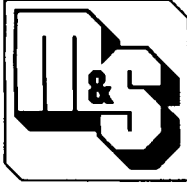


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**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

7330  
0048A/0543A

June 23, 1986

Ms. Lorraine Magana  
City Clerk's Office  
City of Sacramento  
915 I Street, Room 203  
Sacramento, CA 95814

**FILED**  
JUN 24 1986  
*Withdrawn*  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO  
JUN 24 11 07 AM '86

RE: WILLOW CREEK P86-090

Dear Ms. Magana:

On behalf of the owner of this property, Willow Associates, we respectfully request that the application to subdivide this 67 acres into 4 parcels, be withdrawn and processing be ceased and terminated.

The conditions being imposed on the Tentative Map render this application as far too premature to process at this time and in the best interests of both the City and the owners, it is felt that a withdrawal of this application is the appropriate thing to do.

Should there be any additional action required on our part to accomplish this request for withdrawal, please contact us immediately.

Thank you for your continued cooperation on this item.

Very truly yours,

Al S. Alcalá

ASA:bb

- cc: Jay Boatwright - The Sammis Co.
- Karen Diepenbrock - Diepenbrock, Wulff, Plant and Hannegan
- Mark Nelson, - Nelson Rodgers Company
- Sue Desmarais - City Planning

13



# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

CITY MANAGER'S OFFICE  
**RECEIVED**  
JUN 5 1986

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

June 3, 1986

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15315)
  2. Tentative Map (P86-090) (APN: 225-220-27; 274-030-13) (FT)
  3. Subdivision Modification to waive standard street improvements
  4. Subdivision Modification to defer Parkland Dedication requirements

LOCATION: Southeast corner of West El Camino Avenue and Orchard Lane

### SUMMARY

This is a request to subdivide 67+ vacant acres into four parcels. The site is located in the Garden Apartment, R-2A PUD and Shopping Center, SC PUD zones. The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions. Staff and the Subdivision Review Committee recommend denial of the Subdivision Modification to waive standard subdivision improvements. The Subdivision Review Committee recommended for deferral of Parkland Dedication requirements prior to the preparation of a policy report on the issue.

### BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission approval can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North:	Vacant: A
South:	Vacant: R-3 PUD
East:	Vacant: R-2B PUD, R-1 PUD
West:	Vacant: A

**FILED**

JUN 10 1986

Cont. to 6-24-86

BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

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13

The subject site comprises Willow Creek PUD approved by the City Council on February 11, 1986. The 12+ acres at the northwest corner of the site is zoned for shopping center uses. The remainder is zoned for multiple family uses. A 15 acre school site and a 20 acre park site are shown as designated on the PUD Schematic Plan and the Community Plan. The applicant is requesting a Tentative Map to subdivide the site along zoning lines for financing of future development. Since the applicant does not propose to develop any of the parcels at this time, he has requested to defer construction of improvements and payment of Parkland Dedication in-lieu fees.

Staff and the Subdivision Review Committee oppose waiver of street improvements. The Facilities Benefits Assessment District intended to fund such things as street improvements, has not yet been formed. The applicant indicates a willingness to participate in the Facilities Benefits Assessment District however, it may not be formed by the time the final map is recorded. Developable parcels would be created and the responsibility of improvements passed on to future developers. It is the position of the Subdivision Review Committee that until the Facilities Benefits Assessment District is formed, the map may be premature and approval, then, must be conditioned upon construction of improvements with final map recordation.

On April 9, 1986, the Subdivision Review Committee voted to approve the Subdivision Modification to defer Parkland Dedication in-lieu fees until building permits are issued. Since that time, Planning and the Parks and Community Services staff have further investigated the issue and found that deferral of fees will create administrative and park development problems. These problem areas are fully discussed in the report back on the Sun Meadow/Valley Meadow project which also is making the same request for deferral of fees. Based on these findings, both staff recommend a continuation of existing policy to collect the fees prior to final map recordation and denial of the request for deferral.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by Subdivision Review Committee, recommends:

1. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map, subject to conditions.
2. Denying the Subdivision Modification to waive standard street improvements.

~~SECRET~~ 13

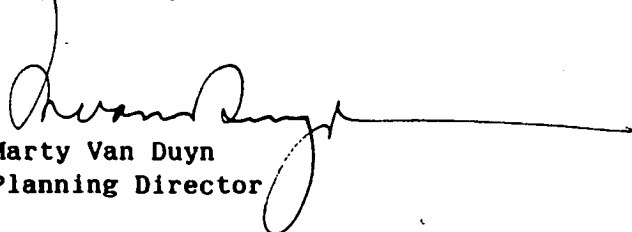
City Council

-3-

June 3, 1986


- 3. Denying the Subdivision Modification to defer Parkland Dedication in-lieu fees until building permits are issued.

Respectfully submitted,



Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

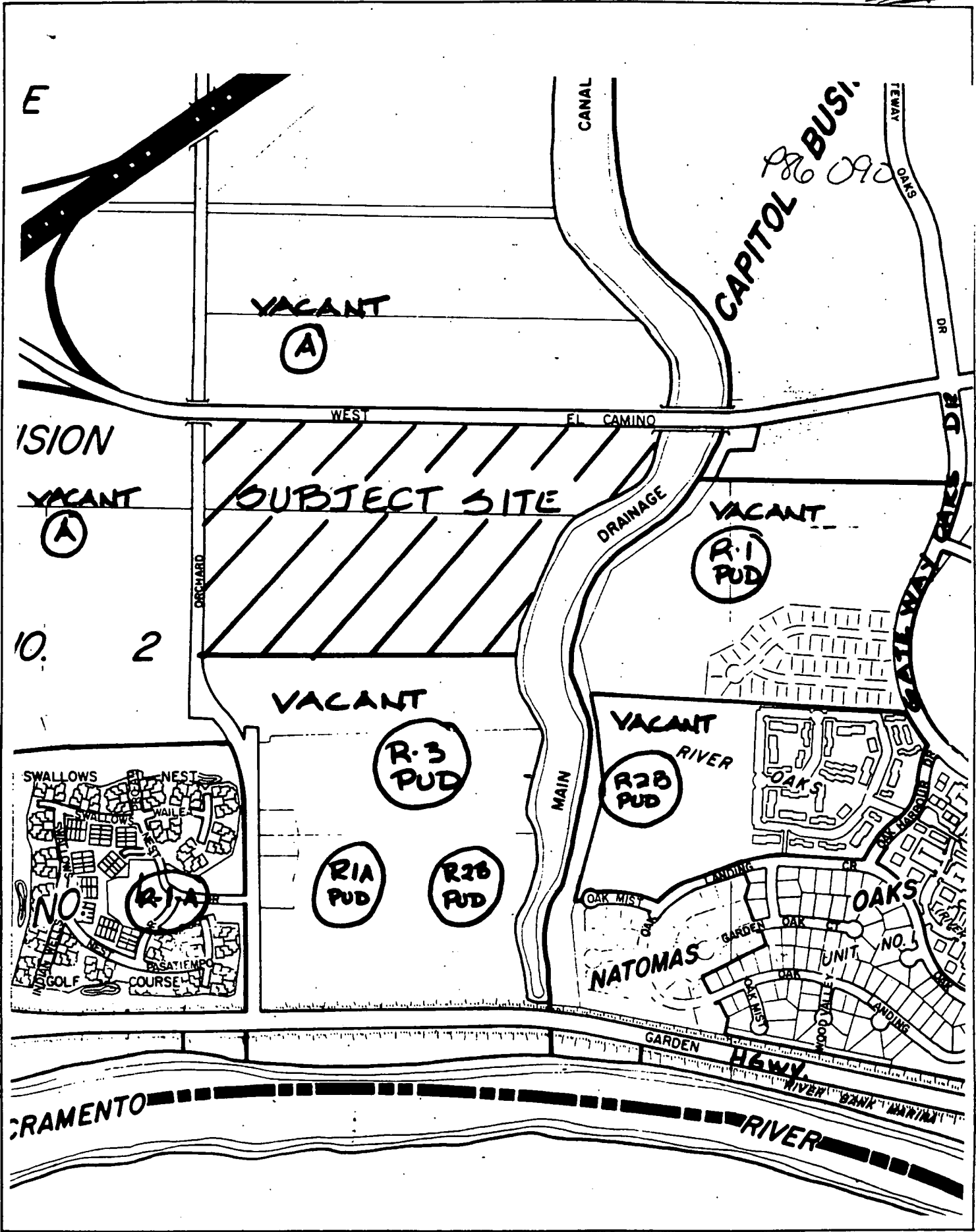


Walter J. Slipe, City Manager

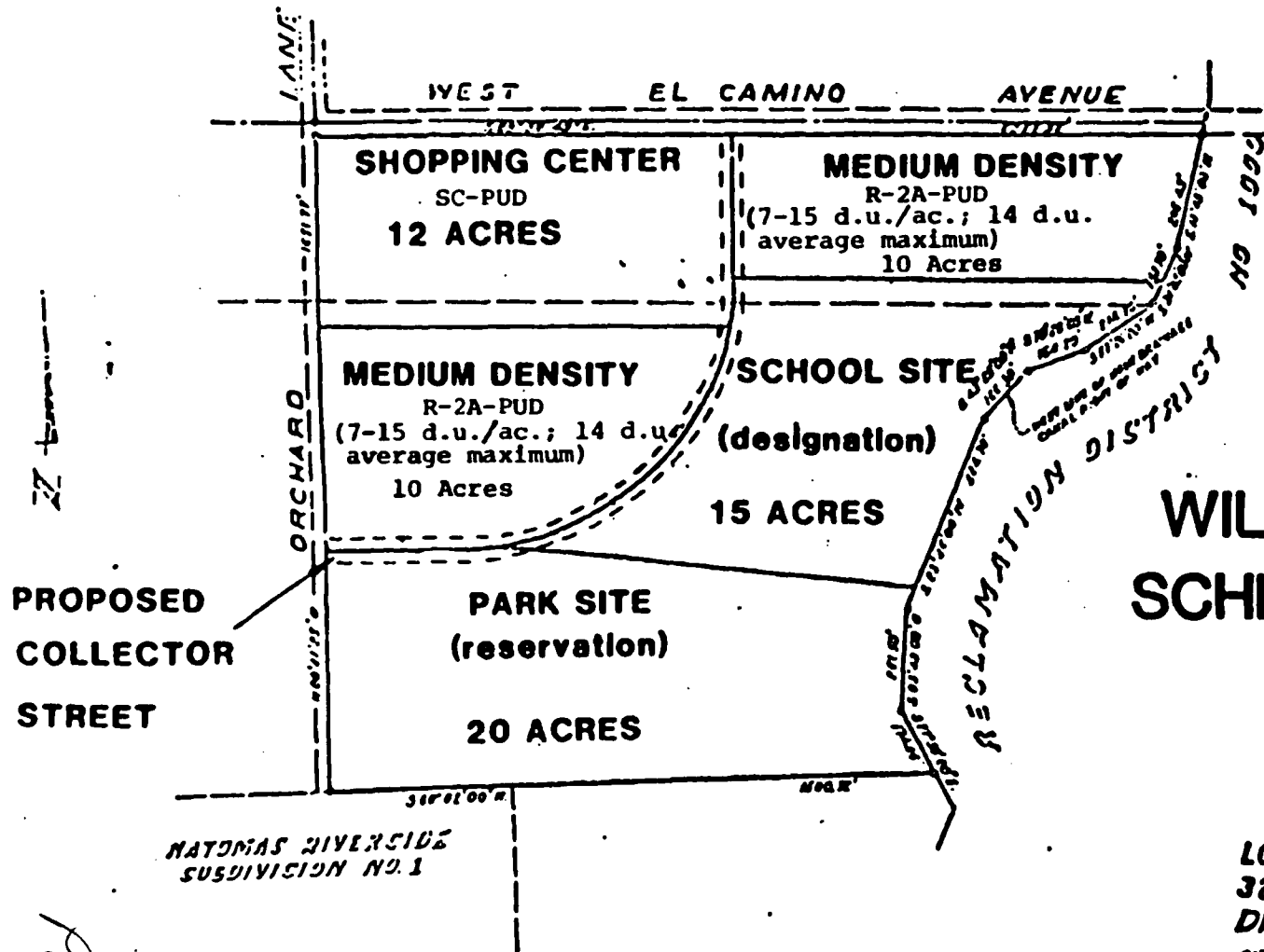
SD:lao  
attachments  
P86-090

June 10, 1986  
District No. 1

3



VICINITY - LAND USE - ZONING



# WILLOW CREEK SCHEMATIC PLAN

LOT 33 AND A PORTION OF LOT  
32, NATOMAS RIVERSIDE SUB-  
DIVISION NO. 2 15 BM. 41

CITY OF SACRAMENTO

CALIFORNIA

JANUARY, 1966

SCALE: 1"=200'

JOB NO. 1110-017

**THE SPINK CORPORATION**

ENVIRONMENTAL PLANNING • ENGINEERING  
ARCHITECTURE • SURVEYING • MAPS

112 S. MARKET STREET, SACRAMENTO, CALIF. 95804

260-280

L:1273

*[Handwritten signature]*

~~24~~  
13

## 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 AT THE SOUTHEAST CORNER OF WEST EL CAMINO AVENUE AND ORCHARD LANE  
(P86-090) (APN: 225-220-27; 274-030-13)

WHEREAS, the City Council on June 10, 1986, held a public hearing on the request for approval of a tentative map for property located at the southeast corner of West El Camino Avenue and Orchard Lane;

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 is exempt from environmental determination pursuant to CEQA, Section 15315;

WHEREAS, the Parcel Map Advisory Agency 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. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. 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 City's Discretionary Interim Land Use Policy in that the site is designated for residential, commercial, school, and park uses in the 1986 South Natomas Community Plan and the proposed uses comply with the Plan designation.

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3. 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.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. 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 off-site extension and oversizing. This is to be a regional drain study.
  - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
  - d. 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.
  - e. Meet all County Sanitation District requirements.
  - f. Dedicate a standard 12.5 foot PUE for underground electrical facilities and appurtenances adjacent to all public ways.
  - g. Submit a soils test prepared by a registered engineer to be used in street design.
  - h. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.



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13

- i. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions.
- j. Drain improvements may require a drainage lift station.
- k. Dedicate additional two feet of right-of-way along south side of West El Camino Avenue.
- l. City contribution for West El Camino shall be based on a 90-foot road right-of-way.
- m. Obtain approval of Reclamation District 1000 and pay necessary fees.
- n. If off-site right-of-way is necessary, City will condemn at developer's expense.
- o. Some of the above conditions are subject to and may be modified by the formation of a Facilities Benefit Assessment District currently under study, or other appropriate assessment districts or funding methods formed to cover costs of improvements in drainage, sewer, bridges, channel improvements and other public facilities in the Willow Creek Study area. These assessment districts and/or other funding methods may satisfy conditions stated in conditions b, j, k, m, u and z.
- p. Dedicate right-of-way for Oak Landing Drive alignment per study on file with the City.
- q. Subdivider to provide 25% of the cost of future widening of existing bridge across the main drain channel, subject to Facilities Benefit Assessment or other Assessment Districts.
- r. Dedicate and construct loop street to a 58-foot section; alignment shall be to the satisfaction of the Public Works Director.
- s. Indicate reservation of Parcel D as a school/park site on the final per PUD Guidelines.

- t. Install a traffic signal, as specified by the City Traffic Engineer, at the intersection of Orchard Lane and West El Camino Avenue (two-thirds of the cost to be reimbursed by the City). If this signal is already installed, contribute one-third of the cost to the City. The cost of the traffic signal shall be apportioned equitably among the property subject to the Willow Creek PUD (i.e., the Willow Creek North and Willow Creek PUD's).
- u. Pay the cost of providing City water to the site. Will require extensive off-site work. (System shall be connected to existing Garden Highway system).
- v. Participate in a Facilities Benefit Assessment (FBA) District to be formed to finance capital improvements in South Natomas for a library, a fire station, and streets, including, but not limited to, roadways, curbs, gutters, sidewalks, drainage, traffic controls, lighting, bridges, culverts and interchanges. The exact amount of dollar participation in the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the District is formed.

Fees paid to the District shall be based upon the relative benefit or need of the capital improvement realized or caused by development, depending upon land use, and shall not exceed \$2.50 per gross building square foot for non-residential uses and \$250 per residential dwelling unit.

Notwithstanding the foregoing, the developer shall contribute \$2.50 per gross building square foot and \$250 per residential dwelling units for the above purposes prior to the issuance of any building permit. Credit shall be granted against any facilities benefit assessment subsequently levied for any payment made pursuant to this paragraph.

The amounts stated above shall be adjusted correspondingly with the Construction Cost Index as reported in Engineering News Record beginning January 1, 1987. After such date, the adjustment shall correspond to the most recent cost index so reported.

- w. Cease construction, if at any time during construction, artifacts are discovered until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.
- x. Develop the project subject to the Willow Creek PUD Development Guidelines.

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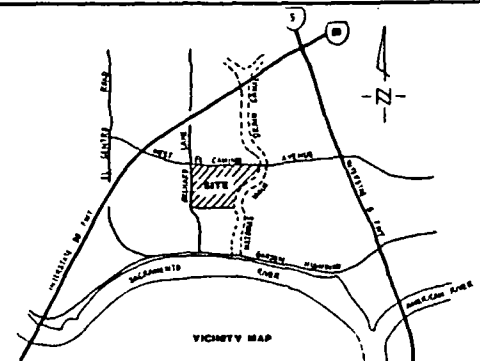
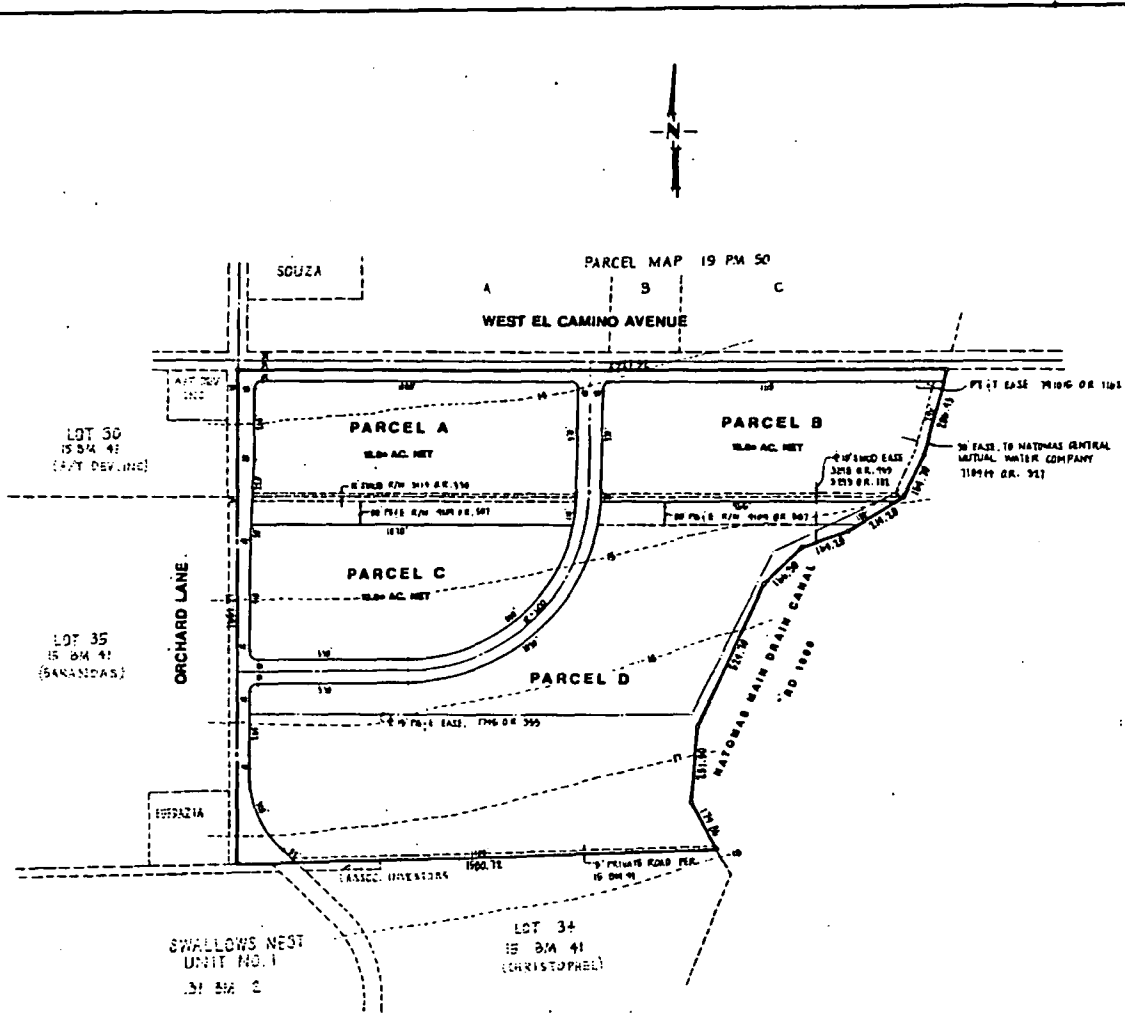
- y. Reserve the 20-acre site shown on the Schematic Plan, for use as a public park, and such additional public uses as City may determine for a period of two years after the effective date of the adopting resolution. The City may require the dedication of that portion of the reserved 20-acre park site as a condition of approval of a residential subdivision map which may be authorized by the subdivision map act at the time of such dedication. The intent being that interest carrying costs to be paid by the City upon acquisition are those accruing after filing of a tentative subdivision map and only on land not required to be dedicated. The purchase price to be paid by the City for such reserved land not dedicated shall be the fair market value of such land on January 1, 1986, based upon residential land use. The method for determining fair market value shall be as follows: a) the applicant/property owner shall submit an appraisal of the land to be purchased, done by a MAI appraiser; b) if the City agrees with the value set forth in the applicant/property owner's appraisal, the fair market value of the land purchased shall be set at that value; c) if the City disagrees with such appraised value, the City shall select a MAI appraiser and the applicant/property owner's appraiser and the City's appraiser shall select a third MAI appraiser; d) the three appraisers shall determine the fair market value of the land and the decision of any two appraisers shall be binding; e) each party shall bear the cost of the fees and expenses of its own appraiser, the fees and expenses of the third appraiser shall be paid one-half by the applicant/property owner and one-half by the City.
  
- z. Not be allowed to file a final map until public sewer, water and storm drainage are in place subject to the review and approval of the Director of Public Works.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P86-090



**OWNER & SUBMITTER**

WILLOW CREEK ASSOCIATES  
1831 RIVER PARK DRIVE # 100  
SACRAMENTO, CA 95815  
PH: 825-3382

**ENGINEER**

MACKEY & SOMPS  
1727 TRINITY ROAD SUITE E  
SACRAMENTO, CA 95815  
PH: 825-6082

**PRESENT ZONING**

SC-PUD, RES-PUB. A (SCHOOL & PARK SITE)

**PRESENT USE**

VACANT

**PROPOSED ZONING**

NO CHANGE

**PROPOSED USE**

PARCELS SPLIT IN ACCORDANCE WITH PRESENT ZONING

**NUMBER OF LOTS**

2 EXISTING  
4 PROPOSED

**AREA**

67.8 ± ACRES (HEAVY LINE)

**SCHOOL DISTRICTS**

NATIONAL UNION SCHOOL DISTRICT  
GRANT JOINT UNION SCHOOL DISTRICT

**UTILITIES**

WATER STORM DRAIN SANITARY SEWER CITY OF SACRAMENTO  
GAS PACIFIC NWL  
TELEPHONE ELECTRICITY SDEW

**TENTATIVE PARCEL MAP  
WILLOW CREEK**

PORTION LOT 32 AND ALL OF LOT 33, 15.8M AC

CITY OF SACRAMENTO CALIFORNIA

SCALE: 1"=80' FEBRUARY 1998



SUBMITTED: 1-27-98  
BY: \_\_\_\_\_  
PLANNING COMMISSION: \_\_\_\_\_  
CITY COUNCIL: \_\_\_\_\_  
APPROVED: \_\_\_\_\_

PREPARED UNDER THE DIRECTION OF:  
*James C. Ruff*  
JAMES C. RUFF, P.E., REG. ENGINEER

Δ	REVISED R/W DATA	3-3-98
NO.	REVISION	DATE

P86-0920

*W. H. H. H. H.*

# 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 AT THE SOUTHEAST CORNER OF WEST EL CAMINO AVENUE AND ORCHARD LANE  
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MAYOR

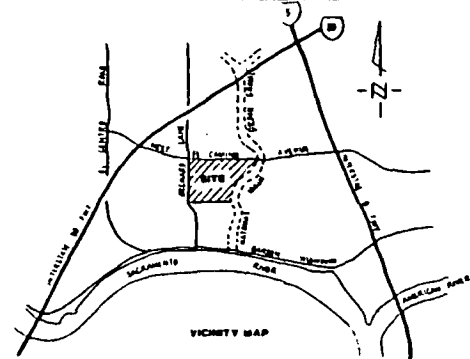
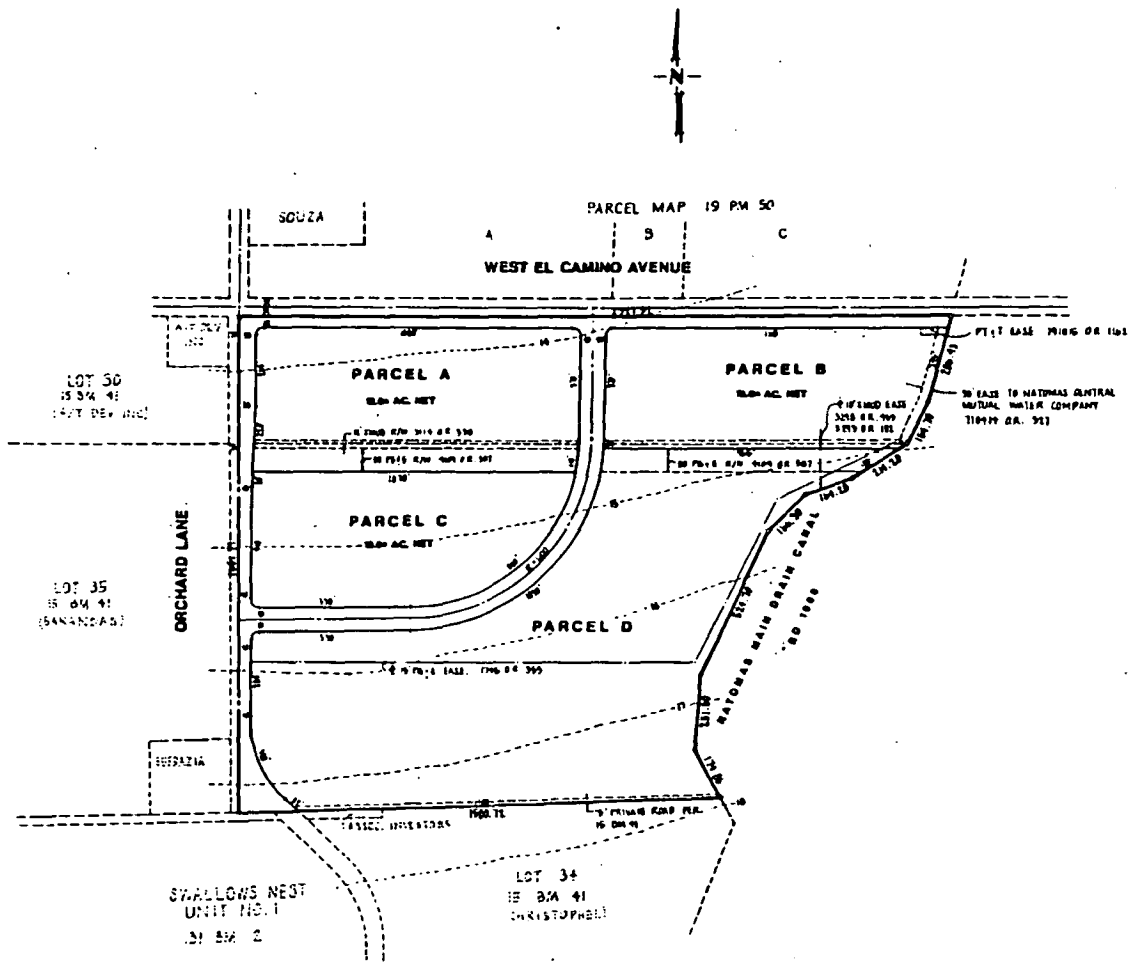
ATTEST:

---

CITY CLERK

P86-090

10



**OWNER & SUBDIVIDER**  
 WILLOW CREEK ASSOCIATES  
 1433 BILVER PARK DRIVE # 130  
 SACRAMENTO, CA 95815  
 PH: 828-2823

**ENGINEER**  
 MACKEY & SOMPS  
 1707 TRINITE ROAD SUITE 1  
 SACRAMENTO, CA 95818  
 PH: 828-8084

**PRELIM DESIGN**  
 SC-PUB, R24-PUB, A1-SCHOOL & PARK SITE

**PERMITS FOR**  
 ZONING

**PROPOSED UTILITIES**  
 NO CHANGE

**PROPOSED USE**  
 PARCEL SPLIT IN ACCORDANCE WITH PRESENT ZONING

**NUMBER OF LOTS**  
 2 EXISTING  
 4 PROPOSED

**AREA**  
 47.9 ± ACRES (HEAVY LINE)

**SCHOOL DISTRICTS**  
 NATOMAS UNION SCHOOL DISTRICT  
 CHARTER JONES UNION SCHOOL DISTRICT

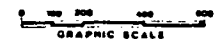
**UTILITIES**  
 WATER } CITY OF SACRAMENTO  
 STORM DRAIN }  
 SANITARY SEWER }  
 GAS } PACE PACIFIC BELL  
 TELEPHONE }  
 ELECTRICITY } DMB

**TENTATIVE PARCEL MAP  
 WILLOW CREEK**

PORTION LOT 32 AND ALL OF LOT 33, 18 0M 01

CITY OF SACRAMENTO CALIFORNIA

SCALE 1"=50' FEBRUARY 1986



DATE: 2-27-86  
 SHEET: \_\_\_\_\_  
 PLANNING CONSULTANT: \_\_\_\_\_  
 CITY ENGINEER: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

PREPARED UNDER THE DIRECTION OF:  
*James C. Poff*  
 CIVIL ENGINEER, P.E., REG. STATE

P86-090

Δ	REVISED R/W DATA	5-9-86
NO.	REVISION	DATE

# 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 AT THE SOUTHEAST CORNER OF WEST EL CAMINO AVENUE AND ORCHARD LANE

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WHEREAS, the Parcel Map Advisory Agency 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. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. 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 City's Discretionary Interim Land Use Policy in that the site is designated for residential, commercial, school, and park uses in the 1986 South Natomas Community Plan and the proposed uses comply with the Plan designation.

3. 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.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. 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 off-site extension and oversizing. This is to be a regional drain study.
  - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
  - d. 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.
  - e. Meet all County Sanitation District requirements.
  - f. Dedicate a standard 12.5 foot PUE for underground electrical facilities and appurtenances adjacent to all public ways.
  - g. Submit a soils test prepared by a registered engineer to be used in street design.
  - h. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.

- i. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions.
- j. Drain improvements may require a drainage lift station.
- k. Dedicate additional two feet of right-of-way along south side of West El Camino Avenue.
- l. City contribution for West El Camino shall be based on a 90-foot road right-of-way.
- m. Obtain approval of Reclamation District 1000 and pay necessary fees.
- n. If off-site right-of-way is necessary, City will condemn at developer's expense.
- o. Some of the above conditions are subject to and may be modified by the formation of a Facilities Benefit Assessment District currently under study, or other appropriate assessment districts or funding methods formed to cover costs of improvements in drainage, sewer, bridges, channel improvements and other public facilities in the Willow Creek Study area. These assessment districts and/or other funding methods may satisfy conditions stated in conditions b, j, k, m, u and z.
- p. Dedicate right-of-way for Oak Landing Drive alignment per study on file with the City.
- q. Subdivider to provide 25% of the cost of future widening of existing bridge across the main drain channel, subject to Facilities Benefit Assessment or other Assessment Districts.
- r. Dedicate and construct loop street to a 58-foot section; alignment shall be to the satisfaction of the Public Works Director.
- s. Indicate reservation of Parcel D as a school/park site on the final per PUD Guidelines.

- t. Install a traffic signal, as specified by the City Traffic Engineer, at the intersection of Orchard Lane and West El Camino Avenue (two-thirds of the cost to be reimbursed by the City). If this signal is already installed, contribute one-third of the cost to the City. The cost of the traffic signal shall be apportioned equitably among the property subject to the Willow Creek PUD (i.e., the Willow Creek North and Willow Creek PUD's).
- u. Pay the cost of providing City water to the site. Will require extensive off-site work. (System shall be connected to existing Garden Highway system).
- v. Participate in a Facilities Benefit Assessment (FBA) District to be formed to finance capital improvements in South Natomas for a library, a fire station, and streets, including, but not limited to, roadways, curbs, gutters, sidewalks, drainage, traffic controls, lighting, bridges, culverts and interchanges. The exact amount of dollar participation in the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the District is formed.

Fees paid to the District shall be based upon the relative benefit or need of the capital improvement realized or caused by development, depending upon land use, and shall not exceed \$2.50 per gross building square foot for non-residential uses and \$250 per residential dwelling unit.

Notwithstanding the foregoing, the developer shall contribute \$2.50 per gross building square foot and \$250 per residential dwelling units for the above purposes prior to the issuance of any building permit. Credit shall be granted against any facilities benefit assessment subsequently levied for any payment made pursuant to this paragraph.

The amounts stated above shall be adjusted correspondingly with the Construction Cost Index as reported in Engineering News Record beginning January 1, 1987. After such date, the adjustment shall correspond to the most recent cost index so reported.

- w. Cease construction, if at any time during construction, artifacts are discovered until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.
- x. Develop the project subject to the Willow Creek PUD Development Guidelines.

- y. Reserve the 20-acre site shown on the Schematic Plan, for use as a public park, and such additional public uses as City may determine for a period of two years after the effective date of the adopting resolution. The City may require the dedication of that portion of the reserved 20-acre park site as a condition of approval of a residential subdivision map which may be authorized by the subdivision map act at the time of such dedication. The intent being that interest carrying costs to be paid by the City upon acquisition are those accruing after filing of a tentative subdivision map and only on land not required to be dedicated. The purchase price to be paid by the City for such reserved land not dedicated shall be the fair market value of such land on January 1, 1986, based upon residential land use. The method for determining fair market value shall be as follows: a) the applicant/property owner shall submit an appraisal of the land to be purchased, done by a MAI appraiser; b) if the City agrees with the value set forth in the applicant/property owner's appraisal, the fair market value of the land purchased shall be set at that value; c) if the City disagrees with such appraised value, the City shall select a MAI appraiser and the applicant/property owner's appraiser and the City's appraiser shall select a third MAI appraiser; d) the three appraisers shall determine the fair market value of the land and the decision of any two appraisers shall be binding; e) each party shall bear the cost of the fees and expenses of its own appraiser, the fees and expenses of the third appraiser shall be paid one-half by the applicant/property owner and one-half by the City.
- z. Not be allowed to file a final map until public sewer, water and storm drainage are in place subject to the review and approval of the Director of Public Works.

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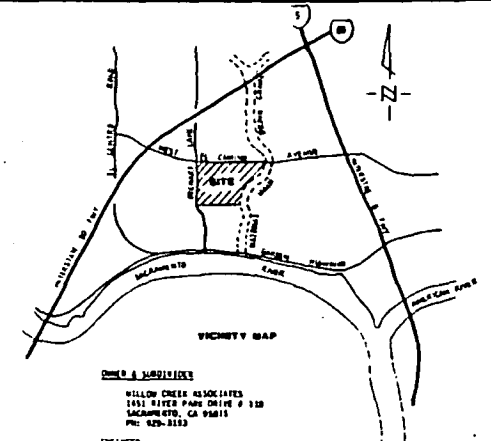
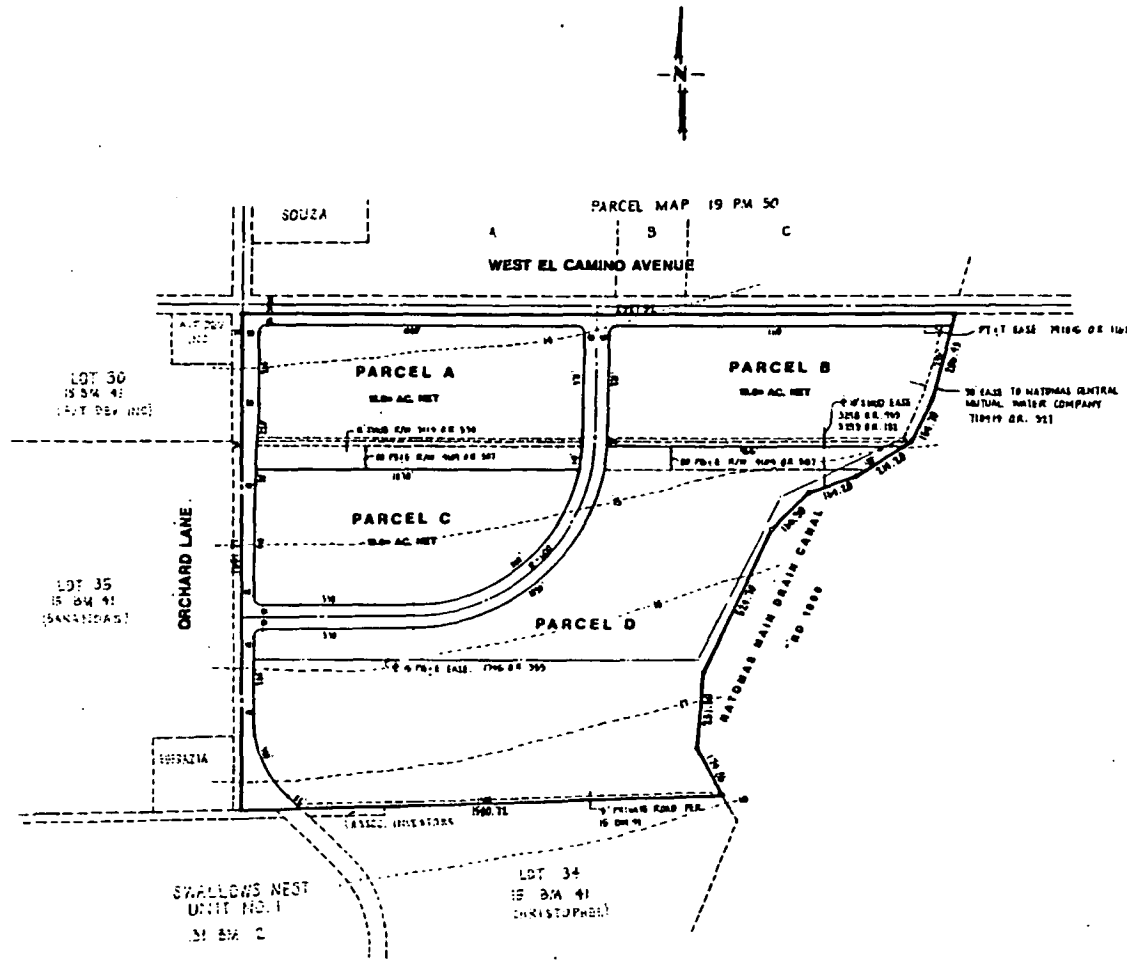
MAYOR

ATTEST:

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CITY CLERK

P86-080



- OWNER & ASSOCIATES**  
WILLOW CREEK ASSOCIATES  
1431 RIVER PARK DRIVE # 110  
SACRAMENTO, CA 95815  
PH: 825-4122
- ENGINEER**  
MACKAY & SOMPS  
1702 TRINITE ROAD SUITE 6  
SACRAMENTO, CA 95815  
PH: 825-4096
- PRELIMINARY ZONING**  
RE-PUB. REZ-PUB. (SCHOOL & PARK SITE)
- PRELIMINARY USE**  
RESIDENT
- PROPOSED UTILITIES**  
NO CHANGE
- PROPOSED UTILITIES**  
PARCEL SPLIT IN ACCORDANCE WITH PRESENT ZONING
- NUMBER OF LOTS**  
2 EXISTING  
4 PROPOSED
- AREA**  
67.9 ± ACRES (HEAVY LINE)
- SCHOOL DISTRICTS**  
MONTANA UNION SCHOOL DISTRICT  
GRACE JONES UNION SCHOOL DISTRICT
- UTILITIES**  
WATER } CITY OF SACRAMENTO  
STORM DRAIN }  
SANITARY SEWER }  
GAS }  
TELEPHONE } PACIFIC BELL  
ELECTRICITY } SWS

**TENTATIVE PARCEL MAP  
WILLOW CREEK**

PORTION OF LOT 32 AND ALL OF LOT 33, 15 0/4 41  
CITY OF SACRAMENTO CALIFORNIA  
SCALE: 1"=50'  
FEBRUARY 1990



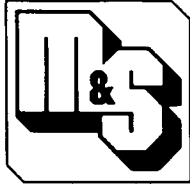
EDITED: 1-27-90  
BY:  
PLANNING COMMISSION:  
CITY COUNCIL:  
EXPIRES:

PREPARED UNDER THE DIRECTION OF:  
*James C. Pelt*  
JAMES C. PELT, INC. 1985 2000

P82-0920

REVISED R/W DATA		S-D-90	
NO.	REVISION	DATE	





**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

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CITY OF SACRAMENTO  
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June 10, 1986

Ms. Lorraine Magana  
City Clerk's Office  
City of Sacramento  
915 I Street, Room 203  
Sacramento, CA 95814

RE: TENTATIVE PARCEL MAP P-86090

Dear Ms. Magana:

On behalf of the applicant, Willow Creek Associates, we hereby request that you continue this item for two weeks from the June 10, 1986, meeting to the June 24, 1986, meeting of the City Council.

Please contact us if there is a problem with this rescheduling. Thank you for your cooperation.

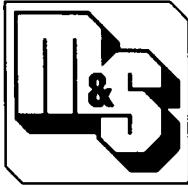
Very truly yours,

MACKAY & SOMPS

Al S. Alcalá

ASA:bb

cc: Jay Boatwright - The Sammis Company  
Greg Rodgers - Nelson-Rodgers Company  
Karen Diepenbrock - Diepenbrock, Wulff, Plant & Hannegan  
Sue Desmarais - City Planning Department



**MACKAY & SOMPS**  
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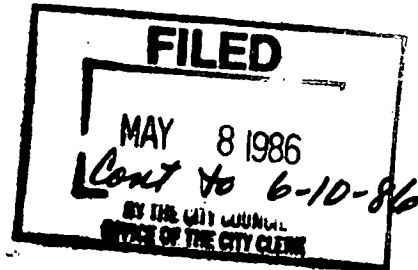
RECEIVED  
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 CITY OF SACRAMENTO  
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7330-0

April 30, 1986

Ms. Janice Beaman  
 City Clerk's Office  
 City of Sacramento  
 915 I Street, Room 203  
 Sacramento, CA 95814



RE: TENTATIVE PARCEL MAP P-86090

Dear Ms. Beaman:

On behalf of the applicant, Willow Creek Associates, we hereby request that you continue this item for four weeks from the May 8, 1986, meeting to the June 10, 1986, meeting of the City Council.

Please contact us if there is a problem with this rescheduling. Thank you for your cooperation.

Very truly yours,

MACKAY & SOMPS

Al S. Alcalá

ASA:lc

cc: Jay Boatwright - The Sammis Company  
 Greg Rodgers - Nelson-Rodgers Company  
 Karen Diepenbrock - Diepenbrock, Wulff, Plant & Hannegan  
 Sue Desmarais - City Planning Department