



# CITY OF SACRAMENTO

24

APPROVED  
BY THE CITY COUNCIL

SEP 30 1985

OFFICE OF THE  
CITY CLERK

## 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

September 23, 1986

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Tentative Map (P86-299)
  3. Subdivision Modification to modify subdivision improvements for sidewalk and street lights

LOCATION: North of Pocket Road, west of L.P.P.T. Lake

### SUMMARY

This is a request to subdivide 23+ vacant acres into 101 single family lots and one common lot located in the Single Family, R-1 zone. The Planning Commission and staff recommend approval of the Tentative Map and Subdivision Modification subject to conditions.

### BACKGROUND INFORMATION

The subject site is a portion of the L.P.P.T. Planned Unit Development approved by the City Council on August 27, 1985. Two other portions of the development have been approved. The proposed project would bring to 404 the number of single family units approved to date.

The northern five acres of the proposed project is designated for condominium/townhouse residential use and the owner recognizes and agrees to process necessary entitlements prior to map recordation.

In order to provide a distinctive character to the project and to provide the residents with privacy and security, the applicant has requested to modify sidewalk and street light construction. Improvements will be compatible with the overall L.P.P.T. project.

VOTE OF THE PLANNING COMMISSION

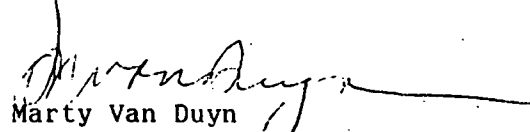
On August 28, 1986, the Planning Commission voted eight ayes, one absent to recommend approval of the project.

RECOMMENDATION

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

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

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

SD:lao  
attachments  
P86-299

September 30, 1986  
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

24

MEETING DATE 8-28-86  
 ITEM NO. 12C FILE P 86-299  
 M: \_\_\_\_\_

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

Location: N of Pocket rd. W of LPT 1000

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSERS</u>

<u>NAME</u>	<u>OPPOSERS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Chinn	✓			
Ferris	✓			
Goodin	✓			
Hollick	✓			
Holloway				
Otto	✓			✓
Ramirez	✓		✓	
Walton	✓			
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. 86-738

Adopted by The Sacramento City Council on date of

**APPROVED**  
BY THE CITY COUNCIL

SEP 30 1986

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED NORTH OF POCKET ROAD AND WEST OF L.P.P.T. LAKE.  
(P86-299) (APN: 031-103-01,03)

WHEREAS, the City Council on September 30, 1986, held a public hearing on the request for approval of a subdivision modification and tentative map for property located north of Pocket Road and west of L.P.P.T. Lake;

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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Plan in that the site is designated residential in the 1976 South Pocket Community Plan and the residential map conforms with the plan designation.
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. In the matter of the hereby approved requested subdivision modification to modify sidewalk and street lights:
  - a. The City Council has determined that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the applicant proposes a distinctive character to the project which would be difficult to achieve with 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 all other conditions will be complied with.
  - 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 these improvements will be provided in a different manner.
  - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the 1976 South Pocket Community Plan and with the Interim Discretionary Land Use Plan of the City in that the site is designated for residential purposes in the 1976 South Pocket Community Plan.

7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Lake Shore Drive.
- 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 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- f. 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 an archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- g. Submit a soils test prepared by a registered engineer to be used in street design.
- h. Minimum lot pad grade 4.0 feet, minimum gutter grade + 2.5 feet.
- i. Submit a soils test 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.

- j. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.
- k. Pay Pocket Bridge fees.
- l. A homeowner's association shall be formed and covenants, conditions, and restrictions shall be approved by the City assuring maintenance of the private roadway. The City shall have the right to maintain underground utilities. Homeowner's association shall maintain all surfacing including restorations due to underground utility maintenance.
- m. Homeowner's association shall be responsible for the improvement and maintenance of Lot A. This shall be reflected in the CC&R's.
- n. Trash collection arrangements shall be addressed in the CC&R's to the satisfaction of the City Attorney.
- o. Gated entries shall be secured in a manner approved by the Fire and Police Departments.
- p. Entry bulbs shall be designed to the satisfaction of the Public Works Director.
- q. Phasing shall be to the satisfaction of the Public works Director.
- r. Show reciprocal access easements for future townhouse development.
- s. Monument new lot lines.
- t. Provide access for sewer lift station to the satisfaction of the Public Works Director.
- u. Private roadway shall be designated as a public utilities easement.
- v. Concurrent with submission for final map approval to the City Public Works Division, the applicant shall apply to the City Planning Division for a rezoning from R-1A to R-1 and a schematic plan amendment from Townhouse to Single Family designation for the northern five acres (Site 24). Recordation of the final map may occur prior to final action of the City Planning Commission and City Council on the rezoning and plan amendment.

- w. Easement for public school access shall be shown on the final map for elementary school designated on the 1976 South Pocket Specific Plan, however, easement shall not be required if school site is deleted prior to map recordation.
- x. Complete off-site construction of cul-de-sacs.
- y. Dedicate a standard 12.5 foot PUE along lot frontages for underground electrical facilities and appurtenances.
- z. Name the private streets to the satisfaction of the Planning Director.

\_\_\_\_\_  
 MAYOR

ATTEST:

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

P86-299



# TENTATIVE SUBDIVISION MAP HANDOVER BEND

AT RIVERLAKE  
CITY OF SACRAMENTO  
CALIFORNIA



LOT A

LANDSCAPED  
VISTA  
0.3± AC.

P86 299

TENTATIVE MAP

20' SEWER BASEMENT

LAKE

LAKE

TYP. PRIVATE  
GATED ENTRY

PREPARED BY AND ASSOCIATES:  
 780 P STREET  
 SACRAMENTO, CALIFORNIA 95814

ENGINEER:  
 THE SPINK CORPORATION  
 780 P STREET  
 SACRAMENTO, CALIFORNIA 95814

EXISTING USE AND ZONE:  
 PUD-1, R-1 AND R-2

PROPOSED USE AND ZONE:  
 131 SINGLE-FAMILY LOTS AND  
 1 LANDSCAPED VISTA LOT, R-1 AND R-1A

ACREAGE:  
 23.1± AC (NET)

DENSITY:  
 1.37 UNITS/AC (NET)

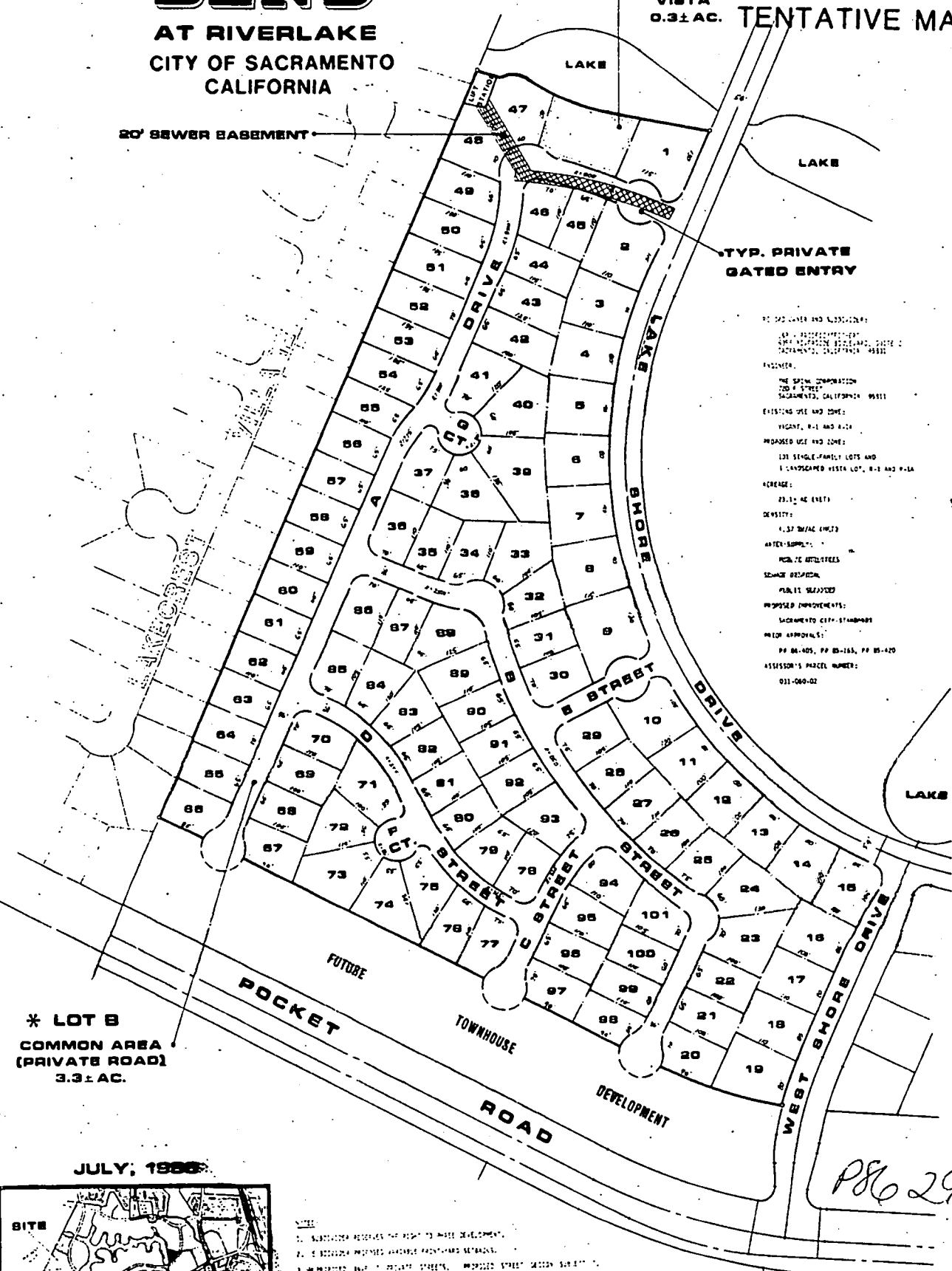
WATER SUPPLY:  
 PUBLIC UTILITY

SEWER DISPOSAL:  
 PUBLIC TREATMENT

PROPOSED IMPROVEMENTS:  
 SACRAMENTO CITY STANDARDS

OTHER APPROVALS:  
 PP 86-405, PP 86-165, PP 86-420

ASSessor's PARCEL NUMBER:  
 031-060-02



\* LOT B  
 COMMON AREA  
 (PRIVATE ROAD)  
 3.3± AC.

JULY, 1986



1. SUBDIVIDER RESERVES THE RIGHT TO REDEVELOP.
2. A SEWERAGE TREATMENT PLANT HAS BEEN APPROVED.
3. A PROPOSED PRIVATE STREET, PROPOSED STREET SECTION SUBMITTAL, APPROVAL BY THE PUBLIC WORKS DEPARTMENT.
4. STREET LIGHTING DESIGN FOR PRIVATE STREETS SUBJECT TO APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
5. SUBDIVIDER RESERVES THE RIGHT TO DECREASE DENSITY AT FINAL MAP SCALE.

P86 299

THE SPINK CORPORATION  
 780 P STREET  
 SACRAMENTO, CA 95814  
 (916) 486-1700  
 ENGINEERING ARCHITECTURE PLANNING  
 LANDSCAPE ARCHITECTURE SURVEYING  
 MEASUREMENT PHOTOGRAMMETRY

# CITY PLANNING COMMISSION

24

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	L. & P. Pacific Tiechert, 6356 Riverside Blvd., Sacramento, CA 95831		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	7/25/86	ENVIR. DET.	8/18/86
ASSESSOR'S-PCL. NO.	031-103-02,03		
REPORT BY	SD:tc		

- APPLICATION:
- A. Negative Declaration
  - B. Tentative Map (P86-299)
  - C. Subdivision Modification to modify subdivision improvements for sidewalks and street lights.

LOCATION: North side of Pocket Road, west of LPPT lake

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 23+ vacant acres into 101 single family lots for custom residential development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1, R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: Irregular  
Property Area: 23 + acres  
Density of Development: 4.4 d.u. per acre  
Topography: Flat  
Street Improvements/Utilites: To be provided

Subdivision Review Committee Recommendation

On August 13, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions.

Background Information

The subject site is a portion of the LPPT planned unit development which was approved by the City Council on August 27, 1985 (P85-165)(See Exhibit B.) The PUD was approved for a

mixture of residential densities and housing types, a private lake and neighborhood commercial. To date, areas five and 15 have received approvals for a total of 303 single family units.

Project Evaluation

A. Land Use

The subject site consists of two parcels totaling 23+ acres. The site is designated for residential uses in the 1974 General Plan and Light Density residential uses in the 1976 South Pocket Community Plan. The northern five acres of the site are currently designated for Townhouse uses with the remainder designated for Standard single family residential uses in the LPPT schematic plan. The site is surrounded by LPPT residential property to the north, east and south. Property to the west is also approved for single family uses.

The applicant proposes to rezone the northern five acres for standard single family residences. The entire 23 acres will be developed with 101 single family residences. As proposed, the northern portion is not consistent with the current zoning or schematic plan designation of Townhouse. The applicant's purpose to retain options in the development of his property, he has, therefore, offered to process the necessary entitlements for plan consistency prior to map recordation. Since the density would be less than what has been approved, staff has no objection to the proposed tentative map subject to processing the plan amendments.

B. Design

In order to provide a distinctive character to the project, and to provide residents with privacy and security, the applicant proposes a system of private streets. This was previously approved for LPPT Lake Shore South, (area 5, Exhibit B). A Subdivision Modification has been requested to allow 36 foot wide streets. This will provide 33 feet of paving and 1.5 feet of curb and gutter on each side. No sidewalks are proposed. The applicant proposes C.C and R'S which will make a homeowners' association responsible for maintenance of the private streets. This is part of the overall LPPT development agreement. In addition, the C.C.&R.'s will prohibit residents from putting lawn cuttings on the streets for rubbish collection. These items will eliminate the City's liability with regard to streets and maintenance.

A Subdivision Modification has also been requested to design street lights which will reflect the distinctive character of the subdivision. The street lights will be compatible with the remainder of LPPT property. Final lighting plans are subject to the review and approval of the Public Works Department. The overall private street plan will be subject to review and approval of the Public Works Department to assure adequate access for emergency vehicles, trash collection vehicles and general public safety. Street manes must be approved by the Planning Director prior to map recordation.

Lot A is proposed as a landscaped vista overlooking the lake. Improvement and maintenance of this lot shall be the responsibility of the homeowners' association and addressed in the C.C and R's.

Floor plans and elevations have not been provided for the subdivision as the applicant is proposing to construct custom homes on the proposed lots. Single family residential development is exempt from special permit review and approval under the LPPT development agreement.

- C. Parkland Dedication requirements have been addressed in the LPPT development agreement.
- D. Environmental Determination: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration has been filed.

Recommendation: Staff recommends that the Commission:

- 1. Ratify the Negative Declaration.
- 2. Recommend approval of the Tentative Map subject to conditions which follow.
- 3. Recommend approval of the Subdivision Modification to modify street improvements and street lights.

Conditions: 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 pursuant to Section 40.811 of the City Code along Lake Shore Drive;
- 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 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- 5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- 6. 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 an archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

- 7. Submit a soils test prepared by a registered engineer to be used in street design;
- 8. Minimum lot pad grade 4.0 feet, minimum gutter grade + 2.5 feet.
- 9. Submit a soils test 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;
- 10. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
- 11. Pay Pocket Bridge fees;
- 12. A homeowner's association shall be formed and covenants, conditions, and restrictions shall be approved by the City assuring maintenance of the private roadway. The City shall have the right to maintain underground utilities. Homeowners association shall maintain all surfacing including restorations due to underground utility maintenance.
- 13. Homeowners' association shall be responsible for the improvement and maintenance of Lot A. This shall be reflected in the C.C and R's.
- 14. Trash collection arrangements shall be addressed in the C.C. and R's to the satisfaction of the City Attorney.
- 15. Gated entries shall be secured in a manner approved by the Fire and Police Departments.
- 16. Entry bulbs shall be designed to the satisfaction of the Public Works Director.
- 17. Phasing shall be to the satisfaction of the Public Works Director.
- 18. Show reciprocal access easements for future townhouse development.
- 19. Pay Pocket Bridge fees.
- 20. Monument new lot lines.
- 21. Provide access for sewer lift station to the satisfaction of the Public Works Director:
- 22. Private roadway shall be designated as a public utilities easement.
- 23. Concurrent with submission for final map approval to the City Public Works Division the applicant shall apply to the City Planning Division for a rezoning from R-1A to R-1 and a schematic plan amendment from Townhouse to Single Family.

24

designation for the northern five acres (Site 24). Recordation of the final map may occur prior to final action of the City Planning Commission and City Council on the rezoning and plan amendment.

24. Easement for public school access shall be shown on the final map for elementary school designated on the 1976 South Pocket Specific Plan, however, easement shall not be required if school site is deleted prior to map recordation.
25. Complete off-site construction of cul-de-sacs.
26. Dedicate a standard 12.5 foot PUE along lot frontages for underground electrical facilities and appurtenances.
27. Name the private streets to the satisfaction of the Planning Director.

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# TENTATIVE SUBDIVISION MAP

# HANDOVER BEND

AT RIVERLAKE  
CITY OF SACRAMENTO  
CALIFORNIA



24

LOT A

LANDSCAPED  
VISTA  
0.3± AC.

EXHIBIT A  
TENTATIVE MAP

20' SEWER EASEMENT

TYP. PRIVATE  
GATED ENTRY

RECORD OWNER AND SUBDIVISION:

187 - PACIFIC/SUBDIVISION  
4355 WILSON ROAD, SUITE 1  
SACRAMENTO, CALIFORNIA 95811

ENGINEER:

THE SPRINK CORPORATION  
720 F STREET  
SACRAMENTO, CALIFORNIA 95811

EXISTING USE AND ZONE:

VACANT, R-1 AND R-1A

PROPOSED USE AND ZONE:

101 SINGLE-FAMILY LOTS AND  
1 LANDSCAPED VISTA LOT, R-1 AND R-1A

ACREAGE:

23.1± AC (NET)

DENSITY:

4.37 DU/AC (NET)

WATER SUPPLY:

PUBLIC UTILITIES

SEWAGE DISPOSAL

PUBLIC SERVICES

PROPOSED IMPROVEMENTS:

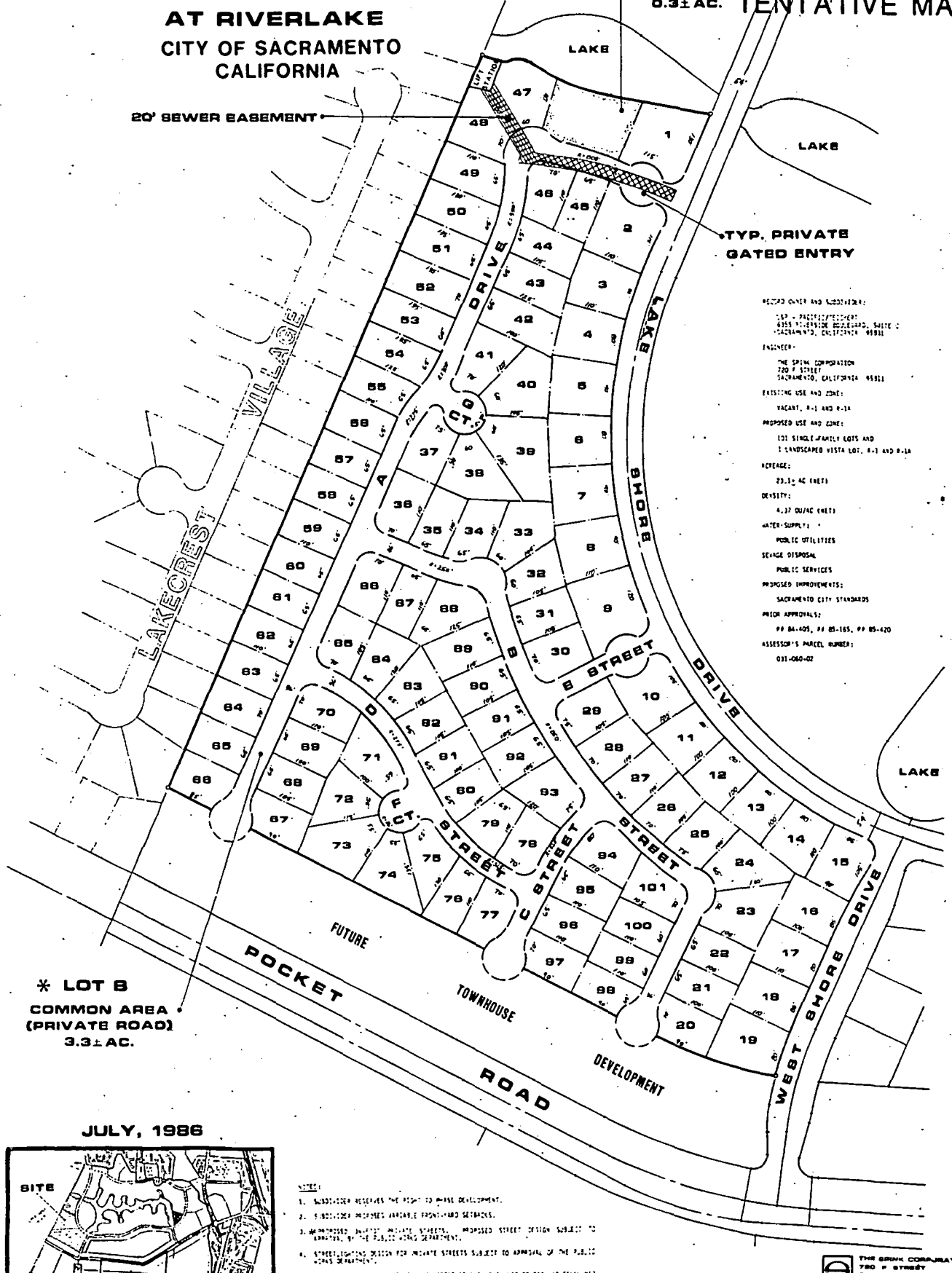
SACRAMENTO CITY STANDARDS

PLANNING APPROVALS:

PP BA-405, PP 05-165, PP 05-420

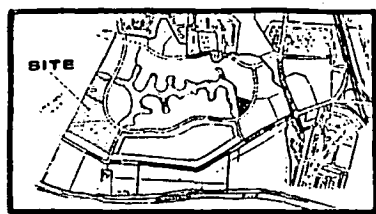
ASSESSOR'S PARCEL NUMBER:

031-060-02



\* LOT B  
COMMON AREA  
(PRIVATE ROAD)  
3.3± AC.

JULY, 1986



- NOTES:
1. SUBDIVIDER RESERVES THE RIGHT TO MAKE DEVELOPMENT.
  2. SUBDIVIDER PROPOSES VARIABLE FRONT- AND SETBACKS.
  3. UNPROPOSED PRIVATE STREETS, PROPOSED STREET DESIGN SUBJECT TO APPROVAL BY THE PUBLIC WORKS DEPARTMENT.
  4. STREET LIGHTING DESIGN FOR PRIVATE STREETS SUBJECT TO APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
  5. SUBDIVIDER RESERVES THE RIGHT TO DECREASE DENSITY UNIT DENSITY AT FINAL MAP SCALE.

THE SPRINK CORPORATION  
720 F STREET  
SACRAMENTO, CA. 95814  
(916) 454-8170  
ENGINEERING ARCHITECTURE PLANNING  
LANDSCAPE ARCHITECTURE SURVEYING  
SURVEYING PHOTOGRAPHY

DRG-299

14  
E-25-86

DRM 12



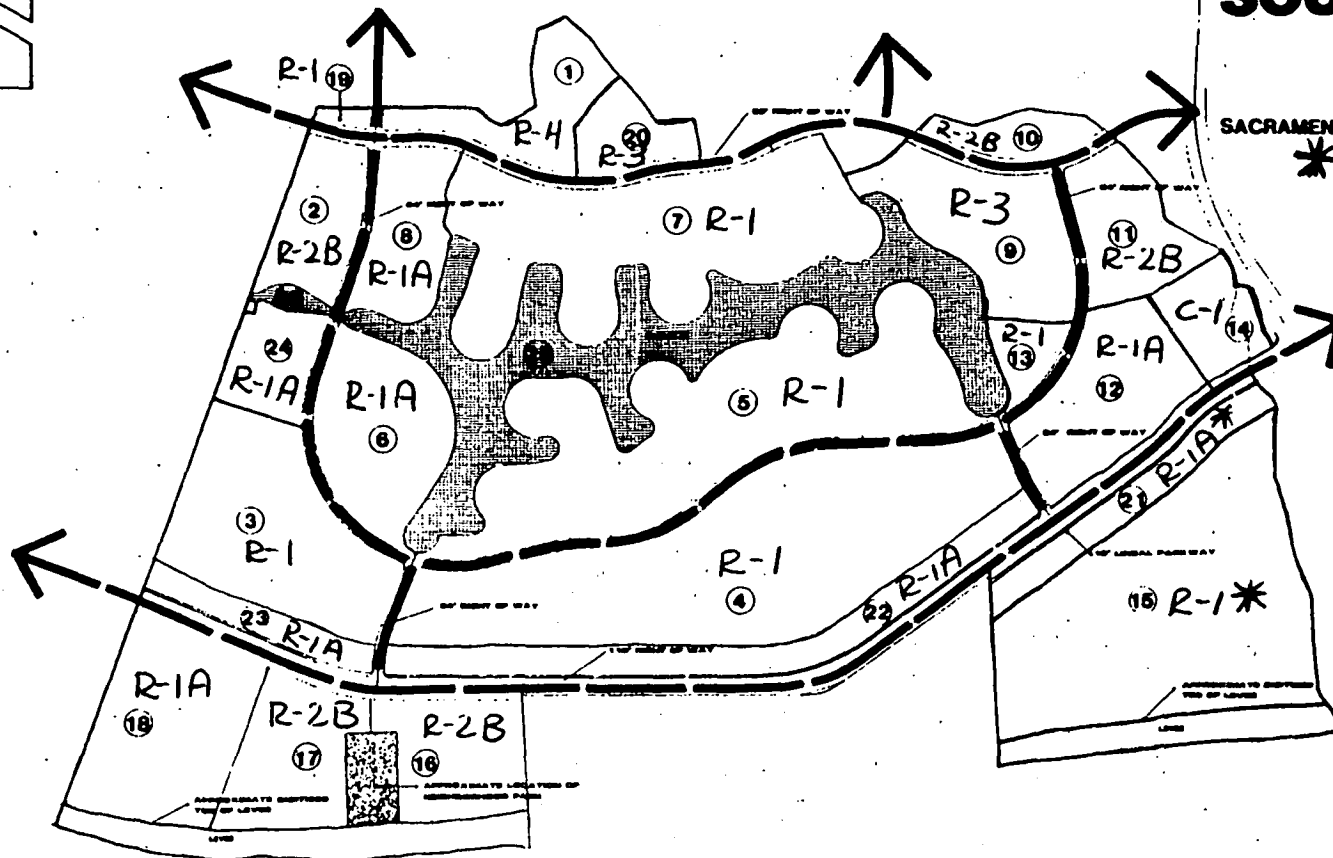
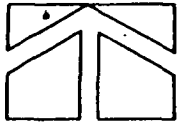
650-584

650-284

58-44-4  
28-50-5

28  
61

11/24  
C/A



# SOUTH POCKET L.P.P.T.

SACRAMENTO CALIFORNIA

\*Zoning for sites 15 and 21 have previously been approved under P85-164 (Dutra Ranch)

## SCHEMATIC PLAN LAND USE EXHIBIT

ENGINEER



LAND PLANNER

ANTHONY M. GUZZARDO  
AND ASSOCIATES INC

600 MONTGOMERY STREET  
SAN FRANCISCO, CALIFORNIA



### SITE INFORMATION

NO.	ACRES	PERMITTED	APPROVED	APPROVED	PERMITTED	PERMITTED
		LAND USE	PERMITTED	APPROVED	PERMITTED	PERMITTED
1	1.00	R-1	1.00	1.00	1.00	1.00
2	1.00	R-2B	1.00	1.00	1.00	1.00
3	1.00	R-1	1.00	1.00	1.00	1.00
4	1.00	R-1	1.00	1.00	1.00	1.00
5	1.00	R-1	1.00	1.00	1.00	1.00
6	1.00	R-1A	1.00	1.00	1.00	1.00
7	1.00	R-1	1.00	1.00	1.00	1.00
8	1.00	R-1A	1.00	1.00	1.00	1.00
9	1.00	R-3	1.00	1.00	1.00	1.00
10	1.00	R-2B	1.00	1.00	1.00	1.00
11	1.00	R-2B	1.00	1.00	1.00	1.00
12	1.00	R-1A	1.00	1.00	1.00	1.00
13	1.00	R-1	1.00	1.00	1.00	1.00
14	1.00	C-1	1.00	1.00	1.00	1.00
15	1.00	R-1*	1.00	1.00	1.00	1.00
16	1.00	R-2B	1.00	1.00	1.00	1.00
17	1.00	R-2B	1.00	1.00	1.00	1.00
18	1.00	R-1A	1.00	1.00	1.00	1.00
19	1.00	R-1	1.00	1.00	1.00	1.00
20	1.00	R-4	1.00	1.00	1.00	1.00
21	1.00	R-3	1.00	1.00	1.00	1.00
22	1.00	R-1A	1.00	1.00	1.00	1.00
23	1.00	R-1A	1.00	1.00	1.00	1.00
24	1.00	R-1A	1.00	1.00	1.00	1.00
<b>TOTAL</b>	<b>24.00</b>		<b>24.00</b>	<b>24.00</b>	<b>24.00</b>	<b>24.00</b>

DESCRIPTION	AMOUNT	PERCENT
PERMITTED	24.00	100.00
APPROVED	0.00	0.00
<b>TOTAL</b>	<b>24.00</b>	<b>100.00</b>

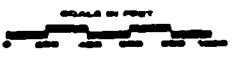


EXHIBIT B

24

October 3, 1986

L and P - Pacific/Teichert  
6355 Riverside Boulevard, Suite C  
Sacramento, CA 95831

Dear Gentlemen:

On September 30, 1986, the Sacramento City Council took the following action(s) for property located north of Pocket Road, west of LPPT Lake. (P-86299):

Adopted Resolution No. 86-738 approving tentative map to subdivide 23 $\frac{1}{2}$  acres into 101 single family lots, one common lot for private roads and one landscaped vista lot in R-1 zone and subdivision modification to modify standard subdivision improvements for sidewalks and street lights.

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,

Lorraine Magana  
City Clerk

LM/dah/24

Enclosure

cc: Planning Department  
Spink Corporation