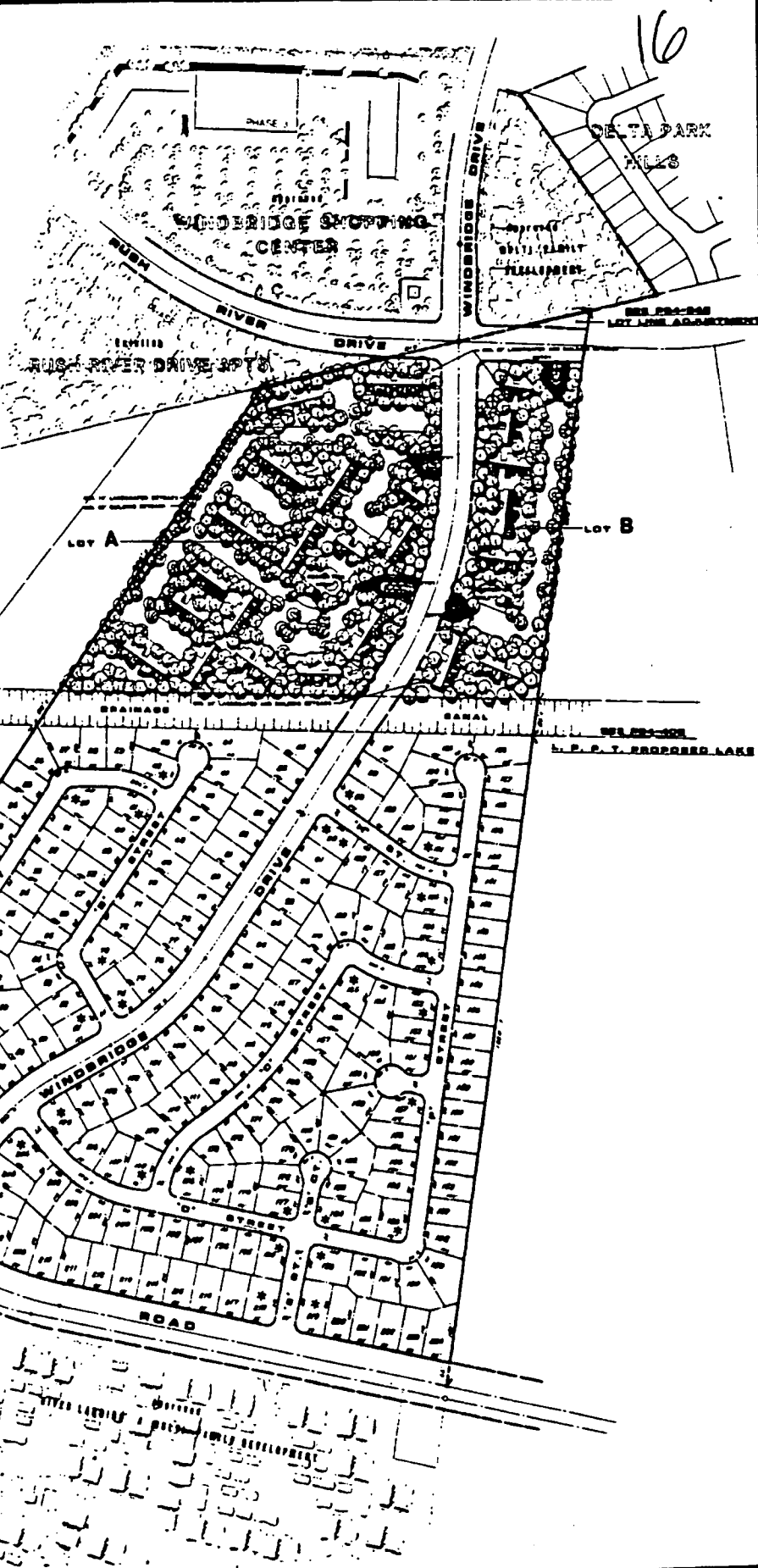
**QUALITY**  
PARCELS A - 25.9 D.U. PER NET ACRE  
PARCELS B - 17.7 D.U. PER NET ACRE  
SINGLE FAMILY - 4.5 D.U. GROSS  
OVERALL - 7.8 D.U. GROSS (NOT COMPUTED TO INCLUDE  
FUTURE SPLIT FOR R-1A LOTS)

**WATER SUPPLY**  
PUBLIC UTILITIES

**SEWER ALIGNMENT**  
PUBLIC SEWERS

**EXISTING IMPROVEMENTS**  
SACRAMENTO CITY STANDARDS

**EXISTING PROJECT NUMBER**  
031-000-10 & 11  
031-000-14 & 15



TENTATIVE  
MAP

**LAKE CREST VILLAGE 8 & 9**  
CITY OF SACRAMENTO CALIFORNIA



NOV.  
1984



28

7-10-85 2-17-85

No. 7

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

1619 N STREET, P.O. BOX 2271  
SACRAMENTO, CALIFORNIA 95810

EXHIBIT A



E. T. GIUGNI  
Superintendent

November 30, 1984

RECEIVED  
NOV 30 1984

Mr. Marty Van Duyn, Director  
City Planning Department  
927 10th Street, Suite 300  
Sacramento, CA 95814

Dear Mr. Van Duyn:

The Sacramento City Unified School District requests that the elementary school site located in the South Pocket community plan and the city general plan at the southerly extension of Windbridge Drive be retained for school purposes as long as legally permitted. The district is convinced that at complete build-out the total population of the South Pocket will, in fact, produce a need for the three remaining school sites. Two of those sites currently are owned by the district and the third, referred to in this letter, will be acquired if the district can identify appropriate funds within legally stated time limits. In the meantime we would hope that any proposed development would take into consideration the future need for a school in this area.

Sincerely,

E. Tom Giugni  
Superintendent

ETG:WAP:mw

- cc Mr. Pede
- Dr. Delavan
- Mr. Gosling
- Ms. Sue Desmarais, City Planning Department

984 433  
084.433

29  
1-10-85 2-28-85  
3-11-85

No.



CITY OF SACRAMENTO

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

16 (2)

APR 18 11 53 AM '85

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

MARTY VAN DUYN  
PLANNING DIRECTOR

April 15, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Agriculture, A to Garden Apartment, R-2B zone and  
Single Family, R-1 zone.

LOCATION: South of intersection of Windbridge Drive and Rush River Drive.

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 April 30, 1985.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION PASSED FOR  
WALTER J. SLIPE PUBLICATION  
CITY MANAGER & CONTINUED

TO 4-30-85

MVD:lao  
attachments  
P84-433

April 23, 1985  
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 SOUTH OF INTERSECTION OF WINDBRIDGE DRIVE AND RUSH RIVER DRIVE FROM THE AGRICULTURE, A

ZONE(S)  
AND PLACING SAME IN THE GARDEN APARTMENT, R-2B ZONE  
AND SINGLE FAMILY, R-1 ZONE(S)  
(FILE NO. P- 84-433)(APN: 031-030-44,45,46; 031-060-10,11,12)

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 Agriculture, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Garden Apartment, R-2B zone and Single Family, R-1 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 March 14, 1985, 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.
- c. Lot A as described on the attached Exhibit A-1 shall have a maximum density of 20 units per net acre and Lot B shall have a maximum density of 17.4 units per net acre.



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.

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

P84-433

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION   |
|---------------------|---------------|---|
| 37                  | 031-060-11    | <p>That portion of Swamp Land Survey No. 186, Sacramento County Surveys, lying within Sections 3, 9 and 10, in Township 7 North, Range 4 East, M. D. B. &amp; M., described as follows:</p> <p>Beginning at the point on the left or Northerly bank of the Sacramento River at the division corner common to Swamp Land Survey Nos. 186 and 261 of Sacramento County Surveys, and running thence from said place of beginning along the division fence common to the lands of Mrs. A. Pimental and the lands formerly owned by Thomas Lennox, North 42° 49' East 3338.35 feet; thence North 14° 04' East 251.79 feet to the South boundary of Swamp Land Survey 287; thence along the division line common to Swamp Land Survey Nos. 186 and 287 South 86° 39' East 303.60 feet to a stake located at a point distant North 86° 39' East 311.59 feet from the Northwest corner of Swamp Land Survey No. 192; thence along the division line common to the East 1/2 and the West 1/2 of Swamp Land Survey 186, South 23° 36' West 3772.89 feet to the Northerly bank of the Sacramento River; thence along the said bank of said river with its meanderings upstream to the place of beginning, containing 75.343 acres and being the Westerly 1/2 of that certain tract of land formerly owned by Thomas Lennox and being the same tract of land indicated as "J. Fernandez 75.343 acres on Survey filed in the office of the County Recorder of Sacramento County, on April 11, 1902, in Book 4 of Maps, Map No. 29.</p> |

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

37  
(Cont.)

EXCEPTING THEREFROM that portion lying Southwesterly of the Northerly right of way line of Pocket Road.

Also excepting therefrom all that portion lying and being Northeasterly of the following described line:

Beginning at a point on the Easterly line of the above described 75.343 acre parcel distant along the same Easterly line South 23° 36' West 1011.25 feet from the Northeast corner of said 75.343 acre parcel, thence North 73° 33' 02" West 150.55 feet; thence South 15° 49' 03" West 8.60 feet, thence North 73° 33' 02" West 70 feet; thence North 15° 49' 03" West 8.60 feet, thence North 73° 33' 02" West 410.54 feet to the point of intersection with the Westerly line of said 75.343 acre parcel and the terminous of said line.

9

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

|    |            |  |
|----|------------|--|
| 38 | 031-060-10 | That portion of Swamp Land Survey No. 186, Sacramento County Surveys, lying within Sections 3, 9 and 10, in Township 7 North, Range 4 East, M. D. B. & M., described as follows: |
|----|------------|--|

Beginning at the point on the left or Northerly bank of the Sacramento River at the division corner common to Swamp Land Survey Nos. 186 and 261 of Sacramento County Surveys, and running thence from said place of beginning along the division fence common to the lands of Mrs. A. Pimental and the lands formerly owned by Thomas Lennox, North 42° 49' East 3338.35 feet; thence North 14° 04' East 251.79 feet to the South boundary of Swamp Land Survey 287; thence along the division line common to Swamp Land Survey Nos. 186 and 287 South 86° 39' East 303.60 feet to a stake located at a point distant North 86° 39' West 311.59 feet from the Northwest corner of Swamp Land Survey No. 192; thence along the division line common to the East 1/2 and the West 1/2 of Swamp Land Survey 186, South 23° 36' West 3772.89 feet to the Northerly bank of the Sacramento River; thence along the said bank of said river with its meanderings upstream to the place of beginning, containing 75.343 acres and being the Westerly 1/2 of that certain tract of land formerly owned by Thomas Lennox, and being the same tract of land indicated as "J. Fernandez 75.343 acres on Survey filed in the office of the County Recorder of Sacramento County, on April 11, 1902, in Book 4 of Maps, Map No. 29.

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P8443'

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

38  
(Cont.)

Excepting therefrom all that portion lying and being South-westerly of the following described line:

Beginning at a point on the Easterly line of the above described 75.343 acre parcel distant along the said easterly line South 23° 26' West 927.86 feet from the Northeast corner of said 75.343 acre parcel, thence from said point of beginning North 73° 33' 02" West 161.36 feet; thence North 15° 49' 03" East 8.60 feet; thence North 73° 33' 02" West 70.00 feet; thence South 15° 49' 03" West 8.60 feet; thence North 73° 33' 02" West 369.07 feet to the point of intersection with the Westerly line of said 75.343 acre parcel and the terminous of said line.

X  
11

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

|    |            |               |
|----|------------|---------------|
| 39 | 031-030-44 | PARCEL NO. 1: |
|----|------------|---------------|

Beginning at the division corner common to Swamp Land Survey Nos. 261 and 186, of Sacramento County Surveys, and which point is on the left or Easterly bank of the Sacramento River, and running thence from the said point of beginning, along the division line common to said surveys Nos. 261 and 186, North 42° 30' East 3537.67 feet to the Northeast corner of said Survey No. 261; thence along the North boundary line of said Survey No. 261; North 87° 27' West 227.90 feet to a stake; thence South 46° 14' West 3393.39 feet to the aforesaid left or Easterly bank of the Sacramento River; thence along the said river bank Southeasterly 395.74 feet to the place of beginning and containing 22.50 acres, being a fractional part of Swamp Land Survey No. 261, Sacramento County Surveys, Sacramento County, California.

PARCEL NO. 2:

Beginning at a stake in the North boundary line of Swamp Land Survey No. 261 of Sacramento County Surveys, and distant North 87° 27' West 227.90 feet from the Northeast corner of said survey; and running thence along the said North boundary line, North 87° 27' West 283.80 feet to a stake; thence South 49° 38' West 3190.18 feet to the left or Easterly bank of the Sacramento River; thence along the said river bank down stream in a Southeasterly direction 395.74 feet to a point on the said river

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P8443

| ASSESS<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|--------------------|---------------|-------------|
|--------------------|---------------|-------------|

39  
(Cont.)

bank which is located 395.74 feet  
Northwesterly from the Southeast  
corner of said S. L. S. 261;  
thence North 46° 41' East  
3393.39 feet to the place of  
beginning, and containing 22.50  
acres and being a fractional part  
of S. L. S. No. 261, of Sacramento  
County Surveys, Sacramento County,  
California.

Excepting therefrom all that  
portion lying and being Southwesterly  
of the following described line:

Beginning at a point on the  
westerly line of the above described  
Parcel 2 distant along the said  
westerly line South 49° 38' West  
864.75 feet from the Northwest  
corner of said Parcel 2; thence  
from said point of beginning South  
73° 33' 02" East 557.02 feet to the  
point of intersection with the  
Easterly line of the above described  
Parcel 1 and the terminous of said  
line.

8  
13

884 43

| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

|    |            |               |
|----|------------|---------------|
| 40 | 031-030-45 | PARCEL NO. 1: |
|----|------------|---------------|

Beginning at the division corner common to Swamp Land Survey Nos. 261 and 186, of Sacramento County Surveys and which point is on the left or easterly bank of the Sacramento River, and running thence from the said point of beginning, along the division line common to said surveys Nos. 261 and 196, North 42° 30' East 3537.67 feet to the Northeast corner of said survey No. 261; thence along the North boundary line of said Survey No. 261 North 87° 27' West 227.90 feet to a stake; thence South 46° 14' West 3393.39 feet to the aforesaid left or Easterly bank of the Sacramento River; thence along the said river bank Southeasterly 395.74 feet to the place of beginning and containing 22.50 acres, being a fractional part of Swamp Land Survey No. 261, Sacramento County Surveys, Sacramento County, California.

PARCEL NO. 2:

Beginning at a stake in the North boundary line of Swamp Land Survey No. 261 of Sacramento County Surveys, and distant North 87° 27' West 227.90 feet from the Northeast corner of said survey; and running thence along the said North boundary line, North 87° 27' West 283.80 feet to a stake; thence South 49° 28' West 3190.18 feet to the left or Easterly Bank of the Sacramento River; thence along the said river

12  
14



| ASSESS-<br>MENT NO. | PARCEL<br>NO. | DESCRIPTION |
|---------------------|---------------|-------------|
|---------------------|---------------|-------------|

40  
(Cont.)

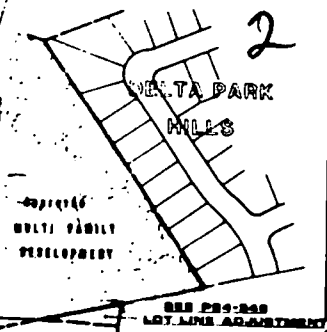
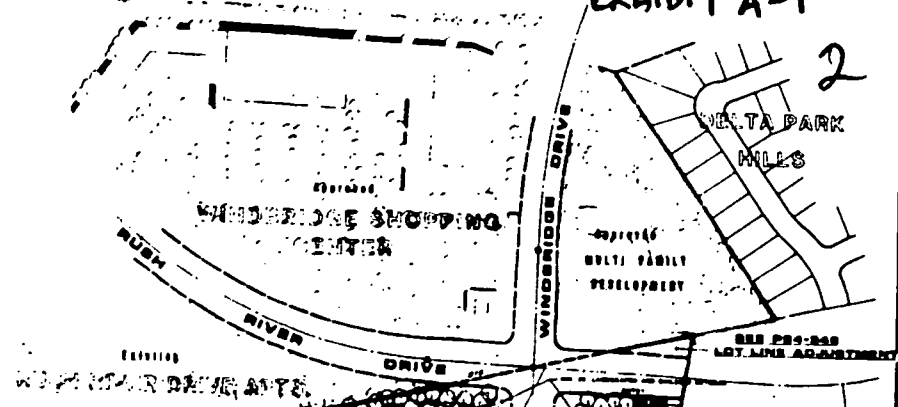
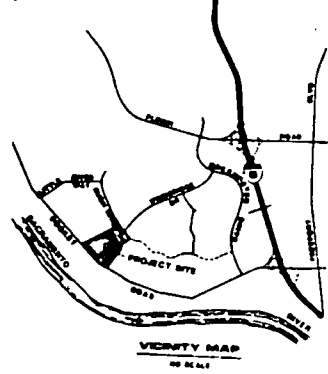
bank down stream in a Southeasterly direction 395.74 feet to a point on the said river bank which is located 395.74 feet Northwesterly from the Southeast corner of said S. L. S. 261; thence North 46° 41' East 3393.39 feet to the place of beginning, and containing 22.50 acres and being a fractional part of S. L. S. No. 261, of Sacramento County Surveys, Sacramento, California.

Excepting therefrom all that portion lying and being North-easterly of the following described line:

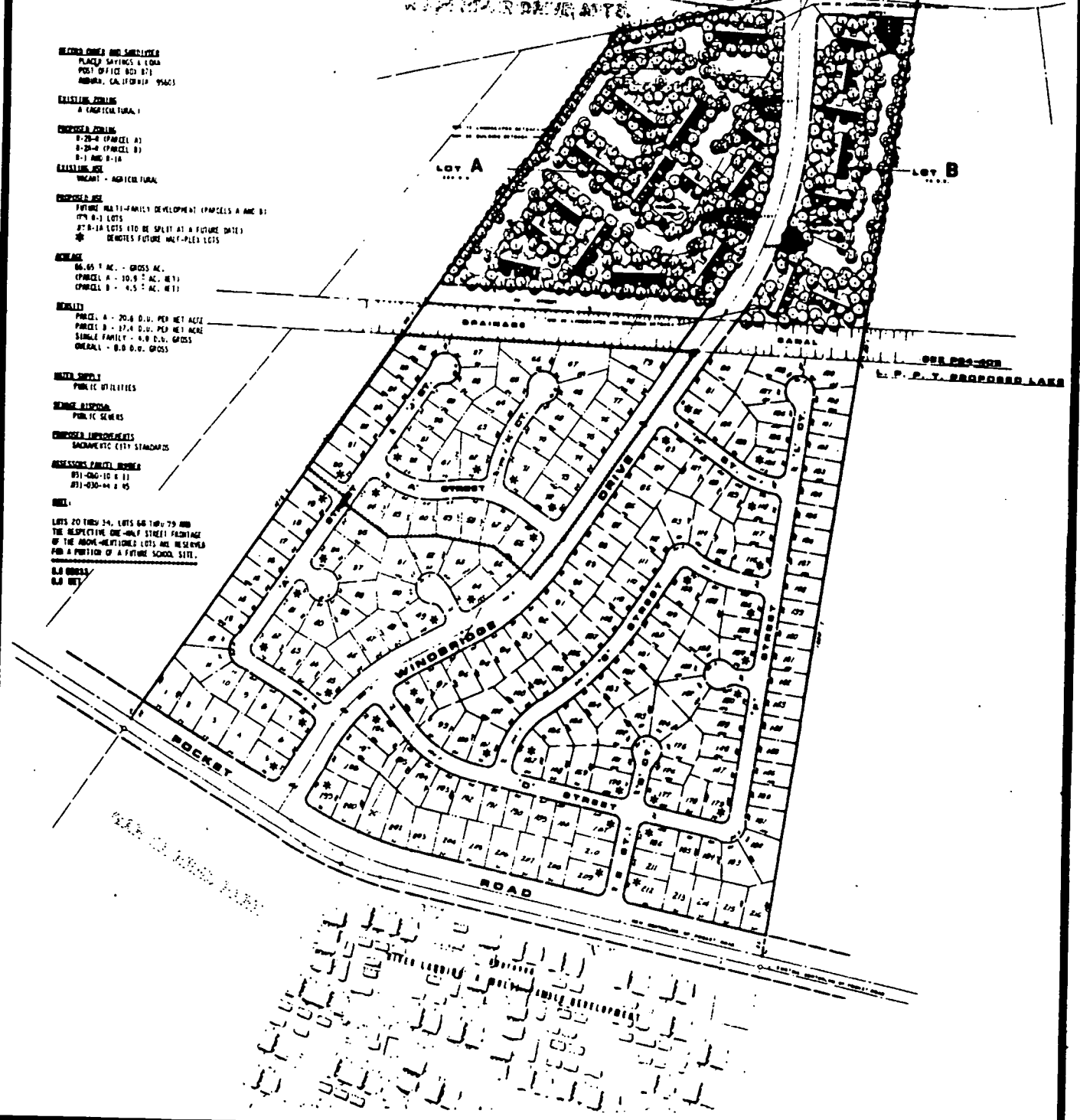
Beginning at a point on the Westerly line of the above described Parcel 2 distant along the said westerly line South 49° 38' West 963.69 feet from the Northwest corner of said Parcel 2; thence from said point of beginning South 73° 33' 02" East 570.62 feet to the point of intersection with the Easterly line of the above Parcel and the terminous of said line.

Also except therefrom all that portion lying and being Southwesterly of the Northerly right of way of Pocket Road.

X  
15



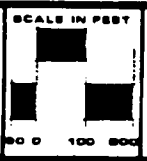
- RECORDS AND SERVICES**  
PLACES SERVICES & LOGS  
POST OFFICE BOX 271  
SACRAMENTO, CALIFORNIA 95823
- EXISTING ZONING**  
AGRICULTURAL 1
- PROPOSED ZONING**  
R-20-R (PARCEL A)  
R-20-R (PARCEL B)  
R-1 AND R-1B
- EXISTING USE**  
VACANT - AGRICULTURAL
- PROPOSED USE**  
FUTURE MULTI-FAMILY DEVELOPMENT (PARCELS A AND B)  
174 R-1 LOTS  
17 R-1B LOTS TO BE SPLIT AT A FUTURE DATE  
\* DENOTES FUTURE MULTI-PIECED LOTS
- AREAS**  
86.65 ± AC. - GROSS AC.  
PARCEL A - 10.8 ± AC. NET  
PARCEL B - 4.5 ± AC. NET
- RENTS**  
PRICE A - 20.4 D.U. PER NET ACRE  
PRICE B - 17.4 D.U. PER NET ACRE  
SINGLE FAMILY - 4.0 D.U. GROSS  
OVERALL - 8.0 D.U. GROSS
- WATER SUPPLY**  
PUBLIC UTILITIES
- SEWER SYSTEM**  
PUBLIC SEWERS
- PROPOSED IMPROVEMENTS**  
SACRAMENTO CITY STANDARDS
- ASSASSINATED PARCEL NUMBER**  
051-030-10 & 11  
051-030-44 & 45
- NOTE:**  
LOTS 20 THRU 34, LOTS 60 THRU 79 AND  
THE RESPECTIVE ONE-HALF STREET FRAGMENT  
OF THE ABOVE-MENTIONED LOTS ARE RESERVED  
FOR A PORTION OF A FUTURE SCHOOL SITE.
- S.D. NUMBER**  
S.D. NET



TENTATIVE  
MAP

**LAKE CREST VILLAGE 8 & 9**  
CITY OF SACRAMENTO CALIFORNIA

16



NOV.  
1984



May 7, 1985

Placer Savings & Loan  
P.O. Box 871  
Auburn CA 95603

Dear Gentlemen:

On April 30, 1985, the Sacramento City Council took the following action(s) for property located both sides of Windbridge Drive between Rush River Drive and Pocket Road:

Amendment of the Pocket Community Plan from Low Density Residential to Low Density Multiple Family Residential.  
Rezone 15± acres from Agriculture, A to Garden Apartment, R-2B zone; 51± acres from Agriculture, A to Single Family, R-1 zone.  
Tentative Map to subdivide 67± acres.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/mls/16

Enclosure: Res. 85-324  
Ord. 85-034  
Res. 85-325

cc: Planning Department  
Spink Corporation, 720 F St., Sacramento CA 95814

MICHAEL A. HACKARD  
ROBERT B. PYE  
GEORGE E. PHILLIPS

LAW OFFICES OF  
**HACKARD & PYE**  
A PROFESSIONAL LAW CORPORATION  
1435 RIVER PARK DRIVE  
SUITE 405  
SACRAMENTO, CALIFORNIA 95815  
TELEPHONE (916) 929-5545

4-30-85 #16  
RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

MAY 10 8 32 AM '85

May 8, 1985

Lorraine Magana  
City Clerk  
Office of the Clerk  
915 "I" Street  
Sacramento, CA 95603

Re. File #P-84-433

Dear Ms. Magana:

Enclosed please find a copy of the return receipt that we received from the Sacramento City Unified School District on the Notice Pursuant to Government Code Section 66478 that we sent to them on May 3, 1985.

If you have any questions, please do not hesitate to contact our office.

Very truly yours,



Jeniffer Bettencourt, secretary  
to MICHAEL A. HACKARD

jlb:MAH

Enclosure

**UNITED STATES POSTAL SERVICE**  
OFFICIAL BUSINESS

**SENDER INSTRUCTIONS**  
Print your name, address, and ZIP Code in the space below.  
• Complete items 1, 2, 3, and 4 on the reverse.  
• Attach to front of article if space permits.  
• Underline article "Return Receipt Requested" adjacent to number.

**PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, \$100**



**RETURN TO**

Heckard & Pye  
(Name of Sender)  
1435 River Park Dr., #405  
(Street or P.O. Box)  
Sacramento, CA 95815  
(City, State, and ZIP Code)

PS Form 3811, Dec. 1989

**SENDER: Complete items 1, 2, 3, and 4.**  
Add your address in the "RETURN TO" space on reverse.

**(CONSULT POSTMASTER FOR FEES)**

1. The following service is requested (check one):  
 Show to whom and date delivered .....       
 Show to whom, date, and address of delivery .....     

2.  **RESTRICTED DELIVERY**  
(The restricted delivery fee is charged in addition to the return receipt fee.)  
 TOTAL \$     

3. **ARTICLE ADDRESSED TO:**  
Sac. City Unified School District  
1619 "N" Street  
Sacramento, CA 95814

4. **TYPE OF SERVICE:** **ARTICLE NUMBER**  
 REGISTERED  INSURED  
 CERTIFIED  COB  
 EXPRESS MAIL  
P371 243130

(Always obtain signature of addressee or agent)

I have received the article described above.  
**SIGNATURE**  Addressee  Authorized agent  
Chad Johnson

5. **DATE OF DELIVERY** **POSTMARK**  
         

6. **ADDRESSEE'S ADDRESS (Only if requested)**  
    

7. **UNABLE TO DELIVER BECAUSE:** **7a. EMPLOYEE'S INITIALS**  
         

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

**RESOLUTION No.**

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON BOTH SIDES  
OF WINDBRIDGE DRIVE BETWEEN RUSH RIVER DRIVE AND  
POCKET ROAD  
(P-84-433)(APN: 031-060-10,11; 031-030-44,45)

WHEREAS, the City Council, on April 30, 1985, held a public hearing on the request for approval of a tentative map for property located on both sides of Windbridge Drive between Rush River Drive and Pocket Road;

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 residential use(s).

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. 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;
  - d. Pursuant to City Code Section 40.319.1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
  - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
  - f. Provide a bus turnout, if requested, to the satisfaction of Regional Transit at the southeast intersection of Windbridge Drive and Rush River Drive;
  - g. Pay Pocket Bridge fees;
  - h. Minimum gutter grade = +2.0'; minimum lot grade = +3.5';
  - i. Final map cannot be filed until Pocket Assessment District improvements are functioning;
  - j. Provide an expanded intersection at Rush River Drive and Windbridge Drive to the satisfaction of the City Traffic Engineer;
  - k. Provide a 50' right-of-way for H Street and parts of A, B and D Streets to the satisfaction of the City Traffic Engineer;
  - l. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for groundwater related problems which may occur within both the subdivision lots and public rights-of-way. Appropriate facilities shall be constructed to alleviate these problems;
  - m. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
  - n. Provide access to the proposed school site from the adjacent eastern parcel to the satisfaction of the Planning and Public Works Director;

- o. Dedicate full street width and improve half the street west from Windbridge Drive along the north side of the canal to the satisfaction of the City Traffic Engineer (I.O.D. is unacceptable);
- p. Redesign the map to provide lots fronting on Pocket Road with a minimum of 70' of street frontage;
- q. 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;
- r. Lots fronting on Pocket Road shall have driveways which allow for auto turn-around and eliminating backouts onto Pocket Road. A note shall be placed on the final map referencing this condition.
- \*s. Lots 20-34, Lots 56-79 and the respective 1/2 street frontage of those lots shall be dedicated to Sacramento City Unified School District pursuant to Government Code Section 66478, except that the district shall have 30 days after the requirement of dedication to offer to enter into a binding commitment with the subdivider. The subdivider shall notify the school district of this condition. \_
- \*t. The developer shall assist to mitigate traffic impacts along Windbridge Drive with the payment of \$15,000 to be used for traffic control measures by the City.

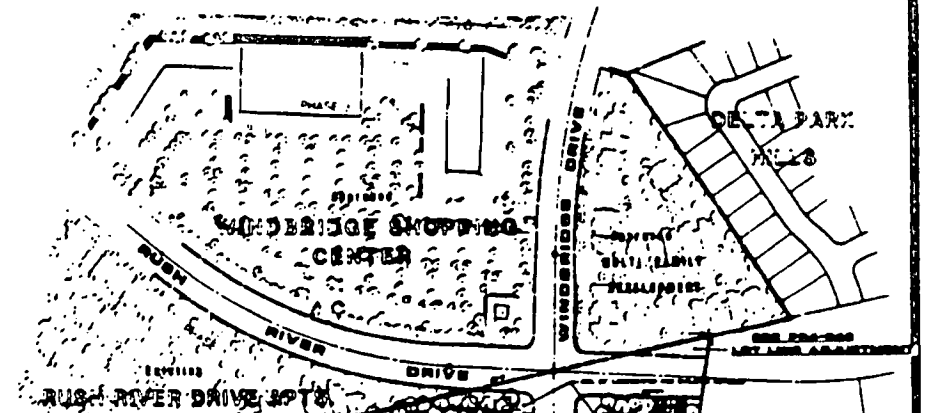
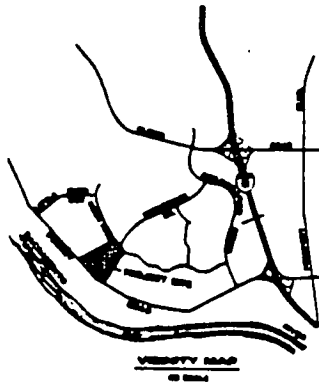
\_\_\_\_\_  
MAYOR

ATTEST:

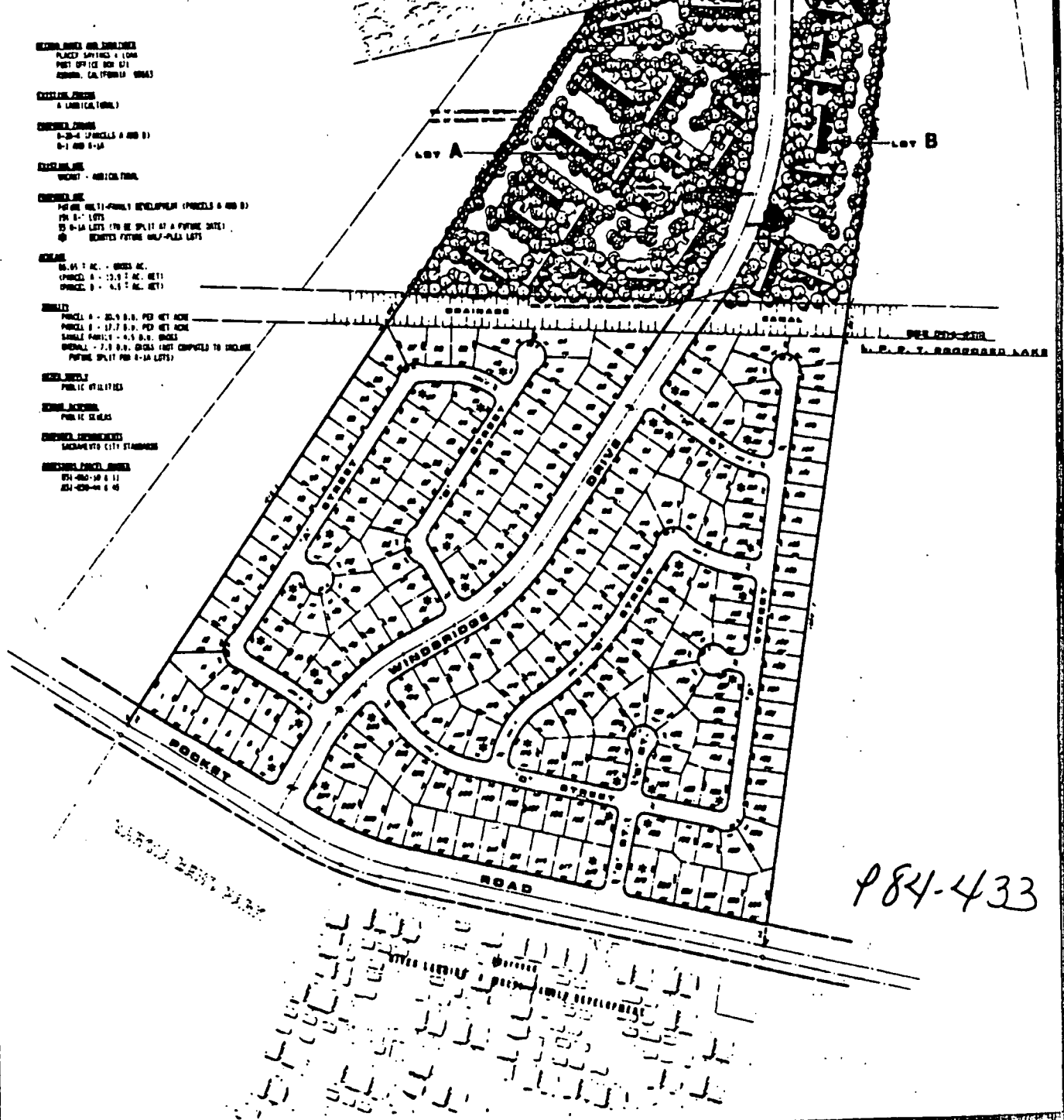
\_\_\_\_\_  
CITY CLERK

P84-433





- GENERAL NOTES:**  
 PLANNED SERVICES: (LOCAL)  
 POST OFFICE BOX 511  
 SACRAMENTO, CALIFORNIA 95833
- EXISTING ZONING:**  
 R-1 (RESIDENTIAL)
- PROPOSED ZONING:**  
 R-20-4 (2 PARCELS & 800 S)  
 R-1 AND R-10
- EXISTING USE:**  
 VACANT - AGRICULTURAL
- PROPOSED USE:**  
 SINGLE-FAMILY DEVELOPMENT (PARCELS & 800 S)  
 20 S-1 LOTS  
 20 S-10 LOTS (TO BE SPLIT AT A FUTURE DATE)  
 (S) INDICATES FUTURE HALF-PARCEL LOTS
- ACRES:**  
 85.01 ± AC. - TOTAL AC.  
 (PARCEL A - 13.9 ± AC. NET)  
 (PARCEL B - 71.1 ± AC. NET)
- PARCELS:**  
 PARCEL A - 13.9 ± AC. PER NET ACRE  
 PARCEL B - 71.1 ± AC. PER NET ACRE  
 SUBPARCEL A - 0.5 ± AC. (SINGLE)  
 SUBPARCEL B - 7.0 ± AC. (SINGLE) (NOT COMPUTED TO INCLUDE  
 FUTURE SPLIT FOR S-10 LOTS)
- UTILITIES:**  
 PUBLIC UTILITIES
- STREET LIGHTING:**  
 PUBLIC STREETS
- GENERAL REQUIREMENTS:**  
 SACRAMENTO CITY STANDARDS
- ENGINEERING FEE:**  
 \$74,000-10 & 11  
 \$24,000-10 & 11



P84-433

TENTATIVE  
MAP

**LAKE CREST VILLAGE 8 & 9**  
 CITY OF SACRAMENTO 20 CALIFORNIA



NOV.  
1984





# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY  
Engineering Division Manager

May 7, 1985

TO: Art Gee, Principal Planner

FROM: Jim Bloodgood, Traffic Engineer *JB*

SUBJECT: Windbridge Drive between Rushriver and Pocket (P84-433)

Traffic Engineering has determined that the costs for traffic controls, as requested by the City Council at the April 30th meeting, would be approximately \$15,000. This would represent the cost to install undulations on Windbridge Drive between Rushriver Drive and Pocket Road. It also represents approximately half of the amount necessary to provide a pedestrian crossing signal on Windbridge Drive in the vicinity of the proposed future school site.

Since it is contrary to current City policy to place undulations on a roadway such as Windbridge Drive, it is this office's opinion that the funds would be more constructively utilized if they were directed towards the pedestrian signalization. However, it is far too early to determine what types of action may be necessary and funds should not be earmarked for any specific measure at this time.

If you have any questions please contact me at 449-5307.

JB:vr  
JB102Md2

cc: Thomas Finley, Engineering Division Manager  
Dee Lewis, Supervising Engineer  
Dave Cullivan, Associate Civil Engineer

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

MAY 20 8 37 AM '85

NOTICE PURSUANT  
TO GOVERNMENT CODE SECTION 66478

TO: Michael A. Hackard  
Attorney in Fact For  
Subdivider Placer Savings & Loan  
1435 River Park Drive  
Sacramento, California 95825


RE: APRIL 30, 1985 CITY COUNCIL PUBLIC HEARING RE APPROVAL OF A TENTATIVE MAP FOR PROPERTY LOCATED ON BOTH SIDES OF WINDBRIDGE DRIVE BETWEEN RUSH RIVER DRIVE & POCKET ROAD (P-84-433)(APN:031-060-10,11;031-030-44,45) RESPECTING LOTS 20-34, LOTS 56-79 AND THE RESPECTIVE  $\frac{1}{2}$  STREET FRONTAGE OF THOSE SAID LOTS.

Pursuant to Government Code Section 66478, the Sacramento City Unified School District hereby offers to enter into a binding commitment with the subdivider of the above described property for utilization of the property as an elementary school. Said offer to enter into a binding commitment shall be at the original cost to the subdivider of the dedicated land, plus a sum equal to the following amounts:

- a. The cost of any improvements to the dedicated land since acquisition by the subdivider.
- b. The taxes assessed against the dedicated land from the date of the school district's offer to enter into the binding commitment to accept the dedication.
- c. Any other costs incurred by the subdivider in maintenance of such dedicated land, including interest costs incurred on any loan covering such land.

If the land is not used by the school district, as a school site, within 10 years after dedication, the subdivider shall have the option to repurchase the property from the district for the amount paid therefor.

The offer to acquire the property is contingent upon the property value being supported by the required appraisals and the total acquisition price being acceptable to the Sacramento City Unified School Board once the price is ascertained.

  
\_\_\_\_\_  
Sacramento City Unified School District

By: CARL M. STEIN, Esq.  
LITTLER, MENDELSON, FASTIFF &  
TICHY, A Professional Corporation  
455 Capitol Mall, Suite 420  
Sacramento, California 95814

PROOF OF SERVICE BY MAIL

I, Vickie Gimbert, hereby declare and state:

I am over the age of eighteen years, employed in the City and County of Sacramento, California, and not a party to the within action. My business address is 455 Capitol Mall, Suite 420, Sacramento, California 95814.

On May 24, 1985, I served the within NOTICE PURSUANT TO GOVERNMENT CODE 66478 on the parties in said cause by placing a true copy thereof enclosed in a sealed envelope with postage prepaid thereon in the United States Post Office mail at Sacramento, California, addressed as follows:

Michael Hackard, Esq.  
Attorney in Fact  
Subdivider Placer Savings & Loan  
1435 River Park Drive  
Sacramento, California 95825

City Clerk  
City Hall, 915 I Street  
Sacramento, California 95814

Community Development Department  
Planning Division  
927 10th Street  
Sacramento, California 95814

I declare under penalty of perjury that the foregoing is true and correct.

EXECUTED this 24th day of May, 1985, at  
Sacramento, California.

  
\_\_\_\_\_  
Vickie Gimbert