



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

February 3, 1982

APPROVED
BY THE CITY COUNCIL

FEB 9 1982

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15073)
2. Tentative Map (P-8905)

LOCATION: North Side of Silver Eagle Road at the northerly terminus of Mabel Street

SUMMARY:

This is a request to divide a 13+ acre site located in the R-1 zone into 64 single family lots and one remnant site. Staff has no objection to the request and, therefore, recommends approval.

BACKGROUND INFORMATION:

The subject tentative map was originally approved by the City Council on April 29, 1980. Subsequently, it was never recorded and the tentative map expired on October 29, 1981. Prior to its expiration, the applicant filed for a map extension. The request for extension was not processed at that time because the Council expressed a concern with not being able to require parkland dedication requirements as part of a map extension. The Council directed staff to develop an alternate processing procedure which would basically allow a one-year extension and the ability to require parkland dedication and/or in lieu fees.

On December 29, 1981, the Council adopted a new procedure to allow the map extensions and to require parkland dedication and/or fees. The subject request is being processed in accordance with the new procedure.

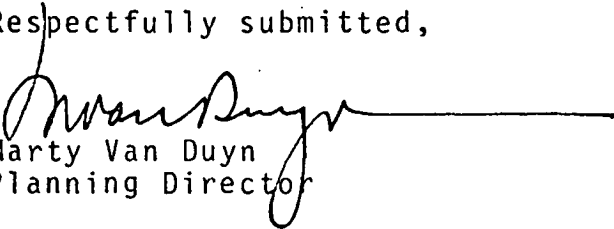
Pursuant to the Parkland Dedication Ordinance, staff has determined that .9536 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required parkland dedication.

Staff also recommends that the original conditions of approval of the tentative map be required as indicated on the attached resolution.

RECOMMENDATION

Staff recommends that the City Council approve the project by adopting the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-8905

February 9, 1982
District No. 2

RESOLUTION No. 82-081

Adopted by The Sacramento City Council on date of

February 9, 1982

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR SILVER EAGLE
ESTATES SUBDIVISION (APN: 250-130-30,51,52, & 53)
(P-8905)

WHEREAS, the Planning staff has submitted to the City Council its report and recommendations concerning the Tentative Map for Silver Eagle Estates Subdivision located on the north side of Silver Eagle Road at the northerly terminus of Mabel Street, (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 February 9, 1982, 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 North Norwood Community Plan in that the plans designate the subject site for residential 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section
- 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.

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(3)

- 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.

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

The Tentative Map be approved subject to the following conditions:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
2. Dedicate the necessary right-of-way along Silver Eagle Road as determined by the Silver Eagle Road Realignment Study and construct a taper at the west end of the parcel to the satisfaction of the City Engineer.
3. Provide off-site street improvements along Assessor's Parcel No. 250-130-01.
4. Secure the approval of the City Planning Director and the City Engineer, if phasing is proposed.
5. Rename West Wilver Eagle Road to Silver Eagle Road.
6. Meet the standard Traffic Engineering requirements for subdivisions:
 - a. Minimum 200' radius of street center line for 44' right-of-way;
 - b. Minimum radius of property lines at corners is 20 feet;
 - c. Minimum right-of-way radius for cul-de-sac bulb is 40' for a 44' and 50' wide street;
 - d. For knuckles, a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the right-of-way lines;

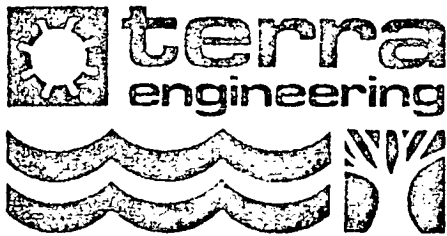
- e. Minimum intersection offset shall be 120 feet;
 - f. All street intersections shall be right angle with a center line tangent on the side street equal to one-half the through street width plus corner radius.
7. The applicant shall not file the final map until a drainage study for the area is completed and the necessary drainage facilities are constructed.
 8. Prepare a sewer study for the review and approval of the City Engineer.
 9. Convey Lot A to the parcels to the south at the time of recording the final map.
 10. A wooden fence be constructed along the easterly property line.
 11. Applicant shall retain oak trees located on Lots 26 and 33.
 12. Pursuant to the 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.

MAYOR

ATTEST:

CITY CLERK

P-8905



Civil Engineering
Environmental Planning
Land Surveying

Ted P. Colbert
Edward E. Snyder
Lloyd C. Parker
Michael J. Ranker
Craig T. Estes

"Excellence Through
Environmental Awareness..."

September 2, 1981

W.O. 7910-01

Planning Department
City of Sacramento
927 10th Street
Sacramento, California 95814

Re: Extension of Time - Tentative Map for Silver Eagle Estates
(P-8905)

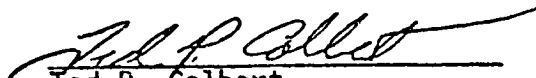
Gentlemen:

Application is hereby made for an extension of time for the Silver Eagle Estates tentative subdivision map because of economic conditions.

Updated radius map, property owners' list and tentative maps are enclosed along with a check in the amount of \$206.00.

If you have any questions, please do not hesitate to call me,

Sincerely,


Ted P. Colbert
President

TPC/jt
Enclosures

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TENTATIVE MAP SILVER EAGLE ESTATES CITY OF SACRAMENTO, CA.

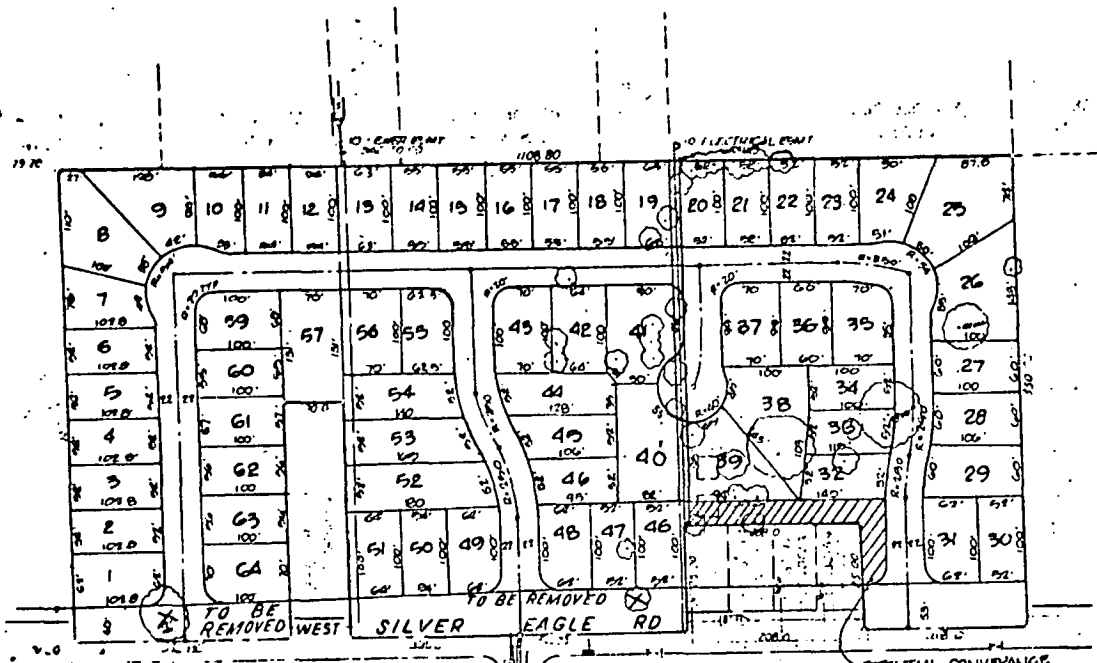
AUGUST 1981

GENERAL NOTES

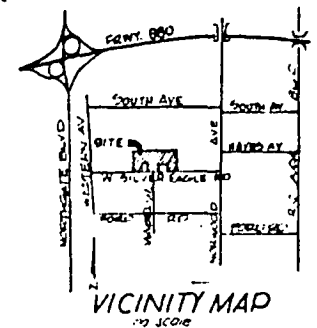
- GROSS AREA: 130.1 AC.
- PRESENT USE: (USE AS PER PERMITS), 170-180, 190
- PROPOSED USE: 64-unit multi-family residential
- PROPOSED DENSITY: 4.9 DU/AC
- EXISTING ZONING: R-1
- PROPOSED ZONING: R-1
- LOT SIZES: 9200 S.F. MIN.
- PROPOSED IMPROVEMENTS: City of Sacramento
- WATER SUPPLY: City of Sacramento
- SEWAGE DISPOSAL: Sacro Co. Regional Wastewater Treatment
- DRAINAGE: City of Sacramento
- FIRE PROTECTION: City of Sacramento
- SCHOOL DISTRICT: Sacramento City Unified School District
- PARK DISTRICT: City of Sacramento
- POWER & GAS UTILITIES: S.M.U.C. F.I.G.E.
- ASSESSOR'S PARCEL NO.: 250-180-30, 51, 52 & 53
- DESCRIPTION: LOTS 20, 21 & 22
- ENGINEER:

Terra Engineering
906 Enterprise Drive
Sacramento, California 95827

OWNER & SUBDIVIDER:
J.R. Ferguson & Assoc. Inc.
2580 Sierra Blvd.
Sacramento, Ca 95827 Suite E



SCALE 1"=100'



Control Map 20 00
Planned 25 20 00

terra
LAND DEVELOPMENT

Circle 10 on the Title
Sacramento, California
Tel. 925-833-8884

(7)



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Land Surveying

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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

February 10, 1982

Terra Engineering
936 Enterprise Drive
Sacramento, CA 95825

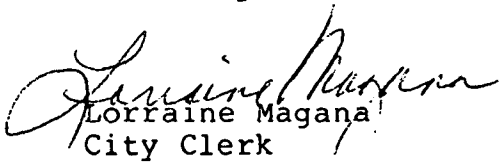
Dear Gentlemen:

On February 9, 1982, the Sacramento City Council took the following action(s) for property located on the north side of Silver Eagle Road at the northerly terminus of Mabel Street (P-8905):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 13± acres into 65 single family lots in the R-1 zone

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

Sincerely,


Lorraine Magana
City Clerk

LM/mm/20
Enclosure

cc: Planning Department