

DIRECTOR(S)

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Minutes
Director Hearing

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Community Development Department
(916) 264-5011

Thursday January 22, 2026
1:00 p.m.

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1. Silver Eagle 32 Tentative Map (Z23-012) (Noticed 12/17/2025) [Continued from 1/08/26]

Location: Immediately North of the Silver Eagle Road and Mabel Street intersection;
APN(s): 250-0130-030-0000; (District 2)

Entitlements: **Item A.** Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan (MMP); **Item B.** Tentative Subdivision Map to subdivide one parcel measuring 4.82 acres into 32 residential lots; **Item C.** Tentative Map Design Deviation for required minimum street frontage for residentially zoned lots and street intersection offset design; **Item D.** Site Plan and Design Review of the Tentative Subdivision Map with deviations to reduce the minimum required lot depth, lot size, and reduce the minimum required lot width for corner lots in the Single-Unit Dwelling (R-1) zone; and **Item E.** Tree Permit for the removal of private protected trees.

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879,
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Item continued to a date uncertain.

2. Preferred Pump (DR24-216) (Noticed 1/09/2026)

Location: Unaddressed Northwest corner of Dry Creek Road and Claire Avenue;
APN(s): 215-0250-015-0000; (District 2)

Entitlements: **Item A.** Mitigated Negative Declaration (MND); **Item B.** Site Plan and Design Review to construct a warehouse with a deviation to omit the 6-foot masonry wall bordering residential uses on an approx. 7.2-acre parcel in the Light Industrial Zone (M-1S-R) within the Citywide Design Review Area; **Item C.** Tree Permit for the removal of five (5) City Trees

Contact: Sarah Scott, Assistant Planner, (916) 808-2688,
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Item continued to January 29, 2026.