



CITY OF SACRAMENTO

17

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5504

MARTY VAN DUYN
PLANNING DIRECTOR

June 1, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P84-139) (FT)

LOCATION: West side of Raley Boulevard, between Vinci & Claire Avenues.

SUMMARY

This is a request to divide a 20.8 acre into 4 separate parcels, located in the M-1-S-R zone. The purpose of the division is to allow the future development of individual parcels. The Subdivision Review Committee recommends denial of the tentative map.

BACKGROUND

The subject site contains 20.8 acres and is presently vacant. It was rezoned to M-1-S-R when the North Sacramento Community Plan was adopted. The property owner is proposing to divide the site into 5 acre parcels to allow development or sale of each site.

The Subdivision Review Committee expressed concerns regarding the lack of urban services in this area. There are no sewers, water, or drainage facilities to accommodate development at this time. The Committee does not want to encourage development until services can be provided.

The proposed division is also contrary to policies in the recently adopted North Sacramento Community and 1974 General Plan. The Plans discourage development until municipal services are provided.

FILED
By the City Council
Office of the City Clerk

Cont to
8-7-84
JUL 3 1984

FILED
By the City Council
Office of the City Clerk

Cont to
8-21-84
AUG 7 1984

APPROVED
BY THE CITY COUNCIL

AUG 21 1984

OFFICE OF THE
CITY CLERK

①

RECOMMENDATION

The Subdivision Review Committee recommends the following:

1. Ratify the Negative Declaration;
2. Denial of the tentative map, based on findings of fact due on 6-19-84.

Respectfully submitted,

Howard
 for Marty Van Duyn
 Planning Director

FOOD T OUA

RECOMMENDATION APPROVED:

Walter J. Slipe

 Walter J. Slipe, City Manager

HY: 1s
 attachments
 P84-139

June 6, 1984
 District No. 2

RECOMMENDATION:

The Subdivision Review Committee recommends the following:

- 1. Ratify the Negative Declaration;
- 2. Denial of the tentative map, based on findings of fact due on 6-19-84.

Respectfully submitted,

Howard
 for Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe
 Walter J. Slipe, City Manager

HY: 1s
 attachments
 P84-139

June 6, 1984
 District No. 2



~~14~~ ~~18~~
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RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

TELEPHONE 483-1827

LOUIS J. OLIVEIRA
REGISTERED CIVIL ENGINEER
CALIF. NO. 15,949

JUN 4 10 30 AM '84

3321 NORTHROP AVENUE
SACRAMENTO, CALIF. 95825

31 May 1984

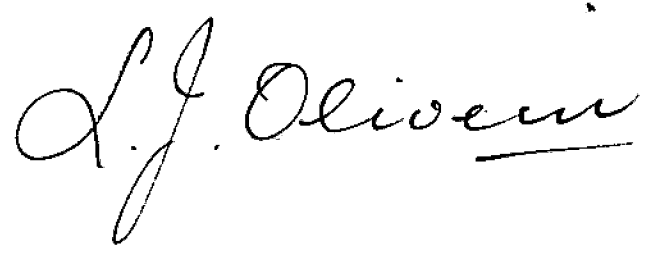
Lorraine Magana
City Clerk
915 I St.
Sacramento 95814

P-84139. (APN 215-150-23)

Reference your letter of May 16 1984, request a continuance of the hearing set for June 6th. 1984, for 30 days.

City Councilman Grantland Johnson is arranging a meeting to discuss the issues.

Sincerely,



copy: Mr. Brick Mesman (owner)

FILED
By the City Council
Office of the City Clerk
Cont to
7-3-84
JUN 6 1984

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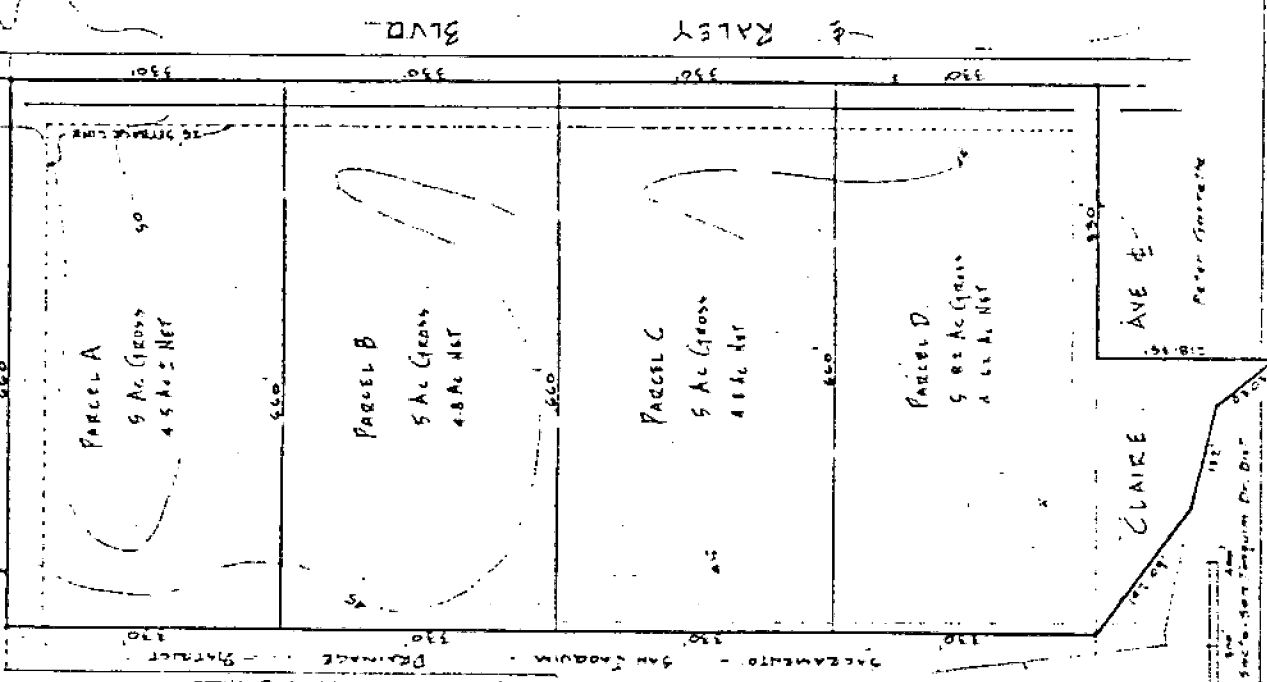
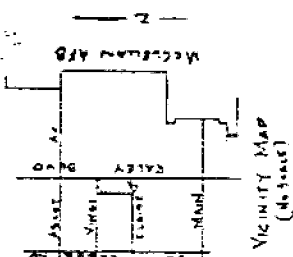
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Order of Record: BRUCE B. & ANGELO M. MENZAN
 5808 EGGERTON WAY
 CARMICHAEL 95608
 (TEL. 916) 347-7147

Record Information: Deep Dec. 1987, July 29 1978
 APN 218-260-23

ENGINEER: L.I. UNDERHILL (RCE 1984)
 8921 NORTHROP AV
 SACRAMENTO 95834 TEL. 488-1817

SUBDIVISION: Ozone

PRESENT ZONING: M-1 SR (25 SETBACK)

PRESENT USE: Vacant

PROPOSED ZONING: M-1

PROPOSED USE: M-1

NUMBER OF LOTS: 4

ACREAGE TABLE	A	B	C	D	Total
Gross Ac	5	5	5	5.82	20.8
Net Ac	4.5	4.8	4.8	4.62	18.7

SCHOOL DISTRICT: Folsom

SOURCE OF WATER: Con-Vinn and West E. C. Raley Reservoir

SEWER FACILITIES: Sewer on DRY CREEK RD

STORM DRAINAGE: Mainline Creek

FLOOD CONTROL: American River Flood Control & Sac-San Joaquin River Dist

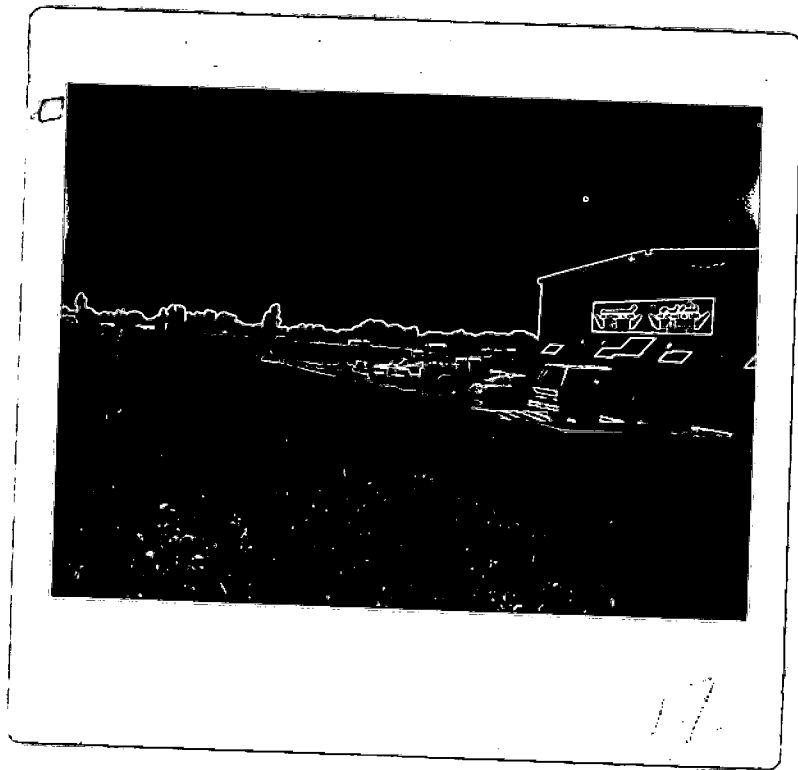
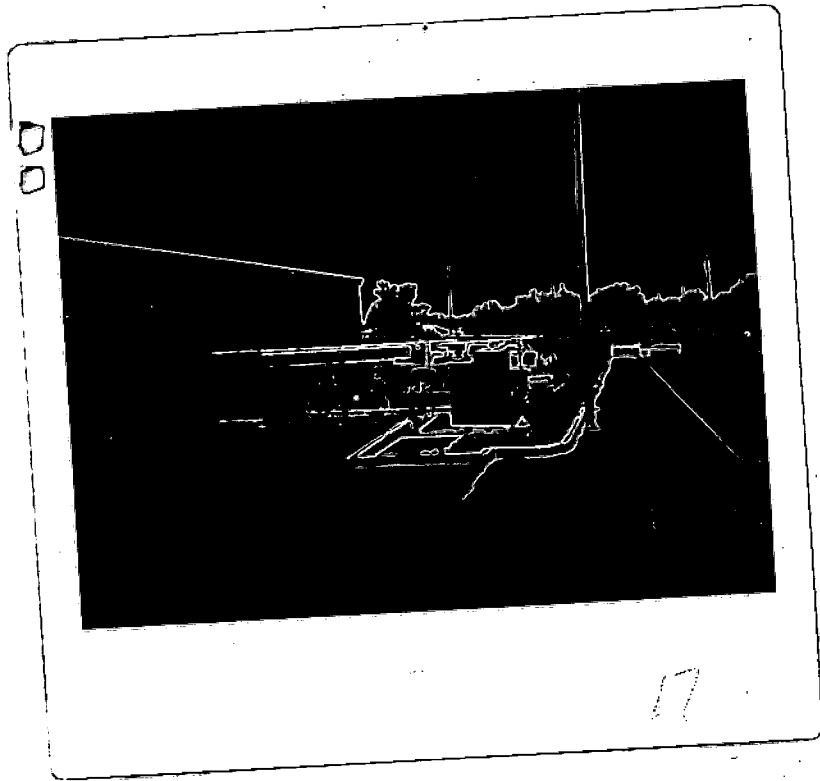
TENTATIVE PARCEL MAP
 LOT 376, 375 & PORTION OF LOT 374 OF ACRES
 BOOK 14 OF MAPS, MAP NO. 27
 CITY OF SACRAMENTO CALIFORNIA
 SCALE 1" = 100'
 MARCH 1984

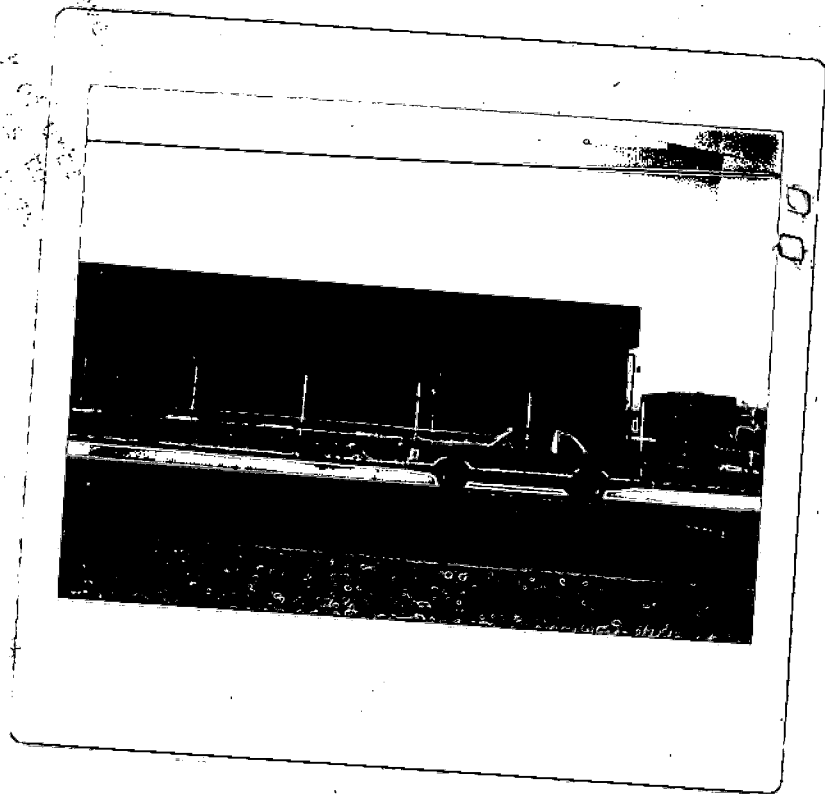
L.I. UNDERHILL - RCE 1984 - 90 MAR 1984

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Item # 17





item # 17

#17

SACRAMENTO CITY COUNCIL

PUBLIC NOTICE

Notice is hereby given that the Sacramento City Council is scheduled to consider the following project(s) on _____ at 7:30 p.m. in the Council Chamber of City Hall, second floor, 915 I Street, Sacramento, CA. The Environmental Coordinator has determined that the project(s) will not have significant adverse impact on the environment and has prepared a Negative Declaration. A copy of the Negative Declaration(s) may be reviewed/obtained at the Sacramento City Planning Division, 927 10th Street, Suite 300, Sacramento, CA 95814. Any appeal of the decision to prepare the Negative Declaration(s) must be filed with the Sacramento City Planning Division on or before _____. The project(s) scheduled are:

P84-139 Tentative Map to divide 20.8+ vacant acres into four parcels in the Light Industrial-Review, M-1(S)-R zone located on the west side of Raley Boulevard, between Vinci and Claire Avenues. (D2)
(APN: 215-150-23) (FT)

SACRAMENTO CITY COUNCIL

BY: LORRAINE MAGANA
CITY CLERK

AD NO. _____
RUN 1 TI: _____
2 PUBLISHED PROOFS

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: RL/45-81

Project Location W side of Raley Blvd. bet. Vinci and Claire Avenues **P 84-139**

Assessor Parcel No. 215-250-23

Owners Brick and Angelina Mesman Phone No. 967-9242

Address 6308 Edgerton Way, Carmichael, CA 95608

Applicant L.J. Oliveira Phone No. _____

Address 3321 Northrup Ave., Sacto, CA 95825

Signature _____ C.P.C. Mtg. Date N/A

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

	Commission date	Council date	Filing Fees
<input type="checkbox"/> Environ. Determination _____	_____	_____	\$ _____
<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 to divide 20.8+ vac. ac. into 4 parcels in the Light Industrial-Review (M-1(S)-(R)) zone.	_____	_____	\$ _____
_____	_____	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. _____
By/date _____

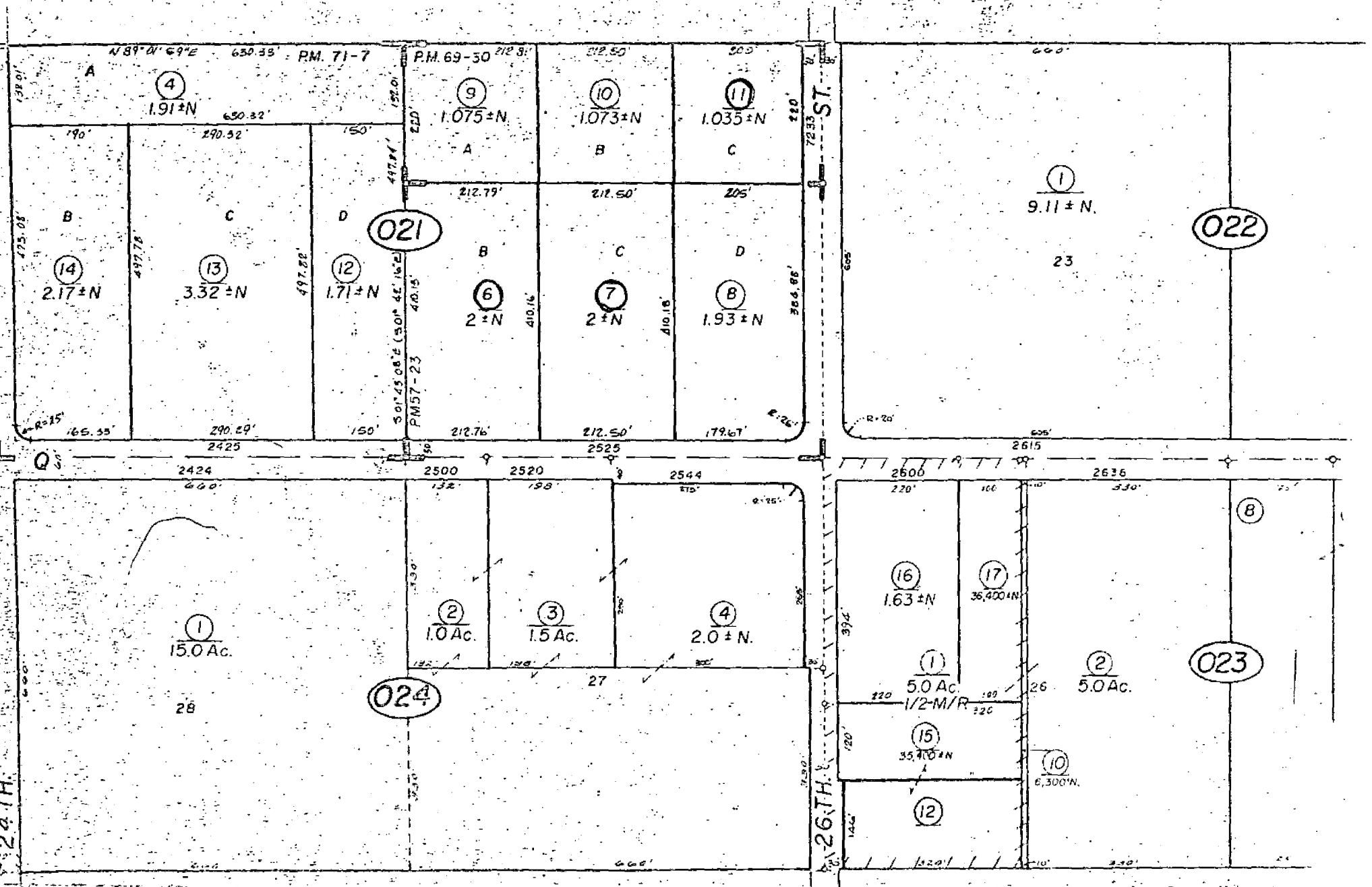
Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| 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 Green - expiration book Yellow - department file Pink - permit book

P 84-139



S 24TH

S 26TH

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021

022

024

023

4
1.91 ± N

9
1.075 ± N

10
1.073 ± N

11
1.035 ± N

1
9.11 ± N

14
2.17 ± N

13
3.32 ± N

12
1.71 ± N

6
2 ± N

7
2 ± N

8
1.93 ± N

1
15.0 Ac.

2
1.0 Ac.

3
1.5 Ac.

4
2.0 ± N

16
1.63 ± N

17
36,400 ± N

1
5.0 Ac.
1/2-M/R

2
5.0 Ac.

15
35,400 ± N

10
6,300 ± N

12

8

N 89° 01' 49" E 650.33' PM 71-7'

P.M. 69-50 212.8'

212.50'

505'

190'

290.52'

150'

212.79'

212.50'

205'

473.08'

723.35'

2424 2425 2500 2520 2525 2544

2600 2636 2615

660'

660'

132' 198' 270' 394' 394' 394'

220' 160' 110' 263' 220' 160' 110' 263'

730'

265'

3730'

3730'

660'

660'

August 22, 1984

Brick and Angelina Mesman
6308 Edgerton Way
Carmichael, CA 95608

On August 21, 1984, the Sacramento City Council took the following action(s) for property located on the west side of Raley Boulevard, between Vinci and Claire Avenues (P-84139):

The Council adopted by motion its intent to deny the Tentative Map contingent on Findings of Fact which are due September 4, 1984.

Sincerely,

Lorraine Magana
City Clerk

LM/rr/17

cc: L.J. Oliveira, Applicant

cc: Planning Department