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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT
915 "H" STREET
CITY HALL - ROOM 308
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 448-5604

APR 3 1980 Marty Van Duyn
PLANNING DIRECTOR

April 2, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to create deep lots
 3. Tentative Map (P-8910)

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

SUMMARY

The applicant is seeking the necessary entitlements to divide 6.83+ vacant acres into thirty-one (31) single family lots. The Planning Commission, in concurrence with staff, recommended approval of the requests subject to conditions.

BACKGROUND INFORMATION

The subject site is located in an area that is sparsely developed with single family dwellings. There are however single family subdivisions located to the south. The site is also affected by the proposed Silver Eagle Road realignment. The future alignment is reflected in the overall lot design of the proposed subdivision.

The proposed division is consistent with the present zoning and the community plan designation of Light Density Residential. The Subdivision Review Committee has recommended approval of the project subject to conditions.

VOTE OF COMMISSION

On March 13, 1980, by a vote of 8 ayes, 1 absent, the City Planning Commission recommended approval of the proposal.

APPROVED
BY THE CITY COUNCIL

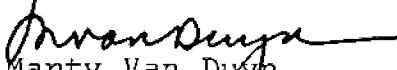
APR 8 1980

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RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the Subdivision Modification and the Tentative Map, subject to the conditions, and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyen
Planning Director

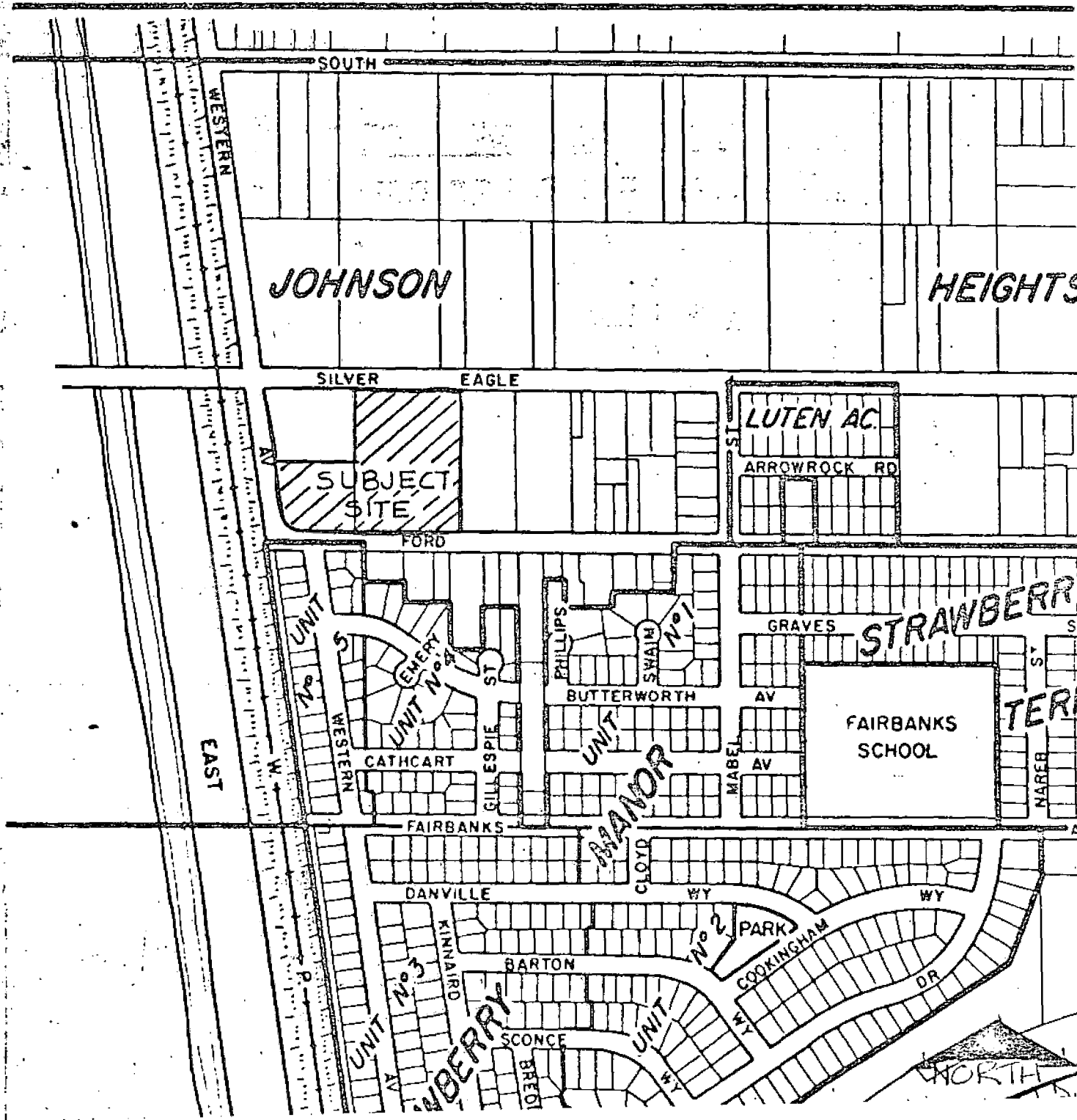
FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slize, City Manager

MVD:DP:bw

April 8, 1980
District No. 2

Attachments
P-8910



JOHNSON

HEIGHTS

SILVER EAGLE

SUBJECT SITE

LUTEN AC

ARROWROCK RD

FORD

GRAVES

STRAWBERRY

BUTTERWORTH

FAIRBANKS SCHOOL

CATHCART

FAIRBANKS

DANVILLE

BARTON

KINNAIRD

SCONCE

BREDOI

BRAND

MABEL

PARK

COOKINSHAM

NORTH

RESOLUTION NO. 80-206

Adopted by The Sacramento City Council on date of

APRIL 8, 1980

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

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Eagle Terrace, located on the east side of Western Avenue between West Silver Eagle Road and Ford Road (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on April 8, 1980, 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 both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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.

APPROVED
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE
CITY CLERK

- 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: The dimensions and the configuration of the site make it impossible to create standard size single-family lots.

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

Fact: There is no feasible way to divide the site and meet all requirements of the Subdivision Ordinance.

- 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: The project as conditioned will not significantly alter the characteristics of the area.

- 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 residential use.

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 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.

MAYOR

ATTEST:

CITY CLERK



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OFFICE OF THE CITY CLERK

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CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

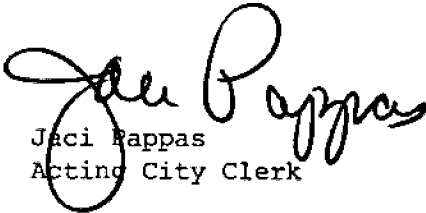
April 9, 1980

J. R. Ferguson & Associates, Inc.
2250 Fair Oaks Boulevard, Suite III
Sacramento, CA 95825

Gentlemen:

On April 8, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for subdivision modification and tentative map for Eagle Terrace. (P-8910) (APN: 250-172-02 & 23)

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HO'

Encl.

cc: Terra Engineering (Craig Estes)
Planning Department

Item No. 21