



CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

January 14, 1985

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

JAN 22 1985

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination
2. Tentative Subdivision Map (P84-404)

LOCATION: North of Rivergate Way, terminus of Rush River Drive
Riverside Manor Unit No. 3

SUMMARY

The application is for entitlements to subdivide 22 existing corner lots into 44 halfplex lots. The Planning Commission and staff recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

Riverside Manor Unit 3 is a recently recorded subdivision map and consists of 100 interior and 22 corner lots. The applicant is requesting to subdivide the corner lots to accommodate halfplex developments. The proposed map is consistent with the South Pocket Community Plan and the proposed use is compatible with adjacent single family developments.

VOTE OF THE PLANNING COMMISSION

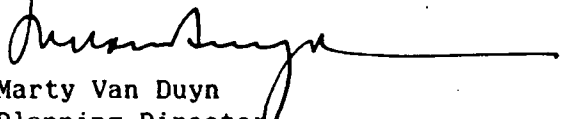
On December 13, 1984, the Planning Commission voted eight ayes, one absent, to recommend approval of the proposed project.

RECOMMENDATION

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

1. Ratify 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

AG:lao
Attachments
P84-404

January 22, 1985
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

29

MEETING DATE Dec 13, 1984
 ITEM NO. 118 FILE # 84404
 M _____

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

Location: N of Rivergate Way Terminus of Rush River

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

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

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

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<u>absent</u>			
Goodin	✓			
Hunter	✓		✓	
Ismael	✓			✓
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 amended COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

RESOLUTION No. 85-047

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR RIVERSIDE MANOR UNIT 3

APPROVED
BY THE CITY COUNCIL

JAN 22 1985

(P- 84-404)(APN: 031-760-01 thru 73; 031-770-01 thru 56)

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on January 22, 1985, held a public hearing on the request for approval of a tentative map for Riverside Manor Unit 3;

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 1976 South Pocket Community Plan designate the subject site for low density 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 the filing of the final map unless a different time for compliance is specifically noted:
 - a. 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.
 - b. 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.
 - c. Locate existing sewer and water services.
 - d. Place the following note on the final map: "Building plans shall be subject to conditions in Planning Department permit P84-120. Building (elevations) and site plans shall be submitted to the Planning Department for approval prior to issuance of building permits."
 - e. Provide separate sewer, water services and main extensions to the satisfaction of the Department of Public Works prior to the recordation of certification of compliance for each lot.

MAYOR

ATTEST:

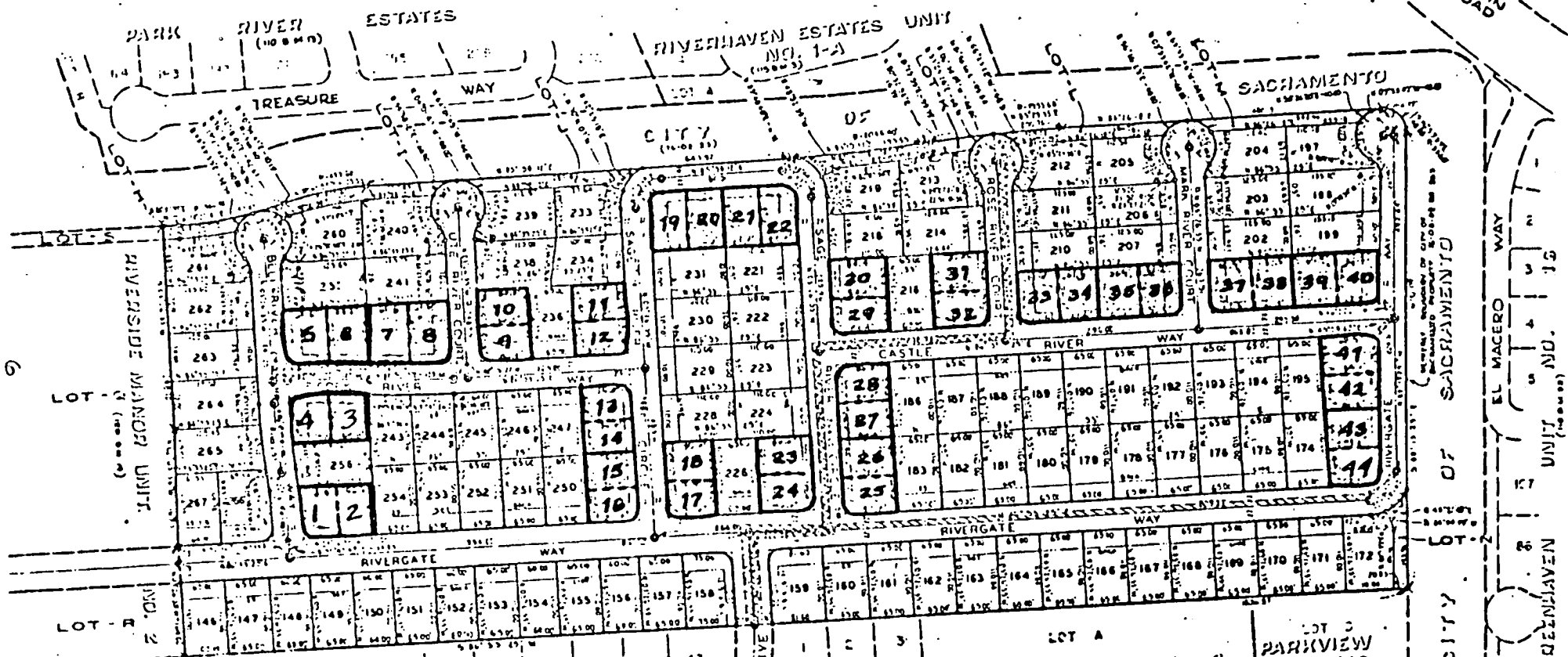
CITY CLERK

P84-404

041-104

TENTATIVE MAP RIVERSIDE MANOR UNIT NO. 3

CITY OF SACRAMENTO, CALIFORNIA



NOTES:

RECORD OWNER
MR. BILL PARKER
6355 RIVERSIDE BOULEVARD, SUITE C
SACRAMENTO, CALIFORNIA 95831

EXISTING ZONING
R-1A

PROPOSED ZONING
R-1A

EXISTING USE
VACANT

PROPOSED USE
44 HALF-PLEX LOTS

ACREAGE
22 SINGLE-FAMILY LOTS
AVERAGE SIZE - 75' x 110' +/-

WATER SUPPLY
PUBLIC UTILITIES

SEWAGE DISPOSAL
PUBLIC SEWERS

PROPOSED IMPROVEMENTS
SACRAMENTO CITY STANDARDS

ASSESSORS PARCEL NUMBERS

- | | |
|-----------------|-----------------|
| (1) 031-770-01 | (13) 031-760-11 |
| (2) 031-770-07 | (14) 031-760-12 |
| (3) 031-770-10 | (15) 031-760-18 |
| (4) 031-770-12 | (16) 031-760-29 |
| (5) 031-770-20 | (17) 031-760-24 |
| (6) 031-770-21 | (18) 031-760-29 |
| (7) 031-770-29 | (19) 031-760-30 |
| (8) 031-770-33 | (20) 031-760-36 |
| (9) 031-770-34 | (21) 031-760-38 |
| (10) 031-770-45 | (22) 031-760-44 |
| (11) 031-770-46 | |
| (12) 031-770-57 | |

P 84404



1" = 100' ±

OCTOBER 1984/BJC

REPORT AMENDED BY STAFF 12-10-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

29

APPLICANT	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Bill Parker - 6355 Riverside Boulevard, Suite C, Sacramento, CA 95831		
PLANS BY	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	10-26-84	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC	11-19-84	EIR	ASSESSOR'S PCL NO 031-760-0173; 031-770-0156

APPLICATION: A. Negative Declaration
 B. Tentative Map (P84-404)

LOCATION: Riverside Manor Unit 3

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide 22 corner lots into 44 lots for halfplex development in Riverside Manor Unit 3.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-1A
 South: Park & residential; R-1 & R-1A
 East: Canal & residential; R-1A
 West: Multi-family residential; R-1A & R-2B-R

Property Dimensions: Irregular
 Property Area: 4+ acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing and to be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 14, 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: Riverside Manor Unit 3 consists of 100 interior and 22 corner lots. The map is recorded. Street improvements and utilities have been constructed for 122 single family dwellings. Subsequently, entitlements were approved to develop a private street system, private entrances and 44 corner lot halfplexes (P84-120). The applicant is currently requesting a tentative map to subdivide each corner lot for individual ownership of halfplex units.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and the 1976 South Pocket Community Plan. The site is surrounded by residential uses and a park.

APPLC. NO. P84-404

MEETING DATE 12-13-84
November 25, 1984

CPC ITEM NO. 2711

B. Design

A special permit to develop halfplexes on the corner lots was approved by the Planning Commission on April 26, 1984 (P84-120). Since the project involves the construction of custom homes, specific plans were not submitted. To insure compatibility with surrounding development, the following conditions were attached to the special permit approval.

1. On corner lots halfplex units shall be designed with a garage and driveway on both street frontages.
2. Staggered setbacks shall be used throughout the development.
3. A variety of floor plans and elevations shall be utilized.
4. A variety of roof lines shall be utilized.
5. On corner lot halfplexes, driveways shall be at least 20 feet from the corner and must be perpendicular to the street.
6. Roofing materials shall consist of shake, tile or other similar type approved by the Planning Director.
7. Plot plans and elevations of all development in this project shall be submitted for Planning staff review and approval prior to issuance of a building permit. All halfplex development on adjacent corners shall utilize different elevations, materials and roof lines.

C. Since there are no specific building plans, the tentative lot lines are "conceptual". The final lot lines will be established by specific building plans, according to the common wall location. This will allow the applicant to record final maps as each corner lot is sold. Custom builders will be subject to the above mentioned conditions.

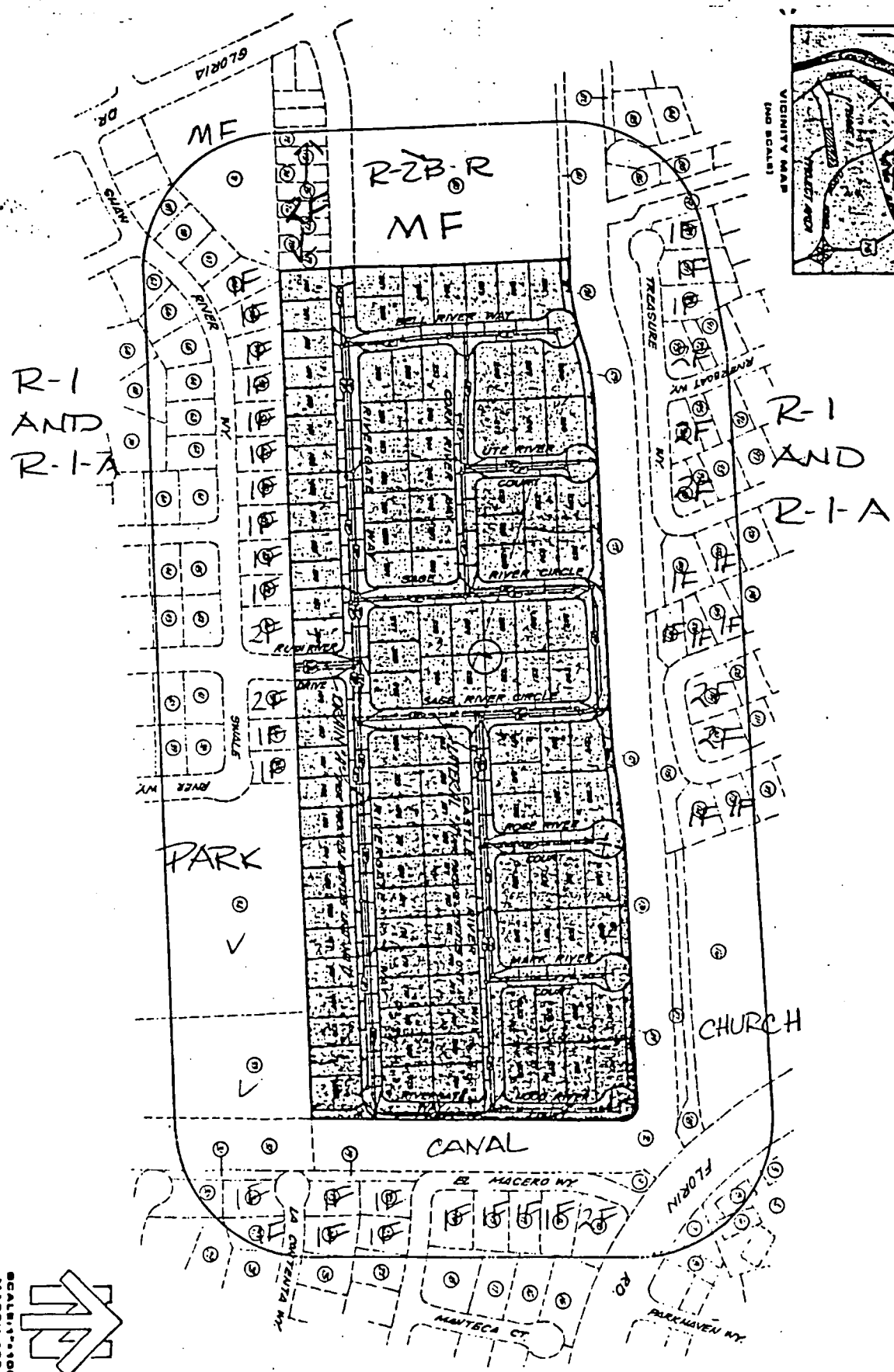
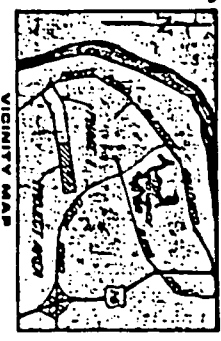
D. The map has been conditioned that each unit be provided separate sewer and water services. This is compatible with the City Subdivision Ordinance and single family residential ownership.

E. The Planning and Parks Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .656 acres of land multiplied by the land value established by the applicant's appraisal.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map, subject to the following conditions:
 1. 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.

- 2. 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.
- 3. Locate existing sewer and water services/
- 4. ~~Provide separate sewer and water services and hook-up (if buildings exist) work shall be accomplished by private contractors under inspection by the City upon payment of appropriate fees. (deleted by staff)~~
- 5. ~~Provide improvement plans and fees prior to any recordations. (deleted by staff)~~
- 6. Place the following note on the final map: "Building plans shall be subject to conditions in Planning Department permit P84-120. Building (elevations) and site plans shall be submitted to the Planning Department for approval prior to issuance of building permits."
- 7. Provide separate sewer, water services and main extensions to the satisfaction of the Department of Public Works prior to the recordation of certificate of compliance for each lot. (Staff added)



SCALE 1" = 100'
MARCH 1984

LAND USE & ZONING MAP

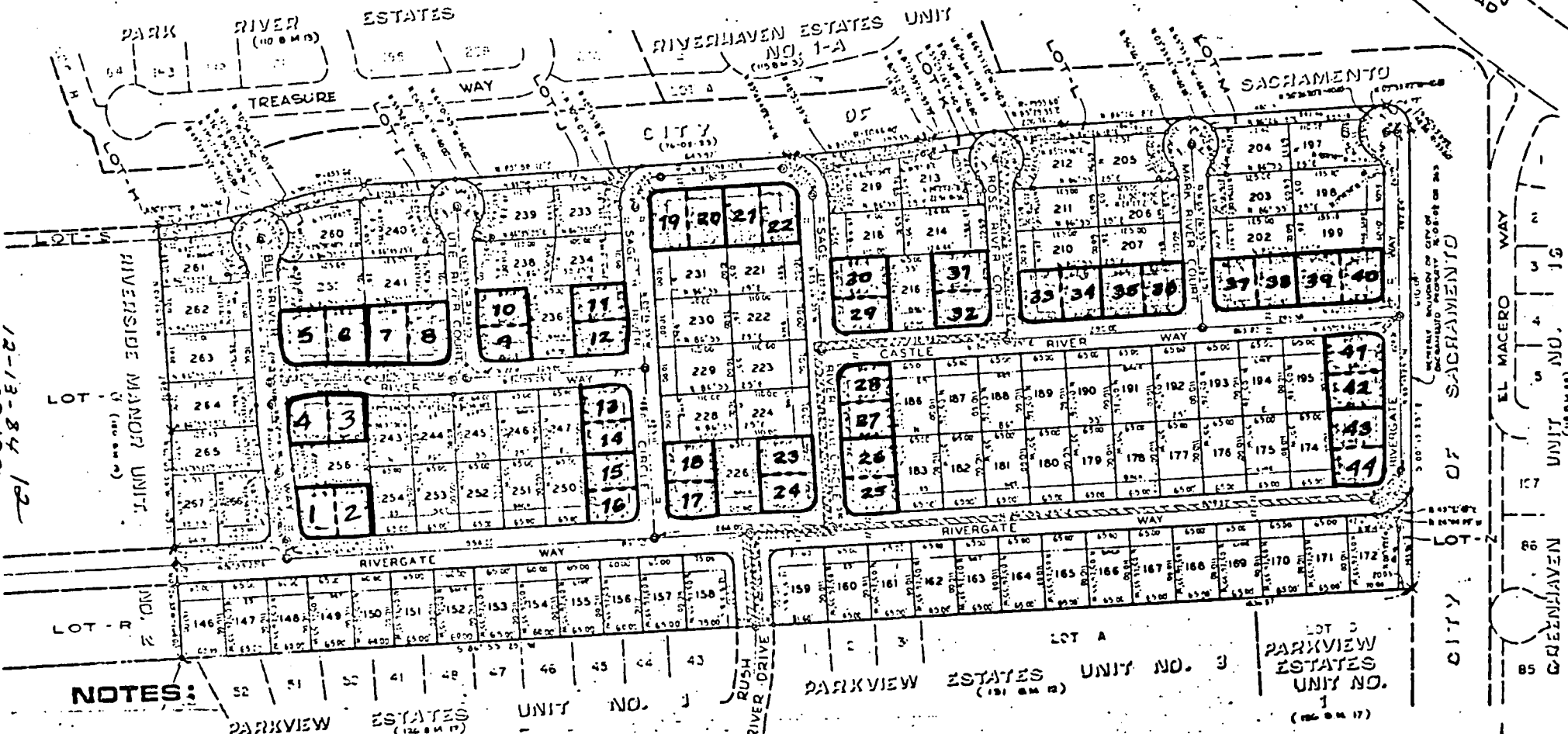
PS4-404

12-13-84 12
NOVEMBER 29, 1984

ITEM NO. 21 //

TENTATIVE MAP RIVERSIDE MANOR UNIT NO. 3

CITY OF SACRAMENTO, CALIFORNIA



NOTES:

- RECORD OWNER**
MR. BILL PARKER
6355 RIVERSIDE BOULEVARD, SUITE C
SACRAMENTO, CALIFORNIA 95831
- EXISTING ZONING**
R-1A
- PROPOSED ZONING**
R-1A
- EXISTING USE**
VACANT
- PROPOSED USE**
84 HALF-PLEX LOTS
- ACREAGE**
22 SINGLE-FAMILY LOTS
AVERAGE SIZE - 75' x 110' +/-
- WATER SUPPLY**
PUBLIC UTILITIES
- SEWAGE DISPOSAL**
PUBLIC SEWERS
- PROPOSED IMPROVEMENTS**
SACRAMENTO CITY STANDARDS

ASSESSORS PARCEL NUMBERS

- (1) 031-770-01
- (2) 031-770-07
- (3) 031-770-10
- (4) 031-770-12
- (5) 031-770-20
- (6) 031-770-21
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- (8) 031-770-33
- (9) 031-770-34
- (10) 031-770-45
- (11) 031-770-45
- (12) 031-770-57
- (13) 031-760-11
- (14) 031-760-12
- (15) 031-760-18
- (16) 031-760-20
- (17) 031-760-24
- (18) 031-760-29
- (19) 031-760-30
- (20) 031-760-36
- (21) 031-760-38
- (22) 031-760-44

P 84404



OCTOBER 1984/8



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

P-84404
29

DEC 19 1 38 PM '84

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 19, 1984

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request to Set Public Hearing for January 15, 1985

*Cont
1-22-85
Improper
publication*

*OK
JM*

P84-404

Tentative Subdivision Map to divide 22 corner lots totaling 3.6+ acres into 44 halfplex lots in the Townhouse, R-1A zone for property located north of Rivergate Way, terminus of Rush River Drive. (D8)
(APN: 031-760-01-73; 031-770-01-56)

*Daily Recorder lost - published 1-9-85
6 days notice*

#29

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location N of Rivergate Way, terminus of Rush River Drive

P 84404

Assessor Parcel No. 032-760-01-73; 031-770-01-56

Owners Bill Parker

Phone No. _____

Address 6355 Riverside Boulevard, Suite C, Sacramento, CA 95831

Applicant Spink Corporation

Phone No. _____

Address P.O. Box 2511, Sacramento, CA 95811

Signature _____

C.P.C. Mtg. Date 11-29-84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	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 _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map <u>to divide 22 corner lots into 44 halfplex lots in R-1A zone</u>	<u>RMC</u>	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<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. 4536

By/date SC 10/26/84

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 | |

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.

Gold - applicant receipt White - applicant permit

Yellow - department file

Pink - permit book

P 84-404

SACRAMENTO CITY PLANNING COMMISSION

#29

MEETING DATE Dec 13, 1984
 ITEM NO. 11B FILE # 84 404
 M _____

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

Location: N of Rivergate Way Terminus of Rush River

Recommendation:
 Favorable
 Unfavorable
 Petition Correspondence

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

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

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 *Amended*
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____



OVER FIFTY YEARS OF SERVICE

THE SPINK CORPORATION

720 F STREET • P.O. BOX 2511, SACRAMENTO, CALIF. 95811 • TELEPHONE (916) 444-8170

RECEIVED
CITY CLERK'S OFFICE
SACRAMENTO, CALIF.

DEC 20 8 16 AM '84

#29

1-22-1985

December 19, 1984

Ms. Lorraine Magana
City Clerk
Office of the City Clerk
915 I Street, Room 203
Sacramento, California 95814

Dear Lorraine:

I appreciate your prompt attention by scheduling a hearing date of January 15, 1985, before the City Council for the Riverside Manor Unit Number 3 project (P #84404), which was approved Thursday, December 13, 1984, by the Planning Commission.

Please accept this letter as confirmation of the above-mentioned hearing date.

Sincerely,

Greg Parish

GP:jo

cc: Bill Parker

ENGINEERING • ARCHITECTURE • PLANNING • SURVEYING • PHOTOGRAMMETRY

Robert E. Young, C.E., S.E., M.E.
Gerald S. Smith, P.E.
Theodore J. D'Amico, P.E.
Robert C. Hall, C.E.

Ronald W. Smith, C.E.
Harold A. Wecker, L.S.
Bruce A. Henz, C.E.

Quentin W. Holmes
Robert D. Ness, L.S.
H. E. McChristy, Controller
Ted A. Smith, P.E.
John A. Greenwood, L.S.

Eugene A. Pearson, P.E.
Louis E. Viani, Jr., A.I.A.
Eric J. Chestnolovick, A.S.L.A.

Stephen R. AuClair, P.E.
James J. Barnts, P.E.
Bruce A. Baker, P.E.
Robert B. Oslund, P.E.

Joseph E. Spink, C.E. (1889-1959)



CITY OF SACRAMENTO

#29
1-22-1985

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

December 27, 1984

Bill Parker
6355 Riverside Boulevard, Suite C
Sacramento, CA 95831

On December 19, 1984, the following matter was filed with my office to set a hearing date before the City Council:

P-84404 - Tentative Subdivision Map to divide 22 corner lots totaling 3.6± acres into 44 halfplex lots in the Townhouse, R-1A zone for property located north of Rivergate Way, terminus of Rush River Drive. (D8) (APN: 031-760-01-73; 031-770-01-56)

This hearing has been set for January 15, 1985, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

LORRAINE MAGANA
CITY CLERK

Janice Beaman
Deputy City Clerk

JB/kmn

cc: MAILING LIST P-84404 (95)
Spink Corporation, Applicant

#29
1-22-1985

January 24, 1985

Bill Parker
6355 Riverside Blvd., Suite C
Sacramento, CA 95831

Dear Mr. Parker:

On January 22, 1985, the Sacramento City Council took the following action(s) for property located north of Rivergate Way at the terminus of Rush River Drive:

Adopted Resolution 85-047 adopting Findings of Fact and approving a Tentative Map to divide 22 corner lots totaling 3.6± acres into 44 halfplex lots in the Townhouse, R-1A zone. (P-84404)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/29

Enclosure: **Resolution 85-047**

cc: Planning Department

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