

**CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DEPARTMENT  
ZONING ADMINISTRATOR**  
New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday December 1, 2005 the Zoning Administrator approved with conditions a Tentative Map and Subdivision Modifications to subdivide one (1) parcel into three (3) parcels in the Standard Single Family (R-1) zone for the project known as File **Z05-233**. Findings of Fact and conditions of approval for the project are listed on pages 3-7.

**Project Information:**

*The request is to divide one existing residential parcel with one single family home on the parcel into three parcels, in order to allow for the development of two new Single Family Residences. The proposed parcels will not meet normal lot size requirements. This project requires a public hearing by the Zoning Administrator for the following entitlements:*

1. **Zoning Administrator Tentative Map** to subdivide one (1) parcel into three (3) parcels for an on 0.47± partially developed acres in the Standard Single Family, (R-1) zone.
2. **Subdivision Modification** to create an interior lot less than 52 feet wide.
3. **Subdivision Modification** to create an interior lot less than 100 feet deep.
4. **Subdivision Modification** to create a flag lot. (Determined not to be required).

Location: 501 Rimmer Avenue (District 1, Area 4)

Assessor's Parcel Number 250-0160-023

Applicant: RFE Engineering, Inc.  
Bob Eynck  
8680 Greenback Lane, Ste. 230  
Orangevale, CA 95662

Property Owner: Leasure Communities, LLC  
P.O. Box 512  
Orville, CA 95965

Project Planner: Robert W. Williams

General Plan Designation: Low Density Residential (4-15 du/na)  
South Natomas  
Community Plan Designation Residential (4-8 du/na)  
Existing Land Use of Site Single Family Residence  
Existing Zoning of Site: Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: R-1; Child Care Center and Single Family Residences  
South: R-1; Single Family Residences  
East: R-1; Single Family Residence  
West: R-1; Single Family Residence

|                        |  |   |
|------------------------|--|---|
| Property Dimensions:   | Existing, Approximate:                               | 71' x 287'  |
|                        | Proposed Parcel #1                                   | 51' x 101'  |
|                        | Proposed Parcel #2                                   | 71' x 92' (main) and<br>20' x 102' (flag portion) |
|                        | Proposed Parcel #3                                   | 71' x 93'   |
| Net Property Area:     | Existing:  | 0.47± acres; 20,377± sq. ft.                      |
| Topography:            | Flat   |   |
| Street Improvements:   | Existing   |   |
| Utilities:             | Existing   |   |
| <u>Project Plans:</u>  | See Exhibit A  |   |
| <u>Previous Files:</u> | IR05-279 (for demolition off secondary home).        |   |
|                        | IR05-368 (for demolition of detached garage)         |   |
|                        | ER05-186 (for exterior renovations to existing home) |   |

Additional Information: The applicant is requesting to subdivide one (1) parcel into three (3) parcels for an on 0.47± partially developed acres in the Standard Single Family, (R-1) zone. All three of the proposed parcels do not meet minimum lot size standards and require subdivision modifications. The proposed division of property requires a public hearing by the Zoning Administrator for a Tentative Parcel Map and Subdivision Modifications.

The existing parcel is a through lot with a Single Family dwelling which will remain. (Another home on the property was previously demolished). The existing parcel has street frontage on both Rimmer Avenue and San Juan Avenue. Proposed parcel #1 and proposed parcel #2 will have street frontage on Rimmer Avenue. Proposed parcel #1 will retain the existing single family dwelling and does not meet the minimum standard width requirements of 52 feet. Proposed parcel #2 is a flag lot which has the required minimum 20 feet of public street frontage on Rimmer Avenue. Proposed parcel #3 will have street frontage on San Juan Avenue, however driveway access will not be allowed on San Juan Avenue. This will require and driveway easement from Rimmer Avenue for Parcel #3. Proposed parcel #3 will not meet the minimum depth requirements of 100 feet.

Staff supports the project, because the development of the lots with Single Family homes will allow for additional housing ownership opportunities. Furthermore, the development will better utilize an existing deep lot, that otherwise would be unlikely to have an additional access to a public street and create a more standard type subdivision. The development of these lots will be within the maximum density allowed for the R-1 zone.

Early project notification was sent to the Natomas Community Association & the Gardenland-Northgate Neighborhood Association. Comments in support of the project were received by the Natomas Community Association and no comments were received from the Gardenland-Northgate Neighborhood Association. The site was posted and property owners within 100 feet of the subject site were notified. Staff did not receive any phone calls from property owners or residents regarding the proposed Tentative Parcel Map. No opposition to this project has been expressed.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on November 16, 2005. During the hearing, minor changes were effected on the proposed conditions of approval specific to the map were accepted by the applicant and approved by the Committee. The conditions are listed under Conditions of Approval.

Agency Comments: The proposed project has been reviewed by the City's Utilities, Parks, and Fire

Departments, and the Building Division and Development Engineering and Finance (Public Works) Division of the City's Development Services Department, as well as SMUD and other utility agencies. The comments received pertaining to the subdivision have been included as conditions of approval.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315, Minor Land Divisions.

**CONDITIONS:** Tentative Map

**NOTE:** These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z05-233). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

**GENERAL:** All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Show all continuing and proposed/required easements on the Parcel Map.
3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

**PUBLIC WORKS:** Streets

4. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
5. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering, easement shall be conveyed to Parcels 2 and 3 and reserved from Parcels 1 and 2, at no cost, at the time of sale or other conveyance of either parcel

6. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements as determined by the Development Engineering and Finance Division and the Department of Transportation.
7. The Property line of Lot 3 adjacent to San Juan road shall be dedicated to the City as an exclusive no vehicular ingress/egress rights line to the satisfaction of Development Engineering and Finance.
8. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division.

#### **PUBLIC/PRIVATE UTILITIES:**

9. Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.
10. Dedicate any private drive, ingress and egress easement, as a public utility easement for overhead and underground facilities and appurtenances.
11. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
12. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
13. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. An on-site collector sewer (8 inch min.) and manhole in a CSD-1 easement to lots 2 and 3 at the rear will be required.
14. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.
15. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The subject project owner shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.
16. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

#### **CITY UTILITIES**

17. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that a private reciprocal easement (for drainage, domestic water service and sanitary sewer service) shall be conveyed to Lots 1, 2 and 3 over the 20-foot access easement (driveway) at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map:

"The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book \_\_\_\_, Page \_\_\_\_).

**FIRE:**

18. Dead ends exceeding 150 feet in length require and approved Fire Department turnaround (45' radius cul-de-sac or City Standard hammerhead).
19. Include emergency vehicles in the reciprocal ingress/egress agreement.

**PPDD: Parks**

20. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.
21. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

22. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities. Section 13.04.060 of the City Water Code states that for a single-family domestic service connection, the maximum size shall be one (1) inch, or one and one half (1-1/2) inches if residential fire sprinkler systems are present, unless otherwise authorized by the Director of the Department of Utilities. Prior to submitting residential building plans to the Building Department, the applicant should contact the Chief Plumbing Inspector with the Building Division to determine the size of the domestic water tap required for this project. If the required size is greater than one half (1-1/2) inches, then the applicant must submit a request to the Department of Utilities for approval of a larger tap size. Approvals need to be obtained prior to issuing the building permit.
23. Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks or at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained by the homeowner.
24. Water meter boxes located in driveways shall be as follows: (1) for 1-inch domestic water

service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G.

25. Finished floor elevations shall be a minimum 1.50 feet above the existing back of sidewalk elevations.
26. Per City Code, the owner may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage which crosses the property.
27. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
28. Developing this property may require the payment of additional sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
29. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
30. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)
31. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

**PLANNING ADVISORY NOTES:**

32. *Advisory:* Construction of a new Single Family home is subject to the Citywide Design Review checklist before applying for a building permit.

**Findings of Fact – Tentative Map**

1. The Tentative Subdivision Map is consistent with the General Plan and the South Natomas Community Plan which designates the subject site as Low Density Residential 4-15 du/na and Residential 4-8 du/na, respectively.
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility easement of record.

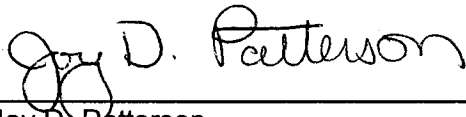
3. The Tentative Subdivision Map will not eliminate or reduce in size the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of the City's Subdivision Ordinance (Title 16 of City Code), the City's General Plan, and the City's Comprehensive Zoning Code.

**Findings of Fact – Subdivision Modifications for Parcel 1: less than 52 feet in width and Findings of Fact – Subdivision Modifications for Parcel 3: less than 100 feet in depth:**

1. 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, impractical, or undesirable in the particular case to conform to the strict application of these regulations.
2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification.
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

**Findings of Fact – Flag lot for Parcel 2:**

1. There is no alternative design for the development of the interior portions of an excessively deep parcel.
2. The flag lot will not be detrimental to public health, safety or welfare.



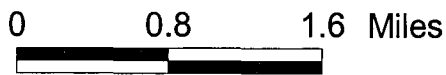
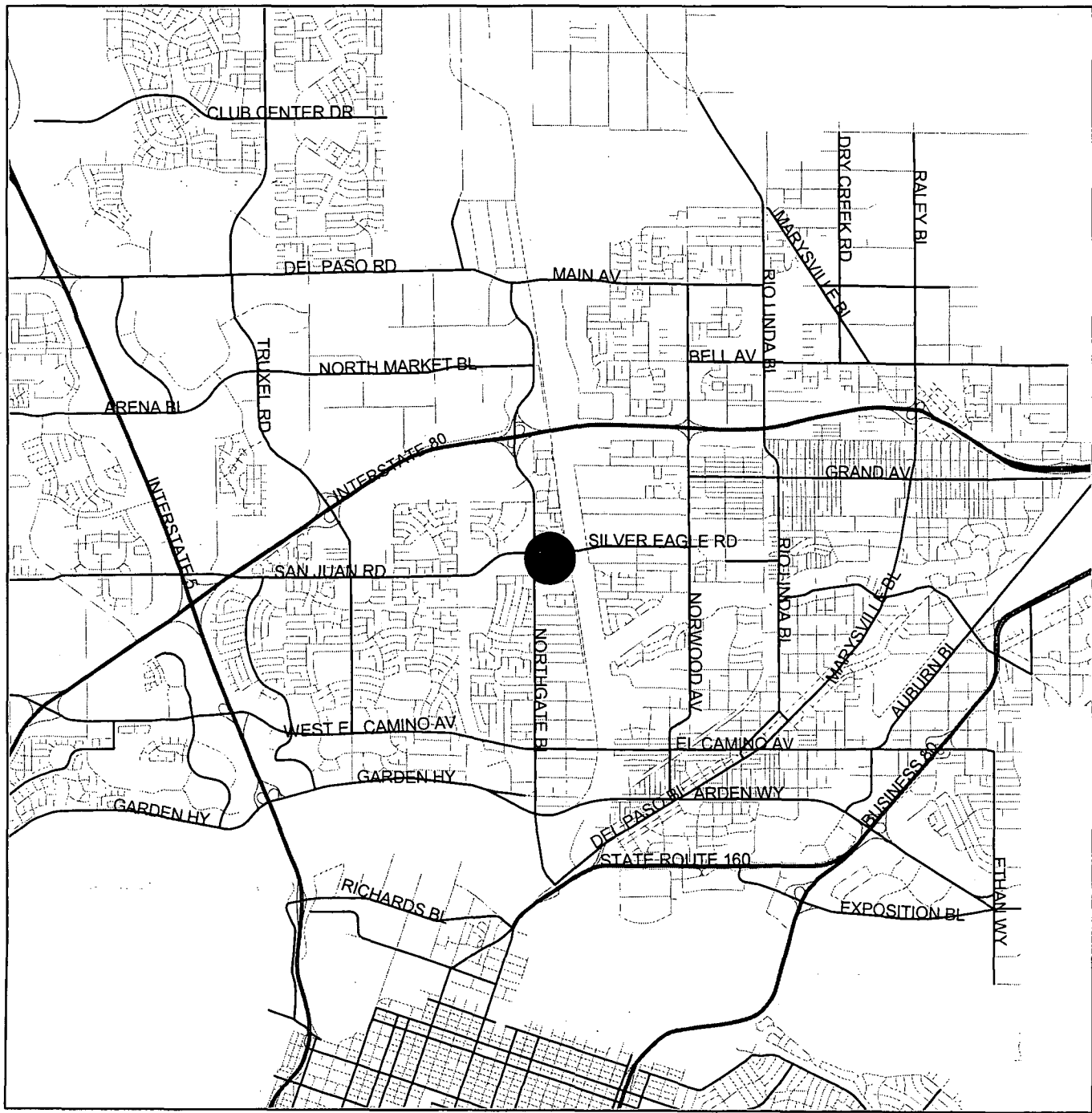

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Joy D. Patterson  
Zoning Administrator

The Tentative Map that is granted must be finalized within three years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Development Engineering and Finance Division (Jerry Lovato, 808-7918) after the appeal period is over to submit for a Final Map.

cc: ZA Log Book (original) File Applicant Property Owner

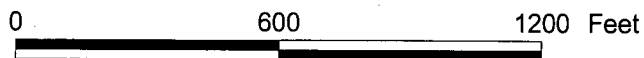



Development Services  
Department

Geographic  
Information  
Systems

# Vicinity Map



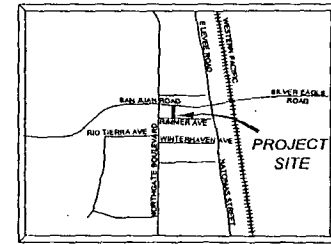
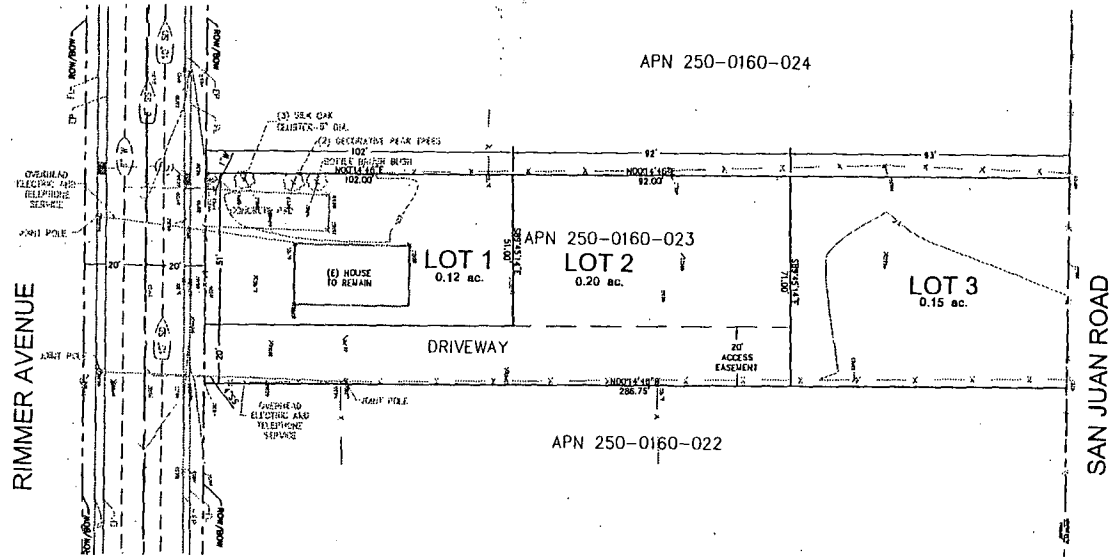


Development Services Department  
Geographic Information System

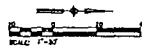
# Land Use & Zoning



**EXHIBIT A**



VICINITY MAP  
NOT TO SCALE



**LEGEND**

- (E) EXISTING
- (P) PROPOSED
- EP, P, P' EDGE OF PAVEMENT
- (T) EXISTING TREE
- (M) MAIL BOX
- (H) FIRE HYDRANT
- (V) WATER VALVE
- (J) JOINT POLE
- (F) FENCE

**NOTE**

BOUNDARY SHOWN HEREON IS TENTATIVE ONLY.  
**SCALE:**  
 1"=30'  
**DATE OF PREPARATION**  
 August, 2005

**OWNER OF RECORD**

LEASURE COMMUNITIES, LLC  
 250-0160-023  
**APPLICANT**  
 LEASURE COMMUNITIES, LLC  
 P.O. BOX 813  
 ORNVILLE, CA 95965  
 PH: 630-370-1833

**PREPARER OF MAP**

RYE ENGINEERING, INC.  
 880 GREENBACK LANE  
 SUITE 220  
 ORANGEVALE, CA 95662  
 PH: 916-888-3285

**ASSESSORS PARCEL NUMBER**

250-0160-023  
**SITUS ADDRESS**  
 501 RIMMER AVENUE  
 SACRAMENTO, CA 95834  
**TOTAL PROPOSED PARCELS**  
 3 PARCELS  
 LOT 1: 0.12 ac.  
 LOT 2: 0.20 ac.  
 LOT 3: 0.15 ac.

**PRESENT ZONING**

R-1  
**TOTAL AREA**  
 GROSS: .50 ac.  
 NET: .47 ac.

**SANITARY SEWER**

CSO-1  
 SACRAMENTO COUNTY  
 5545 ARANSTRONG AVE.  
 MATHEA, CA 95855 4153  
 PH: 916-976-4100

**WATER SUPPLY**

CITY OF SACRAMENTO  
 1300 30th AVENUE  
 SACRAMENTO, CA 95824  
 PH: 916-264-6371

**FIRE PROTECTION**

SACRAMENTO METRO FIRE DISTRICT  
 3020 HARLEY WAY  
 SACRAMENTO, CA 95825-3100  
 PH: 916-388-4000

**EXISTING EASEMENTS**

AS SHOWN ON MAP.

**PROPOSED EASEMENTS**

AS SHOWN ON MAP.

**BASIS OF BEARINGS**

BOOK 18 OF MAPS, MAP NO. 10  
 SACRAMENTO COUNTY RECORDER.

**LEGAL DESCRIPTION**

THE LAND THAT IS DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND IS DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF OF LOT 13, AS SHOWN IN THE "PLAT OF HOMELAND LOTS" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON DECEMBER 1, 1978, IN BOOK 18 OF MAPS, MAP NO. 10.

**BENCHMARK**

271-F IS A METAL NAIL IN THE TRAFFIC LIGHT BASE AT THE SOUTHEAST CORNER OF SAN JUAN AVENUE AND NORTHGATE BOULEVARD.  
 ELEVATION: 21.361

**Item 02**

|  |       |
|--|-------|
| DATE   | NO.   |
| REVISION   |       |
| CHECKED BY   | DATE  |
| BY   | RFE   |
| DECISION   | DATE  |
| DRAWN BY   | DATE  |
| CHECKED BY   | DATE  |
|  |       |
| <b>RFE Engineering, Inc.</b><br><b>December 1, 2005</b><br>Civil Engineer License No. 44567<br>State of California |       |
| LEASURE COMMUNITIES<br>P.O. BOX 813<br>ORANGEVALE, CA 95665<br>PH: 630-370-1833                                    |       |
| TENTATIVE PARCEL MAP FOR<br>501 RIMMER AVENUE<br><b>250-0160-023</b><br>APN: 250-0160-023                          |       |
| Drawing  | Sheet |
| of   | TPM-1 |
| Total  | 1     |
| 1  | 1     |
| JOB#   | 20517 |