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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

August 25, 1987

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members in Session:

SEP 1 1987

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT:**
1. Environmental Determination
 2. Amendment of Riverview Ranch PUD Schematic Plan
 3. Rezone from Multifamily (R-2B) to Single Family Alternative (R-1A)
 4. Tentative Map (P87-286)
 5. Subdivision Modification to Waive Standard Street Improvements

OFFICE OF THE
CITY CLERK

LOCATION: Northeast Corner of Orchard Lane and Garden Highway

SUMMARY

The application is for entitlements to develop 107 single family (petite) homes on 7.8 acres in the Riverview Ranch PUD. The site was previously approved in 1985 for multifamily units. The Planning Commission and staff recommend approval of the request.

BACKGROUND

The subject site is a part of the Riverview Ranch PUD approved in 1985 for multifamily development. During the Public Hearing on the project, multifamily housing was proposed by the applicant as the only suitable residential use next to the Garden Highway. Staff believes the current single family site plan design adequately addresses the Garden Highway impacts.

A subdivision modification is requested to waive standard street improvements in Garden Highway due to the lack of street width. The request is supported by staff.

VOTE OF THE PLANNING COMMISSION

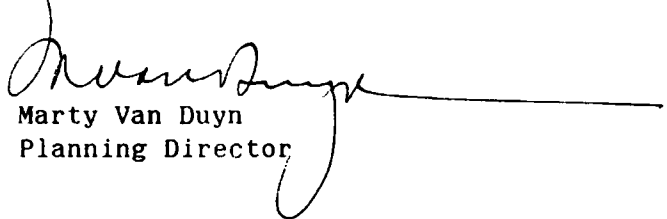
On July 23, 1987, the Commission voted eight ayes, one absent to recommend approval of the request.

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution to amend the PUD Schematic Plan;
3. Adopt the attached Ordinance rezoning the site to R-1A;
4. Adopt the attached Resolution which adopts findings and approves the Tentative Map and Subdivision Modification.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:jg
Attachment
P87-286

District No. 8
September 1, 1987

RESOLUTION No. 87-707

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE RIVERVIEW RANCH PUD SCHEMATIC PLAN FROM CONDOMINIUM/TOWNHOUSE TO PETITE AND STANDARD SINGLE FAMILY HOMES USE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (P87-286) (APN: 274-0030-066)

WHEREAS, the City Council conducted a public hearing on September 1, 1987, 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 Single Family 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 Riverview Ranch PUD Schematic Plan as Single Family Residential use.

MAYOR

ATTEST:

CITY CLERK

P87-286

APPROVED
BY THE CITY COUNCIL

SEP 1 1987

OFFICE OF THE
CITY CLERK

LOT B .
(Remainder 0.3 AC.)

POST	274-030-051
1	1.00
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100	1.00
101	1.00
102	1.00
103	1.00
104	1.00
105	1.00
106	1.00
107	1.00

NOTES

RECORD NUMBER: 274-030-000
 PREPARED BY: THE SPINK CORPORATION
 720 P STREET, SACRAMENTO, CA 95814
 (916) 444-9170

SUBDIVIDER
 LARRY DEVELOPMENT & CONSTRUCTION CO., INC.
 2815 FLORIAN BOULEVARD, SUITE 105
 SACRAMENTO, CALIFORNIA 95826

ENGINEER
 THE SPINK CORPORATION
 720 P STREET, SACRAMENTO, CALIFORNIA 95814

EXISTING USE AND ZONE
 UNCLASSIFIED, R-1

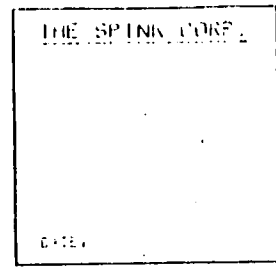
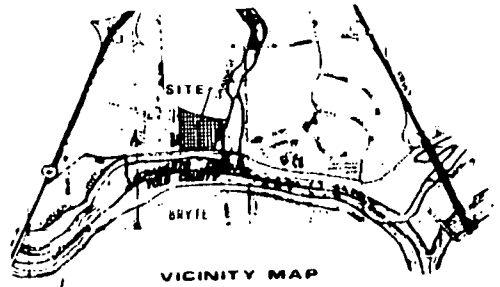
PROPOSED USE AND ZONE
 UNCLASSIFIED, R-1

LOT 8 (REMAINDER)
 0.3 AC. (REMAINDER)
 LOT 8 (REMAINDER)

TYPICAL LOT SIZE
 57' x 105' (CORNER)
 50' x 105' (CORNER)
 60' x 105' (CORNER)
 107' x 105' (CORNER)
 101' x 105' (CORNER)
 101' x 105' (CORNER)

DEVELOPER
 107' x 105' (CORNER)
 101' x 105' (CORNER)
 101' x 105' (CORNER)

SCHOOL DISTRICT NATOMAS JUNIOR SCHOOL DISTRICT
PARK DISTRICT CITY OF SACRAMENTO
ELECTRICITY S.M.U.B.
NATURAL GAS P.G. & E.
TELEPHONE CITIZENS UTILITY COMPANY



* LOTS 102-107 ARE STANDARD R-1 SIZED LOTS
 * SUBDIVIDER PROPOSES TO VARY FRONT YARD SETBACKS.

**AREA TO BE DESIGNATED
 SINGLE FAMILY USE**

TENTATIVE SUBDIVISION MAP

BRISAS DEL RIO

City of Sacramento,
 California

June, 1987



THE SPINK CORPORATION
 720 P STREET
 SACRAMENTO, CA. 95814
 (916) 444-9170

ENGINEERING • ARCHITECTURE • PLANNING •
 LANDSCAPE ARCHITECTURE • SURVEYING •
 MAPPING • PHOTOGRAMMETRY •

274-0030-000
 FRATES

274-0030-026
 KADO

P87-286

EXHIBIT A-1

ORDINANCE NO. 87-089

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 NORTHEAST CORNER OF ORCHARD LAND AND GARDEN HIGHWAY FROM THE R-2B ZONE AND PLACING THE SAME IN THE R-1A ZONE (P87-286) (APN: 274-0030-066)

APPROVED
BY THE CITY COUNCIL

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SEP 1 1987

SECTION 1.

OFFICE OF THE
CITY CLERK

The territory described in the attached exhibit which is in the R-2B zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A zone.

This action rezoning the property described in the attached exhibit 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 on July 23, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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 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

P87-286

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

PARCEL NO. 1:

All that portion of Lot 34, as shown on the Plat of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, and a portion of Swamp Land Surveys Numbers 185 and 908, and a portion of the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, all as shown on that certain Record of Survey filed in Book 40 of Surveys, Page 38, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Westerly line of said Record of Survey, from which point the Northwest corner thereof bears along said Westerly line, North 178.42 feet distant; thence, from said point of beginning, leaving said Westerly line, South 44° 12' 28" East 387.55 feet; thence, along the arc of a tangent curve to the left, concave Northerly, having a radius of 600.00 feet, subtended by a chord bearing South 62° 08' 28" East 369.49 feet; thence, South 80° 04' 28" East 569.52 feet to a point in the Easterly line of said Record of Survey; thence, along the Easterly, Southerly and Westerly lines of said Record of Survey, the following seventeed (17) courses: (1) South 12° 33' 54" West 69.92 feet; (2) South 16° 52' 16" West 59.69 feet; (3) South 12° 47' 52" West 115.33 feet; (4) South 66° 59' 22" West 110.59 feet; (5) South 14° 18' 16" West 103.07 feet; (6) South 00° 31' 50" West 338.34 feet; (7) North 85° 55' 07" West 300.22 feet; (8) 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° 58' 31" West 430.68 feet; (9) South 89° 58' 04" West 239.54 feet; (10) North 550.17 feet; (11) East 158.00 feet; (12) North 138.00 feet; (13) North 09° 43' 40" East 142.04 feet; (14) North 110.00 feet; (15) North 10° 27' 36" West 132.20 feet; (16) West 158.00 feet; and (17) North 163.28 feet to the point of beginning. Being further described as Parcel No. 2 of the Certificate of Compliance, recorded November 21, 1986, in Book 86-11-21 of Official Records, at Page 1178.

P87286

CONTINUED

RESOLUTION No. 87-708

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 NORHTEAST
CORNER OF GARDEN HIGHWAY AND ORCHARD LANE

APPROVED
BY THE CITY COUNCIL

(P87-286) (APN: 274-0030-066)

SFP 1 10 87

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council on September 1, 1987, held a public hearing on the request for approval of a tentative map for property located at the northeast corner of Garden Highway 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 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.

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. The City General Plan designates 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 filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements throughout the subdivision and on River Plaza Drive and street lights on Garden Highway pursuant to Section 40.811 of the City Code to the satisfaction of the Director of Public Works.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - d. 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 (1.1984 ac.).
 - e. 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 United States Postal Service.
 - f. 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.

- g. 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.
- h. Meet all County Sanitation District requirements.
- i. Submit a soils test prepared by a registered engineer to be used in street design.
- j. Widen pavement along Garden Highway per study on file with the City, if applicable.
- k. 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.
- l. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.
- m. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
- n. Dedicate Lot A as a PUE for overhead and underground electrical facilities and appurtenances.
- o. Show the 10 foot overhead electrical facility easement recorded in Book 412 of Deeds, Page 491 located adjacent to the levee within Lot A.
- p. Contact RD1000 and pay fees, if any, resulting from increased run-off.
- q. Remove all cement and metal piping to an approved dump site to the satisfaction of the City Planning Director and City/County Health Department.
- r. Relocate access point from "B" Street to "F" Court and provide "F" Court a 50 ft. right-of-way to "A" Street.
- s. Dedicate "A" Street to a 50 ft. right-of-way from Orchard Lane to "B" Street.
- t. Dedicate right-of-way along River Plaza Drive and Orchard Lane for slope easements.

- u. Show all existing easements.
- v. Minimum lot grade shall be one foot above the 100 year flood plan elevation.
- w. Dedicate Lot A to the City.
- x. Dedicate a 10 ft. levee and maintenance easement at the toe of the levee.
- y. Work with the Public Works Division to retain trees in the Orchard Lane right-of-way if possible.
- z. The applicant shall submit a tree removal plan for review and approval of the City Arborist. The applicant shall protect and retain those trees identified by the City Arborist. No trees shall be removed without the prior approval of the City Arborist.

 MAYOR

ATTEST:

 CITY CLERK

P87-286

RESOLUTION No.

Adopted by The Sacramento City Council on date of

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF GARDEN HIGHWAY AND ORCHARD LANE.
(P87-286) (APN: 274-0030-066)**

WHEREAS, the City Council, on September 1, 1987, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the northeast corner of Garden Highway 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 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 balanced 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. The City General Plan designates the subject site for Residential use.
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 Water 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. In the matter of the hereby approved requested subdivision modification to waive standard street improvements:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that Garden Highway lacks the width necessary for standard improvements.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the need is created by a physical constraint.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that this will occur along Garden Highway on other sites.
 - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for Residential use.
7. 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 throughout the subdivision and on River Plaza Drive and street lights on Garden Highway pursuant to Section 40.811 of the City Code to the satisfaction of the Director of Public Works.

- 10
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - d. 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 (1.1984 ac.).
 - e. 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 United States Postal Service.
 - f. 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.
 - g. 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.
 - h. Meet all County Sanitation District requirements.
 - i. Submit a soils test prepared by a registered engineer to be used in street design.
 - j. Widen pavement along Garden Highway per study on file with the City, if applicable.
 - k. 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.

- l. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.
- m. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
- n. Dedicate Lot A as a PUE for overhead and underground electrical facilities and appurtenances.
- o. Show the 10 foot overhead electrical facility easement recorded in Book 412 of Deeds, Page 491 located adjacent to the levee within Lot A.
- p. Contact RD1000 and pay fees, if any, resulting from increased run-off.
- q. Remove all cement and metal piping to an approved dump site to the satisfaction of the City Planning Director and City/County Health Department.
- r. Relocate access point from "B" Street to "F" Court and provide "F" Court a 50 ft. right-of-way to "A" Street.
- s. Dedicate "A" Street to a 50 ft. right-of-way from Orchard Lane to "B" Street.
- t. ~~A-portion-of-the-property-lies-in-a-Federal-Flood-Hazard Area---No-development-can-be-approved-until-appropriate measures-are-taken-to-remove-the-area-from-the-flood-zone. Applicant-shall-comply-with-all-F.E.M.A.-regulations. (Deleted by staff)~~
- u. Dedicate right-of-way along River Plaza Drive and Orchard Lane for slope easements.
- v. Show all existing easements.
- w. Minimum lot grade shall be one foot above the 100 year flood plan elevation.
- x. Dedicate Lot A to the City.
- y. Dedicate a 10 ft. levee and maintenance easement at the toe of the levee.
- z. Work with the Public Works Division to retain trees in the Orchard Lane right-of-way if possible.

aa. The applicant shall submit a tree removal plan for review and approval of the City Arborist. The applicant shall protect and retain those trees identified by the City Arborist. No trees shall be removed without the prior approval of the City Arborist.

MAYOR

ATTEST:

CITY CLERK

P87-286

LOT 8 .
(Remainder 0.3 AC.)

NOTES

RECORD LIMITS:
REPLACES HANCO PARTNERSHIP
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CALIFORNIA 95828

SUBDIVIDER:
CAMPAZ DEVELOPMENT & CONSTRUCTION CO., INC.
1915 FOUR CORNER BOULEVARD, SUITE 105
SACRAMENTO, CALIFORNIA 95828

ENGINEER:
THE SPINK CORPORATION
POST OFFICE BOX 2911
SACRAMENTO, CALIFORNIA 95811

EXISTING USE AND ZONE:
R-1A, R-1A, R-2B

PROPOSED USE AND ZONE:
LOT 5 - LOTS, R-1A
LOT 6 - LOTS, R-1A
LOT 7 - REMAINDER

TYPICAL LOT SIZE:

52' x 105' (INTERIOR)
50' x 107' (INTERIOR)
50' x 107' (EXTERIOR)

AREA: 17.02 AC GROSS

107 5/8' LOTS, 35.42 AC.
LOT A, 1.30 AC.
LOT B, 0.32 AC.

DENSITY:
8.72 DU/AC (33.6 AC NET)
6.70 DU/AC (33.02 AC GROSS)

A.P.N.: 274-0030-008

PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO
WATER SUPPLY: CITY OF SACRAMENTO
SEWER DISPOSAL: CITY OF SACRAMENTO
STORM DRAINAGE: CITY OF SACRAMENTO
FIRE DISTRICT: CITY OF SACRAMENTO

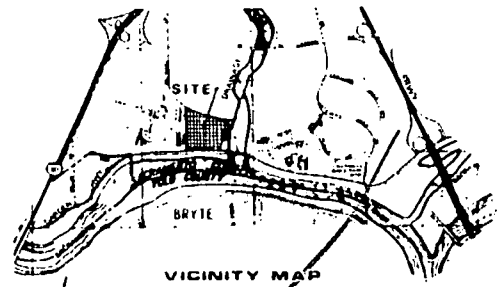
SCHOOL DISTRICT: NATOMAS UNION SCHOOL DISTRICT

PARK DISTRICT: CITY OF SACRAMENTO
ELECTRICITY: S.W.U.D.
NATURAL GAS: P.W.G.S.
TELEPHONE: CITIZENS UTILITY COMPANY

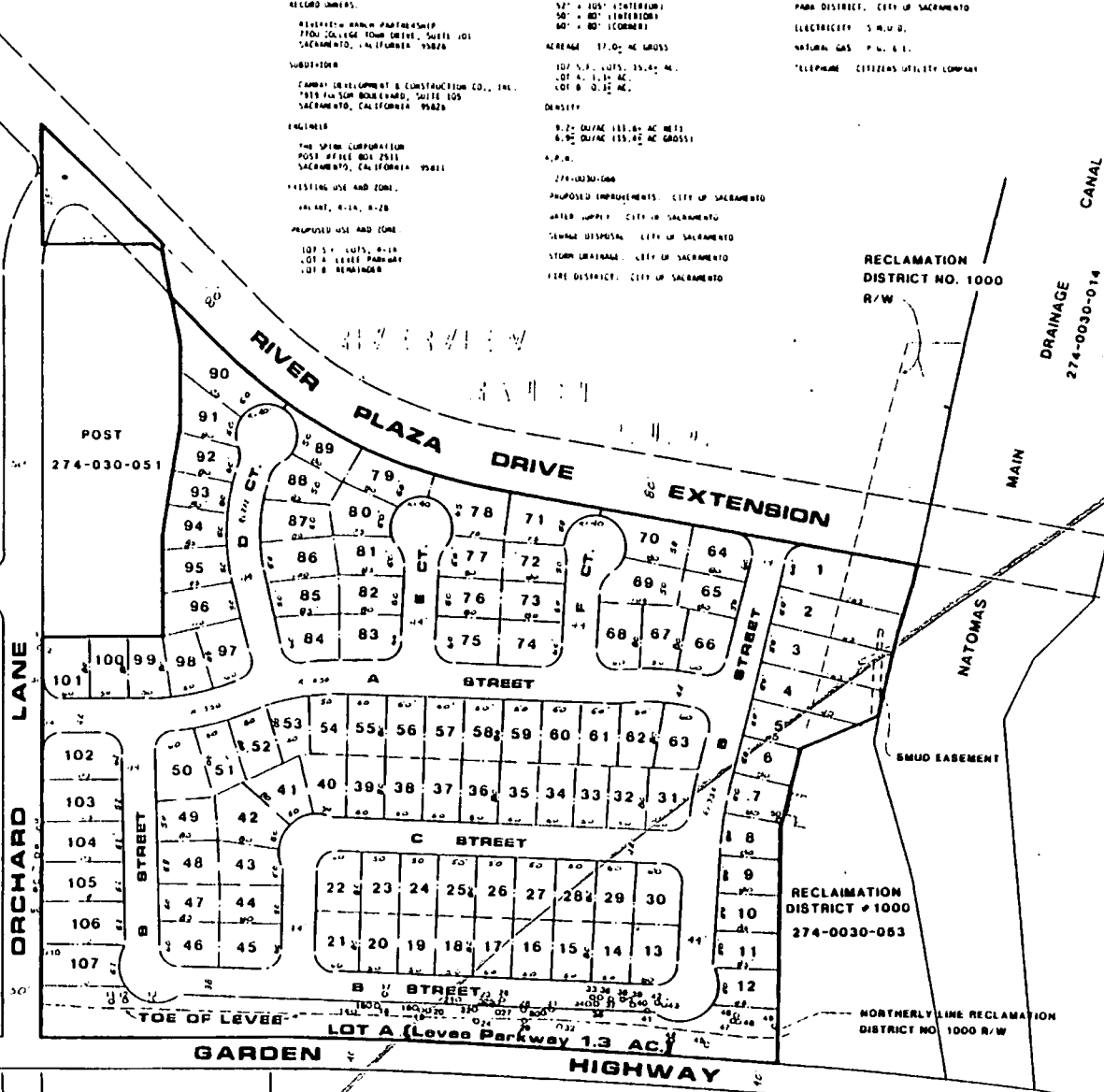
FILE LISTED

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23	50"	ENG 1/24
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103	210"	ENG 1/24
104	212"	ENG 1/24
105	214"	ENG 1/24
106	216"	ENG 1/24
107	218"	ENG 1/24

NOTE: TO BE REVISION



THE SPINK CORP.
DATE:



- * LOTS 102-107 ARE STANDARD R-1 SIZED LOTS.
- * SUBDIVIDER PROPOSES TO VARY FRONT YARD SETBACKS.

TENTATIVE SUBDIVISION MAP
BRISAS DEL RIO
City of Sacramento,
California

June, 1987

THE SPINK CORPORATION
720 F STREET
SACRAMENTO, CA. 95814
(916) 444-8170

ENGINEERING • ARCHITECTURE • PLANNING •
LANDSCAPE ARCHITECTURE • SURVEYING •
MAPPING • PHOTOGRAMMETRY

274-0030-008
FRATES

274-0030-026
KADO



**Sacramento City Planning Commission
VOTING RECORD**

10

MEETING DATE
7-23-87

ITEM NUMBER
8B

PERMIT NUMBER
P 87-286

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input 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 type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input checked="" type="checkbox"/> OTHER <u>Amend Portion of
Riverview Ranch PUD</u> |

STAFF RECOMENDATION
 Favorable Unfavorable
 Correspondence
 Petition

LOCATION
North east corner of Orchard Lane
& Garden Hwy

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NAME	ADDRESS

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NAME	ADDRESS

MOTION #

	YES	NO	MOTION SECOND
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Chinn	✓		
Ferris	✓		
Goodin	✓		
Hollick	✓		
Holloway	✓		✓
Ishmael	ABSENT		
Otto	✓		
Walton	✓		
Ramirez	✓		✓

MOTION

- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input 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 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 _____ |

CITY PLANNING COMMISSION

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

APPLICANT	SPINK CORPORATION, P O BOX 2511, Sacramento, California 95811
OWNER	RIVERVIEW RANCH PARTANERSHIP, 7700 College Town Drive, Sac., CA 95826
PLANS BY	SPINK CORPORATION, P O BOX 2511, Sacramento, California 95811
FILING DATE	6/19/87 ENVIR. DET. 7/13/87 Nec. Dec. RBPORT BYSD/vf
ASSESSOR'S-PCL. NO.	274-0030-066

- APPLICATION:
- A. Negative Declaration
 - B. Amend Riverview Ranch PUD Schematic Plan from 144 condominium units and 109 townhouses to 101 petite units and six standard single family units.
 - C. Rezone 7.8+ vacant acres from Multi-Family (R-2B) to Single Family Alternative (R-1A).
 - D. Tentative Map (P87-286)
 - E. Special Permit to construct 101 single family petite units in the R-1A zone.
 - F. Subdivision Modification to waive standard street improvements.

LOCATION: Northeast corner of Orchard Lane and Garden Highway.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 101 single family petites and six standard single units to be known as Brisas Del Rio in the Riverview Ranch PUD

PROJECT INFORMATION:

1974 General Plan Designation as amended:	Low Density residential
Interim South Natomas Community Plan Designation:	Residential: 11-21 du/ac
Existing Zoning of Site:	R-2B, R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-3 PUD	Front:	Determined	12.5' Min.
South: Residential & Commercial Office; F	Side(Int):	By	5' Min.
East: Vacant; OB-PUD	Side(St):	Planning	12.5' Min.
West: Condominiums; R-1-A	Rear:	Commission	12.5' Min.

Property Dimensions:	Irregular
Property Area:	17+ acres
Density of Development:	8.5 d. u. per acre

Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 Exterior Building Materials: Stucco and wood siding
 Roof Material: Tile

<u>Size of Units:</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 3</u>
	1,370 sq. ft.	1,780 sq. ft.	1,947 sq. ft.
	2 bdr/2 bath	3 bdr/3 bath	3 bed/2-1/2 bath
	1 story	2 story	2 story
	2 car garage	2 car garage	2 car garage

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 8, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification subject to conditions which are attached.

BACKGROUND INFORMATION: On April 9, 1985, the City Council granted an appeal of the Planning Commission's denial of the rezone and special permit requests necessary to develop the subject site with 144 condominium units and 109 townhouse units (P85-063). On May 13, 1986, the Council approved the necessary entitlements to cause zoning boundaries to match the alignment of River Plaza Drive (P86-105) (See Exhibit A).

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. The site is designated for 11 to 21 units per acre in the Interim South Natomas Community Plan. The site currently designated for townhouses and condominiums in the River View Ranch PUD Schematic Plan. The site is surrounded by the following uses:

residence and drainage canal to the east; residential and commercial to the south; residential townhouses to the west; and vacant land designated for apartments to the north. The property to the north is a portion of the River View Ranch PUD.

B. Rezoning and Schematic Plan Amendment

The northwest portion of the site is currently zoned Multi-Family (R-2B) and designated for 144 condominium units (See Exhibit A). The remainder of the site is zoned Single Family Alternative (R-1A) and designated for 109 townhouses. The applicant proposes to rezone the 7.8± acres from R-2B to R-

1A and redesignate the entire site in order to develop 101 petite units and six standard single family units. The proposed project achieves a net density of 8.5 units per acre. Staff notes that this proposal is consistent with the original land use designation of the South Natomas Community Plan which was amended in 1985 at the developer's assurance that the site was unsuitable for single family development.

Staff has no objection to the requested rezoning and PUD Schematic Plan Amendment. The density of the overall PUD is 12.1 units per net acre which is consistent with the Community Plan. The applicant proposes two different housing types which is also consistent with the Community Plan. In addition, the proposed use is compatible with surrounding residential uses.

C. Design

The intent of petite housing is to offer affordable single family ownership opportunities by increasing the density slightly without appearing to squeeze detached single family structures together. In the past, this has resulted in long narrow lots, generally 40 to 45 feet wide by 100 feet deep, with 4,000+ sq. ft. of area. The applicant proposes a new approach to petite housing by creating lots typically 50 ft. wide by 80 ft. deep. Staff supports this new concept in that it permits affordable single family ownership opportunities, greater design flexibility along the street frontages and the lots are a minimum of 4,000 sq. ft. which has been found to be a workable area in the past.

The applicant proposes a series of three cul-de-sacs along River Plaza Drive. There will be a slope down from the drain canal crossing. Public Works, therefore, requests that the main entrance from River Plaza Drive be relocated from B Street to F Court. Staff supports this design because it does not necessitate a long unbroken wall along River Plaza Drive.

The applicant proposes six lots which back up to Orchard Lane. These are to be standard single family sized lots (52' x 100+') in order to meet Community Plan requirements of three housing types in projects of 30+ acres. There is a row of walnut trees on Orchard Lane adjacent to these lots. Staff has requested that efforts be made to retain these trees to buffer these lots from vehicles passing on Orchard Lane and looking down into these lots.

Garden Highway is on the river levee and there is not sufficient room for standard street improvements. The Subdivision Review Committee, therefore, recommends that curbs, gutters and sidewalks be waived along the Garden Highway frontage.

D. Special Permit

The applicant proposed three floor plans. The units range from 1,370 sq. ft. to 1,947 sq. ft. in size. Plan 1, 1,370 sq. ft., has two bedrooms, two bathes, a two-car garage and a fireplace. This is a one-story model. Plan two, 1,780 sq. ft., has three bedrooms, three bathes, a two-car garage and a fireplace. This is a two-story model. Plan three, 1,947 sq. ft. has three bedrooms, two and one-half bathes, a two-car garage and two fireplaces. Exterior building materials consist of stucco and wood siding with tile roofing. Exterior colors will be earth tones. Each floor plan has three elevations.

The wider lots offer greater design flexibility so that the streetscape is not dominated by garage doors. On Plan One, the garage is set in back of a bedroom bay window. These wider lots offer more opportunity to view the street from the interior living area. The outdoor living area is in the back of each unit with a logical relationship to indoor living area.

Each unit has a minimum five foot side yard setback. Driveways are 20 feet in depth. Front building setbacks are primarily 20 feet. Plan One may have a 12-1/2 foot setback for the bedroom bay window. The applicant will attempt to situate these units on longer lots whenever possible to achieve greater front setback. Rear setbacks will be generally 15 feet or more, however, kitchen nook bay windows may go down to 12-1/2 feet. Since these units do not back up to existing residential uses, staff has no objection to this proposal. Staff cautions that the 40 percent lot coverage requirement is not variable under the R-1A zone and must be met.

The Police Department recommends that the cul-de-sacs along River Plaza Drive be closed off to inhibit criminal access into the subdivision. Staff recommends that the yards along River Plaza Drive be enclosed with a decorative masonry wall ~~with no door openings~~ ^{with} to the front setback area openings at each cul-de-sac enclosed with decorative wrought iron gates. Wall design and materials shall be approved by the Planning Director prior to issuance of building permits. The wall shall be placed 12-1/2 five feet from the property line. Staff recommends the front and street side yards, including those along River Plaza Drive, be landscaped and irrigated by the applicant.

E. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon 1.1984 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a Negative Declaration with the following mitigation measures regarding trees and cultural deposits:

1. Plant Life

The site contains over 50 trees and a small orchard. The applicant is proposing to remove the trees bordering Orchard Lane, remove the orchard and remove several trees in a proposed right-of-way paralleling Garden Highway. While none of the trees' diameter at breast height exceeds 100 inches, almost all of the trees are healthy, mature and vital. To reduce the environmental impact of the tree removal to a less than significant level, the applicant must comply with the following:

a. The applicant shall submit a tree removal plan for the review and approval of the City Arborist. No trees shall be removed without first acquiring this approval. The applicant shall protect and retain those trees identified by the City Arborist for preservation by ensuring the following be complied with to the satisfaction of the City Planning Director and City Arborist prior to the issuance of building permit:

1. No action shall be taken which will harm the health, vitality or longevity of the trees to be preserved;
2. The applicant shall comply with any measures deemed necessary to preserve the trees after review and approval of the tree survey. These include, but are not limited to:
 - grading, trenching, cutting and/or filling within the driplines of the trees shall not occur.
 - a temporary six foot high chain link fence shall be placed around the driplines of the trees during construction to prevent soil compaction resulting from stacked construction materials, equipment and vehicular traffic. These fences shall be erected prior to issuance of a building permit and shall remain installed until landscaping commences.
 - irrigation within the driplines shall be prohibited for the oak trees to be retained.
 - roadway and building foundations shall not extend into any driplines.

2. Cultural Resources

The project is located in an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:

- If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.

RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration.
2. Recommend approval of the Riverview Ranch PUD Schematic Plan from 144 condominium units and 109 townhouse units to 101 petite units and six standard single family units.
3. Recommend approval of the Rezoning of 7.8± acres from Multi-Family (R-2B) to Single Family Alternative (R-1A).
4. Recommend approval of the Tentative Map subject to conditions.
5. Approve the Special Permit subject to conditions and based upon findings of fact which follow.
6. Recommend approval of the Subdivision Modification to waive curbs, gutters and sidewalks on Garden Highway.

Conditions - Tentative Map

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

1. Provide standard subdivision improvements and street lights on Garden Highway 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

4. 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 (1.1984 ac.).
5. 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 United States Postal Service.
6. 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.
7. 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.
8. Meet all County Sanitation District requirements.
9. Submit a soils test prepared by a registered engineer to be used in street design.
10. Widen pavement along Garden Highway per study on file with the City.
11. 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.
12. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.
13. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
14. Dedicate Lot A as a PUE for overhead and underground electrical facilities and appurtenances.
15. Show the 10 foot overhead electrical facility easement recorded in Book 412 of Deeds, Page 491 located adjacent to the levee within Lot A.

- 16. Contact RD1000 and pay fees, if any, resulting from increased run-off.
- 17. Remove all cement and metal piping to an approved dump site to the satisfaction of the City Planning Director and City/County Health Department.
- 18. Relocate access point from "B" Street to "F" Court and provide "F" Court a 50 ft. right-of-way to A Street.
- 19. Dedicate A Street to a 50 ft. right-of-way from Orchard Lane to B Street.
- 20. A portion of the property lies in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone. Applicant shall comply with all F.E.M.A regulations.
- 21. Dedicate right-of-way along River Plaza Drive and Orchard Lane for slope easements.
- 22. Show all existing easements.
- 23. Minimum lot grade shall be one foot above the 100 year flood plan elevation.
- 24. Dedicate Lot A to the City.
- 25. Dedicate a 10 ft. levee and maintenance easement at the toe of the levee.
- 26. Work with the Public Works Division to retain trees in the Orchard Lane right-of-way if possible.
- 27. The applicant shall submit a tree removal plan for review and approval of the City Arborist. The applicant shall protect and retain those trees identified by the City Arborist. No trees shall be removed without the prior approval of the City Arborist.

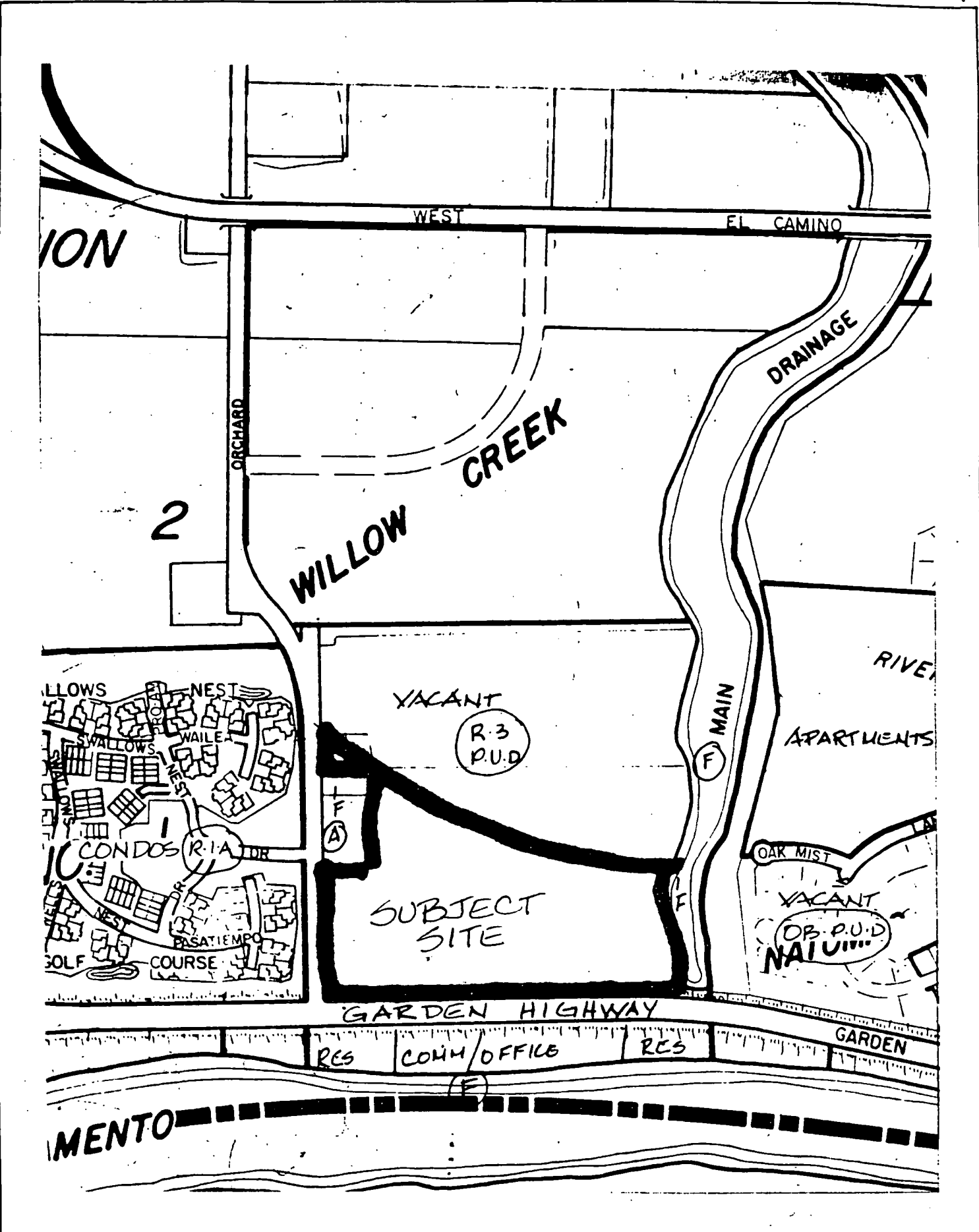
Conditions - Special Permit

- 1. Floor plans and elevations are approved as submitted. Project shall be constructed per the submitted plans.
- 2. A master plan indicating building setbacks shall be submitted and approved by staff prior to issuance of building permits.

- 3. A decorative masonry wall with ~~rough~~ ^{openings at the} iron gates ^{and} at cul-de-sacs shall be constructed on River Plaza Drive. The decorative wall shall also be installed along Orchard Lane. Design ^{location} and building materials shall be approved by staff prior to issuance of building permits.
- 4. Landscaping and irrigation plans shall be reviewed and approved by the City Landscape Architect prior to issuance of building permits. Landscaping and irrigation shall be installed by the applicant.

Findings of Fact - Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. it allows affordable single family ownership;
 - b. lot sizes are smaller than standard without appearing to squeeze units together;
 - c. it inhibits access of criminal elements;
 - d. lots are a minimum of 4,000 sq. ft.
- 2. The project will not be detrimental to public health, safety or welfare or result in a nuisance in that:
 - a. the project does not back up to existing single family residential so that rear yard setbacks less than 15 feet will be detrimental;
 - b. the streetscape is not dominated by garage fronts;
 - c. adequate view of the street is provided for security purposes.
- 3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses, 11-21 du/ac., in the Interim South Natomas Community Plan and the proposed project, together with the remainder of Riverview Ranch PUD conforms with the plan designation.

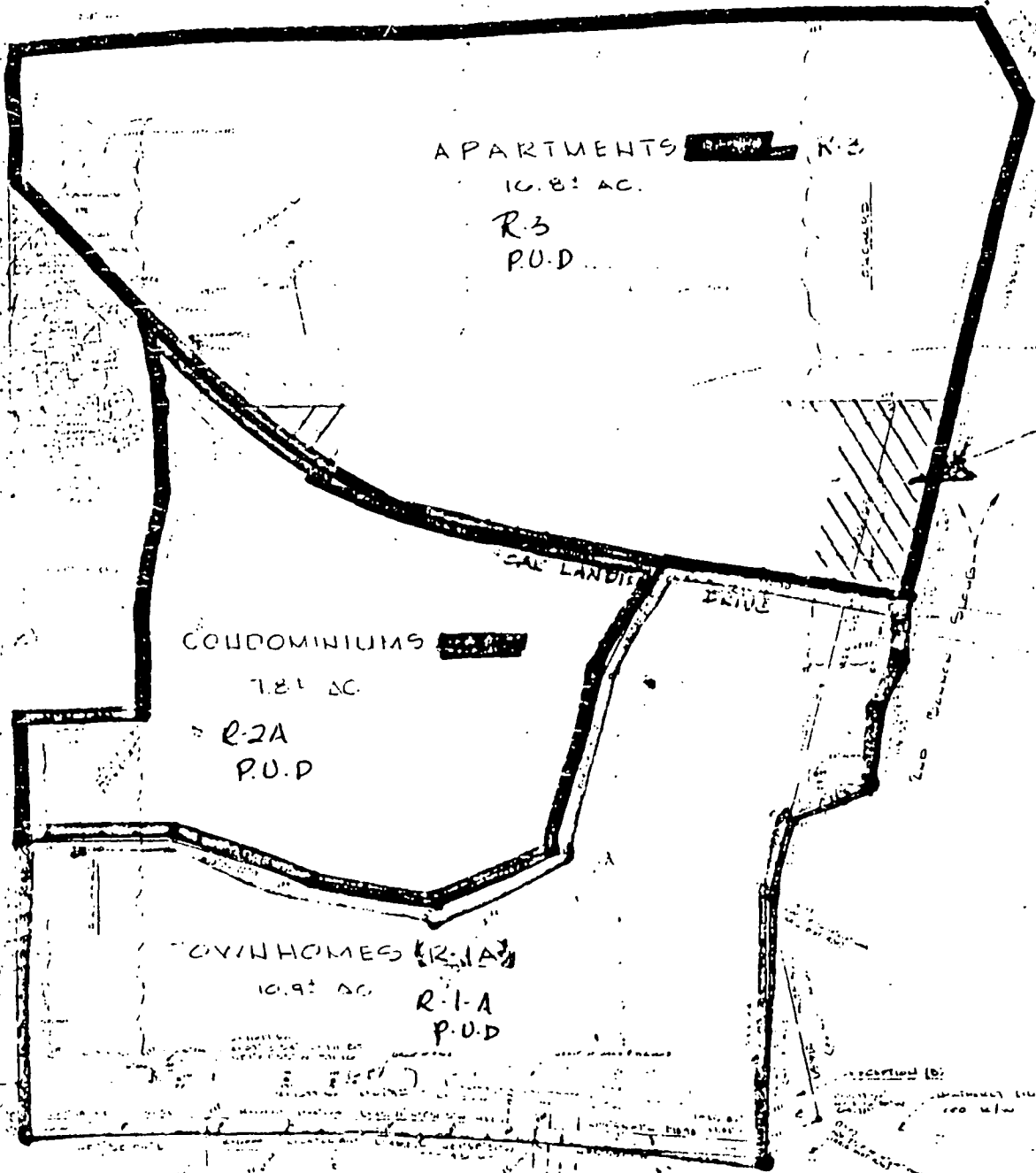


VICINITY - LAND USE - ZONING

788-886 P 87 886

15733-87 85

4313



APARTMENTS ~~10.8 AC~~ R-3
 10.8 AC.
 R-3
 P.U.D.

CONDOMINIUMS ~~7.8 AC~~
 7.8 AC
 R-2A
 P.U.D.

COV/HOMES (R-1-A)
 10.9 AC R-1-A
 P.U.D.

NOTE:
 1. THE CITY OF SACRAMENTO HAS A ZONING MAP WHICH IS SUPERSEDED BY THE CITY OF SACRAMENTO ZONING MAP AND ALL ZONING ORDINANCES AND ORDINANCES.
 2. THE CITY OF SACRAMENTO HAS A ZONING MAP WHICH IS SUPERSEDED BY THE CITY OF SACRAMENTO ZONING MAP AND ALL ZONING ORDINANCES AND ORDINANCES.

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 2. THE CITY OF SACRAMENTO HAS A ZONING MAP WHICH IS SUPERSEDED BY THE CITY OF SACRAMENTO ZONING MAP AND ALL ZONING ORDINANCES AND ORDINANCES.

EXHIBIT MAP
 (PROPOSED ZONING)

EXHIBIT A
 EXISTING ZONING

	MORTON & PITALO, INC.	1211 1/2 N. ST. J.	95811
	1211 1/2 N. ST. J.	95811	

10

LOT 8 .
(Remainder 0.3 AC.)

NOTES:

RECORD OWNERS:
 1970 COLLEGE TOWN DRIVE, SUITE 101
 SACRAMENTO, CALIFORNIA 95828

SUBDIVIDER:
 CANNAY DEVELOPMENT & CONSTRUCTION CO., INC.
 1818 FOLSON BOULEVARD, SUITE 105
 SACRAMENTO, CALIFORNIA 95828

ENGINEER:
 THE SPINK CORPORATION
 POST OFFICE BOX 2511
 SACRAMENTO, CALIFORNIA 95811

EXISTING USE AND ZONE:
 GENERAL, R-1A, R-2B

PROPOSED USE AND ZONE:
 107 S.F. LOTS, R-1A
 107 R. 1.33 AC. PARCEL
 107 B. REMAINDER

TYPICAL LOT SIZES:

57' x 105' (CENTERLINE)
 50' x 80' (STREETFRONT)
 40' x 80' (CORNERS)
 AVERAGE 37.00 AC GROSS
 107 S.F. LOTS, 15.42 AC.
 107 A. 2.31 AC.
 107 B. 0.32 AC.

DENSITY:
 2.25 (SUFF. 133.00 AC NET)
 8.00 (SUFF. 133.00 AC GROSS)

A.P.N.:
 274-0030-008
 PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO
 WATER SUPPLY: CITY OF SACRAMENTO
 SEWER DISPOSAL: CITY OF SACRAMENTO
 STORM DRAINAGE: CITY OF SACRAMENTO
 FIRE DISTRICT: CITY OF SACRAMENTO

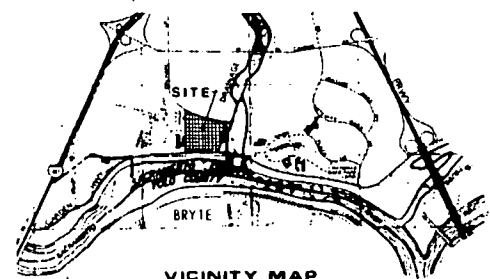
SCHOOL DISTRICT: NATOMAS JUNIOR SCHOOL DISTRICT

PARK DISTRICT: CITY OF SACRAMENTO
 ELECTRICITY: S.W.U.D.
 NATURAL GAS: P.G. & E.
 TELEPHONE: CITIZENS UTILITY COMPANY

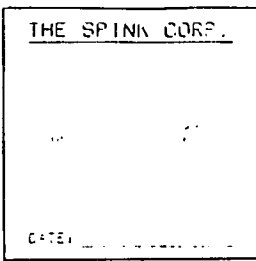
TREE LEGEND

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80. 144"	ENGELMANN
81. 146"	ENGELMANN
82. 148"	ENGELMANN
83. 150"	ENGELMANN
84. 152"	ENGELMANN
85. 154"	ENGELMANN
86. 156"	ENGELMANN
87. 158"	ENGELMANN
88. 160"	ENGELMANN
89. 162"	ENGELMANN
90. 164"	ENGELMANN
91. 166"	ENGELMANN
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94. 172"	ENGELMANN
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96. 176"	ENGELMANN
97. 178"	ENGELMANN
98. 180"	ENGELMANN
99. 182"	ENGELMANN
100. 184"	ENGELMANN
101. 186"	ENGELMANN
102. 188"	ENGELMANN
103. 190"	ENGELMANN
104. 192"	ENGELMANN
105. 194"	ENGELMANN
106. 196"	ENGELMANN
107. 198"	ENGELMANN

NOTE: ** TO BE REMOVED



VICINITY MAP



* LOTS 102-107 ARE STANDARD R-1 SIZED LOTS.
 * SUBDIVIDER PROPOSES TO VARY FRONT YARD SETBACKS.

TENTATIVE SUBDIVISION MAP

BRISAS DEL RIO

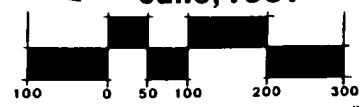
City of Sacramento,
 California

June, 1987

THE SPINK CORPORATION
 720 F STREET
 SACRAMENTO, CA. 95814
 (916) 444-8170
 ENGINEERING • ARCHITECTURE • PLANNING •
 LANDSCAPE ARCHITECTURE • SURVEYING •
 MAPPING • PHOTOGRAMMETRY

274-0030-008
 FRATES

274-0030-026
 KA00



P37-286

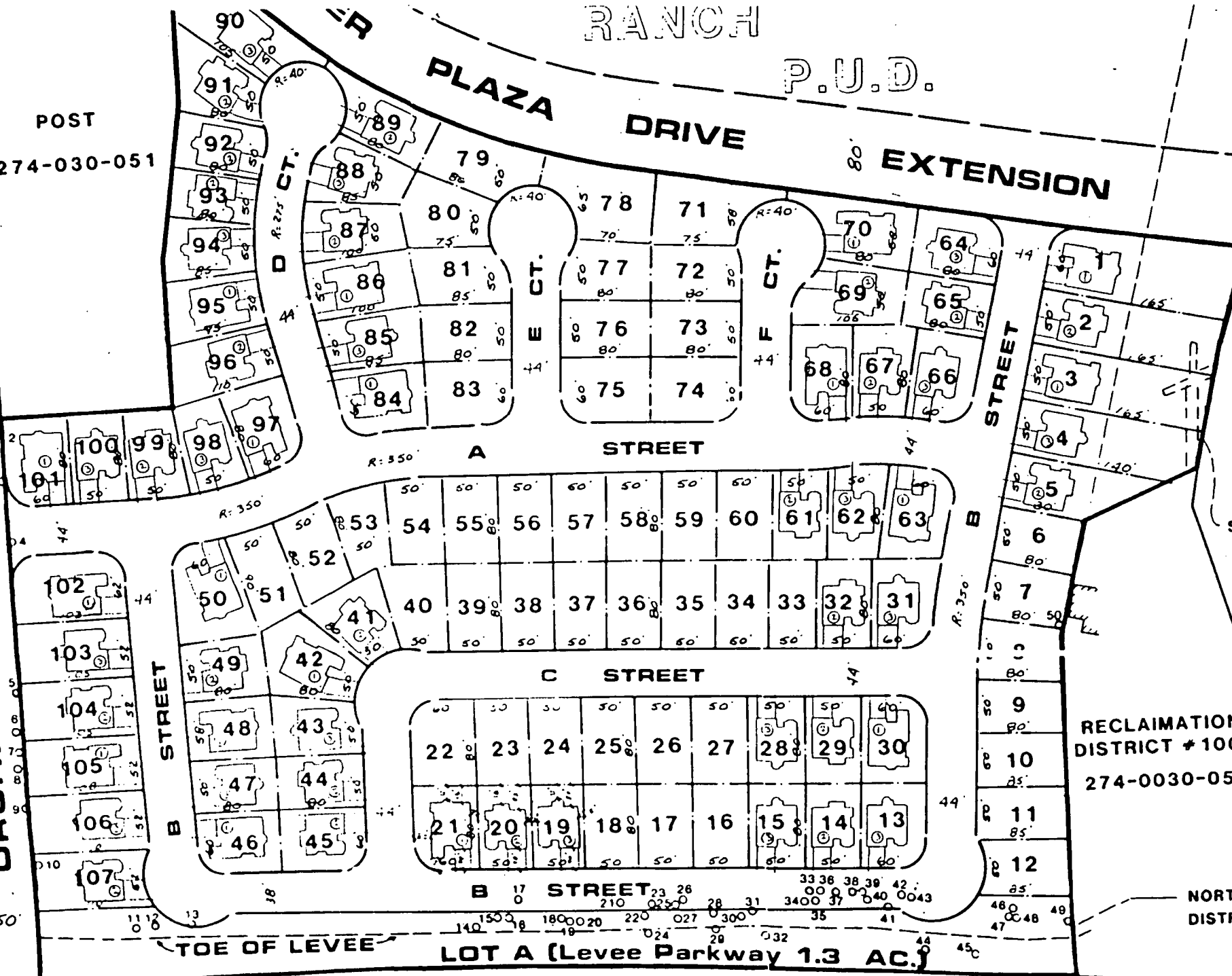
10

SWALLOW'S NEST
ORCHARD LANE
TYPICAL SCHEMATIC PLAN

POST
274-030-051

RANCH

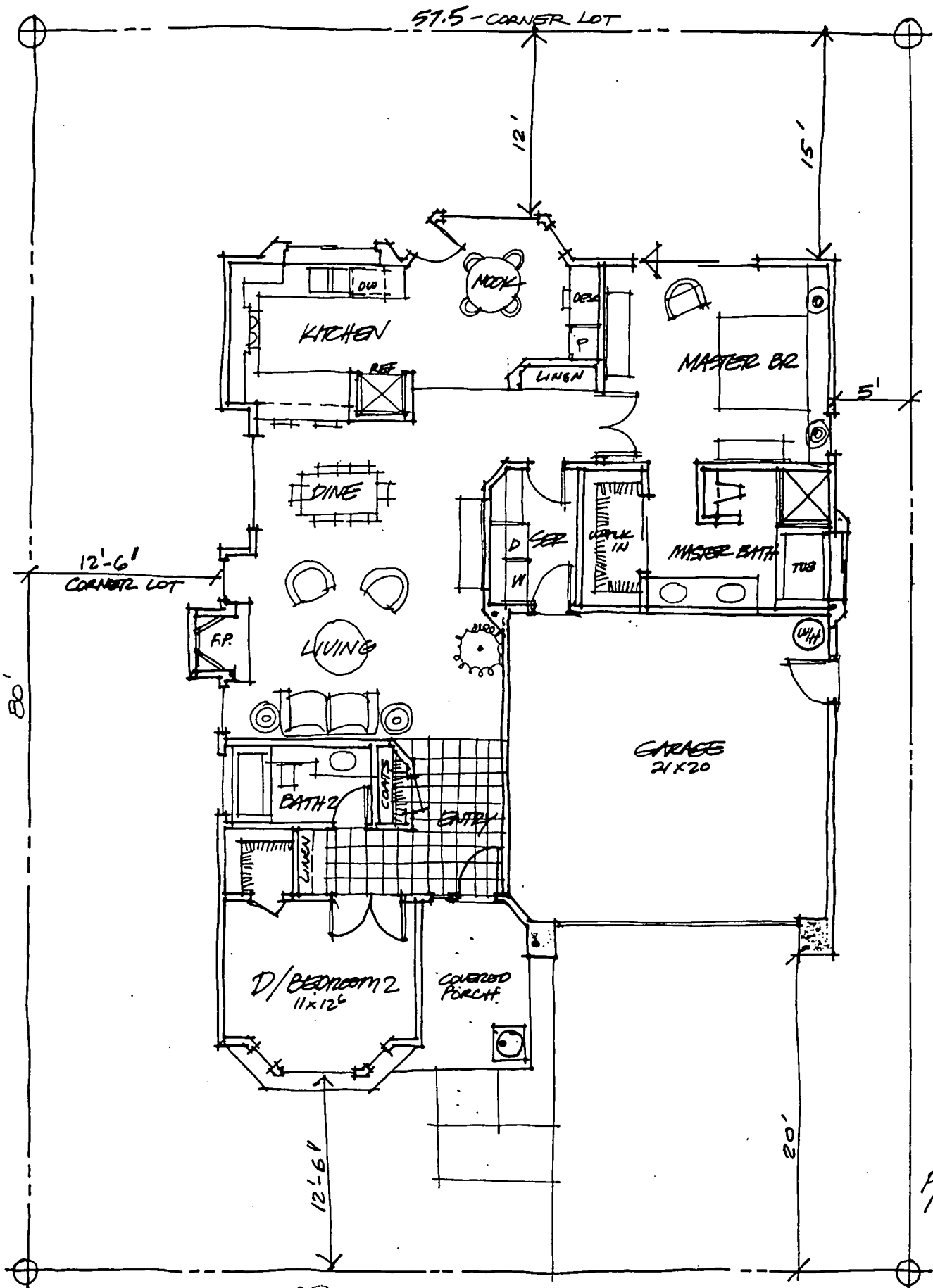
PLAZA DRIVE EXTENSION



RECLAMATION DISTRICT #1000
274-0030-053

NORTHER DISTRICT

GARDEN HIGHWAY



PLAN 1
1370 SF

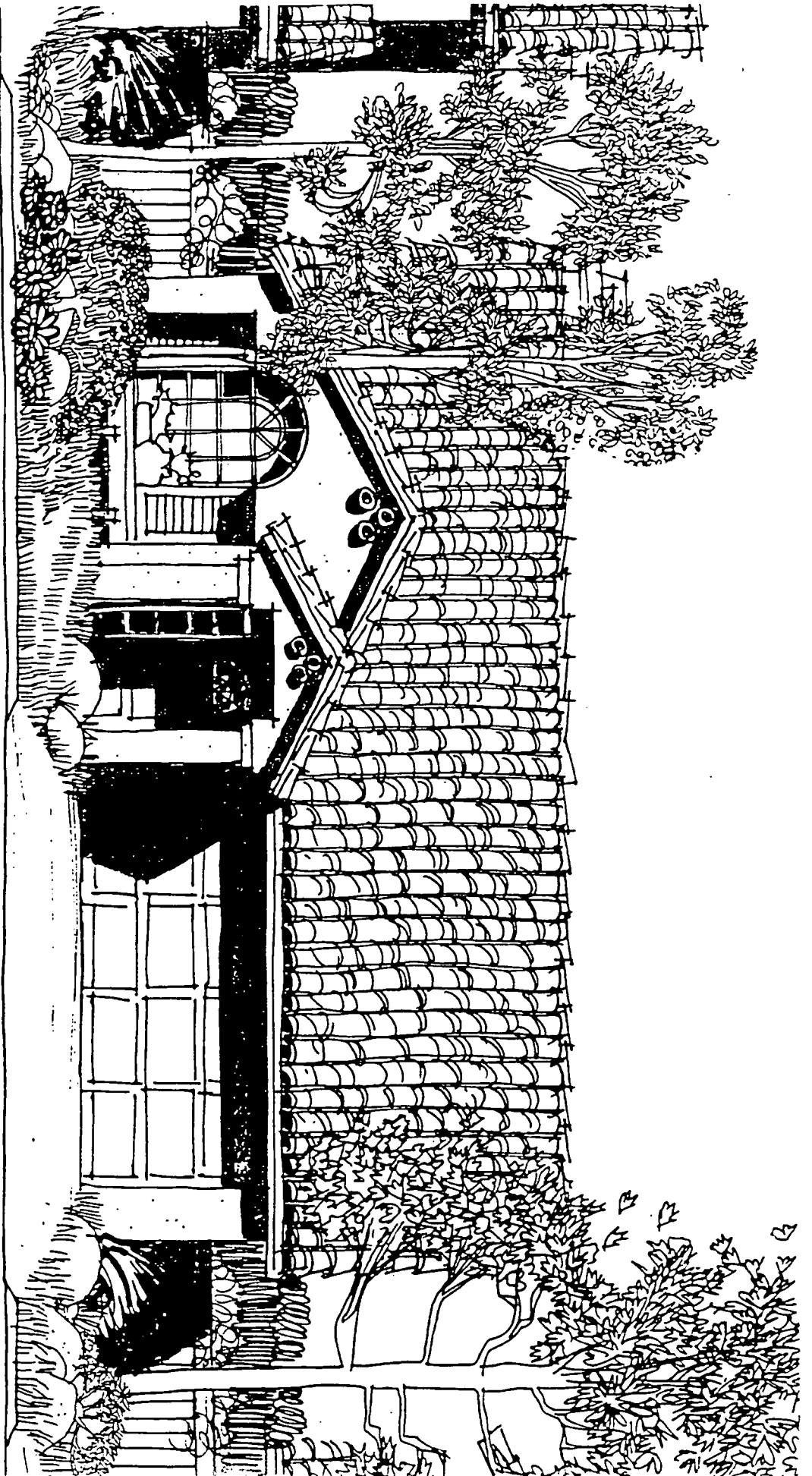
PP7-286 -28-

7-23-87

JLS

RIO

18-286-6 - 28 - 980-081
8#



1A

2



CITY OF SACRAMENTO

PASSED FOR
PUBLICATION
& CONTINUED
TO 9-1-87

10

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

Room 200 449-5604

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT:

Rezone 7.8+ acres from R-2B (2,000 square feet/unit) to R-1A for property located at the northeast corner of Orchard Lane and Garden Highway

SUMMARY

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

BACKGROUND INFORMATION

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 September 1, 1987

Respectfully submitted.

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Attachments
P87-286

District No. 8
August 25, 1987

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

P87-286

AMENDED BY STAFF 7/23/87

CITY PLANNING COMMISSION

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

APPLICANT	SPINK CORPORATION, P O BOX 2511, Sacramento, California 95811		
OWNER	RIVERVIEW RANCH PARTANERSHIP, 7700 College Town Drive, Sac., CA 95826		
PLANS BY	SPINK CORPORATION, P O BOX 2511, Sacramento, California 95811		
FILING DATE	6/19/87	ENVIR. DET.	7/13/87 Nec. Dec.
ASSESSOR'S-PCL. NO.	274-0030-066		
	REPORT BY SD/vf		

- APPLICATION:**
- A. Negative Declaration
 - B. Amend Riverview Ranch PUD Schematic Plan from 144 condominium units and 109 townhouses to 101 petite units and six standard single family units.
 - C. Rezone 7.8+ vacant acres from Multi-Family (R-2B) to Single Family Alternative (R-1A).
 - D. Tentative Map (P87-286)
 - E. Special Permit to construct 101 single family petite units in the R-1A zone.
 - F. Subdivision Modification to waive standard street improvements.

LOCATION: Northeast corner of Orchard Lane and Garden Highway.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 101 single family petites and six standard single units to be known as Brisas Del Rio in the Riverview Ranch PUD

PROJECT INFORMATION:

1974 General Plan Designation as amended:	Low Density residential
Interim South Natomas Community Plan Designation:	Residential: 11-21 du/ac
Existing Zoning of Site:	R-2B, R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-3 PUD	Front:	Determined	12.5' Min.
South: Residential & Commercial Office; F	Side(Int):	By	5' Min.
East : Vacant; OB-PUD	Side(St):	Planning	12.5' Min.
West : Condominiums; R-1-A	Rear:	Commission	12.5' Min.

Property Dimensions:	Irregular
Property Area:	17+ acres
Density of Development:	8.5 d. u. per acre

Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Stucco and wood siding
Roof Material:	Tile

<u>Size of Units:</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 3</u>
	1,370 sq. ft.	1,780 sq. ft.	1,947 sq. ft.
	2 bdr/2 bath	3 bdr/3 bath	3 bed/2-1/2 bath
	1 story	2 story	2 story
	2 car garage	2 car garage	2 car garage

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 8, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification subject to conditions which are attached.

BACKGROUND INFORMATION: On April 9, 1985, the City Council granted an appeal of the Planning Commission's denial of the rezone and special permit requests necessary to develop the subject site with 144 condominium units and 109 townhouse units (P85-063). On May 13, 1986, the Council approved the necessary entitlements to cause zoning boundaries to match the alignment of River Plaza Drive (P86-105) (See Exhibit A).

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. The site is designated for 11 to 21 units per acre in the Interim South Natomas Community Plan. The site currently designated for townhouses and condominiums in the River View Ranch PUD Schematic Plan. The site is surrounded by the following uses:

residence and drainage canal to the east; residential and commercial to the south, residential townhouses to the west; and vacant land designated for apartments to the north. The property to the north is a portion of the River View Ranch PUD.

B. Rezoning and Schematic Plan Amendment

The northwest portion of the site is currently zoned Multi-Family (R-2B) and designated for 144 condominium units (See Exhibit A). The remainder of the site is zoned Single Family Alternative (R-1A) and designated for 109 townhouses. The applicant proposes to rezone the 7.8+ acres from R-2B to R-

1A and redesignate the entire site in order to develop 101 petite units and six standard single family units. The proposed project achieves a net density of 8.5 units per acre. Staff notes that this proposal is consistent with the original land use designation of the South Natomas Community Plan which was amended in 1985 at the developer's assurance that the site was unsuitable for single family development.

Staff has no objection to the requested rezoning and PUD Schematic Plan Amendment. The density of the overall PUD is 12.1 units per net acre which is consistent with the Community Plan. The applicant proposes two different housing types which is also consistent with the Community Plan. In addition, the proposed use is compatible with surrounding residential uses.

C. Design

The intent of petite housing is to offer affordable single family ownership opportunities by increasing the density slightly without appearing to squeeze detached single family structures together. In the past, this has resulted in long narrow lots, generally 40 to 45 feet wide by 100 feet deep, with 4,000+ sq. ft. of area. The applicant proposes a new approach to petite housing by creating lots typically 50 ft. wide by 80 ft. deep. Staff supports this new concept in that it permits affordable single family ownership opportunities, greater design flexibility along the street frontages and the lots are a minimum of 4,000 sq. ft. which has been found to be a workable area in the past.

The applicant proposes a series of three cul-de-sacs along River Plaza Drive. There will be a slope down from the drain canal crossing. Public Works, therefore, requests that the main entrance from River Plaza Drive be relocated from B Street to F Court. Staff supports this design because it does not necessitate a long unbroken wall along River Plaza Drive.

The applicant proposes six lots which back up to Orchard Lane. These are to be standard single family sized lots (52' x 100+') in order to meet Community Plan requirements of three housing types in projects of 30+ acres. There is a row of walnut trees on Orchard Lane adjacent to these lots. Staff has requested that efforts be made to retain these trees to buffer these lots from vehicles passing on Orchard Lane and looking down into these lots.

Garden Highway is on the river levee and there is not sufficient room for standard street improvements. The Subdivision Review Committee, therefore, recommends that curbs, gutters and sidewalks be waived along the Garden Highway frontage.

D. Special Permit

The applicant proposed three floor plans. The units range from 1,370 sq. ft. to 1,947 sq. ft. in size. Plan 1, 1,370 sq. ft., has two bedrooms, two bathes, a two-car garage and a fireplace. This is a one-story model. Plan two, 1,780 sq. ft., has three bedrooms, three bathes, a two-car garage and a fireplace. This is a two-story model. Plan three, 1,947 sq. ft. has three bedrooms, two and one-half bathes, a two-car garage and two fireplaces. Exterior building materials consist of stucco and wood siding with tile roofing. Exterior colors will be earth tones. Each floor plan has three elevations.

The wider lots offer greater design flexibility so that the streetscape is not dominated by garage doors. On Plan One, the garage is set in back of a bedroom bay window. These wider lots offer more opportunity to view the street from the interior living area. The outdoor living area is in the back of each unit with a logical relationship to indoor living area.

Each unit has a minimum five foot side yard setback. Driveways are 20 feet in depth. Front building setbacks are primarily 20 feet. Plan One may have a 12-1/2 foot setback for the bedroom bay window. The applicant will attempt to situate these units on longer lots whenever possible to achieve greater front setback. Rear setbacks will be generally 15 feet or more, however, kitchen nook bay windows may go down to 12-1/2 feet. Since these units do not back up to existing residential uses, staff has no objection to this proposal. Staff cautions that the 40 percent lot coverage requirement is not variable under the R-1A zone and must be met.

The Police Department recommends that the cul-de-sacs along River Plaza Drive be closed off to inhibit criminal access into the subdivision. Staff recommends that the yards along River Plaza Drive be enclosed with a decorative masonry wall ~~with 10 foot openings~~ *to the front setback area openings* at each cul-de-sac enclosed with decorative wrought ^{with} iron gates. Wall design and materials shall be approved by the Planning Director prior to issuance of building permits. The wall shall be placed ~~12-1/2~~ *five* feet from the property line. Staff recommends the front and street side yards, including those along River Plaza Drive, be landscaped and irrigated by the applicant.

E. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon 1.1984 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a Negative Declaration with the following mitigation measures regarding trees and cultural deposits:

1. **Plant Life**

The site contains over 50 trees and a small orchard. The applicant is proposing to remove the trees bordering Orchard Lane, remove the orchard and remove several trees in a proposed right-of-way paralleling Garden Highway. While none of the trees' diameter at breast height exceeds 100 inches, almost all of the trees are healthy, mature and vital. To reduce the environmental impact of the tree removal to a less than significant level, the applicant must comply with the following:

- a. The applicant shall submit a tree removal plan for the review and approval of the City Arborist. No trees shall be removed without first acquiring this approval. The applicant shall protect and retain those trees identified by the City Arborist for preservation by ensuring the following be complied with to the satisfaction of the City Planning Director and City Arborist prior to the issuance of building permit:
 1. No action shall be taken which will harm the health, vitality or longevity of the trees to be preserved;
 2. The applicant shall comply with any measures deemed necessary to preserve the trees after review and approval of the tree survey. These include, but are not limited to:
 - grading, trenching, cutting and/or filling within the driplines of the trees shall not occur.
 - a temporary six foot high chain link fence shall be placed around the driplines of the trees during construction to prevent soil compaction resulting from stacked construction materials, equipment and vehicular traffic. These fences shall be erected prior to issuance of a building permit and shall remain installed until landscaping commences.
 - irrigation within the driplines shall be prohibited for the oak trees to be retained.
 - roadway and building foundations shall not extend into any driplines.

2. Cultural Resources

The project is located in an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:

- If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.

RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration.
2. Recommend approval of the Riverview Ranch PUD Schematic Plan from 144 condominium units and 109 townhouse units to 101 petite units and six standard single family units.
3. Recommend approval of the Rezoning of 7.8+ acres from Multi-Family (R-2B) to Single Family Alternative (R-1A).
4. Recommend approval of the Tentative Map subject to conditions.
5. Approve the Special Permit subject to conditions and based upon findings of fact which follow.
6. Recommend approval of the Subdivision Modification to waive curbs, gutters and sidewalks on Garden Highway.

Conditions - Tentative Map

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

1. Provide standard subdivision improvements *throughout the subdivision and on River Plaza Drive,* and street lights on Garden Highway pursuant to Section 40.811 of the City Code *to the satisfaction of the Director of Public Works.*
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

4. 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 (1.1984 ac.).
5. 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 United States Postal Service.
6. 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.
7. 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.
8. Meet all County Sanitation District requirements.
9. Submit a soils test prepared by a registered engineer to be used in street design.
10. Widen pavement along Garden Highway per study on file with the City, *if applicable.*
11. 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.
12. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.
13. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
14. Dedicate Lot A as a PUE for overhead and underground electrical facilities and appurtenances.
15. Show the 10 foot overhead electrical facility easement recorded in Book 412 of Deeds, Page 491 located adjacent to the levee within Lot A.

16. Contact RD1000 and pay fees, if any, resulting from increased run-off.
17. Remove all cement and metal piping to an approved dump site to the satisfaction of the City Planning Director and City/County Health Department.
18. Relocate access point from "B" Street to "F" Court and provide "F" Court a 50 ft. right-of-way to A Street.
19. Dedicate A Street to a 50 ft. right-of-way from Orchard Lane to B Street.
20. A portion of the property lies in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone. Applicant shall comply with all F.E.M.A regulations.
21. Dedicate right-of-way along River Plaza Drive and Orchard Lane for slope easements.
22. Show all existing easements.
23. Minimum lot grade shall be one foot above the 100 year flood plan elevation.
24. Dedicate Lot A to the City.
25. Dedicate a 10 ft. levee and maintenance easement at the toe of the levee.
26. Work with the Public Works Division to retain trees in the Orchard Lane right-of-way if possible.
27. The applicant shall submit a tree removal plan for review and approval of the City Arborist. The applicant shall protect and retain those trees identified by the City Arborist. No trees shall be removed without the prior approval of the City Arborist.

Conditions - Special Permit

1. Floor plans and elevations are approved as submitted. Project shall be constructed per the submitted plans.
2. A master plan indicating building setbacks shall be submitted and approved by staff prior to issuance of building permits.

- openings at the
3. A decorative masonry wall with ~~wrought iron gates~~^{and} at cul-de-sacs shall be constructed on River Plaza Drive. The decorative wall shall also be installed along Orchard Lane. Design ^{location} and building materials shall be approved by staff prior to issuance of building permits.
 4. Landscaping and irrigation plans shall be reviewed and approved by the City Landscape Architect prior to issuance of building permits. Landscaping and irrigation shall be installed by the applicant.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. it allows affordable single family ownership;
 - b. lot sizes are smaller than standard without appearing to squeeze units together;
 - c. it inhibits access of criminal elements;
 - d. lots are a minimum of 4,000 sq. ft.
2. The project will not be detrimental to public health, safety or welfare or result in a nuisance in that:
 - a. the project does not back up to existing single family residential so that rear yard setbacks less than 15 feet will be detrimental;
 - b. the streetscape is not dominated by garage fronts;
 - c. adequate view of the street is provided for security purposes.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses, 11-21 du/ac., in the Interim South Natomas Community Plan and the proposed project, together with the remainder of Riverview Ranch PUD conforms with the plan designation.

3. A decorative masonry wall with wrought iron gates at cul-de-sacs shall be constructed on River Plaza Drive. The decorative wall shall also be installed along Orchard Lane. Design and building materials shall be approved by staff prior to issuance of building permits.
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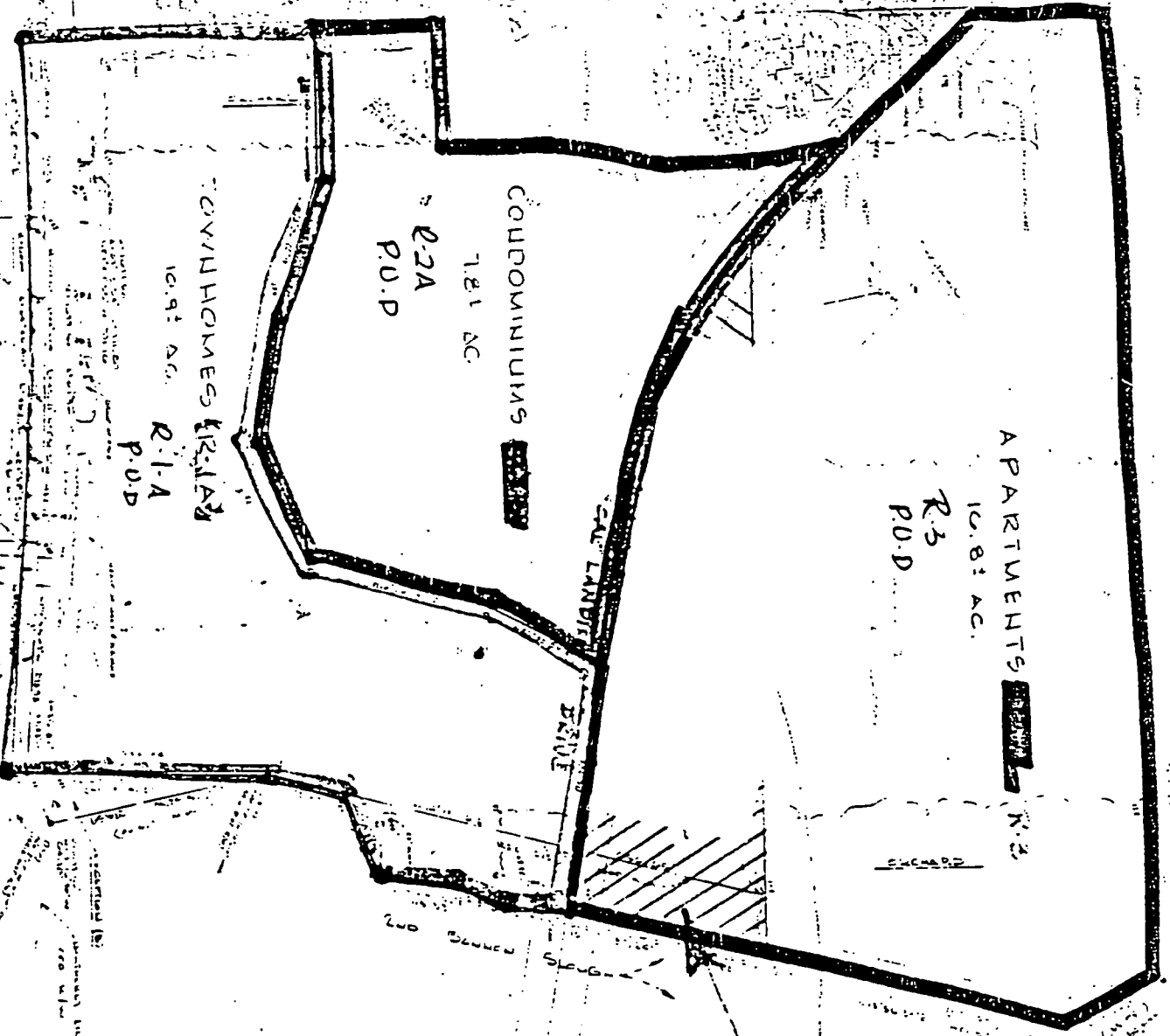


EXHIBIT MAP
(PROPOSED ZONING)

APPLICANT: MORTON O. PITALO, INC.
121 WEST VIEW

MP	MORTON O. PITALO, INC.	121 WEST VIEW	121.11	APPLICANT

EXHIBIT A EXISTING ZONING

NOTE:
 THE ZONING DISTRICT OF METROPOLITAN AREA...
 THIS ZONING DISTRICT IS...
 THE ZONING DISTRICT IS...
 THE ZONING DISTRICT IS...

AREAS:
 CONDOMINIUMS (R-2A) AND COWHOMES
 TRIPLEXES (R-1-A) ARE...
 THE ZONING DISTRICT IS...
 THE ZONING DISTRICT IS...

LOT B
(Remainder 0.3 AC.)

NOTES:
RECORD OWNERS:
BICEP/DA RANCH PARTNERSHIP
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CALIFORNIA 95826

SUBDIVIDER:
CANNAN DEVELOPMENT & CONSTRUCTION CO., INC.
7819 FORSON BOULEVARD, SUITE 105
SACRAMENTO, CALIFORNIA 95826

ENGINEER:
THE SPINK CORPORATION
POST OFFICE BOX 2811
SACRAMENTO, CALIFORNIA 95811

EXISTING USE AND ZONE:
VACANT: R-1A, R-2B

PROPOSED USE AND ZONE:
LOT 5, 6, 7, 8, 9, 10: R-1A
LOT 11: LEVEL PARKWAY
LOT B: REMAINDER

TYPICAL LOT SIZE:
92' x 100' (INTERIOR)
50' x 80' (EASTERN)
80' x 80' (CORNER)

ACREAGE: 17.06 AC GROSS
LOT 5, 6, 7, 8, 9, 10: 13.42 AC
LOT 11: 1.30 AC
LOT B: 0.32 AC

DENSITY:
R-2B: 20/AC (11.42 AC NET)
R-1A: 20/AC (15.42 AC GROSS)

R.P.N.:
274-0030-004

PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

SEWAGE DISPOSAL: CITY OF SACRAMENTO

STORM DRAINAGE: CITY OF SACRAMENTO

FIRE DISTRICT: CITY OF SACRAMENTO

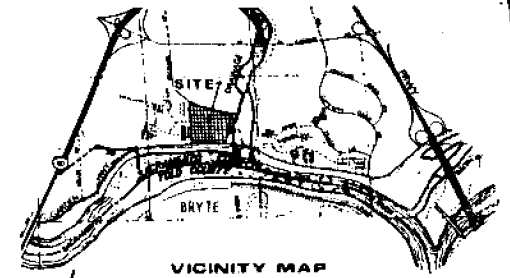
SCHOOL DISTRICT: NATOMAS JUNIOR SCHOOL DISTRICT

PARK DISTRICT: CITY OF SACRAMENTO

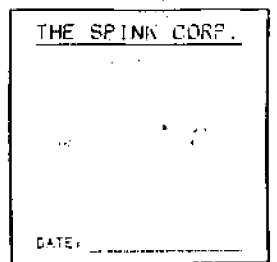
ELECTRICITY: S.M.U.D.

NATURAL GAS: P.G. & E.

TELEPHONE: CITIZENS UTILITY COMPANY



VICINITY MAP

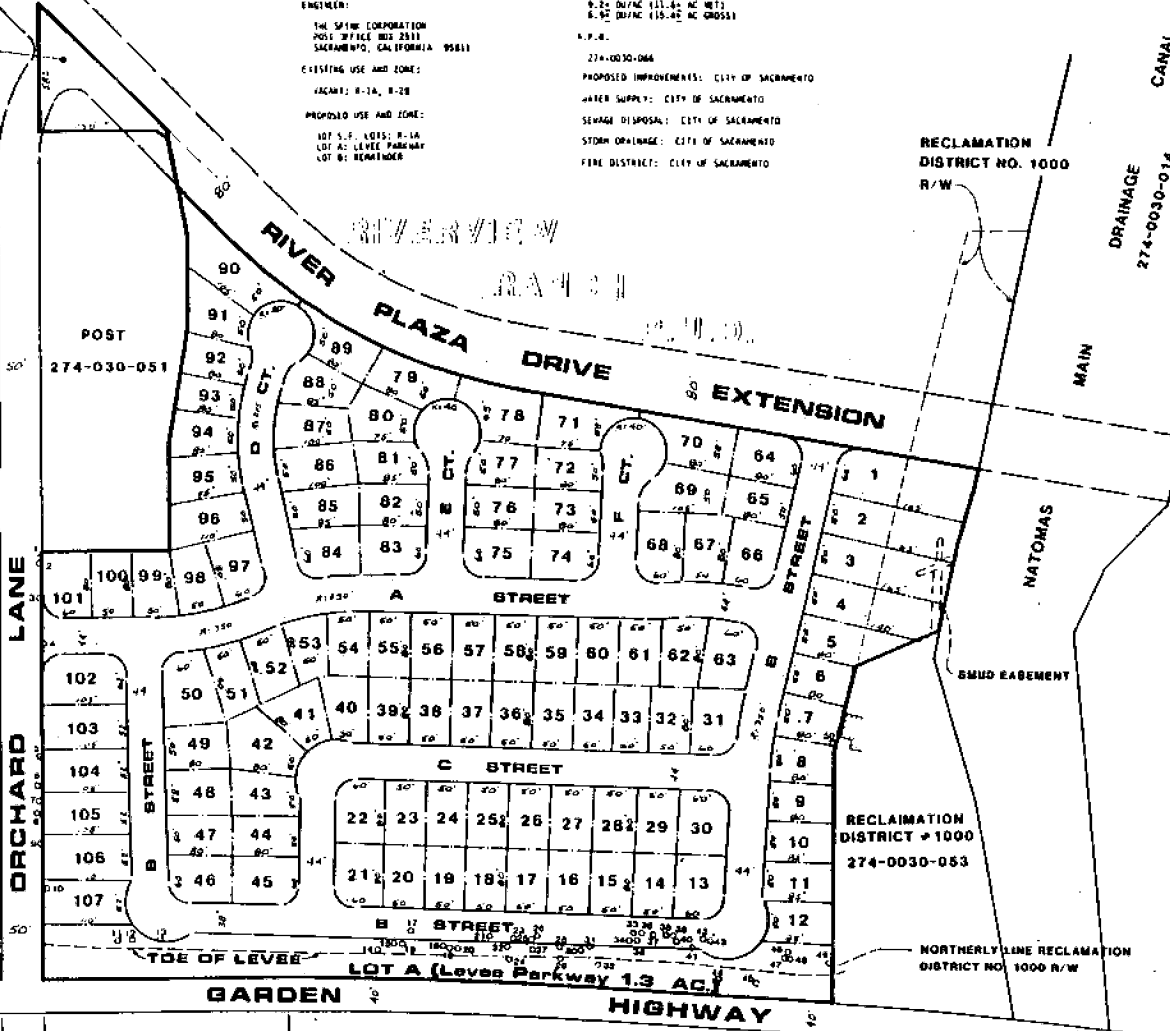


TREE LEGEND

1. 8"	BLACK WALNUT
2. 8"	ENGLISH WALNUT
3. 8"	ENGLISH WALNUT
4. 18"	ENGLISH WALNUT
5. 2-18"	ENGLISH WALNUTS
6. 8-16"	OAKS
7. 12"	ENGLISH WALNUT
8. 2-8"	ENGLISH WALNUTS
9. 3-18"	ENGLISH WALNUTS
10. 36"	ENGLISH WALNUT
11. 10"	ENGLISH WALNUT
12. 10"	BLACK WALNUT
13. 4"	ENGLISH WALNUT
14. 8"	OAKS
15. 18" x 18"	OAKS
16. 15"	OAKS
17. 5-6"	OAKS
18. 3-10"	OAKS
19. 14"	OAKS
20. 24"	OAKS
21. 7-12"	OAKS
22. 12"	OAKS
23. 6" x 8"	OAKS
24. 24"	OAKS
25. 6"	OAKS
26. 8"	OAKS
27. 14"	OAKS
28. 16"	OAKS
29. 24"	OAKS
30. 24"	OAKS
31. 14"	OAKS
32. 24"	BLACK WALNUT
33. 14"	BLACK WALNUT
34. 18"	OAKS
35. 10"	BLACK WALNUT
36. 12"	BLACK WALNUT
37. 6"	BLACK WALNUT
38. 8"	OAKS
39. 6"	OAKS
40. 8"	OAKS
41. 18"	OAKS
42. 18"	OAKS
43. 8"	BLACK WALNUT
44. 30"	BLACK WALNUT
45. 2-20"	BLACK WALNUTS
46. 12"	OAKS
47. 8"	OAKS
48. 12"	OAKS
49. 1-16"	BLACK WALNUT
50. 30"	BLACK WALNUT

NOTES: ** TO BE REMOVED

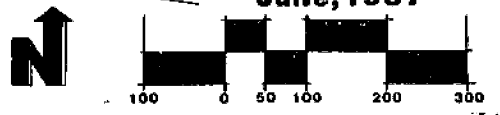
SEALOW'S NEST TOWNHOUSES



- * LOTS 102-107 ARE STANDARD R-1 SIZED LOTS.
- * SUBDIVIDER PROPOSES TO VARY FRONT YARD SETBACKS.

TENTATIVE SUBDIVISION MAP
BRISAS DEL RIO
City of Sacramento,
California

June, 1987



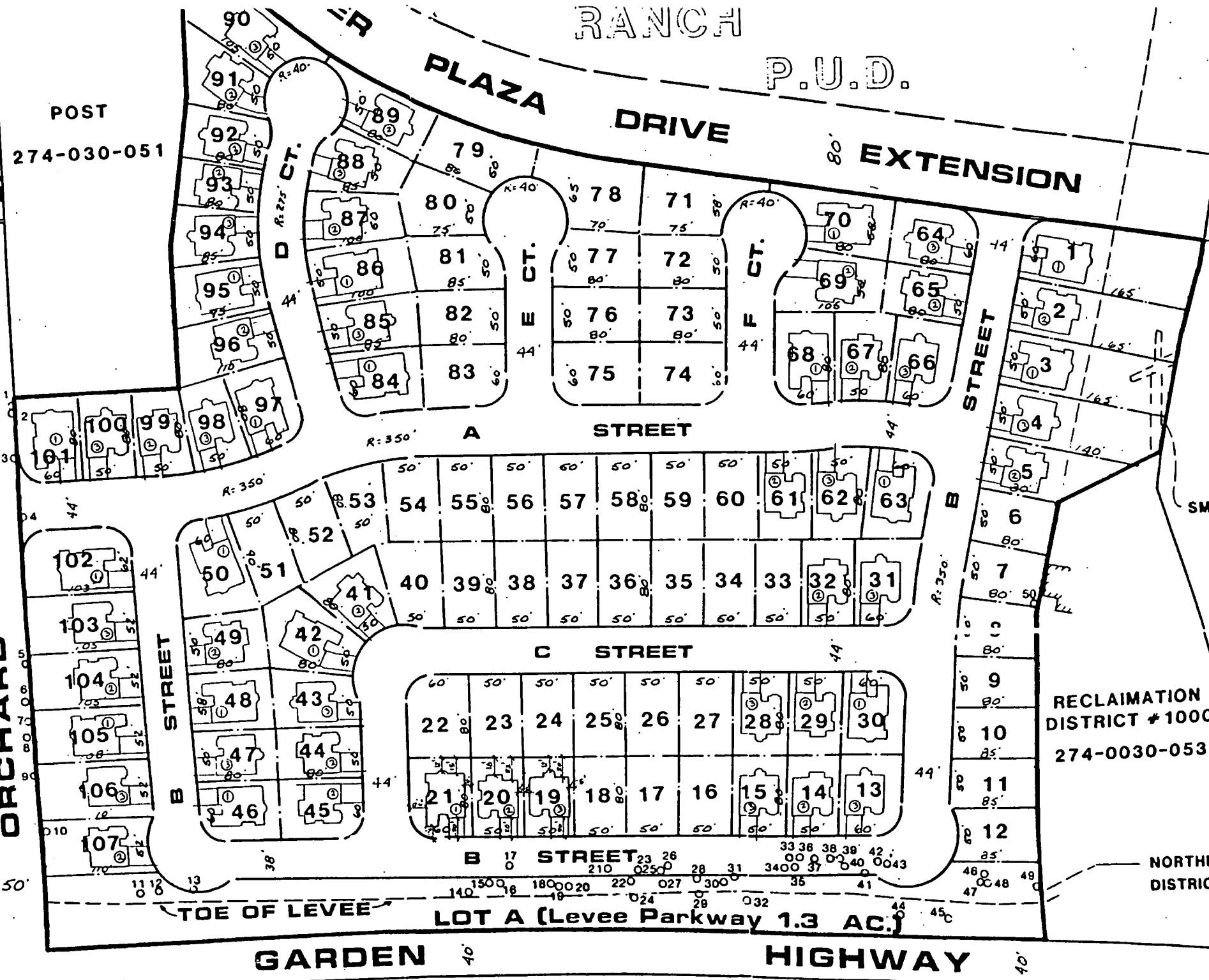
THE SPINK CORPORATION
720 F STREET
SACRAMENTO, CA. 95814
(916) 444-5170

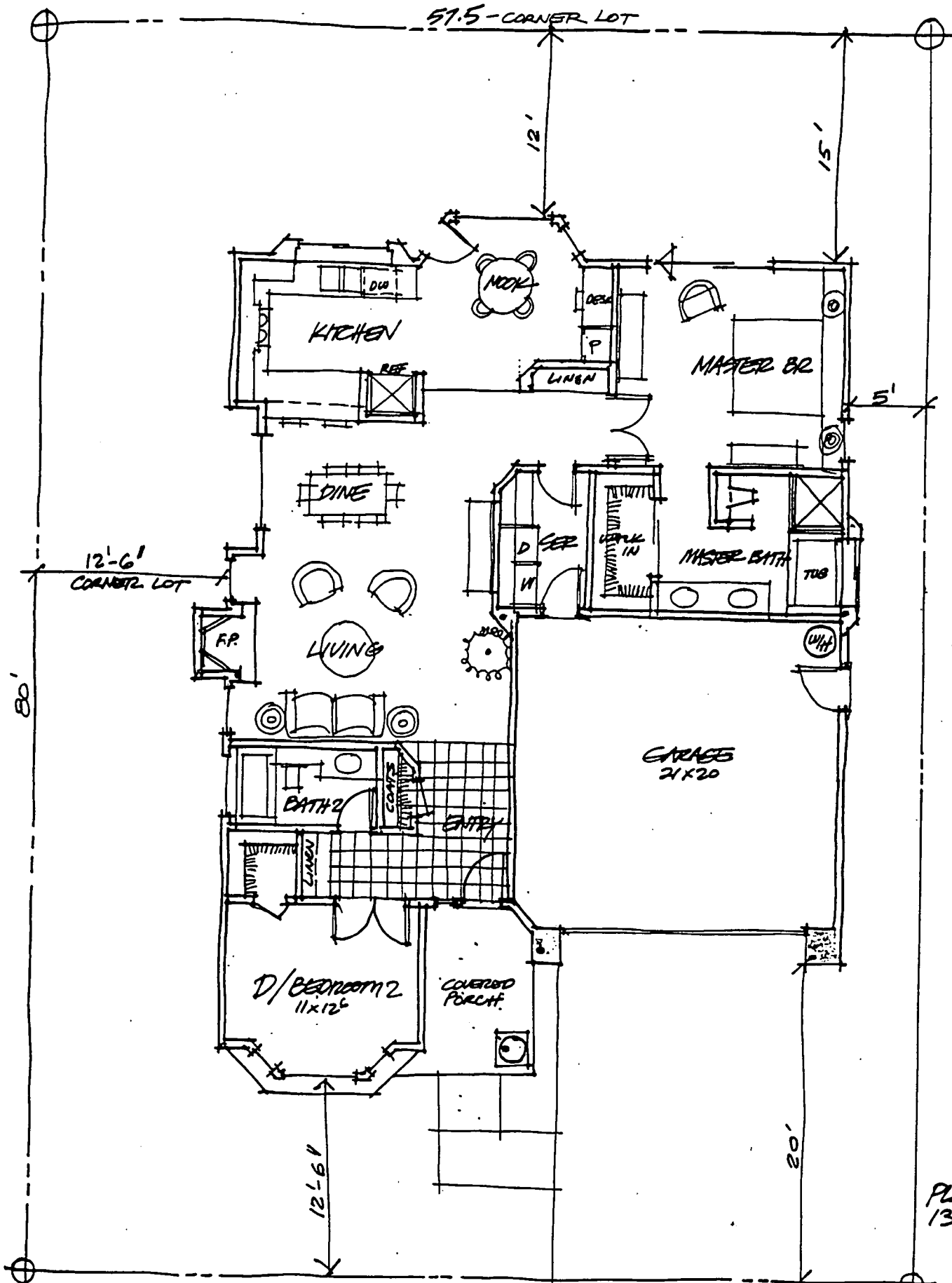
ENGINEERING • ARCHITECTURE • PLANNING •
LANDSCAPE ARCHITECTURE • SURVEYING •
MAPPING • PHOTOGRAMMETRY •

274-0030-005
FRATES

274-0030-026
KADO

91
 22
 SWALLOW'S NEST
 TYPICAL SCHEMATIC PLAN
 274-030-051
 POST
 274-030-051
 274-0030-053
 RECLAMATION DISTRICT #1000
 274-0030-053





P87-286

7-23-87

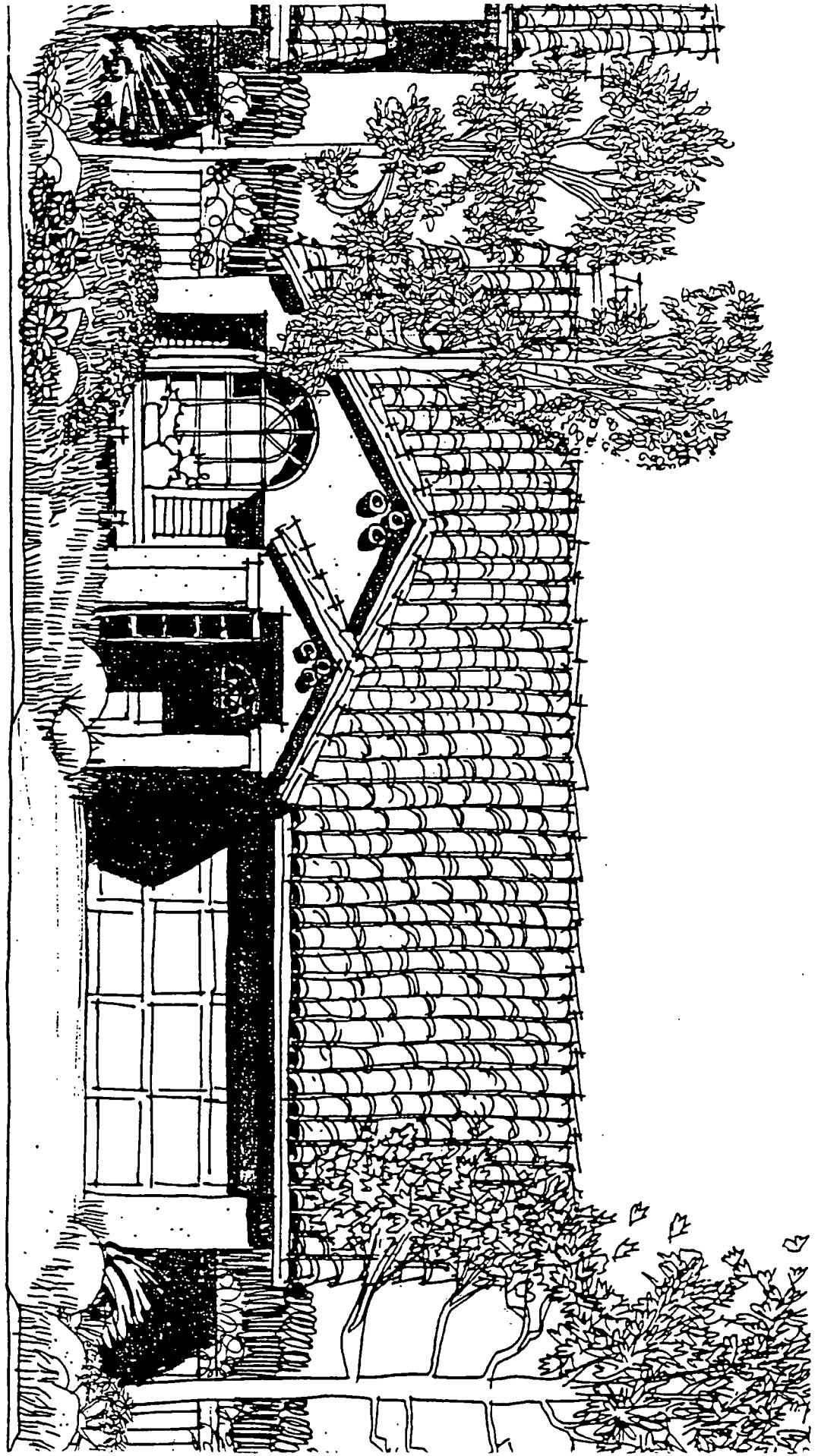
IIS

187-081

18-3-6

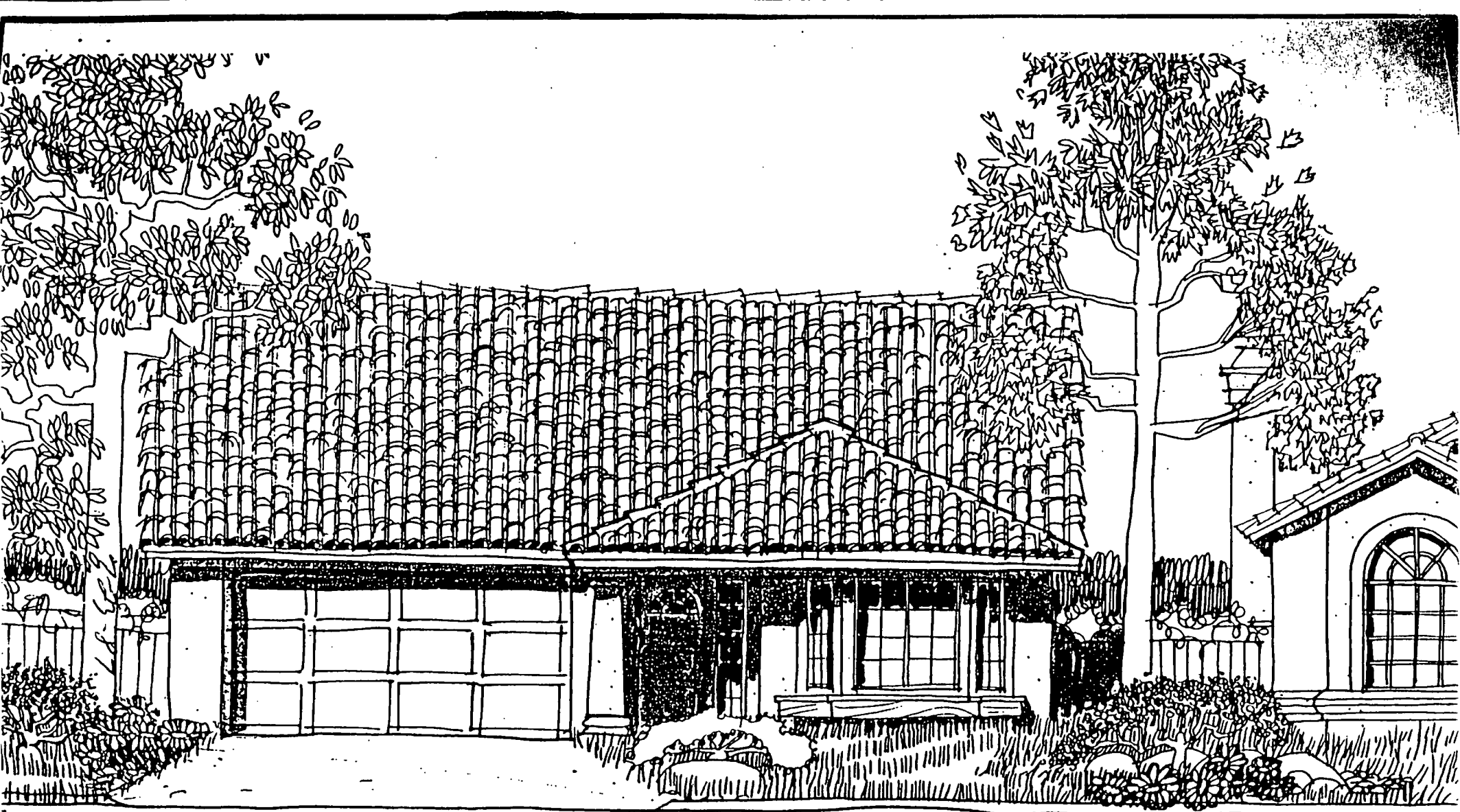
#8

RIO



1A

81



1B

PRESTON SUTTON & ASSOCIATES AIA

Handwritten initials

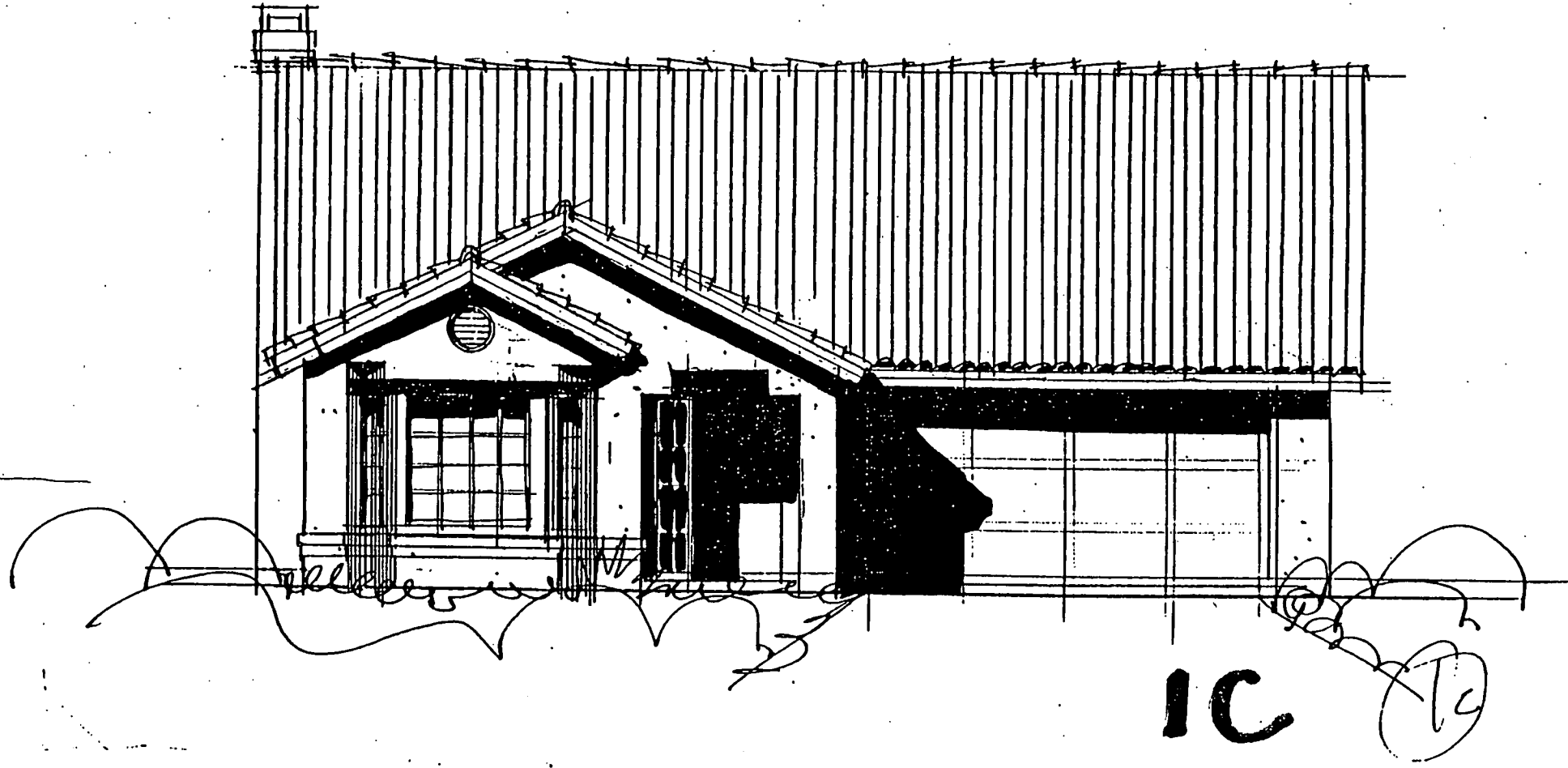
6

187-286

7-23-87

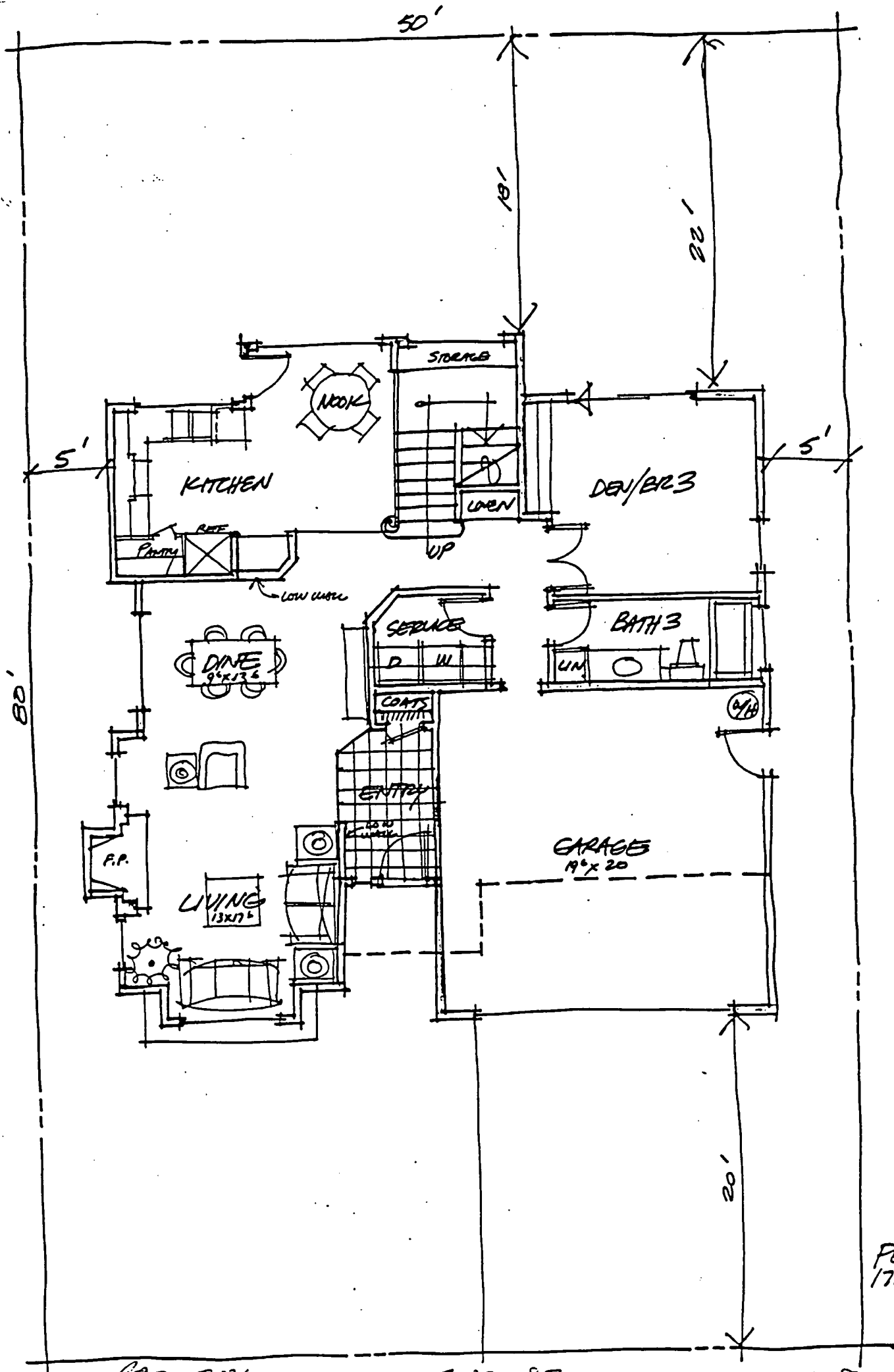
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20

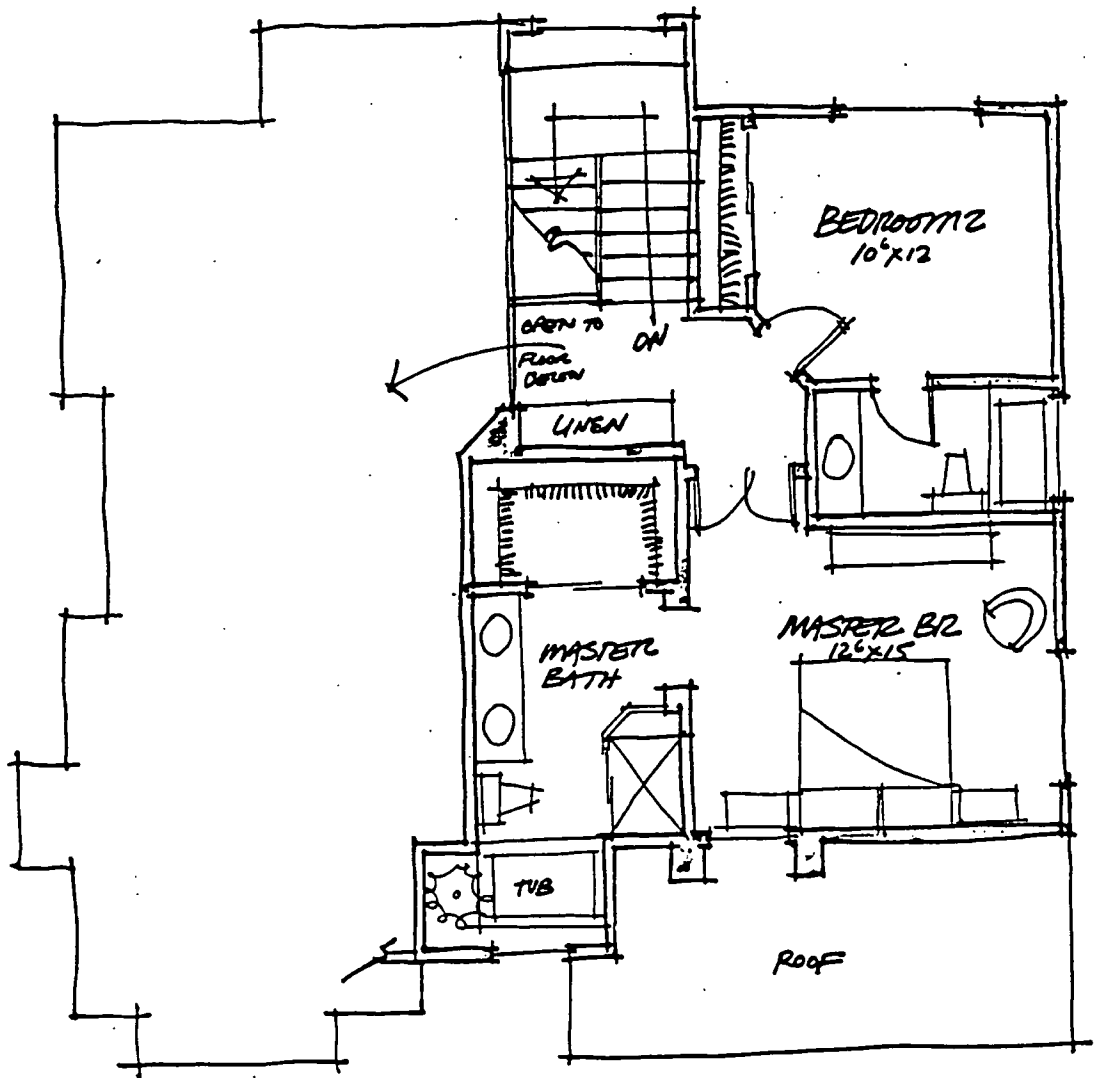


IC

IC



PLAN
1780 S.



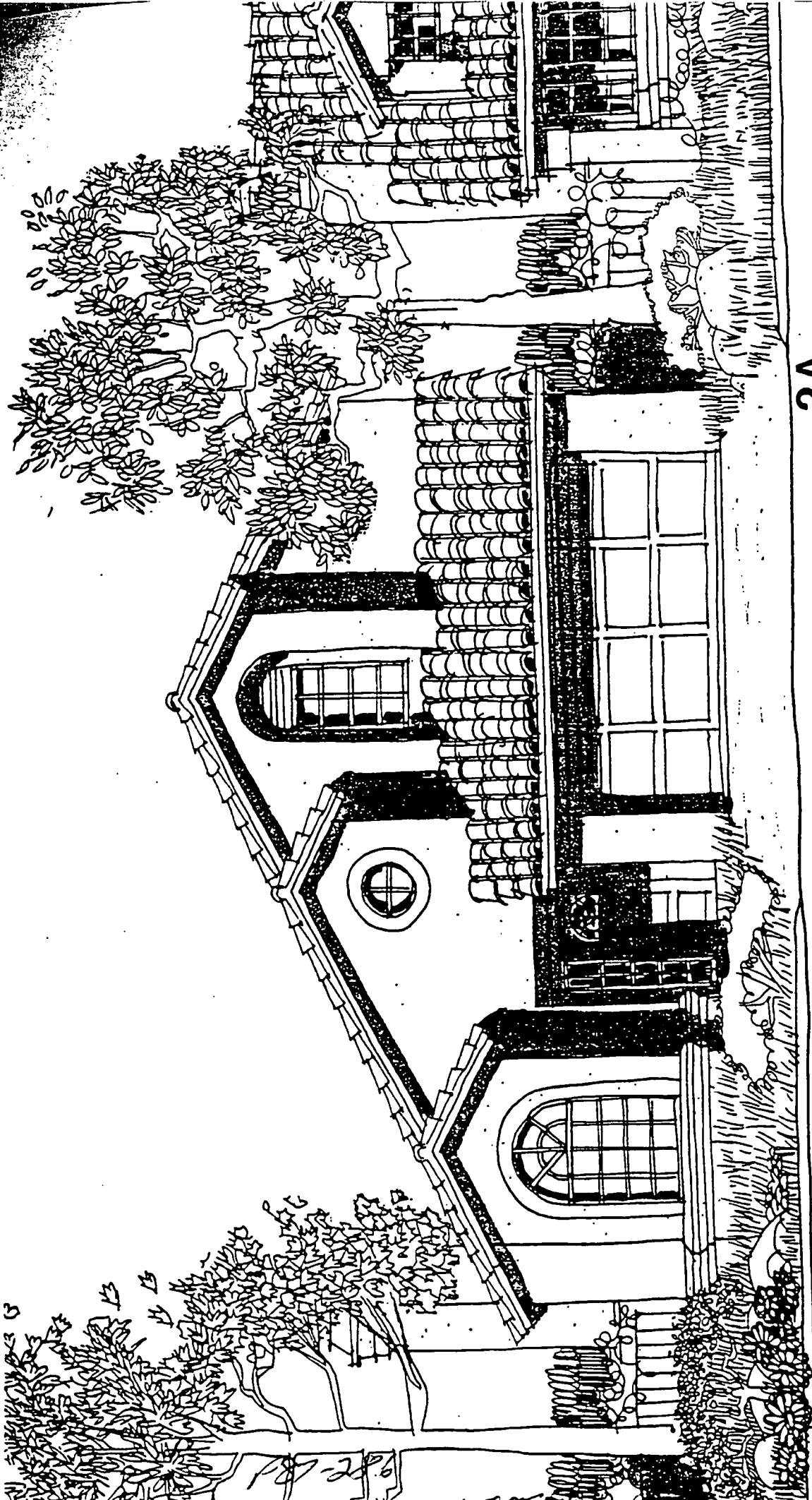
87-286

7-23-87

#5

BRI

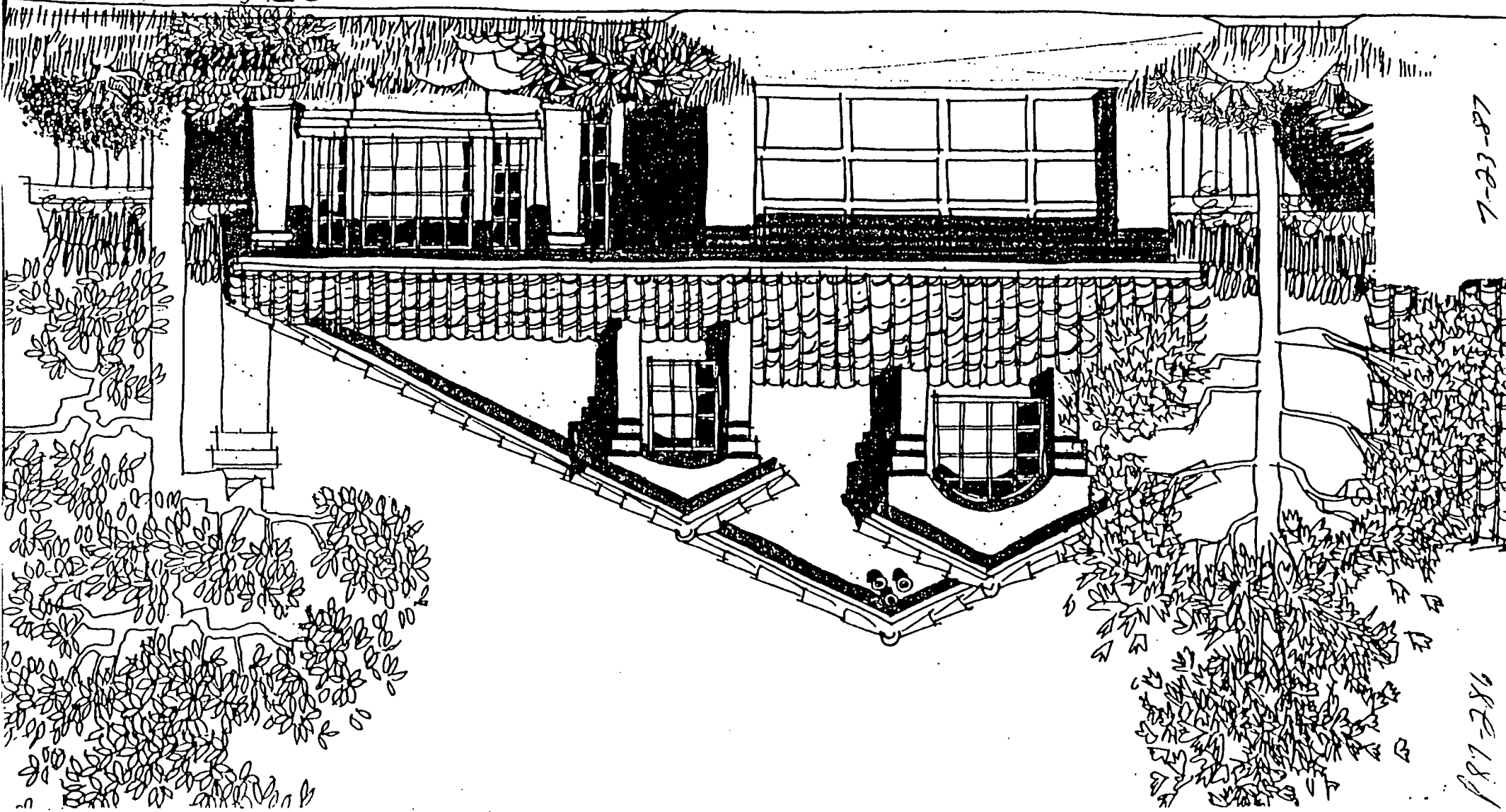
2A



7/13/87 II 8 23

ENTRANCE

2B

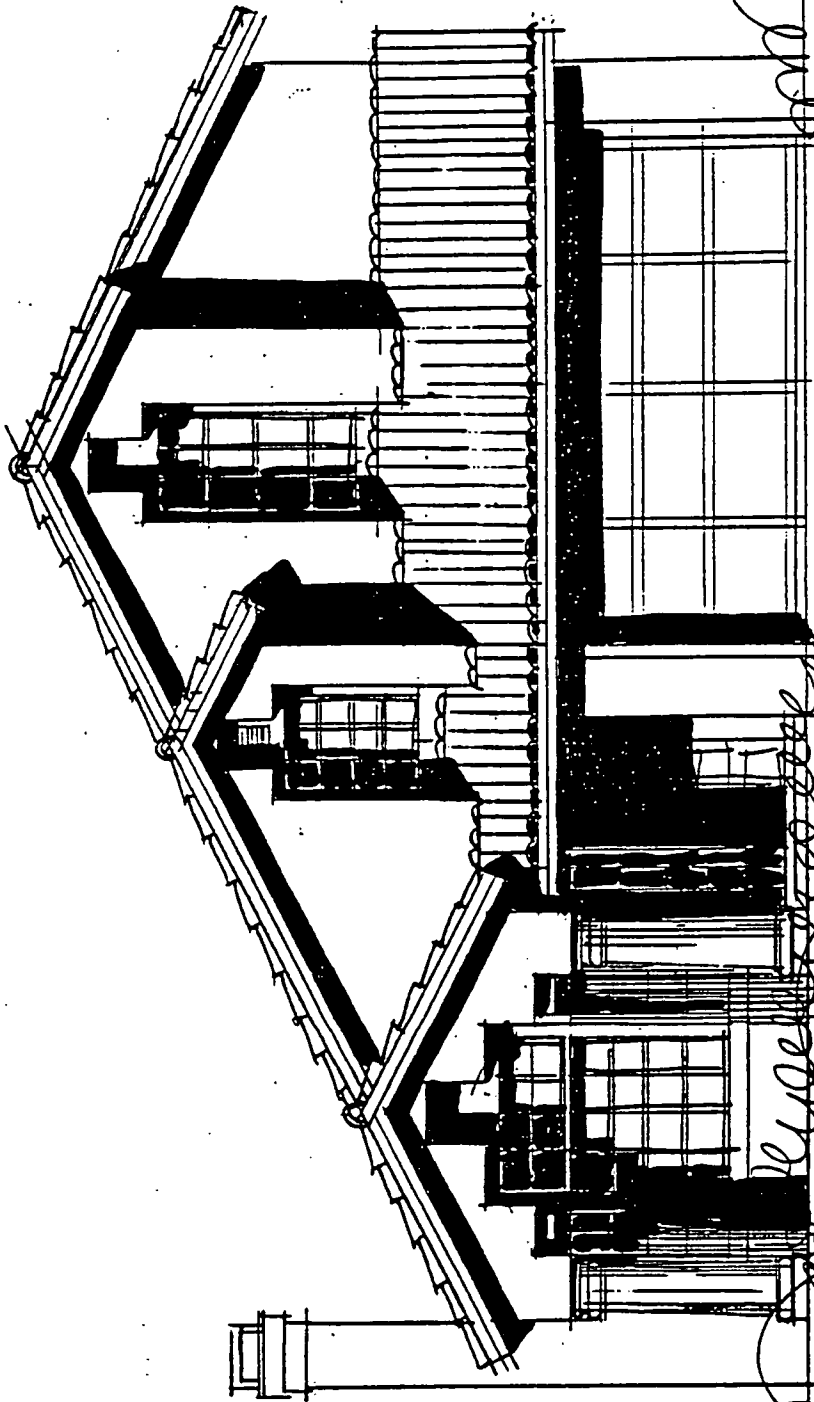


24

#8

7-23-87

987-786



Handwritten scribbles and lines at the top of the drawing.

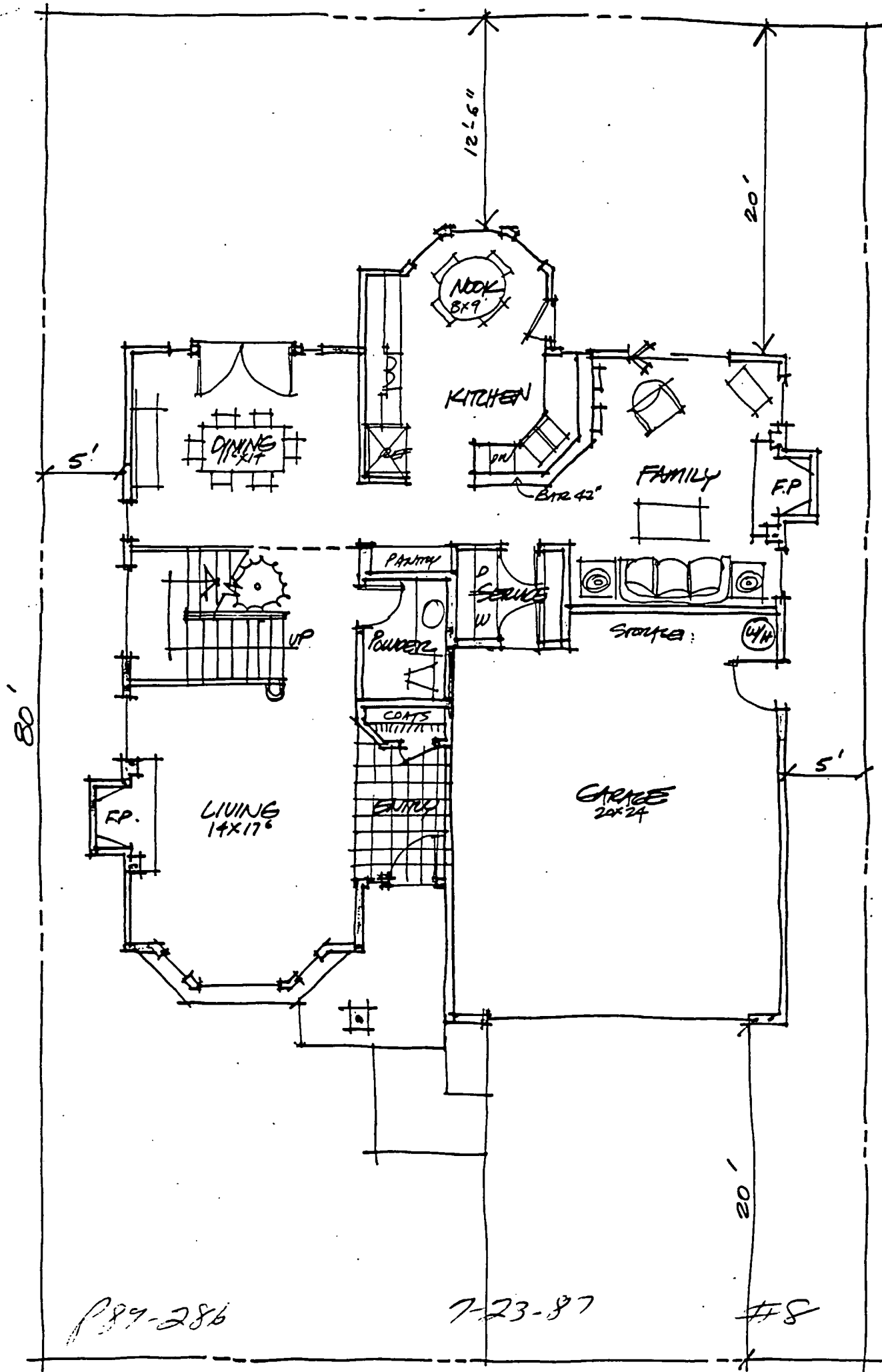
20

Handwritten notes: "wall ready" and "wall ready" written vertically.

P87-286

7-23-87

#8

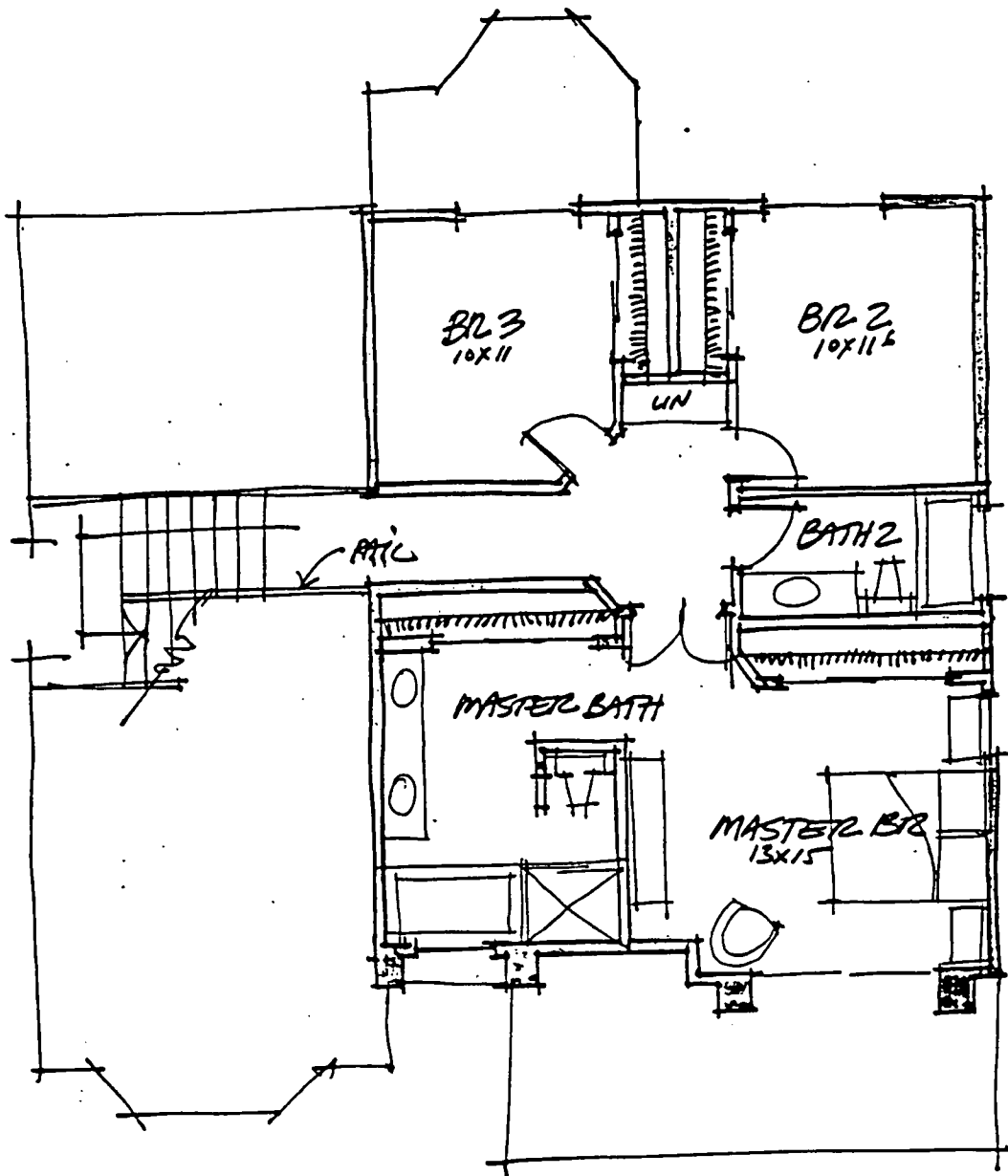


PLAN
1947 ST

P89-286

7-23-87

#18



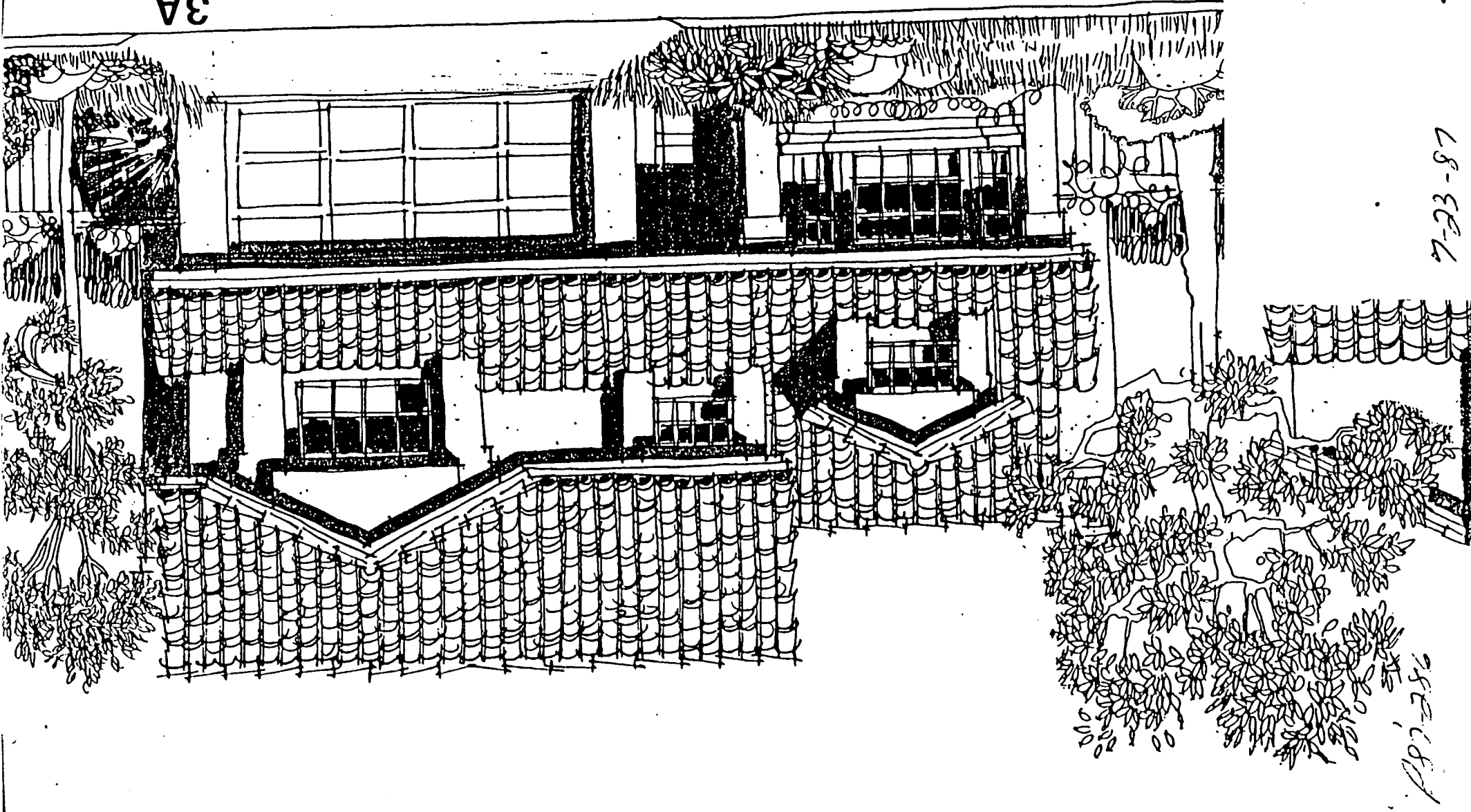
187-286

9-23-87

#18

BRISAS DEL RIO

3A

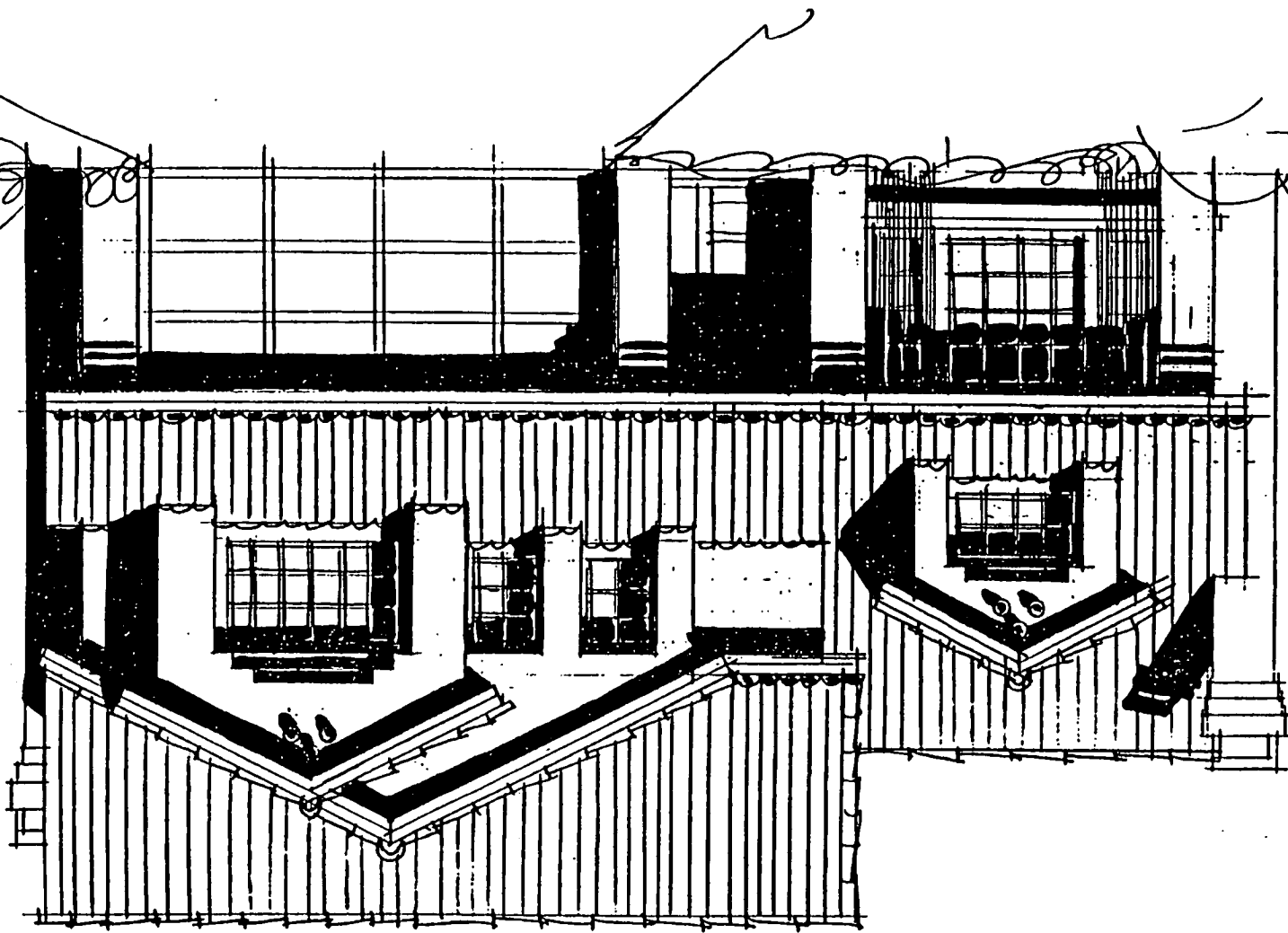


#8

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95-187

3B

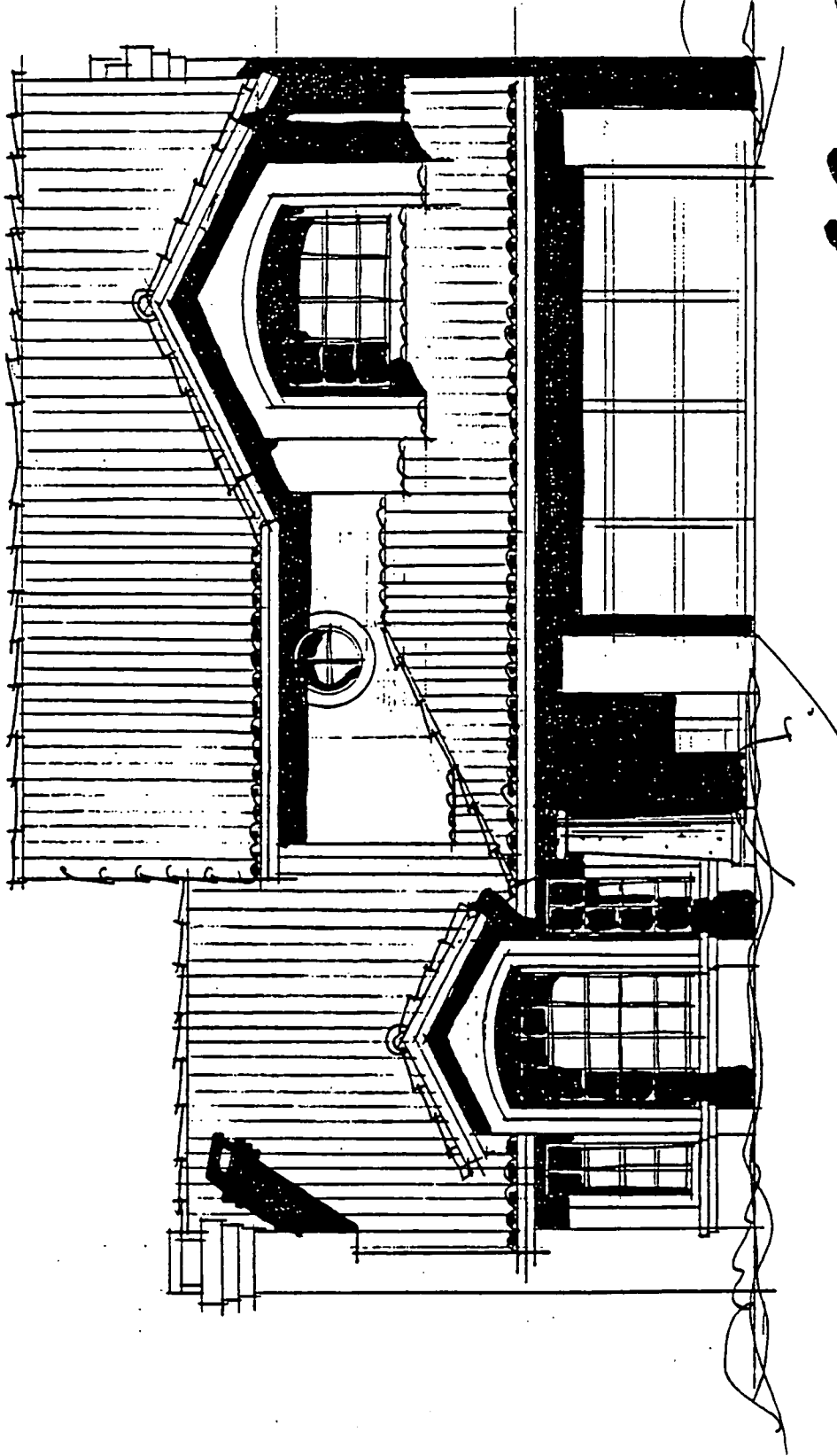


#8

7-23-87

982-684

29



SC
36

P87-286

7-23-87

#8

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

PARCEL NO. 1:

All that portion of Lot 34, as shown on the Plat of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, and a portion of Swamp Land Surveys Numbers 185 and 908, and a portion of the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, all as shown on that certain Record of Survey filed in Book 40 of Surveys, Page 38, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Westerly line of said Record of Survey, from which point the Northwest corner thereof bears along said Westerly line, North 178.42 feet distant; thence, from said point of beginning, leaving said Westerly line, South 44° 12' 28" East 387.55 feet; thence, along the arc of a tangent curve to the left, concave Northerly, having a radius of 600.00 feet, subtended by a chord bearing South 62° 08' 28" East 369.49 feet; thence, South 80° 04' 28" East 569.52 feet to a point in the Easterly line of said Record of Survey; thence, along the Easterly, Southerly and Westerly lines of said Record of Survey, the following seventeed (17) courses: (1) South 12° 33' 54" West 69.92 feet; (2) South 16° 52' 16" West 59.69 feet; (3) South 12° 47' 52" West 115.33 feet; (4) South 66° 59' 22" West 110.59 feet; (5) South 14° 18' 16" West 103.07 feet; (6) South 00° 31' 50" West 338.34 feet; (7) North 85° 55' 07" West 300.22 feet; (8) 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° 58' 31" West 430.68 feet; (9) South 89° 58' 04" West 239.54 feet; (10) North 550.17 feet; (11) East 158.00 feet; (12) North 138.00 feet; (13) North 09° 43' 40" East 142.04 feet; (14) North 110.00 feet; (15) North 10° 27' 36" West 132.20 feet; (16) West 158.00 feet; and (17) North 163.28 feet to the point of beginning. Being further described as Parcel No. 2 of the Certificate of Compliance, recorded November 21, 1986, in Book 86-11-21 of Official Records, at Page 1178.

P87286

CONTINUED

CITY PLANNING DEPARTMENT
JUN 19 1987

September 3, 1987

The Spink Corporation
P.O. Box 2511
Sacramento, CA 95811

Dear Gentlemen:

On September 1, 1987, the Sacramento City Council took the following action(s) for property located on the northeast corner of Orchard Lane and Garden Highway:

Adopted Res. 87-707 amending portion of Riverview Ranch PUD Schematic Plan from 144 condominium units and 109 townhouses to 101 petite units and 6 standard single family units; and adopted Ord. 87-089 rezoning 7.8± acres from R-2B (2,000 square feet/unit) to R-1A; and adopted Res. 87-708 approving Tentative Map to subdivide 17± acres into 101 petite lots, 6 standard single family lots, a lot A for a parkway levee and a remnant lot B.

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

Sincerely,

Lorraine Magana
City Clerk

LM/cc/#10A/B/C

Enclosure

cc: Planning Department
Riverview Ranch Partnership, 7700 College Town Dr., SAC, CA 95826