

CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

October 6, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Subdivision Modification and Tentative Map for property located at the northwest corner of I-80 Freeway and Arden Way. (P-9470)

This item was originally presented to the City Council on September 15, 1981. At that time, the Council continued the project and requested staff provide additional information regarding the amount of traffic that would be generated to the north to El Camino Avenue and to see if the City had any other review authority over the project.

With regard to traffic generation, the Traffic Division provided an analysis of the project and indicated generally that the first phase (498,000 square feet) would generate 6,000 vehicle trips per day and this traffic could easily be handled by Harvard Street. They also indicated that upon ultimate development of the site, Harvard Street will be able to accommodate the traffic providing there are improvements at El Camino Avenue. The memorandum from the Traffic Division is attached for detailed information related to traffic generation.

In reference to the review authority, the current Zoning Ordinance designates the site as M-1, Light Industrial. Under this zoning classification, the proposed office building is an allowed use and not subject to any review by either the Planning Commission or City Council providing all requirements are satisfied. If, for instance, the project is deficient in parking or violates a setback or height requirement, a variance must be obtained. This would require review by the Planning Commission. The current application for a tentative map is necessary to realign Harvard Street and adjust the property lines. Under this application, the review authority of the Council is somewhat limited to the division of the property and not to the design of the structures that will be built on the site.

APPROVED
BY THE CITY COUNCIL

OCT - 6 1981

OFFICE OF THE
CITY CLERK

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE

CITY MANAGER

Respectfully submitted,

Marty Van Duyn
Planning Director

MVD:HY:jm
Attachments
P-9470

October 6, 1981
District No. 1

September 25, 1981

CITY PLANNING COMMISSION

SEP 29 1981

MEMO TO: MARTY VAN DUYN, PLANNING DIRECTOR

RECEIVED

FROM: L. M. FRINK, TRAFFIC ENGINEER

SUBJECT: REALIGNMENT OF HARVARD STREET AND NEW DEVELOPMENTS NORTH OF ARDEN WAY

When the interchange was constructed on I-80 at Arden Way, Harvard Street was realigned, introducing a very tight "S" turn that has been a problem for many years. When we found that the RJB Company had acquired the land and was planning development on both sides of Harvard, we requested that they incorporate a new street alignment as part of their project. They agreed to do so, and a major traffic problem will be relieved through the development of this site (we will have a drawing on the wall at the October 6th Council Meeting showing the present and proposed alignment for Harvard Street).

In light of the intensive development planned by the RJB Company, it has been agreed that Harvard should be constructed as a 4-lane street with left-turn pockets. The practical capacity for such a street is about 27,000 vehicles per day. At the present time, access to the north is very poor due to the railroad underpass on El Camino Avenue. Therefore, most of the traffic to and from this site will use Arden Way for access to other parts of the community. If and when a new overpass can be built on El Camino over the Southern Pacific Railroad tracks, it is planned that Harvard Street will connect to Auburn Boulevard providing a new north/south thoroughfare through the area. At that time, as much as 30% of the traffic could access this site to and from the north.

The first building planned for the RJB development is a 167,000 sq. ft. office building. It is anticipated that this will generate about 2,000 vehicular trips per day which will be a very minor volume on Harvard Street. It is our understanding that the entire first phase of the development will consist of about 488,000 sq. ft. of office buildings on the west side of Harvard. This will generate about 6,000 vehicular trips per day which also can be easily handled by Harvard Street and the signalized intersection at Harvard and Arden. The City Capital Improvement Program contains a project on Arden Way which includes signal improvements at Arden and Harvard.

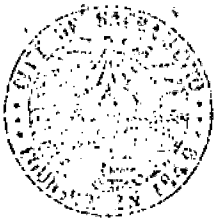
The developers are not sure of the ultimate development at this time. However, they have estimated that the maximum development might consist of 1,000,000 sq. ft. of office, 50,000 sq. ft. of restaurant and 200,000 sq. ft. of commercial/retail. A development of this magnitude could generate as much as 27,000 vehicles per day. While this is within the capacity of Harvard Street, it will place a great strain on the signalized intersection of Harvard and Arden. Unless improvements have been made at El Camino by this time, traffic problems could develop in the area. With the improvements at El Camino, this would be a very heavy but manageable volume of traffic.



L. M. Frink

LMF/mf

cc: Ron Parker



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

SEP 10 1981

CITY PLANNING DEPARTMENT

927-Joth Street

Suite 300

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

September 10, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive sewer and water connections
 3. Tentative Map (P-9470)

LOCATION: Northwest corner of I-80 Freeway and Arden Way

SUMMARY

This is a request for entitlements necessary to divide 35+ acres into two parcels for an office park development in the C-2, M-1 and M-2 zones. The division also includes the realignment of Harvard Street. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject tentative map does not necessitate review by the Planning Commission because there is no concurrent application that requires review by the Commission.

Surrounding Land Use and Zoning are as follows:

- North: Commercial; M-1
South: Arden Way/Commercial; M-2
East: I-80/Commercial; C-2
West: Southern Pacific Railroad tracks; M-1

A Negative Declaration was filed by the Environmental Coordinator on September 4, 1981.

The site is located in an area that is zoned for commercial and industrial uses. It was the former site of the Starlite Drive-In Theatre. The applicant is proposing to realign Harvard Street and re-divide the 35+ acre property into two parcels in order to develop an office park complex. Staff has no objection to the request.

The City Water and Sewer Division recommends waiver of the water and sewer service connections between the main line and Parcels 1 and 2 until such time as the building permit is obtained. The division recommends the waiver as it prefers not to have inactive service lines to avoid deterioration of unused connections.

RECOMMENDATION

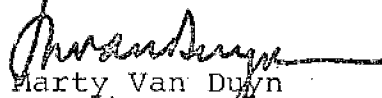
The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements on Harvard Street pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. Drainage extension may be required. Sewer extension will be required by Sacramento County.
3. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels one and two. These services must be paid for and installed at the time of obtaining building permits.
4. Harvard Street shall be dedicated and improved to an 80-foot right-of-way prior to filing the final map.
5. The applicant shall dedicate and improve one-half of the cul-de-sac bulb for Silica Avenue prior to filing the final map.
6. The applicant shall provide offsite pavement taper on Harvard Street to the satisfaction of the City Traffic Engineer prior to filing the final map.
7. The applicant shall complete abandonment of Denton Way through the City Real Estate office prior to filing the final map.
8. The applicant shall provide a right-of-way study on Arden Way to the satisfaction of the City Traffic Engineer. Dedications and improvements as required by the study shall be completed prior to final map recordation.
9. Relocation of the existing fire alarm facilities from existing Harvard Street to proposed Harvard Street shall be completed prior to filing the final map.

- 10. Existing water mains on Harvard Street shall be relocated along new alignment.
- 11. Applicant shall provide a minimum 20-foot access easement from Harvard Street to the California Highway Patrol site to insure adequate access.

This can be accomplished by adopting the attached Tentative Map Resolution.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:


 For: Walter J. Slipes, City
 Manager

MVD:WW:bw
 Attachments
 P-9470

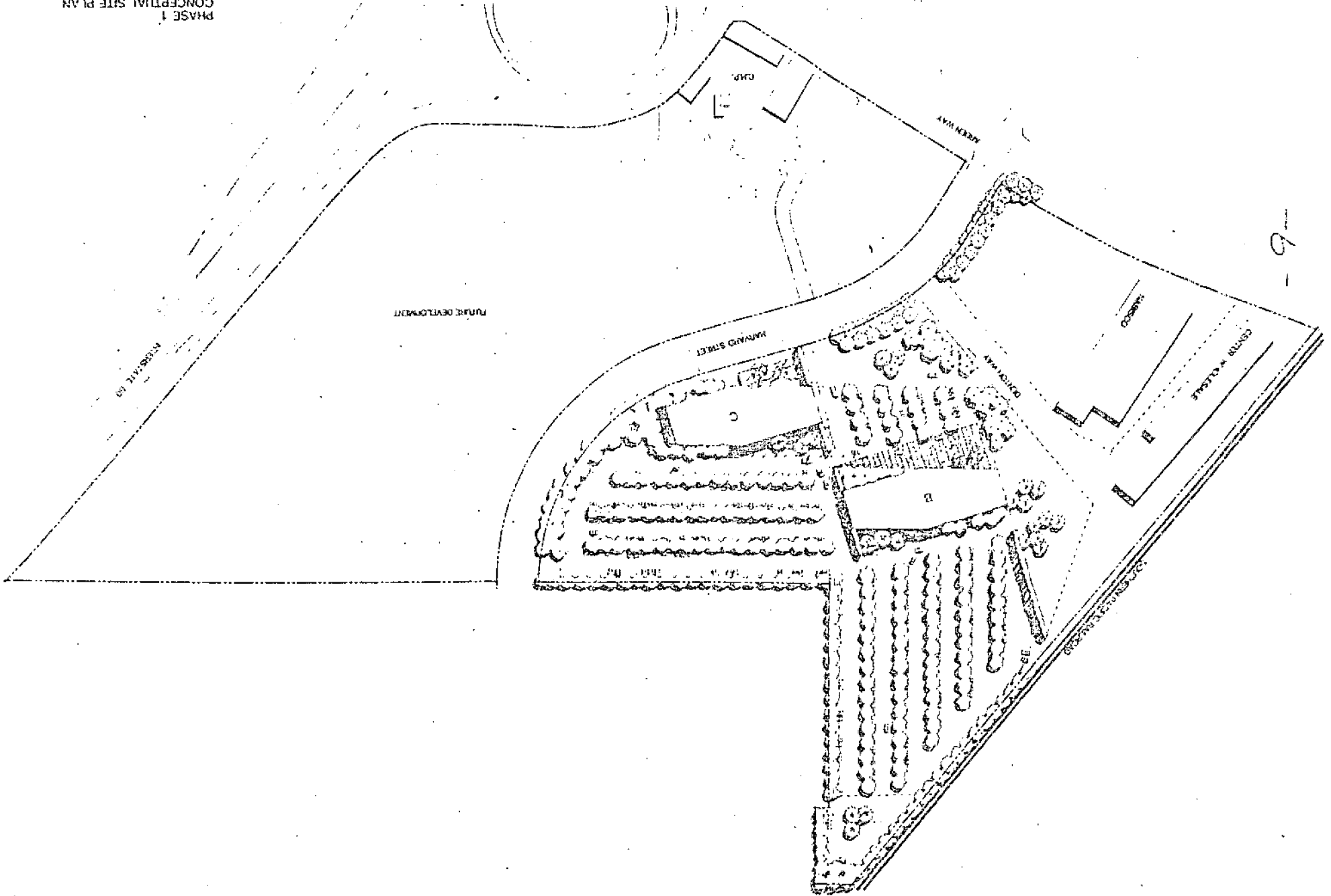
September 15, 1981
 District No. 1



INTERLAND CORPORATION FIB COMPANY

SACRAMENTO OFFICE SITE

PHASE 1
CONCEPTUAL SITE PLAN



9



PARK ARDEN OFFICE COMPLEX

Developer: RJB/Interland Joint Venture

Location: Northwest intersection of Arden Way and I 80 freeway

Size of Site: 35 acres

Former Use: Starlite Drive-In Theater and numerous blighted warehouses

Phase I Development (West of realigned Harvard Street)
Three six story quality office buildings of approximately 167,000 square feet each.

Phase II Development (East of realigned Harvard Street)
Preliminary plans not prepared at this time, but three future office buildings are projected during next five years. California Highway Patrol offices will be relocated to Madison/Tyler Avenue site.

Project Architect: Leason Pomeroy and Associates (selected by design competition)

Site Plan Concept: The concept begins at the site gateway of Arden Way and Harvard Streets which is aligned with a prominent row of broad canopy evergreen trees situated on a berm bordered vertically by a low wall and shrub planting. The site is ceremonially introduced by a combination of flag poles, flowering accent trees and a directed view of a "water wall" situated in the plaza of building "B". Within the entry plaza of building B a strong stand or bosque of Sycamore trees are intersected by a combination of water wall and adjacent low walls. All other building entries consist of specimen trees and an entry wall. Access has been provided from the Southerly parking lots to building "C" entrance. Both parking lots to the North and South of buildings A, B, and C are lined with canopy shaped deciduous trees. A tall vertical tree has been introduced as a carrier of building edges in a North - South direction.

Tree Legend:

Broad Canopy Evergreen
Eriobotrya Deflexa (Bronze Loquat)

Accent Specimen
Albizia Julibrissin (Silk Tree)

Deciduous Canopy
(Sycamore)

Evergreen Canopy
Ulmus Paryifolia (Chinese Elm)

Deciduous Canopy
Alnus Cordata (Italian Alder)

Vertical Accent
Populus Nigra Italica (Lombardi Poplar)

Vertical Accent
Sequoia Semperirens (Redwood)

RESOLUTION NO. 81-730

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCTOBER 6, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-80 FREEWAY AND ARDEN WAY (APN: 271-151-1, 2, 4, 11-15; and 277-153-4, 5) (P-9470)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for property located at the northwest corner of I-80 Freeway and Arden Way (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on September 15 and October 6, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Arden-Arcade Community Plan in that the plans designate the subject site for commercial or industrial uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.

APPROVED
BY THE CITY COUNCIL

OCT - 0 1981

OFFICE OF THE
CITY CLERK

F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested Subdivision Modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that the parcels are undeveloped and Harvard Street is proposed to be realigned, it is impossible to determine the required size of the connections and undesirable to have inactive service lines.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The City prefers not to have inactive service connections.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to public health, safety or welfare.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for commercial and industrial uses and the proposed land division is consistent with this designation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements on Harvard Street pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. Drainage extension may be required. Sewer extension will be required by Sacramento County.
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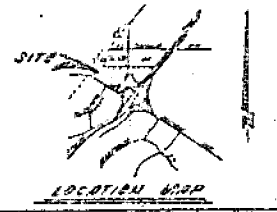
MAYOR

ATTEST:

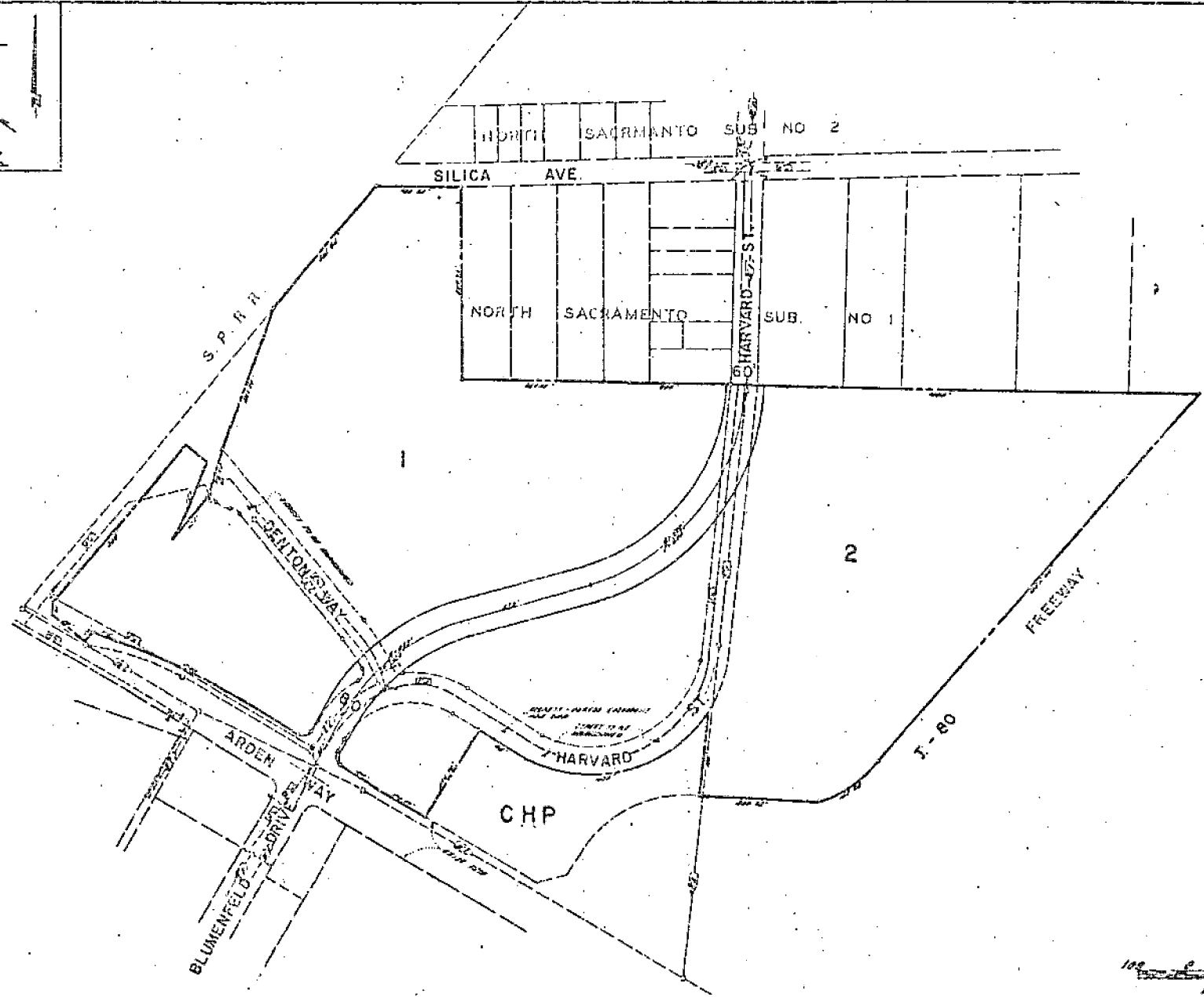
CITY CLERK

P-9470

P 9470



- 8 -



OWNER'S DECLARATION
 I, MORTON & PITALO, INC.
 2870 ARDEN BLVD., SUITE 210
 SACRAMENTO, CA 95825
 hereby certify that the above described property is the property of the City of Sacramento and is being dedicated to the public use of the City of Sacramento.

ENGINEER'S DECLARATION
 I, MORTON & PITALO, INC.
 2870 ARDEN BLVD., SUITE 210
 SACRAMENTO, CA 95825
 hereby certify that the above described property is the property of the City of Sacramento and is being dedicated to the public use of the City of Sacramento.

PLANNING & SURVEYING
 MORTON & PITALO, INC.
 2870 ARDEN BLVD., SUITE 210
 SACRAMENTO, CA 95825
 hereby certify that the above described property is the property of the City of Sacramento and is being dedicated to the public use of the City of Sacramento.

100' 0" 150' 200' 250'
1" = 100'

PROJECT NO.		SCALE:		DRAWN BY:		CHECKED BY:		DATE:		TENTATIVE PARCEL MAP & ST. DEDICATION MAP	
PROJECT NAME:		PROJECT NO.:		DATE:		DATE:		DATE:		PARK ARDEN	
PROJECT LOCATION:		PROJECT NO.:		DATE:		DATE:		DATE:		CITY OF SACRAMENTO CALIFORNIA	
PROJECT DESCRIPTION:		PROJECT NO.:		DATE:		DATE:		DATE:		CITY OF SACRAMENTO CALIFORNIA	

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING



CITY OF SACRAMENTO

10

CITY MANAGER'S OFFICE
RECEIVED

SEP 10 1981

CITY PLANNING DEPARTMENT

927-10th Street
Suite 300

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-3604

MARTY VAN DUYN
PLANNING DIRECTOR

FILED

September 10, 1981
Office of the City Clerk

*Cont to
10-6-81*

City Council
Sacramento, California

SEP 15 1981

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive sewer and water connections
 3. Tentative Map (P-9470)

LOCATION: Northwest corner of I-80 Freeway and Arden Way

SUMMARY

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RECOMMENDATION

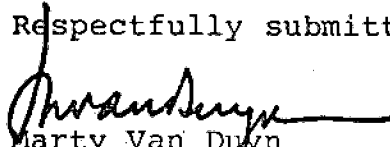
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Respectfully submitted,


 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:


 For: Walter J. Slipes, City
 Manager

MVD:WW:bw
Attachments
P-9470

September 15, 1981
District No. 1

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

SEPTEMBER 15, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-80 FREEWAY AND ARDEN WAY (APN: 271-151-1, 2, 4, 11-15; and 277-153-4, 5) (P-9470)

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WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on September 15, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Arden-Arcade Community Plan in that the plans designate the subject site for commercial or industrial uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.

- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
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- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that the parcels are undeveloped and Harvard Street is proposed to be realigned, it is impossible to determine the required size of the connections and undesirable to have inactive service lines.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The City prefers not to have inactive service connections.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to public health, safety or welfare.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for commercial and industrial uses and the proposed land division is consistent with this designation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

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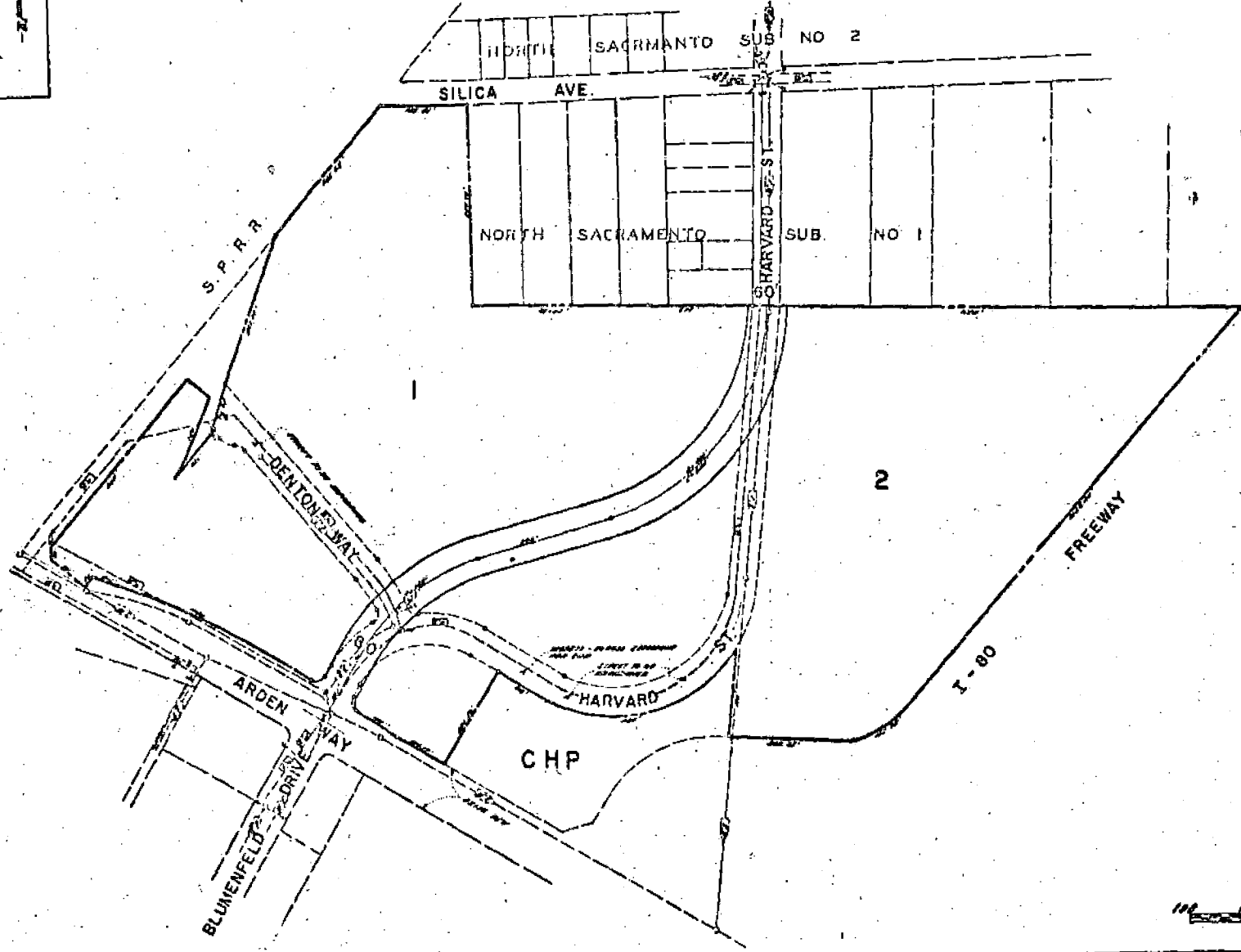
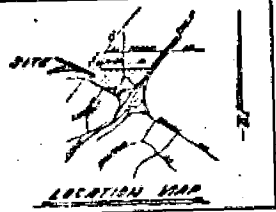
MAYOR

ATTEST:

CITY CLERK

P-9470

P 9470 d



OWNER & CONTRACTOR
 MORTON & PITALO, INC.
 2234 ARDEN WAY, SUITE 210
 SACRAMENTO, CA 95825

ENGINEER
 MORTON & PITALO, INC.
 1707 J STREET, SUITE 200
 SACRAMENTO, CA 95818

DATE
 12-1-80

PROJECT
 CH. 1-1 & 1-2

REVISIONS
 1. 12-1-80

APPROVED
 1. 12-1-80

PROJECT'S PARCEL NUMBER
 271-000-11
 271-000-12
 271-000-13
 271-000-14

SUBJECT
 CITY OF SACRAMENTO

TITLE
 CITY OF SACRAMENTO

JURISDICTION
 SACRAMENTO MUNICIPAL UTILITIES DEPARTMENT

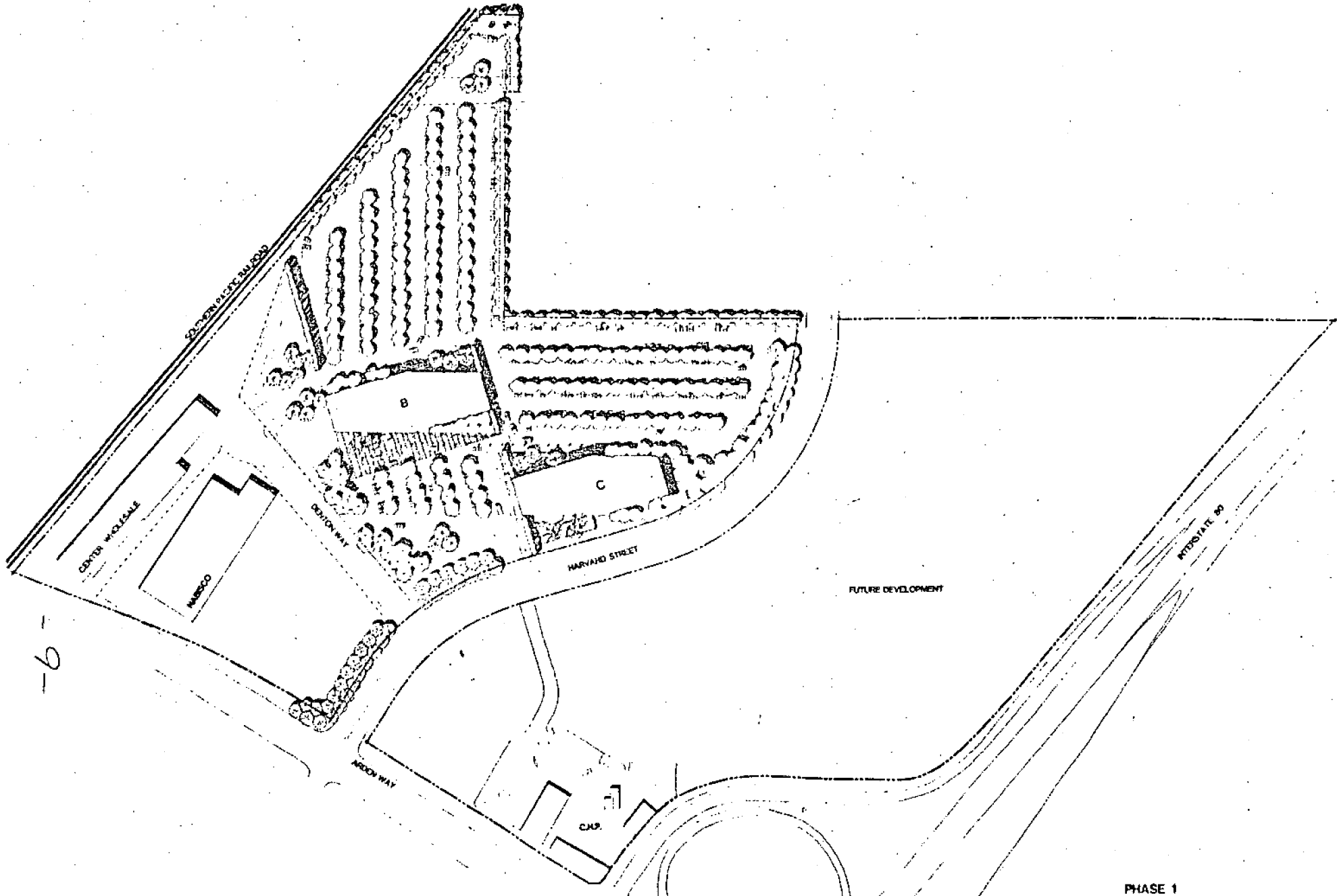
USE
 PACIFIC GAS & ELECTRIC COMPANY

LOCAL DISTRICT
 CITY UNIFIED REGIONAL DISTRICT

NUMBER OF SHEETS
 5

100' 0" 100' 0" 100' 0" 100' 0"
1"=100'

FIELD BOOK NO. _____ DATE _____		SCALE _____ NUMBER OF SHEETS _____		DRAWN BY _____ CHECKED BY _____		MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING		TENTATIVE PARCEL MAP & ST. DEDICATION MAP PARK ARDEN CITY OF SACRAMENTO CALIFORNIA		SHEET NO. 1 OF 5
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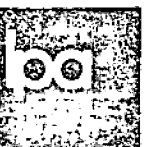
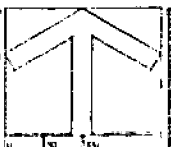


-6-

SACRAMENTO OFFICE SITE

INTERLAND CORPORATION RJB COMPANY

PHASE 1
CONCEPTUAL SITE PLAN



DATE: 10/1/88
SCALE: 1/8" = 1'-0"



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

September 21, 1981

OWNER OF PROPERTY:

RJB Interland
2856 Arden Way
Sacramento, CA 95825

On September 15, 1981, the following matter was scheduled to be heard before the City Council:

P-9470 Various requests for property located at the northwest corner of I-80 Freeway and Arden Way. (D1) FT

- a. Tentative Map to divide 35+ vacant acres in the C-2, M-1 Zones into two parcels and to realign Harvard Street.
- b. Subdivision Modification to waive sewer and water services.

This hearing has been continued to October 6, 1981, at the hour of 7:30 p.m., and in the City Council Chamber, City Hall Second Floor, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for the owner, applicant or appellant.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California (916) 449-5604.

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

MM/LM/bb/10

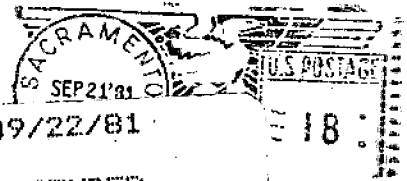
cc: Mailing List P-9470 (40)

2-01



RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
SEP 24 2 26 PM '81

THE CITY CLERK
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

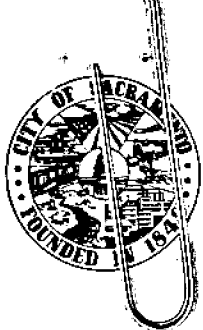


FIM 57 992282N1 09/22/81

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

APN# 277-092-16 & 17
29. W. & D. Pimple
Box 13257
Sacramento, CA 95813

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

October 7, 1981


RJB Interland
2856 Arden Way
Sacramento, CA 95825

Gentlemen:

On October 6, 1981, the Sacramento City Council adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide 35± vacant acres into two parcels at the northwest corner of I-80 and Arden Way, and to realign Harvard Street, and a Subdivision Modification to waive sewer and water services. (P-9470)

Enclosed, for your records, is a fully certified copy of said resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/22
Enclosures

cc: Morton & Pitalo
Engineering Dept.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

August 25, 1981

OWNER OF PROPERTY:

RJB Interland
2856 Arden Way
Sacramento, CA 95825

On August 25, 1981, the following matter was filed with my office to set a hearing date before the Sacramento City Council.

- P-9470 Various requests for property located at the northwest corner of I-80 Freeway and Arden Way. (D1) FT
APN: 277-151-01,02,04, 11-15; 277-153-04,05)
 - a. Tentative Map to divide 35+ vacant acres in the C-2, M-1 Zones into two parcels and to realign Harvard Street.
 - b. Subdivision Modification to waive sewer and water services.

The hearing has been set for September 15, 1981, 7:30 p.m., Council Chamber, Second Floor, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedures 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 Monday prior to the meeting when the hearing is scheduled. 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, CA 95814, telephone (916) 449-5604.

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

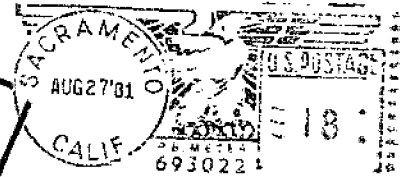
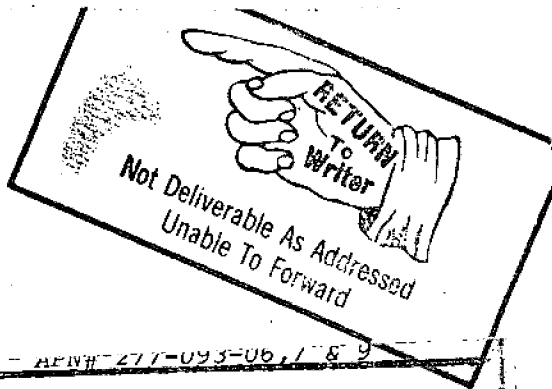
MM/LM/bb

CC: Mailing List P-9470 (40)



OFFICE OF THE CITY CLERK
 915 J STREET
 CITY HALL ROOM 287
 SACRAMENTO, CALIFORNIA 95814
 TELEPHONE (916) 440-8426

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF SACRAMENTO
 SEP 4 11 29 AM '81



~~4. L. & C. Meinzer
 1512 Los Molinas Way
 Sacramento, CA 95825~~

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 FOE
 9-1-81
 BUTT

NOTICE OF CITY COUNCIL HEARING