



CITY OF SACRAMENTO

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DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

CONTINUED
TO 5-21-87

APPROVED
BY THE CITY COUNCIL

MAY 21 1987

OFFICE OF THE
CITY CLERK

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

May 7, 1987

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Map (P87-108)

Location: South side of Santa Ana Avenue between Rio Linda Boulevard and Marysville Boulevard

SUMMARY

This is a request to subdivide 28± acres into 146 single family lots located in the Single Family (R-1) zone. The Planning Commission and staff recommend approval of the Tentative Map subject to the attached conditions.

BACKGROUND INFORMATION

The subject site is comprised of 9 irregularly shaped parcels totalling 28± acres. The applicant proposes to subdivide the site into 146 single family and corner duplex/halfplex lots. The resulting density of 7.7 units per net acres is consistent with the North Sacramento Community Plan.

VOTE OF THE COMMISSION

On April 8, 1987 the Planning Commission voted 5 ayes, 4 absent to recommend approval of the Tentative Map subject to conditions.

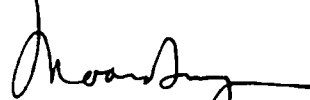
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RECOMMENDATION

The Planning Commission and staff recommend the following actions by the City Council:

1. Ratify the Negative Declaration
2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions

Respectfully submitted,


Marty Van Duyne
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:rt
attachments

May 12, 1987
District No. 2

P87-108

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RESOLUTION No. 87-377

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

MAY 21 1987

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTH SIDE OF SANTA ANA AVENUE BETWEEN RIO LINDA BOULEVARD AND MARYSVILLE BOULEVARD (P87-108)
(APN: 226-210-01,02,03,07,08; 250-01,02; 260-01,15)

WHEREAS, the City Council on May 12, 1987, held a public hearing on the request for approval of a tentative map for the property located on the south side of Santa Ana Avenue between Rio Linda Boulevard and Marysville Boulevard;

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 herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

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3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the Discretionary Interim Land Use Policy of the City in that the site is designated for residential uses in the 1984 North Sacramento Community Plan and the proposed map conforms with the plan.
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 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; may require oversized lines for both sewer and drainage;
 - c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the appraisal of the property to be subdivided and any 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 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. Annex to Regional Sanitation District and pay fees;

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- g. Submit a soils test for street design prepared by a registered engineer;
- h. Right-of-way study required for existing canal. Forty to 50 feet of right-of-way dedication required. Dedicate right-of-way for and construct access ramps. Possible culvert construction at Rio Linda Boulevard and at Main Avenue;
- i. Construct chain link fence along canal right-of-way;
- j. Provide full channel improvements between Rio Linda Boulevard and Marysville Boulevard, and necessary improvements to channel downstream to Bell Avenue. A study for downstream improvements shall be provided;
- k. Dedicate a 12.5± foot P.U.E. for overhead and underground electrical facilities and appurtenances adjacent to Marysville Boulevard and Main Avenue.
- l. Align southern entrance from Rio Linda Boulevard to the satisfaction of the Traffic Engineer and increase right-of-way to 50 feet for the first 100± feet of street.,
- m. Remove all trash, tires and rubbish to an approved dump site to the satisfaction of City/County Health.
- n. Submit a right-of-way study for Marysville Boulevard, Rio Linda Boulevard, Main Avenue and Santa Ana Avenue. Dedicate right-of-way as necessary.
- o. If any off-site right-of-way is needed, City will condemn at developer's expense.
- p. Construct a six foot decorative masonry wall along the west property line of the site. Decorative design shall be to the satisfaction of the Planning Director.
- q. Landscaping shall be installed off-site adjacent to the bikeway to the satisfaction of the Community Services Department.
- r. Lot 48 shall not be designated as a duplex lot.

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- s. A minimum of 11 corner lots shall be designated for duplexes or halfplexes. Corner lots so designated on the tentative map may be recorded anytime prior to expiration of the final map.

MAYOR

ATTEST:

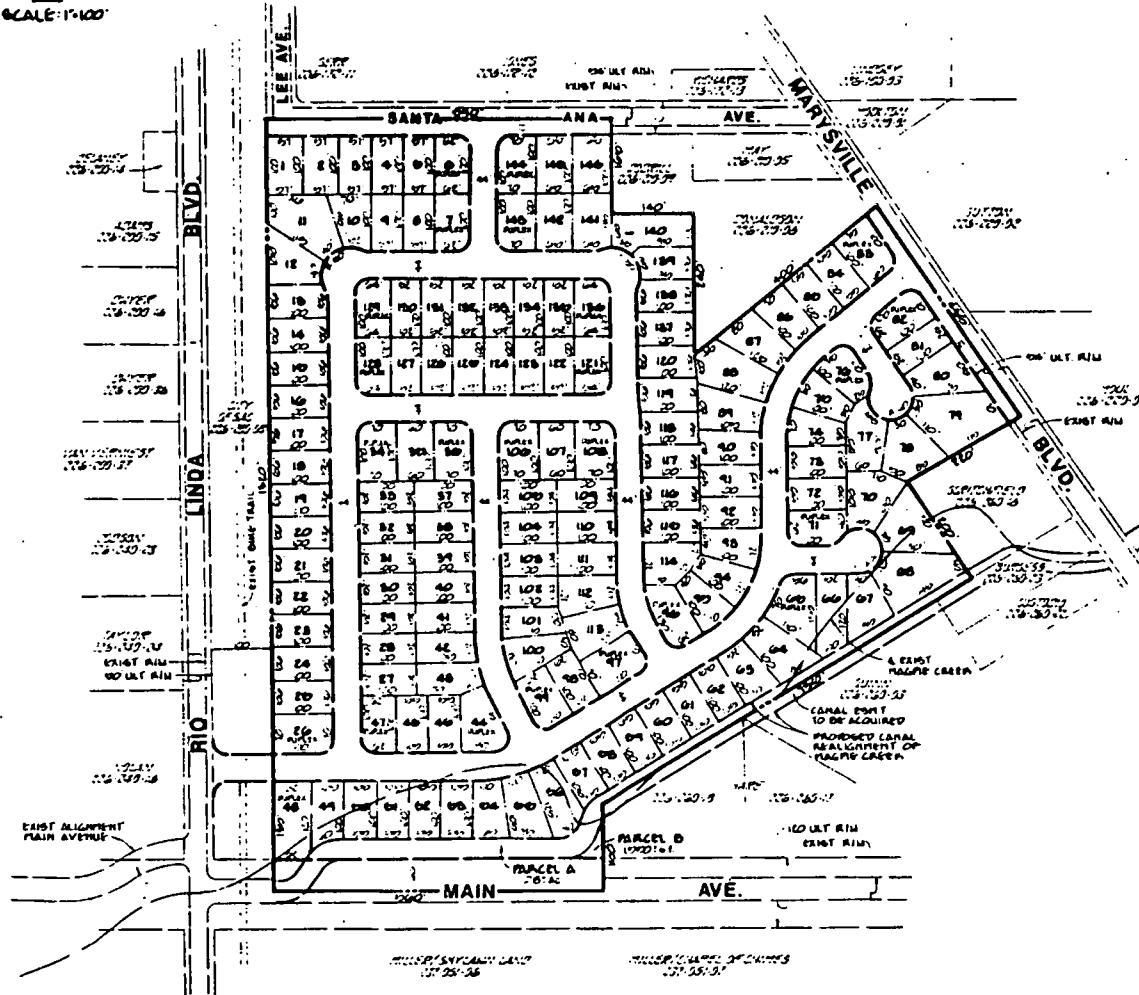
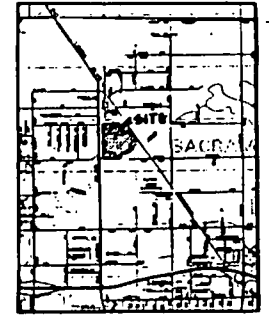
CITY CLERK

P87-108

P87108

11-9-87

7740 18



- OWNER/DEVELOPER:**
 TAHOMA GROUP
 4433 CHRISTOPHER WAY
 SACRAMENTO, CA 95822
- ENGINEER:**
 MORTON & PITALO, INC.
 1130 ALVARADO BOULEVARD
 SUITE 200
 SACRAMENTO, CA 95816
 (916) 454-0600
- EXISTING'S PARCEL NUMBER:**
 228-200-1, 2, 3, 7, 8, 9
 228-200-10, 11
 228-200-12, 13
- UNITS:**
 28, 83 ± AC.
 8-1
- UTILITIES:**
 WATER: CITY OF SACRAMENTO
 CITY OF SACRAMENTO
 STORM DRAINAGE: CITY OF SACRAMENTO
 FLOOD PROTECTION: CITY OF SACRAMENTO
 FLOOD PROTECTION: CITY OF SACRAMENTO
- POWER:**
 PACIFIC GAS & ELECTRIC
 (ELECTRICITY)
- TELEPHONE:**
 PACIFIC BELL
- SCHOOLS:**
 GRANT HIGH SCHOOL
 NORTH SACRAMENTO ELEMENTARY

FEB 20 1987
 CORRECTED

NO. DESCRIPTION		APPROVED BY DATE	FIELD BOOK NO.	SCALE: 1"=100'	DRAWN BY MMT	CHECKED BY GJM	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	DATE:	CITY OF SACRAMENTO	DATE FEB 20 1987
					REGISTERED JEP	ASA MS 4628E				TENTATIVE SUBDIVISION MAP TAHOMA ROBLA	CITY OF SACRAMENTO
										FILE NO. 842001	

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Sacramento City Planning Commission
VOTING RECORD

29 21

MEETING DATE
April 9, 1987

ITEM NUMBER
18

PERMIT NUMBER
P87-108

ENTITLEMENTS

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

STAFF RECOMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
Northeast corner of future Main Avenue extension & Rio Linda Boulevard

PROPOSERS

NAME	ADDRESS

OPPOSERS

NAME	ADDRESS

MOTION#

	YES	NO	MOTION SECOND
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	YES	NO	MOTION SECOND
Chinn	<input checked="" type="checkbox"/>		
Ferris	<i>absent</i>		
Goodin	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Hollick	<i>absent</i>		
Holloway	<i>absent</i>		
Ishmael	<input checked="" type="checkbox"/>		
Otto	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Walton	<i>absent</i>		
Ramirez	<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 _____

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2921

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton and Pitalo, Inc. 1430 Alhambra Blvd., Sacramento, CA 95816		
OWNER	Tahoma Group, 4833 Crestwood Way, Sacramento, CA 95822		
PLANS BY	Morton and Pitalo, Inc., 1430 Alhambra Blvd. Sacramento, CA 95816		
FILING DATE	2-26-87	ENVIR. DET.	3-30-87
		REPORT BY	SD:tc
ASSESSOR'S-PCL. NO.	226-210-01,02,03,07,08; 250-01,02; 260-01-15		

- APPLICATION: A. Negative Declaration
 B. Tentative Map (P87-108)

LOCATION: South side of Santa Ana Avenue, between Rio Linda Boulevard and Marysville Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 28+ acres into 146 single family lots located in the Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential 7-15 units/acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Vacant; R-1
East:	Vacant and Single Family; R-1
West:	Single Family; R-1

Property Dimensions:	Irregular
Property Area:	28+ acres
Density of Development:	7.7 d.u. per acre net
Topography:	Flat
Street Improvements/Utilities:	to be provided

BACKGROUND INFORMATION: On April 23, 1985, the City Council approved a request to subdivide the subject site into 90 single family and duplex lots and a Lot A for future development. (P85-032)

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 25, 1987, by a vote of five ayes, four absent, the S.R.C. voted to recommend approval of the Tentative Map subject to conditions.

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PROJECT EVALUATION: Staff has the following comments:

Land Use

- A. The subject site is designated for residential uses in the 1974 General Plan. It is designated for a density range of 7 to 15 units per net acre in the 1984 North Sacramento Community Plan.

Design

- B. The subject site is comprised of nine irregularly shaped parcels totaling 28+ acres. The site is currently zoned Single Family (R-1). Magpie Creek flows through the site. The creek will be improved to prevent on-site and down creek flooding.

The applicant proposes a long row of lots which back up to Rio Linda Boulevard. There is a 100 foot right-of-way with a bike trail, which is partially elevated, located between the subject site and Rio Linda Boulevard. In order to reduce the visual impact and potential graffiti along the long, unbroken wall needed for privacy, the applicant agreed, with the previous approval, to install off-site landscaping adjacent to the bikeway to the satisfaction of Community Services. Staff has placed this condition on the new map.

The applicant has designated lot 48 as a duplex lot. It is not a corner lot and cannot have a duplex on it. All lots shall be 52 feet wide at the setback line.

Parkland Dedication

- C. The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fee will be based upon 2.1754 acres of land multiplied by the per acre value established by the applicants appraiser.

Schools

- D. The Robla School District is anticipating implementing developer's fees. These are paid at the time building permits are issued.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project will not have a significant impact on the environment and filed a Negative Declaration.

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Recommendation: Staff recommends the following actions.

1. Ratify the Negative Declaration.
2. Recommend approval of the Tentative Map subject to the following conditions.

Conditions - Tentative Map

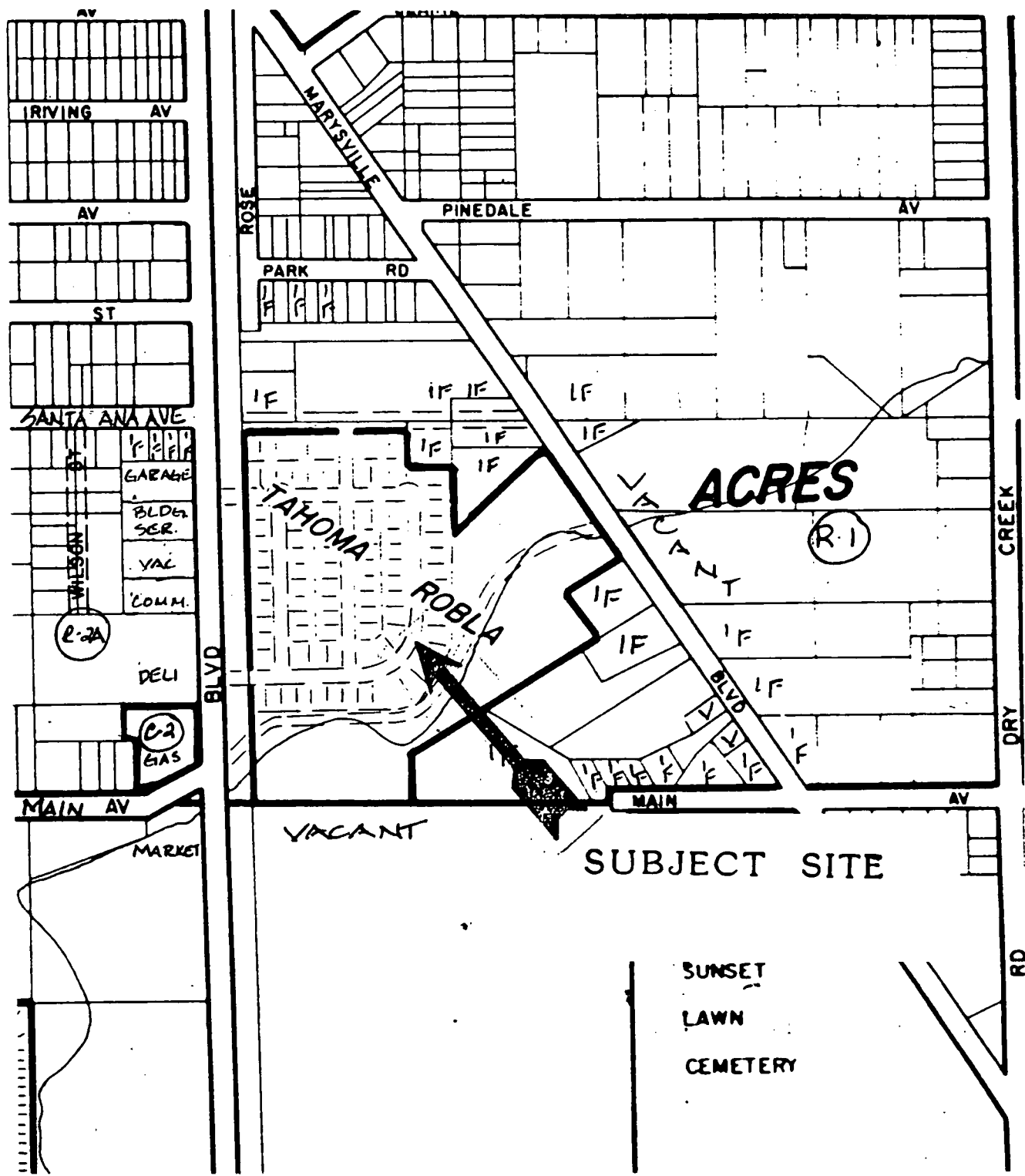
1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the city Engineer; may require oversized lines for both sewer and drainage;
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the 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 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Annex to Regional Sanitation District and pay fees;
7. Submit a soils test for street design prepared by a registered engineer;
8. Right-of-way study required for existing canal. Forty to 50 feet of right-of-way dedication required. Dedicate right-of-way for and construct access ramps. Possible culvert construction at Rio Linda Boulevard and at Main Avenue;
9. Construct chain link fence along canal right-of-way;

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10. Provide full channel improvements between Rio Linda Boulevard and Marysville Boulevard, and necessary improvements to channel downstream to Bell Avenue. A study for downstream improvements shall be provided;
11. Dedicate a 12.5+ foot P.U.E. for overhead and underground electrical facilities and appurtenances adjacent to Marysville Boulevard and Main Avenue.
12. Align southern entrance from Rio Linda Boulevard to the satisfaction of the Traffic Engineer and increase right-of-way to 50 feet for the first 100+ feet of street.
13. Remove all trash, tires and rubbish to an approved dump site to the satisfaction of City/County Health.
14. Submit a right-of-way study for Marysville Boulevard, Rio Linda Boulevard, Main Avenue and Santa Ana Avenue. Dedicate right-of-way as necessary.
15. If any off-site right-of-way is needed, City will condemn at developer's expense.
16. Construct a six foot decorative masonry wall along the west property line of the site. Decorative design shall be to the satisfaction of the Planning Director.
17. Landscaping shall be installed off-site adjacent to the bikeway to the satisfaction of the Community Services Department.
18. Lot 48 shall not be designated as a duplex lot.

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VICINITY - LAND USE - ZONING

P-87108

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date:

Project Location : Northeast corner future main Ave ue ext & Rio Linda Blvd. **PP 87108**

Assessor Parcel No. 226-210-01,02,03,07,08; 250-01-02;260-01,15

Owners Tahoma Group Phone No. _____

Address 4833 Crestwood Way, Sacramenot, CA 95822

Applicant Morton & Pitalo Phone No. 454-9600

Address 1430 Athambra Blvd., Suite 200, Sac., CA 95816

Signature _____ C.P.C. Mtg. Date 4/9/87

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg. Dec.</u>	<u>4-9-87</u>	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map <u>to subdivide 28+ ac. into 146 single family & duplex lots in the R-1 zone</u>	<u>RAC</u>	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ _____

RECEIPT NO. _____

By/date _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved W/conditions
- AA - Approved W/amended conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval W/conditions
- RMC - Recommend Approval W/amended conditions
- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition Indicated on attached Staff Report

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Yellow - department file Pink - permit book

PP 87108

80178-9

Sacramento City Planning Commission VOTING RECORD

MEETING DATE <u>April 9, 1987</u>
ITEM NUMBER <u>18</u>
PERMIT NUMBER <u>P87-108</u>

ENTITLEMENTS

- | | |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMENDATION	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<u>without</u>	
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

LOCATION <u>Northeast corner of future Main Avenue extension & Rio Linda Boulevard</u>

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NAME	ADDRESS

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NAME	ADDRESS

MOTION# _____

YES NO MOTION SECOND

Chinn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ferris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hollick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holloway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ishmael	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Otto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOTION

- | | |
|--|--|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input checked="" type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

May 27, 1987

Morton and Pitalo, Inc.
1430 Alhambra Boulevard
Sacramento CA 95816

Dear Sirs:

On May 21, 1987, the Sacramento City Council took the following action(s) for property located at the northeast corner of future Main Avenue extension and Rio Linda Boulevard:

Adopted Resolution 87-377 adopting Findings of Fact and approving a Tentative Map to subdivide 28± acres into 146 single family and duplex lots in the R-1 zone. (P-87108)

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana
City Clerk

LM/lmh/#21

Enclosure

cc: Planning Department
Tahoma Group, 4833 Crestwood Way, Sacramento, CA, 95822



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

May 21, 1987

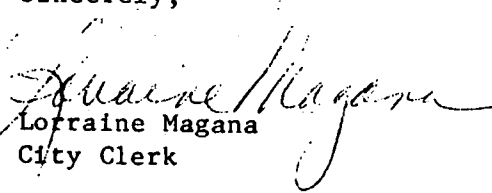
To All Interested Parties:

On May 21, 1987, the Sacramento City Council took the following action(s) on the Peery/Arrillaga annexation:

Adopted Res. 87-378 and Ord. 87-047 approving the annexation and detachment from the Metropolitan Storm Drain Maintenance District, CSA4B and the Elk Grove-Consumnes Cemetery District to the City of Sacramento for property bounded by the City of Sacramento on the north and east, a section line on the south, and Interstate 5 on the west. (M-87002)

Enclosed for your records, is a certified packet of the referenced and related documents. If you have any questions, please contact the Planning Department, 1231 "I" Street, at 449-5381.

Sincerely,


Lorraine Magana
City Clerk

LM/lmh/#22

Enclosures



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

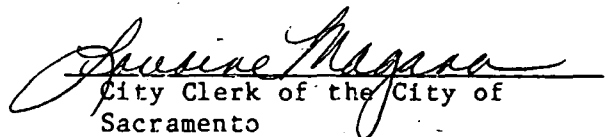
LORRAINE MAGANA
CITY CLERK

CERTIFICATION FROM THE CITY CLERK'S OFFICE

I, Lorraine Magana, City Clerk of the City of Sacramento, State of California, hereby certify that the foregoing are true, correct and complete copies of Ordinance No. 87-047 and Resolution No. 87-378 duly adopted by the City Council of the City of Sacramento at a regular meeting thereof duly and regularly held on May 21, 1987, of which meeting all of the members of said City Council had due notice.

I further certify that I have carefully compared the foregoing copies with the original documents on file and of record in my office; that said copies are true, correct and complete copies of the original documents, ordinance and resolution duly adopted by said City Council at said meeting and adoption is entered in said minutes; and that said ordinance and resolution have not been amended, modified or rescinded since their adoption and are in full force and effect as of the date hereof.

IN WITNESS THEREOF, I have executed this certification and affixed the seal of the City of Sacramento on the date herein below set forth:


City Clerk of the City of
Sacramento