



# CITY OF SACRAMENTO

36

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

January 14, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination  
2. Tentative Subdivision Map (P84-426)

LOCATION: Southerly terminus of Amherst Street, approximately 110+ feet south of Janrick Avenue

APPROVED  
BY THE CITY COUNCIL

JAN 22 1985

OFFICE OF THE  
CITY CLERK

## SUMMARY

The application is to divide a 49+ acre vacant site into 317 single family and halfplex lots. Two similar maps were approved for the site in 1979 and 1981; however, both have expired. The Planning Commission and staff recommend approval of the Tentative Map with conditions.

## BACKGROUND INFORMATION

The subject site is located adjacent to an existing single family subdivision. The project is divided into three phases and each phase has halfplex lots interspersed at corner and interior lot locations. Since no plans were submitted for the halfplex units, a Special Permit will need to be obtained from the Planning Commission prior to any construction of the halfplex units. The project is consistent with the 1984 Airport-Meadowview Community Plan.

## VOTE OF THE PLANNING COMMISSION

On December 13, 1984, the Commission voted eight ayes, one absent, to recommend approval of the Tentative Map with conditions.

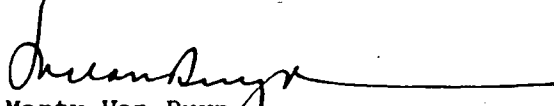
36

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

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

Respectfully Submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:pkb  
Attachments  
P84-426

January 22, 1985  
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

36

MEETING DATE Dec 13, 1984

ITEM NO. 21B FILE # 84426

M \_\_\_\_\_

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

Location: 5 terminus of Amherst st & 18<sup>th</sup> st.

Recommendation:

- Favorable w/conds
- Unfavorable  Petition  Correspondence

| <u>PROPOSERS</u> |  |                |
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| <u>OPPOSERS</u> |  |                |
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MOTION NO. \_\_\_\_\_

|          | YES           | NO | MOTION | SECOND |
|----------|---------------|----|--------|--------|
| Augusta  | ✓             |    |        |        |
| Ferris   | ✓             |    |        |        |
| Fong     | <u>absent</u> |    |        |        |
| Goodin   | ✓             |    |        |        |
| Hunter   | ✓             |    | ✓      |        |
| Isnmael  | ✓             |    |        | ✓      |
| Ramirez  | ✓             |    |        |        |
| Simpson  | ✓             |    |        |        |
| Holloway | ✓             |    |        |        |

- 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. 85-056

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 SOUTHERLY TERMINUS OF AMHERST STREET, APPROXIMATELY 110 FEET SOUTH OF JANRICK AVENUE (P-84-426)(APN: 052-010-43,44)

APPROVED BY THE CITY COUNCIL

JAN 23 1985

WHEREAS, the City Council, on January 22, 1985, held a public hearing on the request for approval of a tentative map for property located at the southerly terminus of Amherst Street, approximately 110+ feet south of Janrick Avenue,

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 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. Both the City General Plan and the 1984 Airport-Meadowview Community Plan designate the subject site for residential use(s).

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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 the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversizing and off-site extensions. Sewer study must verify capacity of existing sewer lines and proposed improvement easements to serve proposed development.
  - c. 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.
  - 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 any archaeological impact to a less than significant effect before construction resumes. A note referencing this condition shall be placed on final improvement plans.
9. Prepare a sound study for the area along the freeway. A masonry wall shall be constructed along this area to at least a six-foot height. This wall shall be installed prior to the filing of Phase II. Design of the wall shall be subject to review and approval by the Planning Director prior to issuance of building permits. A note referencing the wall shall be placed on final improvement plans.
- h. Provide connection between Amherst Street and loop street to the south at terminus of Amherst Street.

- i. Provide channel lining and fencing for drain channel at south property line.
- j. Provide a five-foot PUE along the eastern edge of Phase I.
- k. Redesign the cul-de-sac mouth widths to the satisfaction of the City Traffic Engineer.
- l. The unnamed street in Phases II and III, lots 1-16, shall have a 50-foot right-of-way.
- m. The short unnamed street in Phase II, lots 75,76A,25,26, shall have a 50-foot right-of-way.
- n. The unnamed street in Phase III, lots 23A-40, shall have a 50-foot right-of-way;
- o. Renumber the subdivision so that halfplex lots are designated A and B.

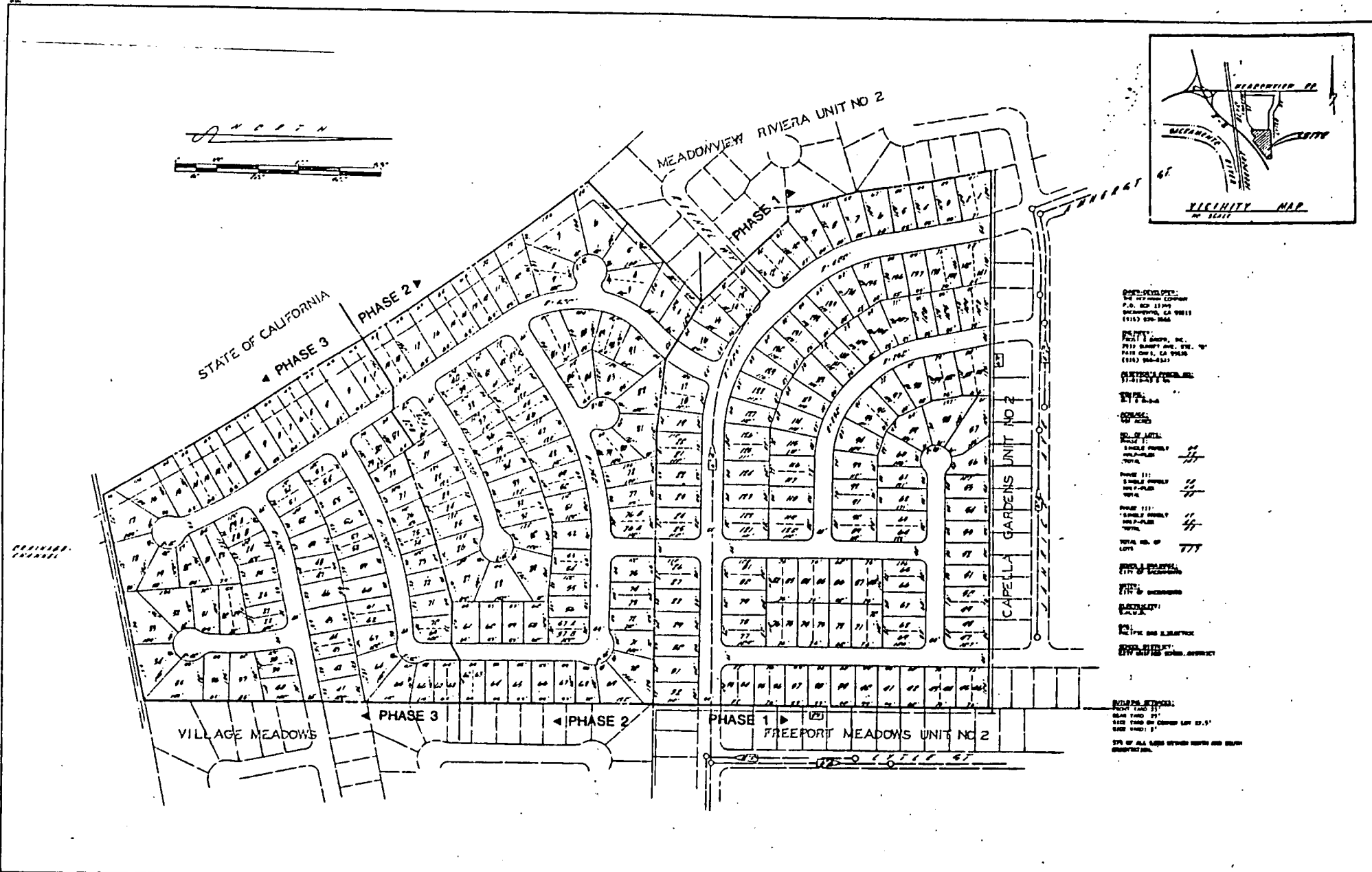
\_\_\_\_\_  
MAYOR

ATTEST:

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

P84-426

7-7-73



**DATE PREPARED:**  
 BY: [Name]  
 P.O. BOX 1199  
 SACRAMENTO, CA 95811  
 (916) 438-3544

**PROJECT:**  
 1111 BERRY AVE. EXT. W  
 1111 CHASE, CA 95831  
 (916) 964-4311

**CITY:**  
 SACRAMENTO, CA

**TYPE:**  
 SUBDIVISION

**CONTRACT NO.:**  
 1111-1111

**NO. OF LOTS:**  
 PHASE 1: 111  
 PHASE 2: 111  
 PHASE 3: 111  
 TOTAL: 333

**AREA:**  
 TOTAL: 111,111

**TYPE OF SURVEY:**  
 CITY & COUNTY

**ELECTRICITY:**  
 CITY

**SEWERAGE:**  
 CITY

**WATER SUPPLY:**  
 CITY

**NOTES:**  
 1. SEE PLAN 111  
 2. SEE PLAN 111  
 3. SEE PLAN 111  
 4. SEE PLAN 111

|                       |                                 |                          |   |  |   |  |                         |
|-----------------------|---------------------------------|--------------------------|---|--|---|--|-------------------------|
| PREPARED BY:<br>DATE: | BENCH MARK:<br>-NOT APPLICABLE- | NO. OF<br>STAKES:<br>111 | SCALE:<br>HORIZ: 1" = 100'<br>VERT: 1" = 10'<br>DATE: | <b>Fort &amp; Baker Inc.</b><br>engineering surveying planning<br>1070 MARKET CIRCLE SUITE B<br>SACRAMENTO, CA 95811<br>(916) 438-3544 | <b>TENTATIVE MAP:</b><br><b>STEAMBOAT BEND</b><br>CITY OF SACRAMENTO - CALIF. | NO. _____<br>DESCRIPTION _____<br>DATE _____ | SHEET NO. 101<br>OF 100 |
|-----------------------|---------------------------------|--------------------------|---|--|---|--|-------------------------|

36

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

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|               |  |                        |                                  |
|---------------|--|------------------------|----------------------------------|
| APPLICANT     | Frost & Baker, Inc., 7932 Sunset Avenue, Fair Oaks, CA 95628 |                        |                                  |
| OWNER         | Hofmann Co., P.O. Box 13349, Sacramento, CA 95813            |                        |                                  |
| PLANS BY      | Frost & Baker, Inc., 7932 Sunset Avenue, Fair Oaks, CA 95628 |                        |                                  |
| FILING DATE   | 11-9-84  | 50 DAY CPC ACTION DATE | REPORT BY: SD:bw                 |
| NEGATIVE DEC. | 12-3-84  | EIR                    | ASSESSOR'S PCL NO. 052-010-43,44 |

APPLICATION: A. Negative Declaration  
B. Tentative Map (P84-426)

LOCATION: South terminus of Amherst Street at 18th Street

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide 49+ vacant acres into 317 single family and halfplex lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1984 Airport-Meadowview Community Plan Designation: Residential, 4-8 du/ac net  
Existing Zoning of Site: R-1 and R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: Vacant; MRD(PUD); R-1A(PUD)  
East: Single Family and Vacant; R-1 and R-1A  
West: I-5 Freeway

Property Dimensions: Irregular  
Property Area: 49+ acres  
Density of Development: 8 du/ac net  
Topography: Flat  
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1984, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

BACKGROUND INFORMATION: On October 9, 1979 the City Council approved a tentative map for 315 standard single family, halfplex and duplex lots (P-8643). A special permit and rezoning were also approved in conjunction with the project. That map lapsed. On November 10, 1981 a second similar tentative map was approved by the City Council (P-9560). The second map has also lapsed.

PROJECT EVALUATION: Staff has the following comments:

Land Use

A. The subject site is designated for residential uses in the 1974 General Plan. It is designated Residential, four to eight units per net acre, in the 1984 Airport-Meadowview Community Plan.

APPLC. NO. P84-426

MEETING DATE December 13, 1984

CPC ITEM NO. 21

8



Residential goals in the recently adopted community plan encourage completion of previously approved subdivisions. The site is surrounded primarily by existing single family residences and land zoned for residential uses. The existing zoning allows for single family and halfplex units. The proposed tentative map is compatible with applicable plans, surrounding zoning and land uses.

Design

- B. The City Engineer requests that halfplex lots be consistently designated A and B. This clearly defines these lots for halfplex development.
- C. Special permit approval will be required when the applicant is prepared to develop the halfplex units. The following are design guidelines for halfplex development:
  - 1. All corner halfplex lots should have a driveway off of each street frontage;
  - 2. All halfplexes should have a variation of roof lines, front elevations and floor plans;
  - 3. Halfplexes should be compatible in exterior building material, color and overall style of construction with the individual single family residences located in the development;
  - 4. When garages are located adjacent to one another on interior halfplex lots, they should be offset two to five feet.
- D. The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 4.723 acres of land multiplied by the per acre value established by the applicant's appraiser.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map, subject to the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

Conditions - Tentative Map

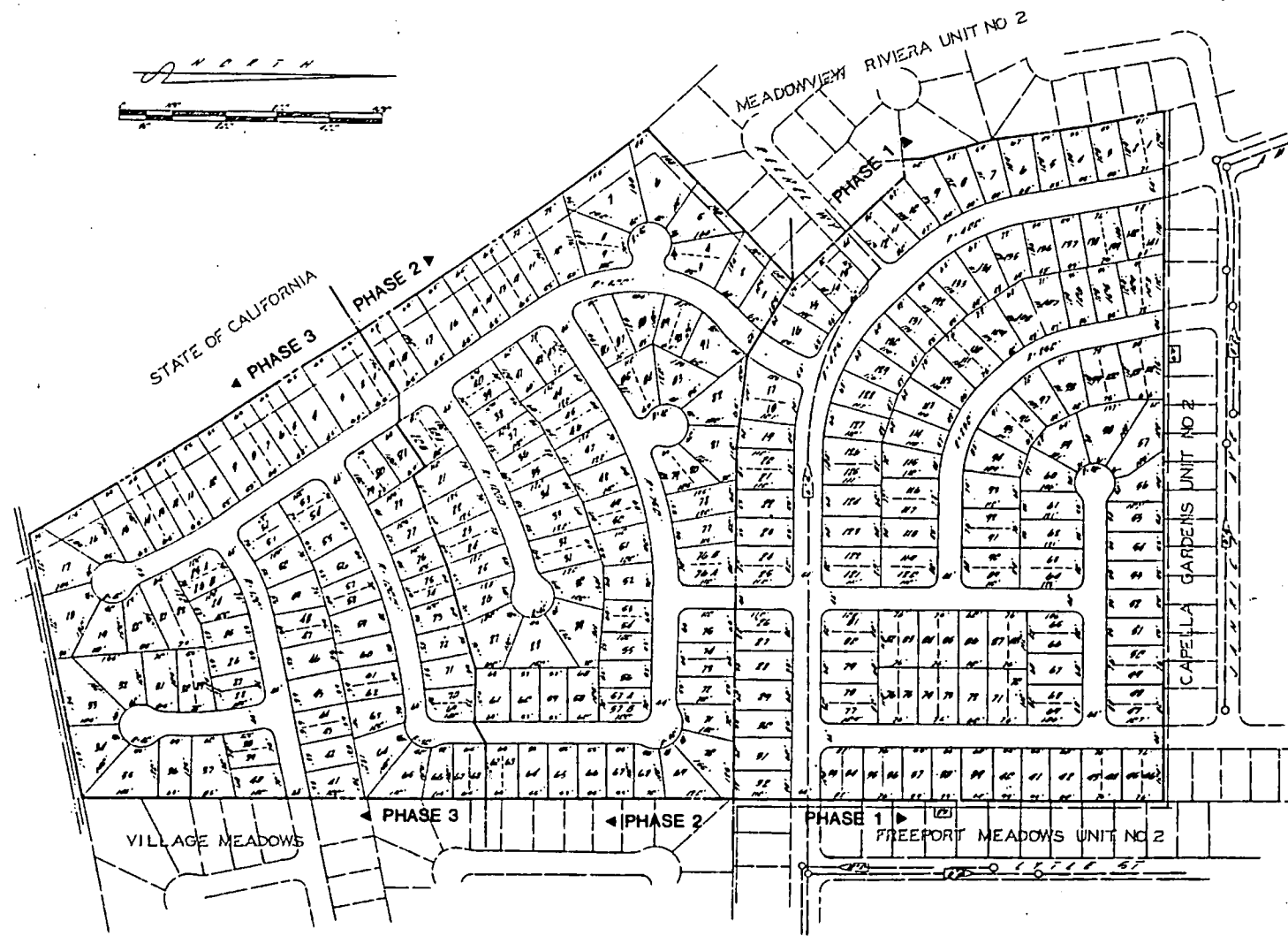
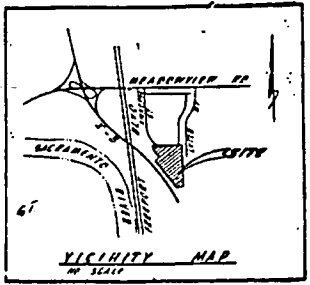
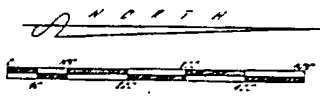
- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversizing and off-site extensions. Sewer study must verify capacity of existing sewer lines and proposed improvement easements to serve proposed development.
- 3. 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.

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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 any archaeological impact to a less than significant effect before construction resumes. A note referencing this condition shall be placed on final improvement plans.
7. Prepare a sound study for the area along the freeway. A masonry wall shall be constructed along this area to at least a six-foot height. This wall shall be installed prior to the filing of Phase II. Design of the wall shall be subject to review and approval by the Planning Director prior to issuance of building permits. A note referencing the wall shall be placed on final improvement plans.
8. Provide connection between Amherst Street and loop street to the south at terminus of Amherst Street.
9. Provide channel lining and fencing for drain channel at south property line.
10. Provide a five-foot PUE along the eastern edge of Phase I.
11. Redesign the cul-de-sac mouth widths to the satisfaction of the City Traffic Engineer.
12. The unnamed street in Phases II and III, lots 1-16, shall have a 50-foot right-of-way.
13. The short unnamed street in Phase II, lots 75,76A,25,26, shall have a 50-foot right-of-way.
14. The unnamed street in Phase III, lots 23A-40, shall have a 50-foot right-of-way;
15. Renumber the subdivision so that halfplex lots are designated A and B.

P 84-426

12-13-84

11



**DATE OF DEVELOPMENT:**  
 12-13-84

**DEVELOPER:**  
 F&B ENGINEERING COMPANY  
 P.O. BOX 11349  
 SACRAMENTO, CA 95811  
 (916) 579-3646

**DESIGNER:**  
 F&B ENGINEERING, INC.  
 700 MARKET ST., STE. 10  
 FAIR OAK, CA 95629  
 (916) 566-8111

**OWNER'S PROJECT NO.:**  
 12-13-84-11

**SCALE:**  
 1" = 20'-0"

**ADJACENT:**  
 TO NORTH

**NO. OF LOTS:**  
 PHASE 1:  
 SINGLE FAMILY 22  
 MULTIFAMILY 22  
 TOTAL 44

**PHASE 2:**  
 SINGLE FAMILY 11  
 MULTIFAMILY 11  
 TOTAL 22

**PHASE 3:**  
 SINGLE FAMILY 11  
 MULTIFAMILY 11  
 TOTAL 22

**TOTAL NO. OF LOTS:**  
 177

**LOCAL JURISDICTION:**  
 CITY OF SACRAMENTO

**STATE:**  
 CITY OF SACRAMENTO

**COUNTY:**  
 SUTTER

**ZONING:**  
 R-1 (SINGLE-FAMILY RESIDENTIAL)

**LOCAL DISTRICT:**  
 CITY UTILITIES CODE, DISTRICT

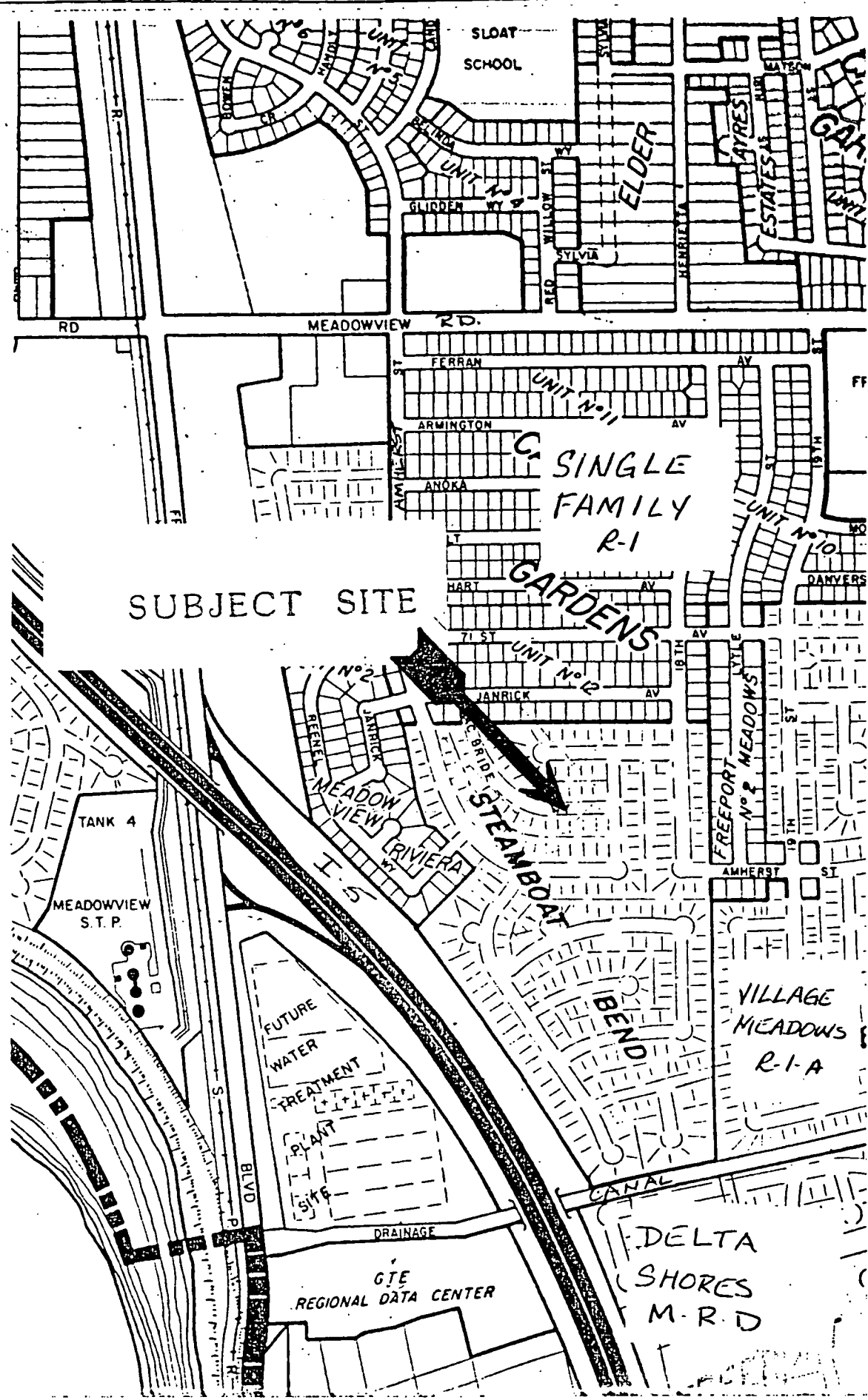
**BUILDING SETBACKS:**  
 FRONT YARD: 35'  
 REAR YARD: 25'  
 SIDE YARD ON CORNER LOT: 12.5'  
 SIDE YARD: 5'

50% OF ALL LOTS WITHIN NORTH AND SOUTH BOUNDARY LINES.

|  |                               |  |  |   |   |   |                           |
|--|-------------------------------|--|--|---|---|---|---------------------------|
| SUBMITTED BY:<br>KENT H. BARLA<br>P.L.C. NO. 044 | BENCHMARK:<br>-NOT AVAILABLE- | DRAWN BY:<br>CHECKED BY:<br>FIELD BY:<br>BOOK: | SCALE:<br>HORIZ: 1" = 20'<br>VERT: 1" = 10'<br>DATE: | <b>Frost &amp; Baker Inc.</b><br>engineering surveying planning<br>F&B<br>F&B 000-85<br>700 MARKET ONE AVE S<br>FAIR OAK CA 95629 | <b>TENTATIVE MAP:</b><br><b>STEAMBOAT BEND</b><br>CITY OF SACRAMENTO - CALIF. | NO.<br>DESCRIPTION<br>PERCENTAGE<br>SHEET | 1<br>OF<br>1<br>NO. 01211 |
|--|-------------------------------|--|--|---|---|---|---------------------------|

No. 21

36



SUBJECT SITE

GARDENS

C SINGLE FAMILY R-1

VILLAGE MEADOWS R-1-A

DELTA SHORES M-R-D

VICINITY - LAND USE - ZONING

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 11-9-84 SD

Project Location S terminus of Amherst Street & 18th Street **P** 84-426

Assessor Parcel No. 052-010-43 & 44

Owners Hofmann Company Phone No. \_\_\_\_\_

Address P.O. Box 13349, Sacramento, CA 95813

Applicant Frost & Baker, Inc. Phone No. 966-8511

Address 7932 Sunset Avenue, Fair Oaks, CA 95628

Signature \_\_\_\_\_ C.P.C. Mtg. Date 12-13-84

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

| Requested Entitlement   | Commission date | Council date | Filing Fees |
|---|-----------------|--------------|-------------|
| <input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>   | <u>12/13/84</u> |              | \$ _____    |
| <input type="checkbox"/> General Plan Amend _____   |                 |              | \$ _____    |
| <input type="checkbox"/> Community Plan Amend _____   |                 | Res. _____   | \$ _____    |
| <input type="checkbox"/> Rezone _____   |                 | Res. _____   | \$ _____    |
| <input checked="" type="checkbox"/> Tentative Map <u>to divide 49+ acres into 317 single family &amp; halfplex lots in R-1 &amp; R-1A zones</u> | <u>RAC</u>      | Ord. _____   | \$ _____    |
| <input type="checkbox"/> Special Permit _____   |                 | Res. _____   | \$ _____    |
| <input type="checkbox"/> Variances _____  |                 |              | \$ _____    |
| <input type="checkbox"/> Plan Review _____  |                 |              | \$ _____    |
| <input type="checkbox"/> PUD _____  |                 |              | \$ _____    |
| <input type="checkbox"/> Other _____  |                 |              | \$ _____    |

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_ By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. 4575  
By/date SD 11/9/84

**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 |  |

**P 84426**

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 on rezonings, special permits and variances.

-applicant receipt    White-applicant permit    Yellow-department file    Pink-permit book

SACRAMENTO CITY PLANNING COMMISSION

#312

MEETING DATE Dec 13, 1984  
 ITEM NO. 21.B FILE # 84426  
 M \_\_\_\_\_

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

Location: 5 terminus of Amberst st & 18<sup>th</sup> st.

Recommendation:

- Favorable *with conditions*  
 Unfavorable  Petition  Correspondence

| PROPOSERS |  |         |
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| OPPOSERS |  |         |
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MOTION NO. \_\_\_\_\_

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

- 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 \_\_\_\_\_

#34  
1-22-1985

January 24, 1985

Hoffman Company  
P.O. Box 13349  
Sacramento, CA 95813

Dear Gentlemen:

On January 22, 1985, the Sacramento City Council took the following action(s) for property located at the southern terminus of Amherst Street and 18th Street:

Adopted Resolution 85-056 approving a Tentative Map to divide 49± acres into 317 single family and halfplex lots.  
(P-84426)

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/36

Enclosure: **Resolution 85-056**

cc: Planning Department

Frost & Baker, Inc.  
7932 Sunset Avenue  
Fair Oaks, CA 95628