



REPORT TO COUNCIL

City of Sacramento

17

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

PUBLIC HEARING
January 31, 2006

Honorable Mayor and
Members of the City Council

Subject: Randle Heights Subdivision (P04-263)

Location/Council District:

South Avenue 1,000 feet west of Norwood Avenue; APN: 250-0342-009; Council District 2.

Recommendation:

Planning Commission and staff recommend the City Council: 1) Adopt the attached Resolution approving the Negative Declaration; 2) Adopt the attached Mitigation Monitoring Plan; 3) Adopt the attached Resolution amending the North Sacramento Community Plan by amending the designation from "Residential 4-8du/na" to "Residential 7-15 du/na"; and 4) Adopt the attached Ordinance amending the districts established by the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by removing 2.2± acres from Standard Single Family (R-1) zone and placing in the Single Family Alternative (R-1A) zone.

Contact: Michael York, Associate Planner, 808-8239; Gregory Bitter, Senior Planner, 808-7816

Presenters: Michael York, Associate Planner, 808-8239

Department: Development Services

Division: Planning

Organization No: 4875

Summary:

The applicant is requesting to amend the Community Plan land use designation and Rezone the subject property to develop 27 residential units. The proposed Single Family Alternative (R-1A) zone and "Residential 7-15 du/na" designation allows development of a higher density project which is consistent with the North Sacramento Community Plan policies that promote neighborhood revitalization, ownership opportunities, and development in infill areas.

Committee/Commission Action:

On December 8, 2005, by a vote of 5 ayes, 1 no, and 1 recuse, the Planning Commission approved the related Tentative Map and Special Permit to develop 27 single family detached homes and recommended approval and forward to City Council the Community Plan Amendment and Rezone.

Background Information:

North Sacramento Community Plan Amendment: The applicant is proposing to amend the Community Plan designation from "Residential 4-8 du/na" to "Residential 7-15 du/na". The project is proposing a density of 13 du/na, which is not consistent with existing designation of "Residential 4-8 du/na". At the time the application was received records indicated the designation to be "Residential 7-15 du/na". However it was recently discovered that in 1996 an amendment was approved changing the Community Plan designation to "Residential 4-8 du/na". Approval of this Community Plan Amendment returns the designation to "Residential 7-15 du/na" that existed prior to 1996. The Community Plan Amendment will make the proposed project consistent with the Community Plan designation.

Staff has no issues with the Community Plan Amendment to "Residential 7-15 du/na", since the amendment would make the project density consistent with the Community Plan designation, the proposed designation is consistent with the rest of the area of "Residential 7-15 du/na", the additional units makes the project site more viable to be developed, and a quality development with a density of 13 du/na is being proposed.

Rezone: The applicant is proposing to rezone the property from Standard Single Family (R-1) to Single Family Alternative (R-1A). The R-1A zone allows lots to vary from the standard size and may provide for varying setbacks subject to a special permit creating a slightly denser development than a typical standard single family subdivision. For this project, the change in zoning from R-1 to R-1A allows for the creation of an additional 10 lots.

The project site is located in an area that is difficult to develop due to inadequate water, sewer, and drainage service in the area and the costs associated with upgrading those services. Staff supports the rezone to the Single Family Alternative (R-1A) zone because the creation of the additional lots will help to offset the costs of upgrading infrastructure in this area. The site might not otherwise be developed due to infrastructure costs, if the existing zoning of R-1 is maintained.

Staff supports the rezone to Single Family Alternative (R-1A), since the rezone is consistent with the proposed North Sacramento Community Plan designation of "Residential 7-15 du/na", adequately sized units can be developed that function on the smaller lots, it provides ownership housing in the area, is consistent with existing development, and adds to the residential character of the street.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The Environmental Planning Services has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, mitigation measures have been identified to reduce impacts to a less-than-significant level. These mitigation measures addressed biological resources and cultural resources. The mitigation measures are listed in the Mitigation Monitoring Plan. The draft Initial Study/Mitigated Negative Declaration was available for public review and comment during the period of October 18, 2005 through November 16, 2005. One comment letter was received from the Sacramento Regional County Sanitation District (SRCSD) stating the project will not significantly impact SRCSD facilities. Therefore, Planning Commission recommends the City Council approve the Mitigated Negative Declaration and adopt the Mitigation Monitoring Plan.

Policy Considerations:

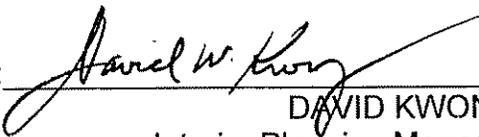
The project is consistent with General Plan policies to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources

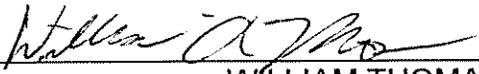
Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed project meets the above goals by supporting redevelopment of existing lots to allow for efficient use of existing facilities.

Strategic Plan Implementation: The project conforms with the City of Sacramento Strategic Plan, specifically by advancing the goals to achieve sustainability, enhance livability, and increase opportunities for all Sacramento residents to live in safe and affordable housing.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully submitted by: 
DAVID KWONG
Interim Planning Manager

Approved by: 
WILLIAM THOMAS
Director of Development Services

Recommendation Approved:

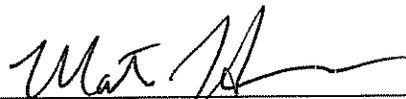

RAY KERRIDGE
Interim City Manager

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**CITY PLANNING COMMISSION
HEARING ITEM**

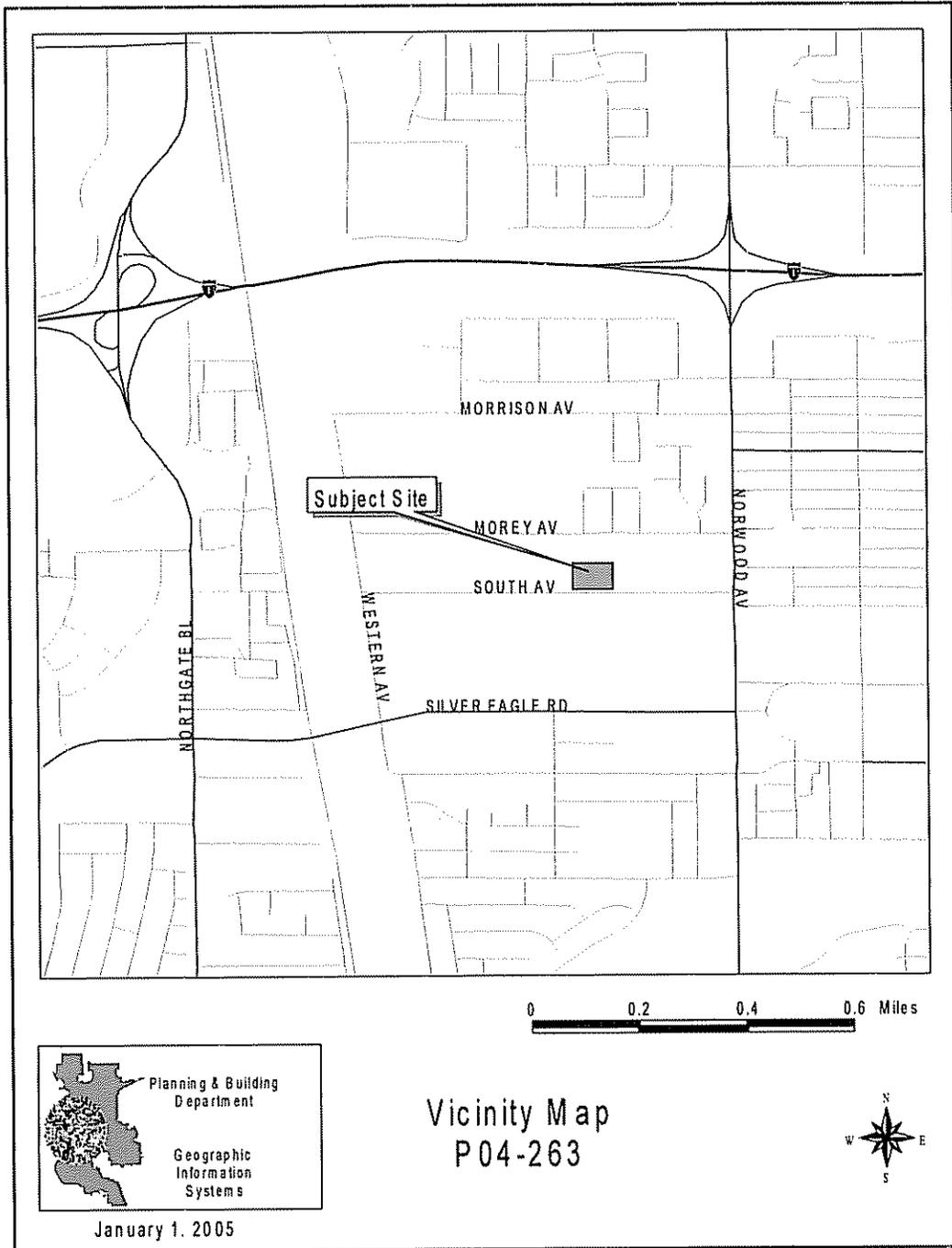
CPC AGENDA DATE:

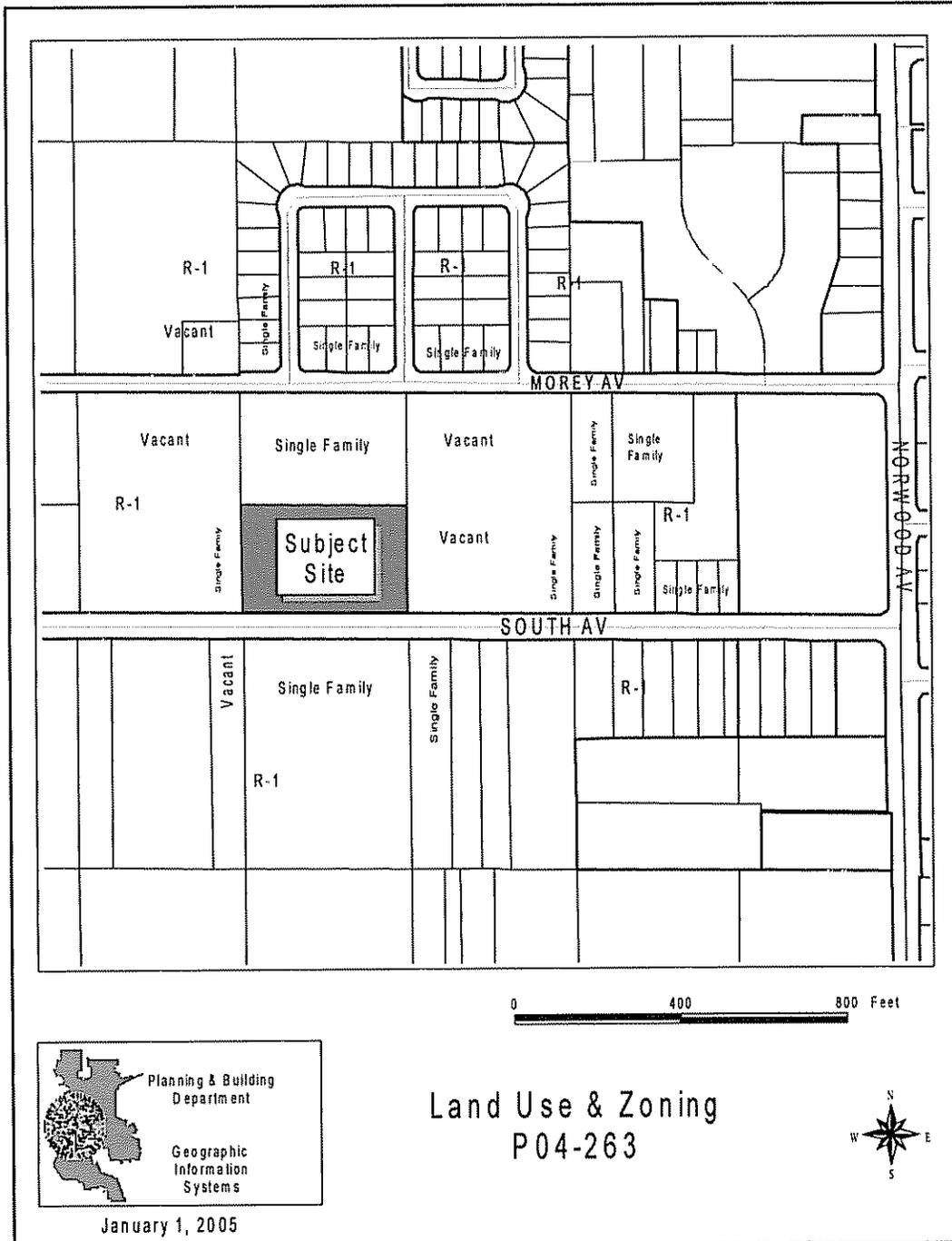
| Item No. | Project No. | Title/Location | Action: Approved/Denied |
|---------------|-------------|----------------|----------------------------|
| 10 | P04-263 | Randle Heights | Ap'd |
| ACTION | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

VOTE OF THE PLANNING COMMISSION:

| COMMISSIONER | MOTION 1 | | | MOTION 2 | | | ABSTAIN |
|----------------|----------|----|-----|----------|----|-----|---------|
| | Yes | No | M/S | Yes | No | M/S | |
| VACANCY | | | | | | | |
| Bancs | ✓ | | S | | | | |
| Boyd | ✓ | | | | | | |
| Notestine | | | | | | | Reuse |
| Taylor-Carroll | | ✓ | | | | | |
| Valencia | | | | | | | |
| Wasserman | ✓ | | | | | | |
| Woo | ✓ | | | | | | |
| Yee | ✓ | | M | | | | |

**** List "Proponents" and Opponents" on reverse side of this page****





RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

January 31, 2006

**A RESOLUTION APPROVING THE NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE RANDLE HEIGHTS SUBDIVISION PROJECT, LOCATED ON SOUTH AVENUE, 1,000 FEET WEST OF NORWOOD AVENUE IN NORTH SACRAMENTO, SACRAMENTO, CALIFORNIA.
(P04-263) (APN: 250-0342-009)**

BACKGROUND

- A. The Environmental Coordinator has prepared a Negative Declaration for the above identified project; and
- B. The proposed project Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;
- C. The Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and
- D. In accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Council ratifies the Negative Declaration for the Randle Heights Subdivision project (P04-263).
- Section 2. The City Council approves the Mitigation Monitoring Plan for the Randle Heights Subdivision project (P04-263) based upon the following findings:
 - 1. One or more mitigation measures have been added to the above-identified project;
 - 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A.

Table of Contents:

Exhibit A: Mitigation Monitoring Plan – 9 Pages

Exhibit A

MITIGATION MONITORING PLAN

FOR
RANDLE HEIGHTS (P04-263)

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
NOVEMBER 18, 2005

ADOPTED BY:
CITY OF SACRAMENTO
CITY PLANNING COMMISSION

DATE:

ATTEST:

**RANDLE HEIGHTS (P04-263)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd, Suite 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Randle Heights / P04-263
Owner/Developer- Name: New Faze Development, Allen W. Warren
Address: 1825 Del Paso Blvd.
 Sacramento, CA 95814

Project Location / Legal Description of Property (if recorded):

The proposed project is located on South Avenue, approximately 1,000 feet west of Norwood Avenue, in the North Sacramento Community Plan area of the City of Sacramento, Sacramento County (APNs: 250-0130-034, -035, -036).

Project Description:

The proposed project consists of entitlements to develop a 27 lot single family alternative subdivision on 2.27± gross acres in the proposed Single Family Alternative (R-1A) zone. Specific entitlements include:

- A. **Rezone** of 2.27± gross acres from the Standard Single Family (R-1) zone to the Single Family Alternative (R-1A) zone;
- B. **Tentative Map** to subdivide one 2.27± acre lot into 27 lots in the proposed Single Family Alternative (R-1A) zone;
- C. **Special Permit** to develop 27 single family alternative housing units on 2.27± gross acres in the proposed Single Family Alternative (R-1A) zone

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Biological Resources and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento will be responsible for ensuring compliance.

**RANDLE HEIGHTS (P04-263)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|---|-----------------------------|--|---|--|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials / Date) |
| 7. BIOLOGICAL RESOURCES | | | | | |
| <i>Burrowing Owl</i> | | | | | |
| BR-1 Within 30 days prior to grading occurring on site, the property owner, developer, or successor-in-interest shall have a qualified biologist, approved for use by City planning staff, confirm that there are no burrowing owls on the site or adjacent to the site per State of California, Department of Fish and Game Guidelines. If no evidence of burrowing owl habitation is confirmed on the project site, no further burrowing owl mitigation is required. | Applicant / Developer | City Development Services Department | Pre-construction biological surveys shall be completed and verification of compliance shall be provided to Development Services Staff prior to grading/building permits being issued. | Measures shall be implemented prior to issuance of any grading or building permits. | |
| BR-2 If evidence of burrowing owls habitation is confirmed, the project applicant shall be required to comply with the Department of Fish and Game Burrowing Owl Mitigation Guidelines prior to commencing construction on the project site. Site specific mitigation measures, as defined by the Department of Fish and Game are identified below. | Applicant / Developer | City Development Services Department, CA Dept of Fish & Game (DFG) | If required, written verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits. | If required, Measures shall be implemented prior to issuance of any grading or building permits. | |
| <p>a Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;</p> <p>b To offset the loss of foraging habitat and burrow habitat on the project site, a minimum of</p> | | | | | |

**RANDLE HEIGHTS (P04-263)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|---|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials / Date) |
| <p>6.5 acres of foraging habitat [calculated on a 100m (approximately 300 feet)] per pair or unpaired resident bird shall be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department;</p> <p>c. When destruction of occupied burrows is unavoidable, existing unsuitable burrows shall be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site;</p> <p>d. If owls must be moved away from the disturbance area, passive relocation techniques shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternative burrows;</p> <p><u>Passive relocation with one-way doors</u> – Owls should be excluded from burrows in the immediate impact zone and within a 50-meter (approximately 160 feet) buffer zone by installing one-way doors to the burrow entrance. One way doors (e.g. modified dryer vents) should be left in place for 48 hours to insure owls have left the burrows before excavation. Two natural or artificial burrows should be provided for each burrow in the area that will be rendered biologically unsuitable.</p> | | | | | |

**RANDLE HEIGHTS (P04-263)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|--|-----------------------------|---------------------------|----------------------------|--------|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials / Date) |
| <p>The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using hand tools and refilled to previous reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrows;</p> <p>Or</p> <p><u>Passive relocation without one-way doors</u> - Two natural or artificial burrows shall be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be monitored daily until the owls have relocated to the new burrows. The formerly occupied burrows may then be excavated. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrows.</p> <p>e The project sponsor shall provide funding for long-term management and monitoring of the protected lands. The monitoring plan should</p> | | | | | |

**RANDLE HEIGHTS (P04-263)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|--|-----------------------------|--------------------------------------|--|---|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials / Date) |
| <p>include success criteria, remedial measures, and an annual report to the Department of Fish and Game;</p> <p>OR</p> <p>f If avoidance is the preferred method of dealing with the potential project impacts, then no disturbance should occur within 50 meters (approximately 160 feet) during the breeding season of February 1 through August 31. Avoidance also requires that a minimum 6.5 acres of foraging habitat be permanently preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird. The configuration of the potential habitat should be approved by the Department of Fish and Game.</p> <p><i>Swainson's Hawk</i></p> <p>BR-3 For projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree:</p> <p>a The applicant/developer shall acquire 0.5 acres of habitat mitigation (HM) land for each acre of urban development authorized (0.5:1 ratio) shall be provided. All HM lands protected under this requirement may be protected through fee title acquisition or conservation easement (acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk.</p> | Applicant / Developer | City Development Services Department | <p>Mitigation Measures shall be included on the Construction Specifications. Pre-construction biological surveys shall be completed as specified and submitted with grading/ building plans.</p> <p>Verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits.</p> | Measures shall be implemented prior to issuance of any grading or building permits. | |

**RANDLE HEIGHTS (P04-263)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|--|------------------------------|--|--|---|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials / Date) |
| <p>OR</p> <p>b The Developer shall pay into a fee program established jointly by the City of Sacramento and the Department of Fish and Game, if available</p> <p>OR</p> <p>c The Applicant shall satisfy any other mitigation measures that the Department of Fish and Game develops and deems appropriate</p> <p><i>Trees</i></p> <p>BR-4 The project applicant/developer shall coordinate with City of Sacramento Tree Services to obtain the necessary permits for removal of trees in accordance with the Heritage Tree Ordinance (City Code 12.64). The applicant/developer shall provide the mitigation value of each Heritage tree proposed for removal through payment of fees to City Tree services for the replanting and maintenance of trees or through the planting and maintenance of trees onsite in accordance with the landscape plan to the satisfaction of the City Arborist. The City Arborist has calculated a mitigation value that totals \$76,812 for the removal of all trees. This value would be used to provide planting and care of replacement trees. If some trees can be saved, this value will be reduced by the value of the tree to be saved as provided by the City Arborist. Additionally, this mitigation value may also fluctuate based upon the landscaping proposed by the developer in the landscape plan. The City Arborist will review the</p> | <p>Applicant / Developer</p> | <p>City Development Services Department, Urban Forest Services</p> | <p>Mitigation Measures shall be included on the Construction Specifications</p> <p>Verification of compliance from the Urban Forest Services Arborist shall be provided to Development Services Staff prior to issuance of grading permits</p> | <p>Measures shall be implemented prior to issuance of any grading or building permits or as agreed upon by the Urban Forest Services Arborist</p> | |

**RANDLE HEIGHTS (P04-263)
MITIGATION MONITORING PLAN**

| Mitigation Measure | Implementing Responsibility | Monitoring Responsibility | VERIFICATION OF COMPLIANCE | | |
|---|-----------------------------|---|--|--|--|
| | | | Compliance Standards | Timing | Verification of Compliance (Initials / Date) |
| <p>landscape plan and will provide a value of the trees proposed that may be subtracted from the mitigation value for the removal of the Heritage sized trees on site</p> <p>BR-5 For trees to be saved, the following measure shall be implemented to ensure their health and vigor during construction:</p> <p>a The contractor shall hire an International Society of Arboriculture (ISA) certified arborist to do any required pruning for equipment clearance. The contractor shall contact the City Arborist (Duane Goosen 808-4996) for a root inspection(s) for trenching activities within the dripline(s) of trees to be saved.</p> <p>b If during excavation for the project, tree roots greater than two inches in diameter are encountered, work shall stop immediately until the project arborist can perform an on-site inspection. All roots shall be cut clean and the tree affected may require supplemental irrigation/fertilization and pruning as a result of the root cutting. The project sponsor will be responsible for any costs incurred. Depending upon the amount of roots encountered and the time of year, wet burlap may be required along the sides of the trench.</p> <p>c The contractor shall be held liable for any damage to existing trees, i.e. trunk wounds, broken limbs, pouring of any deleterious</p> | Applicant / Developer | City Development Services Department, Urban Forest Services | <p>Mitigation Measures shall be included on the Construction Specifications</p> <p>Verification of compliance from the Urban Forest Services Arborist shall be provided to Development Services Staff prior to issuance of grading permits</p> | Measures shall be implemented prior to issuance of any grading or building permits | |

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

January 31, 2006

**A RESOLUTION AMENDING THE NORTH SACRAMENTO
COMMUNITY PLAN LAND USE MAP TO RE-DESIGNATE 2.2± ACRES
OF RESIDENTIAL 4-8 DU/NA TO RESIDENTIAL 7-15 DU/NA, FOR THE
PROPERTY LOCATED ON SOUTH AVENUE, 1,000 FEET WEST OF
NORWOOD AVENUE IN NORTH SACRAMENTO, SACRAMENTO,
CALIFORNIA.**

(P04-263) (APN: 250-0342-009)

BACKGROUND

The City Council conducted a public hearing on January 31, 2006 concerning the North Sacramento land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed plan amendment is compatible with the surrounding uses;
- B. The subject site is suitable for single family residential development; and
- C. The proposal is consistent with the policies of the General Plan and the North Sacramento Community Plan that promote neighborhood revitalization, ownership opportunities, and development in infill areas.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

Section 1. The City Council adopts the North Sacramento Community Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento which is hereby re-designated on the North Sacramento land use map from 2.2± acres of Residential 4-8 du/na to Residential 7-15 du/na (APN: 250-0342-009).

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Exhibit A: North Sacramento Community Plan Amendment – 1 Page

ORDINANCE NO.

Adopted by the Sacramento City Council
January 31, 2006

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING 2.2± ACRES FROM THE STANDARD SINGLE-FAMILY (R-1) ZONE AND PLACING IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE, FOR THE PROPERTY LOCATED ON SOUTH AVENUE, 1000 FEET WEST OF NORWOOD AVENUE (P04-263) (APN: 250-0342-009)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1

The property generally described, known and referred to as APN: 250-0342-009 which is shown on attached Exhibit A, consists of 2.2± acres and is currently in the Standard Single Family (R-1) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R-1 zone and placed in the Single Family Alternative (R-1A) zone.

SECTION 2

Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance will be considered to be in compliance with the requirements for the zoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

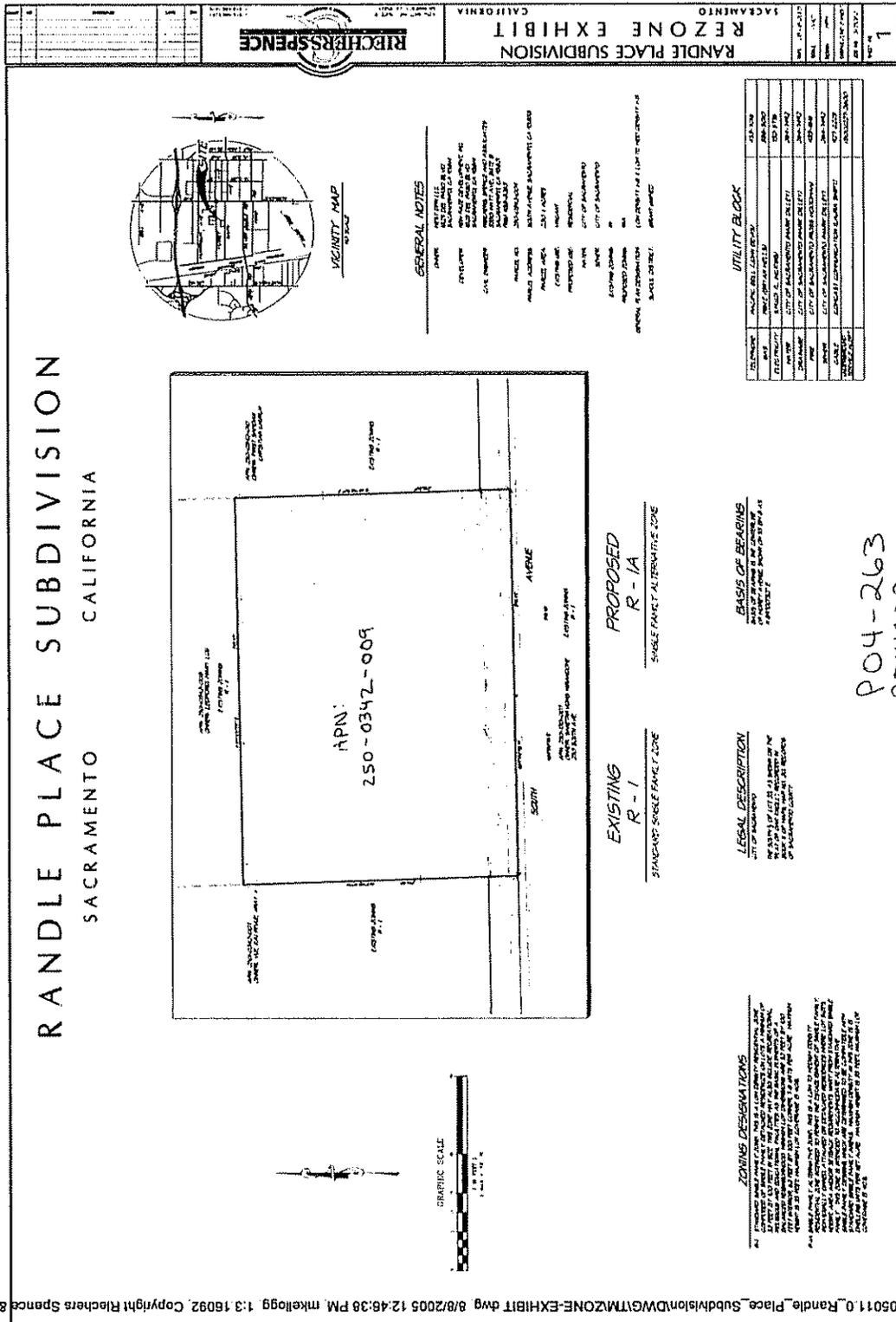
SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

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Exhibit A: Randle Heights Rezoning Map – 1 Page

EXHIBIT A



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