



CITY OF SACRAMENTO

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

MARTY VAN DUYN  
PLANNING DIRECTOR

December 20, 1982

City Council  
Sacramento, California

APPROVED  
BY THE CITY COUNCIL

Honorable Members in Session:

DEC 28 1982

- SUBJECT: 1. Environmental Determination (Exempt 15115);  
 2. Subdivision Modifications to waive water service and to create lots in excess of 160 feet in depth;  
 3. Tentative Map (P82-244)(FT)

OFFICE OF THE  
CITY CLERK

LOCATION: 4525 Dry Creek Road

SUMMARY

The applicant is requesting entitlements necessary to divide a 2.5 acre parcel into three lots. The staff and Subdivision Review Committee recommended the project be denied based on concern over inadequate public access, drainage and sewer and water service.

BACKGROUND INFORMATION

This tentative map does not require Planning Commission review since there are no concurrent requests for rezoning, special permit, or plan amendment. The project is, therefore, being directly transmitted to the City Council for consideration.

Surrounding land use and zoning are as follows:

- North: Residential; and R-1 and R-3
- South: Residential; and R-1
- East : Residential; and R-1
- West : Commercial; and C-2

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore, this project is exempt from the the provisions of CEQA.

This request for tentative map and subdivision modification to waive water service and to create lots in excess of 160 feet deep was found to be premature by the Subdivision Review Committee. The Committee recommended denial of the request due

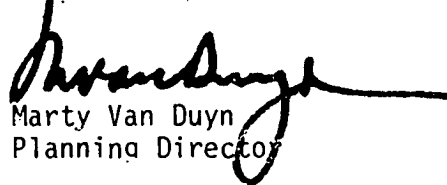
to inadequate service in the area and indicated that if approved this project would be subject to conditions which could probably not be met within the two-year time limitation on the tentative map.

At the present time, sewer service is located 1/2 mile from the subject site and the Engineering Department indicated that this was not within a reasonable distance. It has been the policy of the City not to allow septic systems on parcels created less than five acres when public sewer service is located an unreasonable distance from the site. The Engineering Department also noted concern regarding inadequate drainage for the site. Additionally, street access to the site has been found to be in poor condition and would require substantial improvements if this subdivision were to be approved. It is due to these concerns that the SRC recommended denial of this request.

#### RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommends that the City Council deny the project based on the attached findings of fact.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slupe, Jr.  
City Manager

For:

MVD:SC:cp  
Attachments  
P82-244

December 28, 1982  
District No. 2

# TENTATIVE MAP

JIMISON PROPERTIES

PARCEL NO 237-08-15

A PORTION OF SECTION 11 RANCHO  
DEL PASO BOOK A, PAGE 99

OWNER: PHELTON JIMISON PHONE 344-8695  
6536 CRAIGHURST DR.  
NORTH HIGHLANDS, CA 95660

ENGINEER: MICHAEL D WOODS PHONE 967-2801  
RCE 26449



5236 ILLINOIS AVE.  
FAIR OAKS CALIF. 95628

DATE PREPARED: JULY 21, 1981

EDGINGS WEST 308' R-1 NO CHANGE

EAST 352' R-3 NO CHANGE

CONTOUR: FLAT

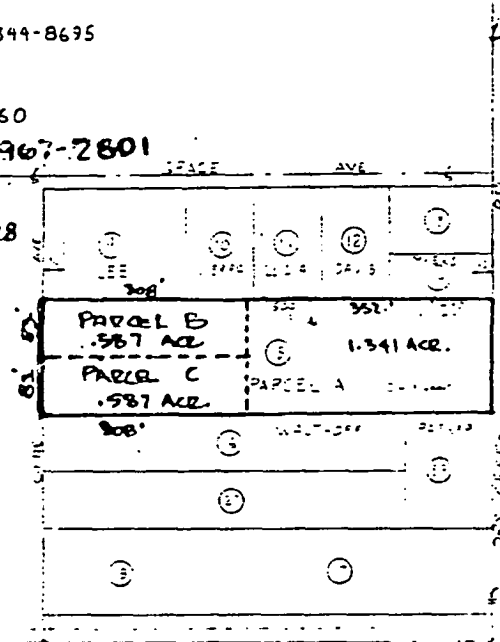
DRAINAGE: DITCHES GENE AVE DRYCREEK RD  
CENTER OF PROPERTY

SEWER: NONE (REGIONAL INTERSEWER  
FALL 1981)

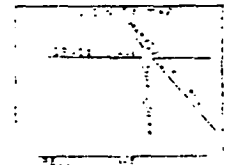
WATER: CITY SUPPLY DRY CREEK 12 MAIN  
GRACE AVE 8" GENE 6

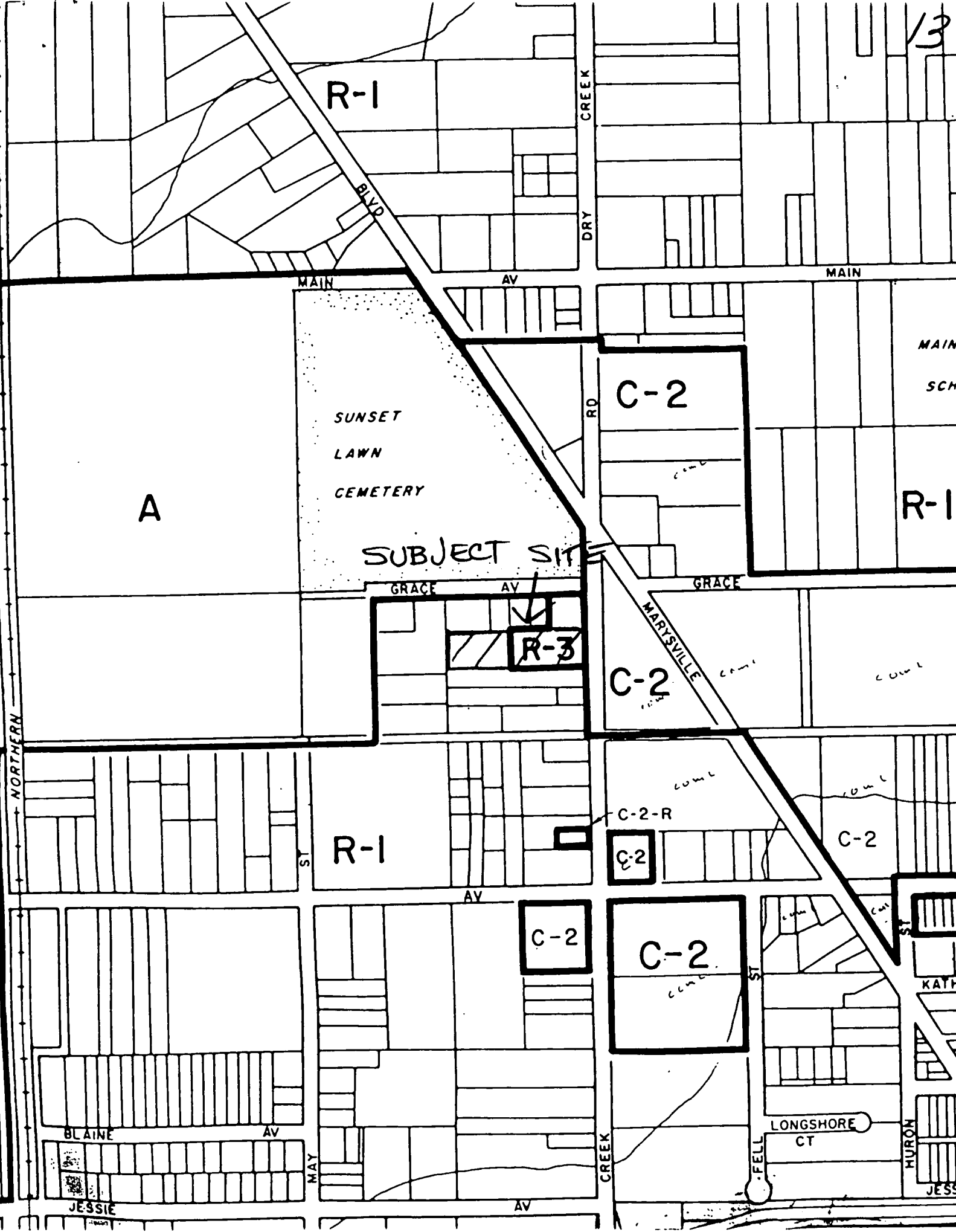
SPADING: NONE REQUIRED

SCHOOL DISTRICT: HOBLA



SCALE 1" = 100'





R-1

DRY CREEK

MAIN AV

AV

MAIN

MAIN SCH

SUNSET LAWN CEMETERY

RD

C-2

R-1

A

SUBJECT SITE

GRACE AV

AV

GRACE

R-3

C-2

MARYSVILLE

NORTHERN

R-1

C-2-R

C-2

C-2

ST

AV

C-2

C-2

ST

KATH

BLAINE AV

AV

LONGSHORE CT

MAY

CREEK

FELL

MURON

JESSIE

AV

JESS

In the matter of the request for tentative map and subdivision modifications to divide a 2.5 acre parcel into three separate lots in the R-1 and R-3 zones located at 4525 Dry Creek Road. (P82-244)

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of December 28, 1982, the City Council heard and considered evidence in the above entitled matter. Based upon the oral and documentary evidence at such hearing, the Council denied the request based on the following findings:

Findings of Fact - Tentative Map

- 1. The proposed subdivision is not consistent with Government Code Section 66474 in that the site is not physically suitable for the type of development since adequate services are not available to the site.
- 2. The proposed subdivision is not consistent with the General Plan policy to "maintain a balance between residential building intensity and the capacity of circulation and other service-system facilities".

Findings of Fact - Subdivision Modification

- 1. Granting the subdivision modification will be detrimental to the public health, safety, and welfare in that adequate services are not available to the site.
- 2. Granting of the subdivision modification is contrary to the intent and purpose of these regulations and is inconsistent with the General Plan policy in that it will be detrimental to the public welfare and adequate access and services are not available to the site.

*R. Burnett Miller*  
MAYOR

ATTEST:

*Louise Rogers*  
CITY CLERK

P82-244

APPROVED  
BY THE CITY COUNCIL

DEC 28 1982

OFFICE OF THE  
CITY CLERK



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

Phelton & Olive Jimison  
6536 Craighurst Drive  
North Highlands, CA 95660

December 6, 1982

On December 2, 1982, the following matter was filed with my office to set a hearing date before the City Council:

P82-244 Various requests for property located at 4525 Dry Creek Road.(D2)(FT)

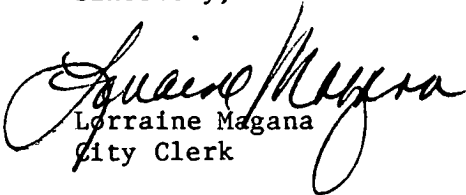
- A. Tentative Map to divide 2.5± vacant acres into three parcels, two of which will be zoned R-1 and will front on Dry Creek Road.
- B. Subdivision Modification to waive water services.
- C. Subdivision Modification to create lots in excess of 160 feet in depth.

This hearing has been set for December 28, 1982, 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

LM/emm

cc: Mailing List P82-244  
Michael D. Woods (5236 Illinois Avenue, Fair Oaks, CA 95628)

January 4, 1983

Michael D. Woods  
5236 Illinois Avenue  
Fair Oaks, CA 95628

Dear Mr. Woods:

On December 28, 1982, the City Council adopted Findings of Fact for the following matter:

In the matter of the request for tentative map and subdivision modifications to divide a 2.5 acre parcel into three separate lots in the R-1 and R-3 zones located at 4525 Dry Creek Road.

Enclosed, for your records, is a certified copy of said Findings of Fact.

Sincerely,

Lorraine Magana  
City Clerk

LM/emm/13  
Enclosure

cc: Planning Department  
Phelton & Olive Jimison