



CITY OF SACRAMENTO

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

May 6, 1986

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

MAY 13 1986

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Amendment of Riverview Ranch PUD
 3. Rezone 1.4 acre from Garden Apartment (R-2B) and 1.8 acre from Townhouse (R-1A) to Medium Density Multifamily (R-3) (P86-105)

LOCATION: Northeast corner of Garden Highway and Orchard Lane

SUMMARY

The application is for entitlements to reflect the alignment of Orchard Lane and to adjust the zoning line consistent with the alignment. Planning Commission and staff recommend approval of the request with conditions.

BACKGROUND INFORMATION

On April 9, 1985 the City Council approved the Riverview Ranch PUD which consisted of 144 condominium units, 109 townhomes and 296 apartment units. A condition for approval was that the developer coordinate with the adjacent owner to provide an east-west street connector between Orchard Lane and Gateway Oaks Drive. The alignment of the connector has been worked out.

The application is for a PUD amendment and rezoning to reflect the alignment of Oak Landing Drive and to increase the apartment designation and decrease the townhouse/condominium designation based on the new alignment. The overall total units (549) approved remains the same.

At the Commission Hearing on the application there were two persons who spoke against the request. Their main concerns were the multifamily use of the site, the density of the approved project and the addition of more apartment units.

VOTE OF THE PLANNING COMMISSION

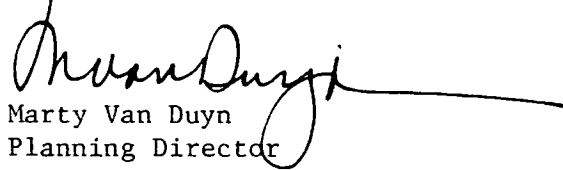
On April 10, 1986 the Commission voted six ayes, one no, one absent, one vacant to recommend approval of the request.

RECOMMENDATION

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

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Resolution amending the Riverview Ranch PUD;
- 3. Adopt the attached Ordinance rezoning the subject portion of the site.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

MVD:AG:jg
 Attachments
 P86-105

May 13, 1986
 Dist. No. 1

SACRAMENTO CITY PLANNING COMMISSION

26

MEETING DATE April 10, 1986
 ITEM NO. 13B FILE # P 86-105
 M _____

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

Location: Northeast corner of Garden Highway & Orchard Lane

Recommendation:
 Favorable *etc.*
 Unfavorable Petition Correspondence

PROPOSERS

NAME ADDRESS
Christy Storage - 555 Capitol Mall, Suite 1425, Sacramento, CA 95814

OPPOSERS

NAME ADDRESS
Heather Fong (Natomas Community Association)
Bob Reinhardt - 2956 Redhawk Way, Sacramento, CA

MOTION NO. _____

| | YES | NO | MOTION | SECOND |
|----------|--------|----|--------|--------|
| Augusta | | ✓ | | |
| Ferris | ✓ | | | |
| Fong | ✓ | | | |
| Goodin | absent | | | |
| Holloway | ✓ | | | |
| Ramirez | ✓ | | | ✓ |
| Simpson | ✓ | | ✓ | |
| Ishmael | ✓ | | | |

MOTION

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

RESOLUTION No. 86-344

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE RIVERVIEW RANCH PUD SCHEMATIC PLAN FROM CONDOMINIUM AND TOWNHOUSE TO APARTMENT USE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (P86-105) (APN: 274-030-52,61,62)

WHEREAS, the City Council conducted a public hearing on May 13, 1986, 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 multiple family development; and
3. The proposal is consistent with the policies of the 1974 General Plan, the South Natomas Plan, and the City's Interim Discretionary Land Use Policy.

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 Apartment use.

MAYOR

ATTEST:

CITY CLERK

P86-105

APPROVED
BY THE CITY COUNCIL

MAY 13 1986

OFFICE OF THE
CITY CLERK

BOUNDARY LINE ADJUSTMENT RIVERVIEW RANCH

CITY OF SACRAMENTO
MARCH, 1986

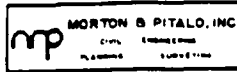
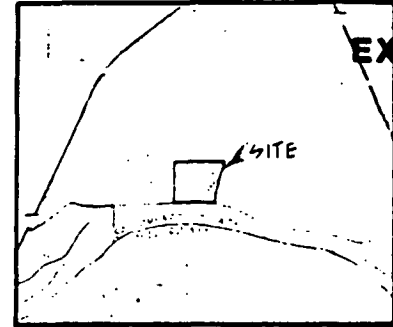


EXHIBIT
A-1



SCALE: 1"=100'



VICINITY MAP

AREA TO BE DESIGNATED
FOR APARTMENT USE AND
REZONED TO R-3

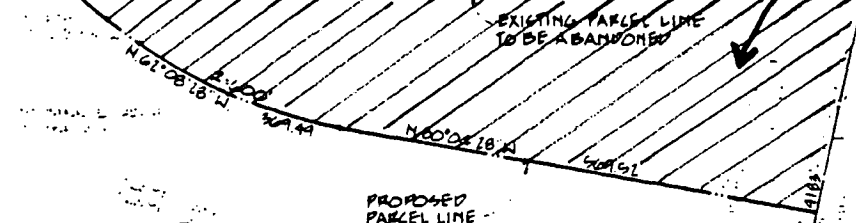
PARCEL 1
16.78 Ac. (Gross)

PARCEL 2
18.79 Ac. (Gross)

ORCHARD LANE

BANNON SLOUGH

Pu 2



P86105

ORDINANCE NO. 86-050

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 NE CORNER OF GARDEN HIGHWAY AND
ORCHARD LANE FROM THE R-2B AND
R-1A
 _____ ZONE(S) AND PLACING
 THE SAME IN THE R-3
 _____ ZONE(S)
 (FILE NO. P 86-105) (APN: 274-030-52,61,62)

APPROVED
BY THE CITY COUNCIL

MAY 13 1986

OFFICE OF THE
CITY CLERK

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 _____
R-2B and R-1A _____ zone(s),
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby
 removed from said zone and placed in the R-3
 _____ 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 April 10, 1986, 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(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

P86-105



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

March 6, 1986

LEGAL DESCRIPTION

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 six (6) courses: (1) North 88°03'02" East 1253.19 feet; (2) South 24°09'50" East 136.59 feet; (3) South 13°56'30" West 401.52 feet; (4) South 11°41'20" West 131.88 feet; (5) South 11°51'45" West 87.24 feet; and (6) South 12°33' West 41.83 feet; thence, leaving said Easterly line, North 80°04'28" West 569.52 feet; thence, along the arc of a tangent curve to the right, concave Northerly, having a radius of 600.00 feet, subtended by a chord bearing North 62°08'28" West 369.49 feet; thence, North 44°12'28" West 387.55 feet to a point in the Westerly line of said Lot 34; thence, along said Westerly line, North 178.42 feet to the point of beginning.

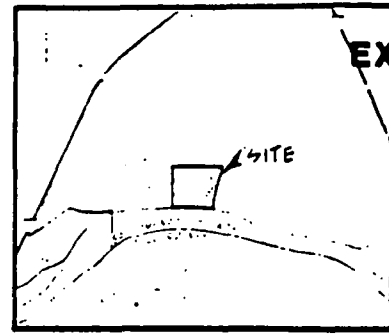
Refer this description to your title company before incorporating it into any document.

P86-105

P86705

BOUNDARY LINE ADJUSTMENT RIVERVIEW RANCH

CITY OF SACRAMENTO
MARCH, 1986



VICINITY MAP
PAGE

EXHIBIT
A-1



AREA TO BE DESIGNATED
FOR APARTMENT USE AND
REZONED TO R-3

PARCEL 1
16.78 Ac. (Gross)

PARCEL 2
18.79 Ac. (Gross)

ORCHARD
LANE

BANNON
SLOUGH

GARDEN HIGHWAY

P86105

CITY PLANNING COMMISSION

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

| | | | |
|---------------------|--|-------------|---------|
| APPLICANT | Hefner, Stark & Marois, 555 Capitol Mall, No. 1425, Sacto., CA 95814 | | |
| OWNER | Robert W. Bill, c/o Hefner, Stark & Marois | | |
| PLANS BY | Thomas E. Nichols, architect | | |
| FILING DATE | 3/7/86 | ENVIR. DET. | 3/31/86 |
| ASSESSOR'S-PCL. NO. | 274-030-52.61.62 | | |
| | REPORT BY SD:bw | | |

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 1.4+ acre from Garden Apartment (R-2B) and 1.8+ acre from Townhouse (R-1A) to Medium Density Multiple Family (R-3) (Sec. 13)
 - C. Amend the River Ranch PUD to reflect Oak Landing Drive, increase apartment units and decrease townhouse and condominium units
 - D. Lot Line Adjustment (P86-105)

LOCATION: Northeast corner of Garden Highway and Orchard Lane

PROPOSAL: The applicant is requesting the necessary entitlements to allow zoning and parcel lines to reflect the alignment of Orchard Lane as approved in the South Natomas Community Plan.

PROJECT INFORMATION:

| | |
|--|--|
| 1974 General Plan Designation: | Residential |
| 1986 South Natomas Community Plan Designation: | Medium Density Residential; (11-21 du/ac; 18 average) |
| Existing Zoning of Site: | R-3, R-2B, R-1A |
| Existing Land Use of Site: | Vacant |

Surrounding Land Use and Zoning:

| | |
|--------|----------------------------|
| North: | Vacant; R-2B |
| South: | Sacramento River; P |
| East: | Vacant; OB-PUD, R-2B (PUD) |
| West: | Residential; R-1A |

| | |
|--------------------------------|----------------|
| Property Dimensions: | Irregular |
| Property Area: | 35+ acres |
| Density of Development: | 18 du/ac |
| Topography: | Flat |
| Street Improvements/Utilities: | To be provided |

BACKGROUND INFORMATION: On April 9, 1985, the City Council approved Riverview Ranch PUD (P85-063). The project consisted of 144 condominium units, 109 townhomes and 296 apartment units. A condition of approval was that the developer coordinate with the adjacent property owner to the east to provide an east/west connector between Orchard Lane and Gateway Oaks Drive; that road alignment has been worked out.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use: The subject site is designated for residential uses in the 1974 General Plan and a maximum average density of 18 units per acre in the 1986 South Natomas Community Plan. The project is designated for townhomes, condominiums and apartments in the Riverview Ranch PUD.

The established alignment of the east/west connector lies south of the applicant's original proposed zoning lines. The applicant is, therefore, requesting the necessary rezonings to locate the apartment (R-3) zoning north of the proposed connector. Condominiums (R-2B) and Townhomes (R-1A) will be located south of the connector. The overall number of units will remain the same at 549. Staff, therefore, has no objection to the requested rezonings.

The applicant has requested the PUD Schematic Plan Amendment reflect the alignment of the east/west connector which was conceptual at the time of previous approvals. Staff, therefore, also supports this request.

B. Lot Line Adjustment: Plans for this project were routed to the City Engineer, Traffic Engineer, Real Estate and the South Natomas Advisory Committee. Engineering had the following comment:

"Monument new lot lines."

C. Special Permit: A special permit was approved with the previous request (P85-063). The current request will require a modification of the special permit and site plan by the Planning Director. These conditions of approval are still applicable and must be complied with.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measures:

1. Grading, trenching, cutting and/or filling within the dripline of the trees designated for preservation shall not occur;
2. Temporary six-foot high chainlink fences shall be placed around the dripline of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment and vehicles. These fences shall remain in place until landscaping begins;
3. Roadways and building foundations shall not extend into the trees' dripline;
4. Irrigation systems within the trees' dripline shall be prohibited;
5. Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited;
6. If unusual amounts of bone, shell or artifacts are uncovered, work within 60 meters of the area will cease immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures before construction continues.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Rezoning from Garden Apartment (R-2B) and Townhouse (R-1A) to Medium Density Multiple Family (R-3);
- C. Recommend approval of the PUD Schematic Plan Amendment to reflect Oak Landing Drive and to increase the apartment units and decrease the number of townhouse and condominium units with a maximum of 549 units in the River Ranch PUD;
- D. Approve the Lot Line Adjustment by adopting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE ADJUSTMENT TO PROPERTY LOCATED
AT THE NORTHEAST CORNER OF GARDEN HIGHWAY AND ORCHARD LANE
(P86-105)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northeast corner of Garden Highway and Orchard Lane; and

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; and

WHEREAS, the project is found to be consistent with the interim Discretionary Land Use Policy of the City based on a review of the 1974 City General Plan and the 1986 South Natomas Community Plan specified in the interim policy;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

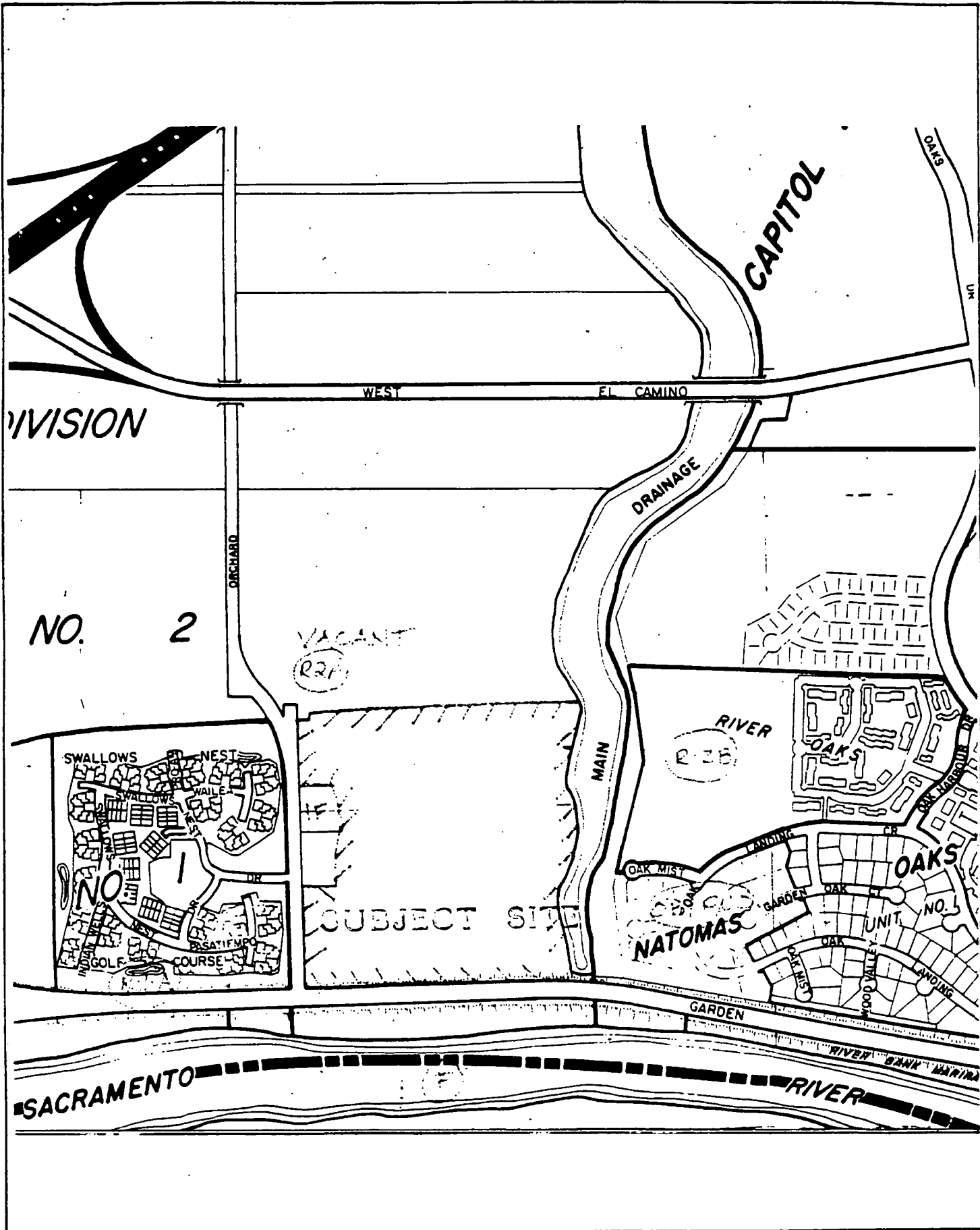
that the lot line adjustment for property located at the northeast corner of Garden Highway and Orchard Lane, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following condition:

Monument new lot lines.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



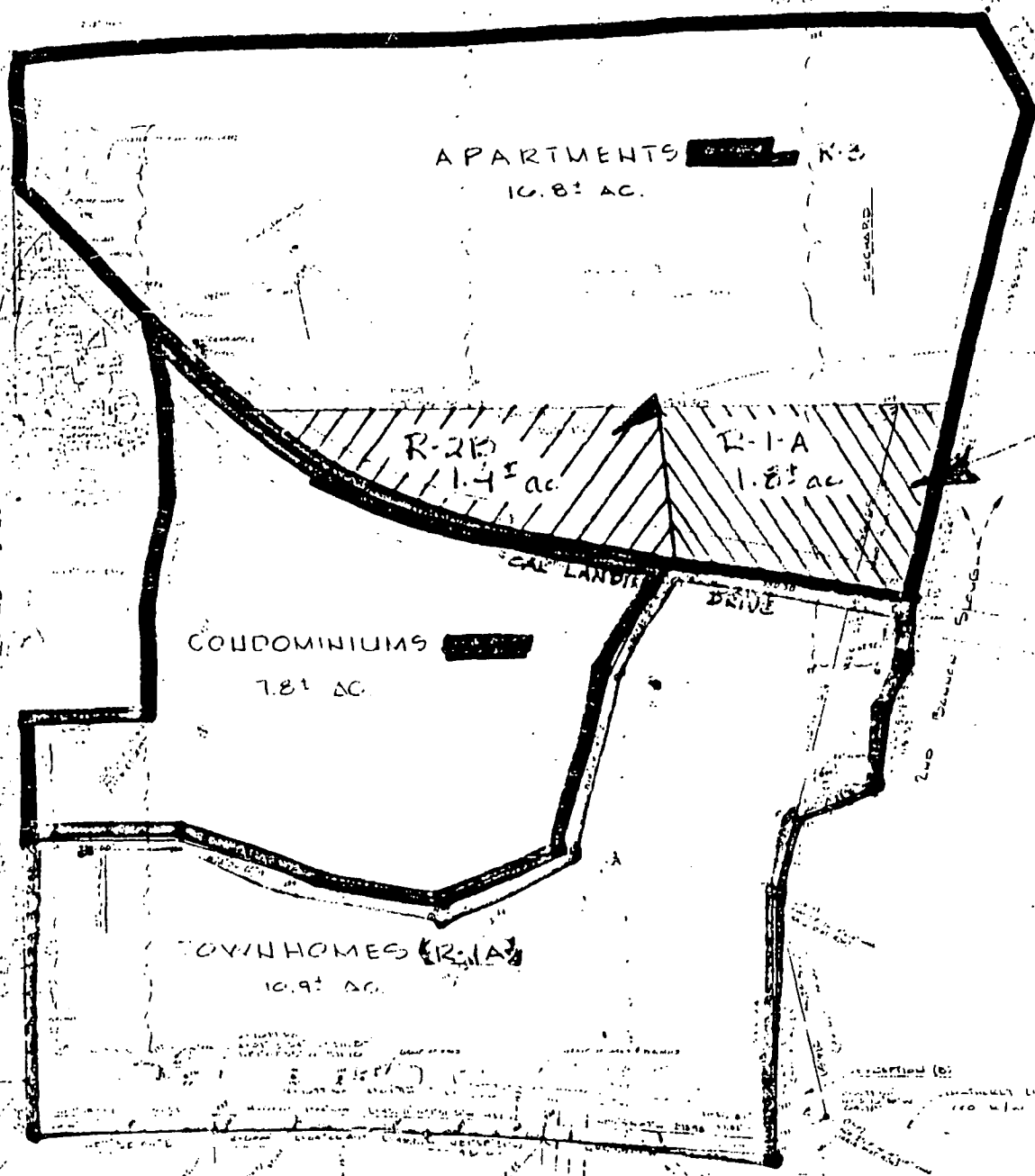
VICINITY - LAND USE - ZONING

P81-115

4-10-86

15

No. 13



AREAS TO BE REZONED
TO R-3

NOTES:
 PARCEL IS CURRENTLY ZONED R-3 (APARTMENTS)
 ZONE 2, 10' SIDEWALK, 10' & 20' SIDEWALK, 8' FRONT YARD
 TO BE MET HERE AND LOTS OF ALL BUILDINGS
 AND STRUCTURES
 AREA IS CURRENTLY ZONED R-3 (APARTMENTS) THAT
 MEANS NO LOTSMEN OR NEW BUILT BUILT UP
 WESTERN HIGHWAY TO A LINE THAT IS SET
 WEST OF THE WASHINGTON TOP OF PARK. THE
 OWNER SHALL HAVE TO REZONE THE AREA
 DISTRICT FROM THIS DEVELOPMENT.

AREAS:
 CONDOMINIUMS: 7.8± AC. CROSS
 LOTS: 10' SIDEWALK, 10' & 20' SIDEWALK
 TO BE MET HERE AND LOTS OF ALL BUILDINGS
 AND STRUCTURES
 TOWNHOMES: 10.9± AC. CROSS
 LOTS: 10' SIDEWALK, 10' & 20' SIDEWALK

EXHIBIT MAP
(PROPOSED ZONING)

| | | | |
|----|-----------------------|------------------------|---------------|
| mp | MORTON & PITALO, INC. | ADDRESS: 124-150-22402 | DATE: 4/11/86 |
| | 124-150-22402 | 124-150-22402 | 124-150-22402 |
| | | | |
| | | | |

50198A 26
 REZONING

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location SEC of Garden Highway and Orchard Lane PP 86105

Assessor Parcel No. 274-030-52,61,62

Owners Robert Bell Phone No. 444-6620

Address 555 Capitol Mall #1425, Sacramento, CA 95814

Applicant Hefner, Stark & Marois Phone No. 444-6620

Address 555 Capitol Mall, #1425, Sacramento, CA 95814

Signature _____ C.P.C. Mtg. Date 4-10-86

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

| | Commission date | Council date | Filing Fees |
|--|-----------------|--------------|-------------|
| <input checked="" type="checkbox"/> Environ. Determination <u>Neg. Dec.</u> | R | | \$ _____ |
| <input type="checkbox"/> General Plan Amend _____ | | | \$ _____ |
| _____ | | Res. _____ | |
| <input type="checkbox"/> Community Plan Amend _____ | | | \$ _____ |
| () _____ | | Res. _____ | |
| <input checked="" type="checkbox"/> Rezone <u>12.8+ ac to 14.6+ ac of R3; 8.0+ ac to 6.9+ ac of R-2B; 9.7+ ac to 8.8+ ac of R-1A located at the southeast corner of Garden Highway and Orchard Lane</u> | RA | | \$ _____ |
| <input type="checkbox"/> Tentative Map _____ | | Ord. _____ | \$ _____ |
| _____ | | Res. _____ | |
| <input checked="" type="checkbox"/> Special Permit to amend Riverview Ranch PUD to reflect the Oak Landing Drive alignment, increase the apartment designation, decrease the condominium and townhouse designations. | RA | | \$ _____ |
| <input type="checkbox"/> Variances _____ | | | \$ _____ |
| _____ | | | |
| <input type="checkbox"/> Plan Review _____ | | | \$ _____ |
| _____ | | | |
| <input type="checkbox"/> PUD _____ | | | \$ _____ |
| _____ | | | |
| <input checked="" type="checkbox"/> Other <u>Lot line adjustment to relocate a property line approximately 150 feet southerly between parcels 1 and 2 of the Riverview Ranch PUD</u> | AA | | \$ _____ |

FEE TOTAL \$ _____
RECEIPT NO. _____
By/date _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Entitlement Actions

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

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



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

MAY 1 8 44 AM '86

⑥
26

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

April 29, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from R-2B and R-1A to R-3

LOCATION: NE corner of Garden Highway and Orchard Lane

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 5-13-86.

Respectfully submitted,

Marty Van Duyn
Planning Director

PASSED FOR
PUBLICATION
& CONTINUED
TO 5-13-86

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:jg
Attachments
P86-105

May 8, 1986
Dist. No. 1

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 NE CORNER OF GARDEN HIGHWAY AND
ORCHARD LANE FROM THE R-2B AND
R-1A
 _____ ZONE(S) AND PLACING
 THE SAME IN THE R-3
 _____ ZONE(S)
 (FILE NO. P 86-105) (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 _____
R-2B and R-1A zone(s),
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby
 removed from said zone and placed in the R-3
 _____ 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 April 10, 1986, 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(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

P86-105



March 6, 1986

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

LEGAL DESCRIPTION

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 six (6) courses: (1) North $88^{\circ}03'02''$ East 1253.19 feet; (2) South $24^{\circ}09'50''$ East 136.59 feet; (3) South $13^{\circ}56'30''$ West 401.52 feet; (4) South $11^{\circ}41'20''$ West 131.88 feet; (5) South $11^{\circ}51'45''$ West 87.24 feet; and (6) South $12^{\circ}33'$ West 41.83 feet; thence, leaving said Easterly line, North $80^{\circ}04'28''$ West 569.52 feet; thence, along the arc of a tangent curve to the right, concave Northerly, having a radius of 600.00 feet, subtended by a chord bearing North $62^{\circ}08'28''$ West 369.49 feet; thence, North $44^{\circ}12'28''$ West 387.55 feet to a point in the Westerly line of said Lot 34; thence, along said Westerly line, North 178.42 feet to the point of beginning.

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

P86-105

P86705

May 15, 1986

Robert Bell
555 Capitol Mall, #1425
Sacramento, CA 95814

Dear Mr. Bell:

On May 15, 1986, the Sacramento City Council took the following action(s) for property located at NE corner of Garden Highway and Orchard Lane (P-86105):

Adopted Ordinance No. 86-050 to rezone 1.4± ac. from R-2B to R-3 and 1.8± ac. from R-1A to R-3.

Adopted Resolution No. 86-344 amending Riverview Ranch PUD to reflect Oak Landing Drive alignment, increase apartment units from 296 to 336 and decrease condominium and townhouse units from 253 to 213.

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

Sincerely,



Lorraine Magana
City Clerk

LM/lw/26

Enclosure

cc: Planning Department
Hefner, Stark and Marois, 555 Capitol Mall, #1425, Sacramento, CA 95814