



CITY OF SACRAMENTO

21

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

MARTY VAN DUYN
PLANNING DIRECTOR

February 3, 1982

APPROVED
BY THE CITY COUNCIL

FEB 9 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15073)
2. Tentative Map (P-8910)

LOCATION: East side of Western Avenue between Silver Eagle Road
and Ford Road

SUMMARY:

This is a request to divide a 6.83 acre site, located in the R-1 zone, into 31 single family lots. The 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 8, 1980. Subsequently, it was never recorded and the tentative map expired on October 8, 1981. Prior to its expiration, the applicant filed for a map extension. The request for the 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 0.462 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the parkland dedication.

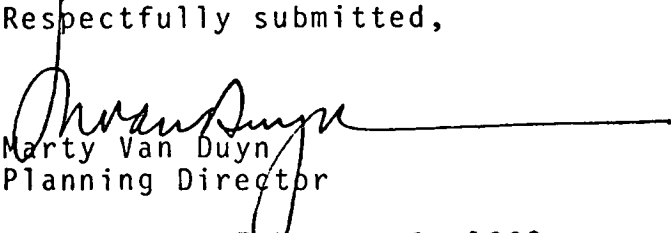
Staff is also suggesting that the original conditions of the tentative map be required as indicated on the attached resolution.

RECOMMENDATION:

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

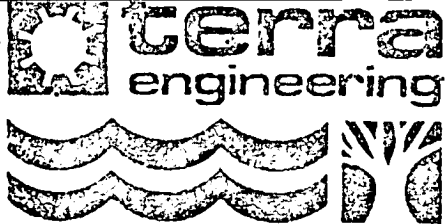
Respectfully submitted,

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER


Marty Van Duyn
Planning Director

MVD:HY:cp
Attachments
P-8910

February 9, 1982
District 02



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. 7910-02

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

Re: Extension of Time - Tentative Map for Eagle Terrace
(P-8910)


Gentlemen:

Application is hereby made for an extension of time for the Eagle Terrace 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

RESOLUTION No. 82-082

Adopted by The Sacramento City Council on date of

February 9, 1982

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR EAGLE TERRACE
SUBDIVISION (APN: 250-172-02 & 23) (P-8910)

WHEREAS, the Planning staff has submitted to the City Council its report and recommendations concerning the Tentative Map for Eagle Terrace Subdivision located at the northeast corner of Western Avenue and Ford Road.
(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.

APPROVED
BY THE CITY COUNCIL

FEB 9 1982

OFFICE OF THE
CITY CLERK

(4)

- 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. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
2. The applicant shall provide off-site street improvements along the west side of Western with the exception of a sidewalk.
3. The applicant shall provide a minimum 12-foot wide lane south of the centerline of Ford Road.
4. The applicant shall prepare a sewer study for review and approval by the City Engineer.
5. The applicant shall dedicate right-of-way for the realignment of Silver Eagle Road in accordance with the findings of the City Right-of-Way Study.
6. The applicant shall provide a minimum 54-foot right-of-way along Western Avenue.
7. The final map shall not be filed until a drainage study for the area is made and the necessary drainage facilities are completed.

8. West Silver Eagle Road shall be renamed to Silver Eagle Road.
9. The applicant shall meet the following Traffic Engineering requirements:
 - a. Minimum radius of the street centerline shall be 44-foot right-of-way = 200-foot radii.
 - b. Minimum radius of property lines at corners = 20-foot radii.
 - c. Minimum right-of-way radius for cul-de-sac bulb at a 40-foot and 50-foot street = 40-foot radii.
 - d. All street intersections shall be right angle with a centerline tangent on the street equal to one-half the through street width plus corner radius.
10. A note shall be placed on the final map which states that future residential dwelling units shall conform to the City's interior noise standard of 45 dBA and that building permits will not be issued until noise attenuation measures are included in the building plans.
11. The applicant shall erect a six-foot high masonry wall on the northern property line of those parcels abutting the Silver Eagle right-of-way.
12. Pursuant to 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-8910

TENTATIVE MAP EAGLE TERRACE CITY OF SACRAMENTO, CALIFORNIA

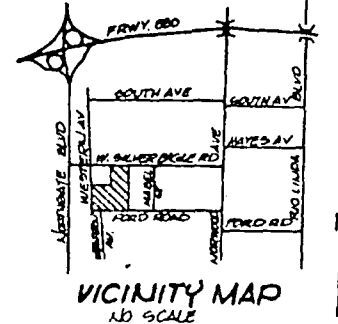
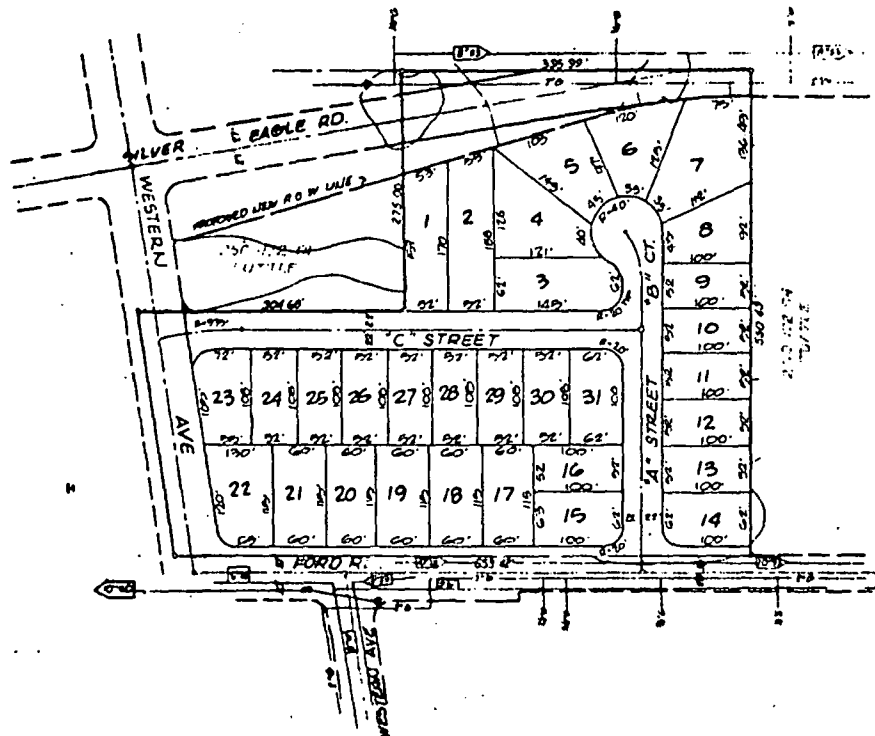
AUGUST 1981

GENERAL NOTES

- GROSS AREA:**
6.074 ACRES
- PRESENT USE:**
Vacant
- PROPOSED USE:**
31 SINGLE FAMILY RESIDENTIAL LOTS
- PROPOSED DENSITY:**
4.5 UNITS/AC
- EXISTING ZONING:**
R-1
- PROPOSED ZONING:**
R-1
- LOT SIZES:**
3,000 S.F. MIN
- PROPOSED IMPROVEMENTS:**
CITY OF SACRAMENTO
- WATER SUPPLY:**
CITY OF SACRAMENTO
- SEWAGE DISPOSAL:**
SACRAMENTO SEWAGE TREATMENT PLANT
- DRAINAGE:**
CITY OF SACRAMENTO
- FIRE PROTECTION:**
CITY OF SACRAMENTO
- SCHOOL DISTRICT:**
SACRAMENTO UNIFIED SCHOOL DISTRICT
- PARK DISTRICT:**
CITY OF SACRAMENTO
- POWER & GAS UTILITIES:**
SACRAMENTO PUBLIC UTILITIES
- ASSESSOR'S PARCEL NO.:**
260-172-07 & 23
- DESCRIPTION:**
LOT 331 A PORTION OF LOT 34 JONKBOO HEIGHTS
- ENGINEER:**

TERRA ENGINEERING
936 ENTERPRISE DRIVE
SACRAMENTO, CALIFORNIA 95825

OWNER & SUBDIVIDER:
SHASTA-BRUCEVILLE PARTNERSHIP
A UNITED PARTNERSHIP
J.R. FERROUSI & ASSOCIATES, GENERAL PARTNER
2580 SIERRA BLVD., 2550 PARK OAKS BLVD., SUITE 111
SACRAMENTO, CALIFORNIA 95825

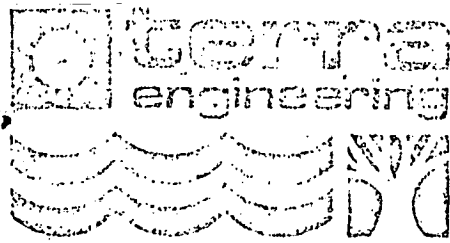


VICINITY MAP
NO SCALE

SCALE: 1" = 100'

REV. AUG 31, 1981
REV. FEB 21, 1980
REV. JAN 1, 1980





Civil Engineering)
Environmental Planning
Land Surveying

P-8910

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

"Excellence Through
Environmental Awareness..."

September 2, 1981

W.O. 7910-02

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

Re: Extension of Time - Tentative Map for Eagle Terrace
(P-8910)

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

Sincerely,

Ted P. Colbert
President

TPC/jt
Enclosures



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 10, 1982

Terra Engineering
936 Enterprise Drive
Sacramento, CA 95825

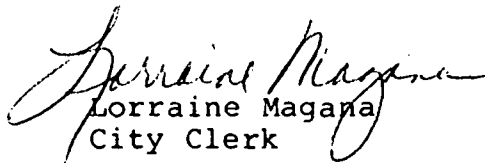
Dear Gentlemen:

On February 9, 1982, the Sacramento City Council took the following action(s) for property located on the east side of Western Avenue between Silver Eagle Road and Ford Road (P-8910):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 6.83 acres into 31 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/21
Enclosure

cc: Planning Department



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

Santa Fe Development
P.O. Box 22549
Sacramento, CA 95822

On December 24, 1981, the following matter was filed with my office to set a hearing date before the City Council:

Planning Commission recommended denial on various requests located south of Meadowview Road and east of Freeport Boulevard (D8) (P-9531):

- A. Special Permit to develop 192 halfplex lots;
- B. Variance to create lots 165, 166, 355, 356, & 427 deeper than 160 feet;
- C. Tentative Map to divide 109± acres into 387 single family lots and 192 halfplex lots; and
- D. Subdivision Modification to create lots 165, 166, 355, 356 & 427 deeper than 160 feet.

This hearing has been set for January 19, 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/mm

cc: Morton & Pitalo
P-9531 Mailing List (80)



OFFICE OF THE CITY CLERK
815 I STREET
CITY HALL ROOM 203

SACRAMENTO CALIFORNIA 95814
TELEPHONE 481-2222



RETURN TO SENDER

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

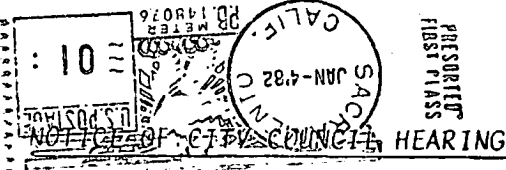
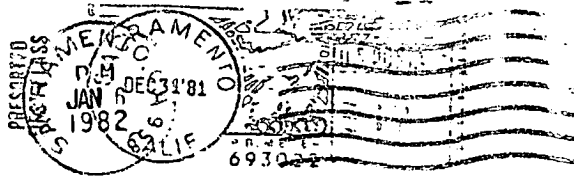
JAN 8 10 18 AM '82

REASON CHECKED

- Refused
- Addressee unknown
- Insufficient Address
- No such street number
- No such office in state

APN# 52-064-14

W.W. Matheny
4016 Anadion Ct.
Sacramento, CA 95832



PRESORTED
FIRST CLASS

CITY COUNCIL HEARING

1-5-82



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

Santa Fe Development
P.O. Box 22549
Sacramento, CA 95822

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

Planning Commission recommended denial on various requests located south of Meadowview Road and east of Freeport Boulevard (D8)(P-9531):

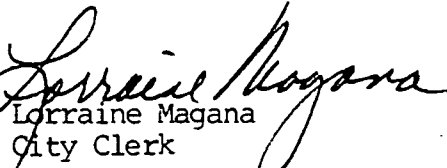
- A. TENTATIVE MAP to divide 109± acres into 387 single family lots and 192 halfplex lots;
- B. SUBDIVISION MODIFICATION to create lots 165, 166, 355, 356, & 427 deeper than 160 feet

This hearing has been continued to January 5, 1981 at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 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 same.

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

Sincerely,

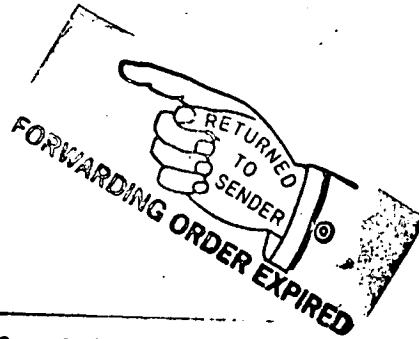

Lorraine Magana
City Clerk

LM/mm
cc: Morton & Pitalo
P-9531 Mailing List (79)

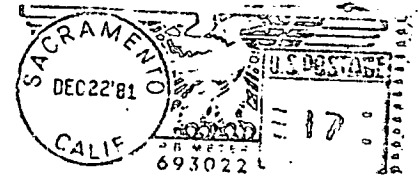


OFFICE OF THE CITY CLERK
915 I STREET
CITY HALL ROOM 203

SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 448-6426



PRESORTED
FIRST CLASS



72. D.W. & M. Mah
7718 Lytle Street
Sacramento, CA 95832

APN# 52-170-37

DEC 28 9 23 AM '81
RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

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

December 4, 1981

Santa Fe Development
P.O. Box 22549
Sacramento, CA 95822

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

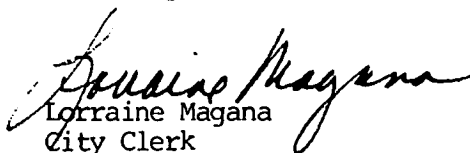
- P-9531 Planning Commission recommended denial on various requests for property located south of Meadowview Road and east of Freeport Blvd. (D8):
- A. Special Permit to develop 192 halfplex lots;
 - B. Variance to create lots 165, 166, 355, 356 & 427 deeper than 160 feet;
 - C. Tentative Map to divide 109 $\frac{1}{2}$ acres into 387 Single Family lots and 192 Halfplex lots; and
 - D. Subdivision Modification to create lots 165, 166, 355, 356 & 427 deeper than 160 feet

This hearing has been continued to December 22, 1981 at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 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 same.

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Sincerely,

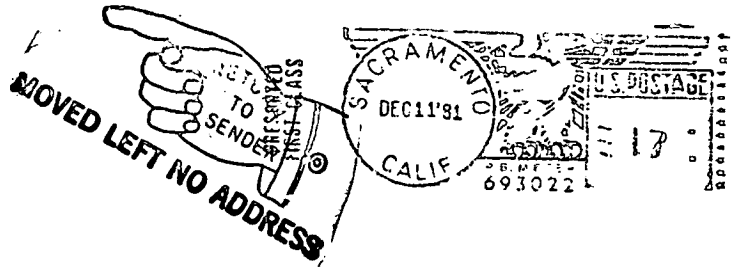

Lorraine Magana
City Clerk

LM/mm

cc: Morton & Pitalo



OFFICE OF THE CITY CLERK
918 J STREET SACRAMENTO CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 498-6420



38. H.G. & O. Shean
7705 Lytle Street
Sacramento, CA 95832

APN# 52-170-03

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

November 24, 1981

Santa Fe Development
P.O. Box 22549
Sacramento, CA 95822

On November 23, 1981, the following matter was filed with my office to set a hearing date before the City Council:

P-9531 Planning Commission recommended denial on various requests located south of Meadowview Road and east of Freeport Boulevard (D8):

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Sincerely,

Lorraine Magana
City Clerk

LM/mm

cc: Morton & Pitalo
P-9531 Mailing List (79)

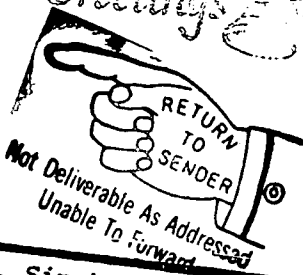
12/7



OFFICE OF THE CITY CLERK
915 I STREET
CITY HALL ROOM 203

SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 449-8420

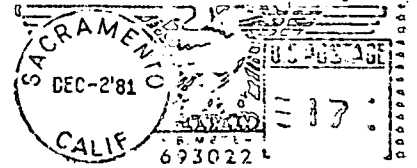
Holiday Greetings



34. S.D. Singh
192 Dubuis Avenue
Sacramento, CA 95832

APN# 52-134-04

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FIRST CLASS



RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
DEC 4 12 17 PM '81

NOTICE OF CITY COUNCIL HEARING