

July 5, 1985

Robert J. Feusi
2532 Garfield Avenue
Carmichael, CA 95608

Dear Mr. Feusi:

On July 2, 1985, the Sacramento City Council heard your appeal from the City Planning Commission regarding a Plan Review for a 14,000 square foot pre-fab metal tilt-up building on 1+ acres in the Light Industrial-Review zone for property located at the east side of Raley Boulevard, opposite Grave Avenue. (P-84308)

The Council granted your appeal based on the amended Findings of Fact.

Sincerely,

Janice Beaman
Deputy City Clerk

JB/dbp/11

cc: Planning Department

D. & C. Ayres
2532 Garfield Avenue
Carmichael, CA 95608

Appeal of Robert J. Feusi vs City of)
 Sacramento Planning Commission's Denial)
 of a Plan Review for a 14,000 Square)
 Foot Warehouse located on the east side)
 of Raley Boulevard, opposite Grace)
Avenue in the M-1(S)-R zone. (P84-308))

NOTICE OF DECISION
 AND
 FINDINGS OF FACT

At its regular meeting of June 18, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council approved the appeal based on the following Findings and Conditions:

Findings

1. The granting of the Plan Review is conditioned on an agreement by the appellant to participate in a future assessment district or other means to provide for development of adequate City services in the area of the subject site.
2. Development is contingent on City acceptance of interim services.
3. The project approval is not a policy direction for development of the area and is a one time exception.

Conditions

1. The applicant shall submit detailed landscape plans, plans for lighting and signage, and building elevation plans to the Planning Commission for approval prior to application for building permits.
2. The site plan shall be modified to reflect the following:
 - a. Delete south driveway since it is too close to the Grace Avenue intersection. The slight offset of the driveway/intersection creates a hazardous situation for vehicular turning movements.
 - b. The street width shall be 37 feet from center line of street to face of curb.
 - c. There shall be 10 feet of full height curb, plus standard curb flare between property line and driveway.

3. Prior to issuance of a building permit or any other entitlement of use, applicant shall enter into an agreement acceptable in form and substance to the Public Works Director, Planning Director and City Attorney to provide for City services including sewerage and storm drainage for the area of the site. Such an agreement may provide that the applicant participate in an assessment district to provide the City services. The agreement may include a waiver of assessment district protest rights and such other provisions as are deemed necessary by the Planning Director, Public Works Director and City Attorney to assure that the City services are provided. This agreement shall be recorded and shall be binding on the applicant, his heirs, successors and assigns.

Gene Rieder
MAYOR

ATTEST:

Janice Beaman
DEPUTY CITY CLERK



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JUN 27 11 09 AM '85

11-1

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

APPROVED
BY THE CITY COUNCIL

JUL 2 1985

OFFICE OF THE
CITY CLERK

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

June 26, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of Planning Commission action to deny the following entitlements:

- a. Rezone from Agriculture, A to Light Density Multiple Family, R-3, Townhouse, R-1A, and Garden Apartment, R-2B zone.
- b. Special Permit to develop 144 condominiums, 109 townhouses, and 296 apartment units.
- c. Riverview Ranch P.U.D. designation. (P85-063)

LOCATION: Northwest corner of Garden Highway and Orchard Lane

BACKGROUND INFORMATION

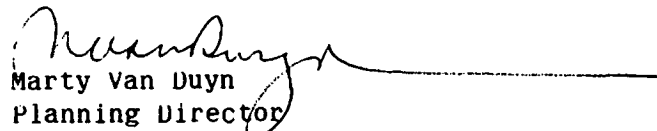
On April 9, 1985, the City Council approved the necessary entitlements for the Riverview Ranch P.U.D. (P85-063). The Rezoning Ordinance for the subject site and Resolution designating the Riverview Ranch P.U.D. was inadvertently omitted from the Council staff report packet.

In order to comply with all legal requirements, the City Council must approve the requested entitlements with the necessary documents attached.

RECOMMENDATION

The staff recommends that the City Council approve the attached Rezoning Ordinance and Resolution designating the Riverview Ranch P.U.D.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

GM:lao
attachments
P85-063

July 2, 1985
District No.1

11-1

ORDINANCE NO. 85-067

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GARDEN HIGHWAY AND ORCHARD LANE FROM THE AGRICULTURE, A

ZONE(S)
AND PLACING SAME IN THE LIGHT DENSITY MULTIPLE FAMILY, R-3, TOWNHOUSE, R-1A AND GARDEN APARTMENT, R-2B ZONE(S)

(FILE NO. P- 85-063)(APN: 274-030-52,61,62)

APPROVED
BY THE CITY COUNCIL

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

JUL 2 1985

SECTION 1.

OFFICE OF THE
CITY CLERK

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 Light Density Multiple Family, R-3, Townhouse, R-1A and Garden Apartment, R-2B 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 February 28, 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.

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

P85-063



LEGAL DESCRIPTION

January 24, 1985
85-0004

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

**RIVERVIEW RANCH
ZONING DESCRIPTION
PROPOSED APARTMENT SITE (R3)**

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Lot 34, as shown on the Map of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, Official Records of Sacramento County, together with all that portion of Swamp Land Surveys Numbers 185 and 908, located in the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, described as follows:

BEGINNING at the Northwest corner of said Lot 34; thence, from said point of beginning, along the Northerly and Easterly lines of said Lot 34, the following three (3) courses: (1) North $88^{\circ}05'30''$ East 1252.72 feet; (2) South $24^{\circ}29'30''$ East 135.94 feet; and (3) South $13^{\circ}56'30''$ West 401.52 feet; thence, leaving said Easterly line, West 370.00 feet; thence, South $75^{\circ}33'40''$ West 125.61 feet; thence, North $81^{\circ}18'16''$ West 85.99 feet; thence, North $75^{\circ}49'19''$ West 195.97 feet; thence, North $84^{\circ}55'13''$ West 135.53 feet; thence, South $82^{\circ}39'01''$ West 133.64 feet; thence, North $10^{\circ}27'36''$ West 107.20 feet; thence, West 158.00 feet to a point in the Westerly line of said Lot 34; thence, along said Westerly line, North 341.68 feet to the point of beginning.

Refer this description to your title company
before incorporating it into any document.

P 85063

4



LEGAL DESCRIPTION

January 24, 1985
85-0004

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

RIVERVIEW RANCH
ZONING DESCRIPTION
PROPOSED CONDOMINIUM SITE (R2B)

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Lot 34, as shown on the Map of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, Official Records of Sacramento County, together with all that portion of Swamp Land Surveys Numbers 185 and 908, located in the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, described as follows:

BEGINNING at a point from which the Northwest corner of said Lot 34 bears the following three (3) courses: (1) North 10°27'36" West 107.20 feet; (2) West 158.00 feet to a point in the Westerly line of said Lot 34; and (3) along said Westerly line, North 341.68 feet distant; thence, from said point of beginning, North 82°39'01" East 133.64 feet; thence, South 84°55'13" East 135.53 feet; thence, South 75°49'19" East 195.97 feet; thence, South 81°18'16" East 85.99 feet; thence, North 75°33'40" East 125.61 feet; thence, South 12°57'04" East 126.54 feet; thence, South 26°33'54" West 245.97 feet; thence, South 16°06'48" West 234.20 feet; thence, South 67°14'56" West 168.08 feet; thence, North 80°32'16" West 200.73 feet; thence, North 73°56'22" West 152.97 feet; thence, West 195.00 feet; thence, North 170.00 feet; thence, East 158.00 feet; thence, North 138.00 feet; thence, North 09°43'40" East 142.04 feet; thence, North 110.00 feet; thence, North 10°27'36" West 25.00 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

5

P 85008



LEGAL DESCRIPTION

January 24, 1985
85-0004

MORTON & PITALO, INC.
Civil Engineering, Planning, Survey
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

RIVERVIEW RANCH
ZONING DESCRIPTION
PROPOSED TOWNHOMES SITE (RIA)

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Swamp Land Surveys Numbers 185 and 908, located in the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, described as follows:

BEGINNING at a point in the Easterly line of Orchard Lane, a public street, from which point the Northwest corner of Lot 34, as shown on the Plat of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, Official Records of Sacramento County, bears North 1029.68 feet distant; thence, from said point of beginning, leaving said Easterly line, East 195.00 feet; thence, South $73^{\circ}56'22''$ East 152.97 feet; thence, South $80^{\circ}32'16''$ East 200.73 feet; thence, North $67^{\circ}14'56''$ East 168.08 feet; thence, North $16^{\circ}06'48''$ East 234.20 feet; thence, North $26^{\circ}33'54''$ East 245.97 feet; thence, North $12^{\circ}57'04''$ West 126.54 feet; thence, East 370.00 feet to a point in the Westerly bank of Second Bannon Slough; thence, along said Westerly bank, and along the Westerly line of Reclamation District No. 1000 right-of-way recorded in Book 699, Page 268, Official Records of Sacramento County, the following eight (8) courses: (1) South $11^{\circ}41'20''$ West 131.88 feet; (2) South $11^{\circ}51'45''$ West 87.24 feet; (3) South $12^{\circ}33'54''$ West 111.75 feet; (4) South $16^{\circ}52'16''$ West 59.69 feet; (5) South $12^{\circ}47'52''$ West 115.33 feet; (6) South $66^{\circ}59'22''$ West 110.59 feet; (7) South $14^{\circ}18'16''$ West 103.07 feet; and (8) South $00^{\circ}31'50''$ West 338.34 feet to a point in the centerline of Garden Highway, a public street; thence, along said centerline, the following three (3) courses: (1) North $85^{\circ}55'07''$ West 300.22 feet; (2) along the arc of a tangent curve to the left, concave Southerly, having a radius of 6000.00 feet, subtended by a chord bearing North $87^{\circ}58'31''$ West 430.68 feet; and (3) South $89^{\circ}58'04''$ West 239.54 feet; thence, leaving said centerline, North 380.17 feet to the point of beginning.

Refer this description to your title company
before incorporating it into any document.

11-1

RESOLUTION No. 85-503

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

JUL 2 1985

OFFICE OF THE
CITY CLERK

RESOLUTION DESIGNATING THAT CERTAIN AREA OF THE CITY OF SACRAMENTO AS HEREIN DESCRIBED AS A PLANNED UNIT DEVELOPMENT TO BE KNOWN AS RIVERVIEW RANCH (P85-063) (APN: 274-030-52,61,62)

WHEREAS, the City Council conducted a public hearing on March 19, 1985, concerning the conformance of the Planned Unit Development with the provisions of the adopted South Natomas Community Plan. Based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed project is a residential planned unit development designed to provide residential uses within the South Natomas area.
2. The PUD conforms to the provisions of the South Natomas Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, in accordance with Ordinance No. 2550, Fourth Series, as amended, the area described in the attached description of the Riverview Ranch PUD is hereby designated as a Planned Unit Development subject to the following conditions and stipulations:

A. Binding Effect of Resolution. This resolution is binding, without limitation as to time, upon the applicant and all owners, or persons having any interest in the property or any part thereof, and their heirs, successors and assigns in or to the property or any party therein.

B. Title Search. Any costs incurred by the City of Sacramento for a title search to determine that all such persons are so bound shall be borne by the applicant.

C. Overall Development Plan.

1. The PUD consists of the following:

35 acres multiple family -	144 condominium units
	109 townhouse units
	296 apartment units

2. The requirements of the South Natomas Community Plan, in its latest adopted version, are incorporated herein by reference.
3. The development of any portion of the PUD shall conform with the Schematic Plan as approved by City Council on March 19, 1985.

None of the preliminary approvals in the Resolution shall be determined to preclude the discretion and function of the Planning Commission to evaluate all of the factors it may deem pertinent to its consideration of each application for a Special Permit for a Planned Unit Development within the area covered by this resolution.

MAYOR

ATTEST:

CITY CLERK

P85-063

7-2-85
meeting folder.
11-1

LAW OFFICES OF
HEFNER, STARK & MAROIS
FOURTEENTH FLOOR-PLAZA TOWERS
555 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814
(916) 444-6620

ARCHIE HEFNER, INC.*
ROBERT N. STARK
THEODORE M. MAROIS, JR.
JAMES M. WOODSIDE
JOHN D. BESSEY
ROBERT W. BELL
KENNETH R. STONE
TIMOTHY D. TARON
JUDY R. CAMPOS
WILLIAM M. GALLAGHER
ROBERT S. WILLETT
TODD A. MURRAY
TIMOTHY M. CRONAN
RAY C. THOMPSON
JOEL S. LEVY
ROBERT A. LAURIE
CHRISTINA SAVAGE
PEGGY J. CHATER
ROBERT P. BIEGLER
JAMES M. DAVIS
RONALD H. SARGIS
MARTIN B. STEINER
KIRK S. LOUIE
LISA A. WIBLE
JOHN D. SCHWARZ, JR.

HUGH B. BRADFORD (1876-1955)
S. W. CROSS (1881-1956)
EL DORADO COUNTY OFFICE
3330 CAMERON PARK DRIVE
CAMERON PARK, CALIFORNIA 95682
(916) 677-0245
 PLEASE REPLY TO EL DORADO
OFFICE IF THIS BOX IS CHECKED

June 24, 1985

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
JUN 26 12 05 PM '85

Ms. Lorraine Magana
City Clerk
915 I Street, Room 203
Sacramento, CA 95814

Re: Rezoning Ordinance & PUD Resolution
for Riverview Ranch (PA85-1063)


Dear Lorraine:

Enclosed please find a PUD resolution and rezoning ordinance for the above-referenced project. Both documents were drafted by the Planning Department and are acceptable to the applicant.

It is my understanding from our telephone conversation this morning that the rezoning ordinance was passed for publication sometime ago and, accordingly, the June 25 City Council agenda does not need to PFP again this ordinance. It is also my understanding from our telephone conversation this morning that both the resolution and the rezoning ordinance will be included as a consent item on the July 2 City Council agenda.

Please call me if there are any problems.

Very truly yours,
HEFNER, STARK & MAROIS

By 
Christy J. Savage

CJS:mw
Enclosures
cc: Leslie Oldridge (w/enclosures)
Art Gee (w/enclosures)

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION DESIGNATING THAT CERTAIN AREA OF THE CITY
OF SACRAMENTO AS HEREIN DESCRIBED AS A PLANNED UNIT
DEVELOPMENT TO BE KNOWN AS RIVERVIEW RANCH
(P85-063) (APN: 274-030-52,61,62)

WHEREAS, the City Council conducted a public hearing on March 19, 1985, concerning the conformance of the Planned Unit Development with the provisions of the adopted South Natomas Community Plan. Based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed project is a residential planned unit development designed to provide residential uses within the South Natomas area.
2. The PUD conforms to the provisions of the South Natomas Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, in accordance with Ordinance No. 2550, Fourth Series, as amended, the area described in the attached description of the Riverview Ranch PUD is hereby designated as a Planned Unit Development subject to the following conditions and stipulations:

- A. Binding Effect of Resolution. This resolution is binding, without limitation as to time, upon the applicant and all owners, or persons having any interest in the property or any part thereof, and their heirs, successors and assigns in or to the property or any party therein.
- B. Title Search. Any costs incurred by the City of Sacramento for a title search to determine that all such persons are so bound shall be borne by the applicant.
- C. Overall Development Plan.
 1. The PUD consists of the following:

35 acres multiple family -	144 condominium units
	109 townhouse units
	296 apartment units
 2. The requirements of the South Natomas Community Plan, in its latest adopted version, are incorporated herein by reference.
 3. The development of any portion of the PUD shall conform with the Schematic Plan as approved by City Council on March 19, 1985.

None of the preliminary approvals in the Resolution shall be determined to preclude the discretion and function of the Planning Commission to evaluate all of the factors it may deem pertinent to its consideration of each application for a Special Permit for a Planned Unit Development within the area covered by this resolution.

MAYOR

ATTEST:

CITY CLERK

P85-063

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,
AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE
SOUTHEAST CORNER OF GARDEN HIGHWAY AND ORCHARD LANE
FROM THE AGRICULTURE, A

AND PLACING SAME IN THE LIGHT DENSITY MULTIPLE FAMILY, R-3,
TOWNHOUSE, R-1A AND GARDEN APARTMENT, R-2B
(FILE NO. P- 85-063)(APN: 274-030-52,61,62)

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 Light Density Multiple Family, R-3, Townhouse, R-1A and Garden Apartment, R-2B 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 February 28, 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.

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

P85-063

3



LEGAL DESCRIPTION

January 24, 1985
85-0004

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

**RIVERVIEW RANCH
ZONING DESCRIPTION
PROPOSED APARTMENT SITE (R3)**

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Lot 34, as shown on the Map of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, Official Records of Sacramento County, together with all that portion of Swamp Land Surveys Numbers 185 and 908, located in the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, described as follows:

BEGINNING at the Northwest corner of said Lot 34; thence, from said point of beginning, along the Northerly and Easterly lines of said Lot 34, the following three (3) courses: (1) North 88°05'30" East 1252.72 feet; (2) South 24°29'30" East 135.94 feet; and (3) South 13°56'30" West 401.52 feet; thence, leaving said Easterly line, West 370.00 feet; thence, South 75°33'40" West 125.61 feet; thence, North 81°18'16" West 85.99 feet; thence, North 75°49'19" West 195.97 feet; thence, North 84°55'13" West 135.53 feet; thence, South 82°39'01" West 133.64 feet; thence, North 10°27'36" West 107.20 feet; thence, West 158.00 feet to a point in the Westerly line of said Lot 34; thence, along said Westerly line, North 341.68 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

P 85063

4



LEGAL DESCRIPTION

January 24, 1985
85-0004

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

**RIVERVIEW RANCH
ZONING DESCRIPTION
PROPOSED CONDOMINIUM SITE (R2B)**

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Lot 34, as shown on the Map of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, Official Records of Sacramento County, together with all that portion of Swamp Land Surveys Numbers 185 and 908, located in the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, described as follows:

BEGINNING at a point from which the Northwest corner of said Lot 34 bears the following three (3) courses: (1) North $10^{\circ}27'36''$ West 107.20 feet; (2) West 158.00 feet to a point in the Westerly line of said Lot 34; and (3) along said Westerly line, North 341.68 feet distant; thence, from said point of beginning, North $82^{\circ}39'01''$ East 133.64 feet; thence, South $84^{\circ}55'13''$ East 135.53 feet; thence, South $75^{\circ}49'19''$ East 195.97 feet; thence, South $81^{\circ}18'16''$ East 85.99 feet; thence, North $75^{\circ}33'40''$ East 125.61 feet; thence, South $12^{\circ}57'04''$ East 126.54 feet; thence, South $26^{\circ}33'54''$ West 245.97 feet; thence, South $16^{\circ}06'48''$ West 234.20 feet; thence, South $67^{\circ}14'56''$ West 168.08 feet; thence, North $80^{\circ}32'16''$ West 200.73 feet; thence, North $73^{\circ}56'22''$ West 152.97 feet; thence, West 195.00 feet; thence, North 170.00 feet; thence, East 158.00 feet; thence, North 138.00 feet; thence, North $09^{\circ}43'40''$ East 142.04 feet; thence, North 110.00 feet; thence, North $10^{\circ}27'36''$ West 25.00 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

5
P 85068



LEGAL DESCRIPTION

January 24, 1985
85-0004

MORTON & PITALO, INC.
Civil Engineering, Planning, Survey
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

RIVERVIEW RANCH
ZONING DESCRIPTION
PROPOSED TOWNHOMES SITE (RLA)

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Swamp Land Surveys Numbers 185 and 908, located in the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, described as follows:

BEGINNING at a point in the Easterly line of Orchard Lane, a public street, from which point the Northwest corner of Lot 34, as shown on the Plat of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, Official Records of Sacramento County, bears North 1029.68 feet distant; thence, from said point of beginning, leaving said Easterly line, East 195.00 feet; thence, South $73^{\circ}56'22''$ East 152.97 feet; thence, South $80^{\circ}32'16''$ East 200.73 feet; thence, North $67^{\circ}14'56''$ East 168.08 feet; thence, North $16^{\circ}06'48''$ East 234.20 feet; thence, North $26^{\circ}33'54''$ East 245.97 feet; thence, North $12^{\circ}57'04''$ West 126.54 feet; thence, East 370.00 feet to a point in the Westerly bank of Second Bannon Slough; thence, along said Westerly bank, and along the Westerly line of Reclamation District No. 1000 right-of-way recorded in Book 699, Page 268, Official Records of Sacramento County, the following eight (8) courses: (1) South $11^{\circ}41'20''$ West 131.88 feet; (2) South $11^{\circ}51'45''$ West 87.24 feet; (3) South $12^{\circ}33'54''$ West 111.75 feet; (4) South $16^{\circ}52'16''$ West 59.69 feet; (5) South $12^{\circ}47'52''$ West 115.33 feet; (6) South $66^{\circ}59'22''$ West 110.59 feet; (7) South $14^{\circ}18'16''$ West 103.07 feet; and (8) South $00^{\circ}31'50''$ West 338.34 feet to a point in the centerline of Garden Highway, a public street; thence, along said centerline, the following three (3) courses: (1) North $85^{\circ}55'07''$ West 300.22 feet; (2) along the arc of a tangent curve to the left, concave Southerly, having a radius of 6000.00 feet, subtended by a chord bearing North $87^{\circ}58'31''$ West 430.68 feet; and (3) South $89^{\circ}58'04''$ West 239.54 feet; thence, leaving said centerline, North 380.17 feet to the point of beginning.

Refer this description to your title company
before incorporating it into any document.

July 5, 1985

Hefner, Stark & Marois
555 Capitol Mall
Sacramento, CA 95814

Dear Gentlemen:

On July 2, 1985, the Sacramento City Council took the following action(s) for property located at the northwest corner of Garden Highway and Orchard Lane:

Adopted an Ordinance to rezone from Agriculture to Light Density Multiple Family, Townhouse and Garden Apartment zone; adopted a Resolution adopting Riverview Ranch PUD designation. (P-85063)

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

Sincerely,

Janice Beaman
Deputy City Clerk

JB/dbp/11-1

Enclosure

cc: Planning Department

Morton & Pitalo, Inc.
1430 Alhambra Blvd Suite 200
Sacramento, CA 95816