

**CITY OF SACRAMENTO
DEPARTMENT OF DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 20, 2005, the Zoning Administrator approved with conditions a tentative map and a subdivision modification to subdivide one parcel into four parcels in the Standard Single Family (R-1) zone for the project known as ~~(File Z04-316)~~. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request:

1. **Zoning Administrator Tentative Map** to subdivide one parcel into four parcels on 1.05± undeveloped acres in the Standard Single Family (R-1) zone.
2. **Subdivision Modification** to create three deep lots.

Location: 4540 Austin Street (D2, Area 4)

Assessor's Parcel Number: 237-0380-014

Applicant: German Engineering, LTD. {Contact: Hugh McWilliams}
3000 Franklin Boulevard
Sacramento, CA 95818

Property Owner: Thomas R. Armstrong
PO Box 214066
Sacramento, CA 95838

Project Planner: Lindsey Alagozian

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

Surrounding Land Use and Zoning:

North: R-1; Residential
South: R-1 and A; Vacant
East: R-1; Residential
West: R-1 and A; Residential

Property Dimensions: 200 feet by 228 feet
Property Area: 1.05 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information The applicant is requesting to subdivide one deep lot into four parcels in the Standard Single Family (R-1) zone. Currently the site contains one vacant parcel. The applicant is requesting to subdivide one parcel into four properties for future single family development. The project requires approval of the Zoning Administrator for a four parcel Tentative Map. The parcels will be 160 feet or greater, and therefore a Subdivision Modification is required to create three additional deep lots. Staff has evaluated the proposal and has determined that the proposed subdivision will not prohibit future subdivisions. The project is located within the Del Paso Heights Improvement Association. Staff sent early project notification to the association. The association had no comments about the proposed tentative map. The site was posted and property owners within 100 feet of the project site were notified of the proposal. Staff received no phone calls regarding the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on April 6, 2005. During the hearing minor changes were made to the proposed conditions of approval. Both the applicant and the Committee accepted all conditions. The Subdivision Review Committee recommended that the project be approved by the Zoning Administrator subject to the conditions listed below.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Public Works – Transportation and Engineering Planning Divisions, Fire, Parks, the Building Division, SMUD, and other utilities. 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. 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:

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 Final (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;

DEVELOPMENT SERVICES: Streets

4. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
5. 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 & Finance Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
6. Dedicate sufficient right-of-way and construct full frontage improvements on Austin Street. Improvements on Austin Street shall be designed and constructed to match the existing improvements of said street, as located to the south of the subject site – beyond Bell Avenue. Right-of-way dedication shall extend to the back-of-walk of the new improvements adjacent to the frontage of the project site.
7. Improvements to Austin Street may require the relocation of the existing fire hydrant, located at the southwest corner of the site. The applicant/owner shall relocate said hydrant, if necessary, or as required by the City. Any relocation of the hydrant shall be to satisfaction of the Development Services, Utilities, and Fire Departments.
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 & Finance Division;

PUBLIC/PRIVATE UTILITIES

9. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways;

CITY UTILITIES

10. Provide separate metered domestic water services to each parcel.
11. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
12. A grading plan showing existing and proposed elevations is required. Each lot shall be graded to drain to Austin Street. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities. The proposed development shall not block existing off-site drainage. If necessary, private facilities

shall be constructed to convey existing off-site drainage and if necessary, the owner shall execute a drainage agreement with the City assuring maintenance of the private drainage facilities.

13. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. Finished lot pad elevations shall be accepted by the Department of Utilities.
14. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
15. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

PPDD: Parks

16. 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.
17. 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 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:

18. All structures to be developed on proposed parcels shall be located within 150 feet of an approved Fire Department access road and water supply.
19. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact – Tentative Map

1. The Tentative Subdivision Map is consistent with the General Plan and the North Sacramento 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 this Subdivision Ordinance, Chapter 40, the City's General Plan, and the City's Comprehensive Zoning Code.

Findings of Fact – Subdivision Modification: Deep Lot

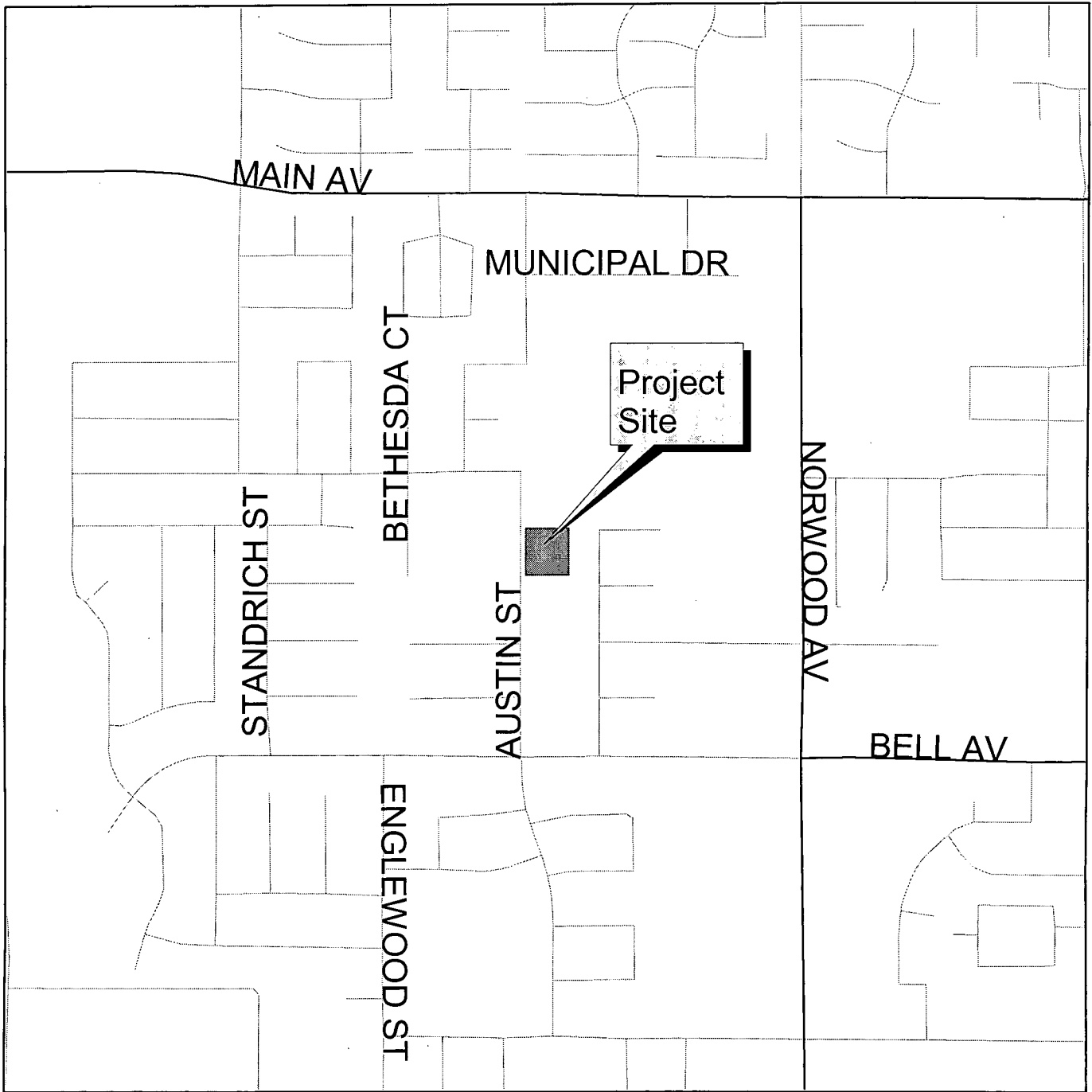
1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these 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.



Joy D. Patterson
Zoning Administrator

The Tentative Map that is granted must be finalized within two 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 Public Works Department (Jerry Lovato, 808-7918) after the appeal period is over to submit for a Final Map.

cc: File (original)
ZA Log Book
Applicant
Public Works (Jerry Lovato)

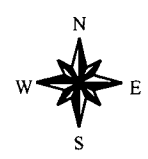


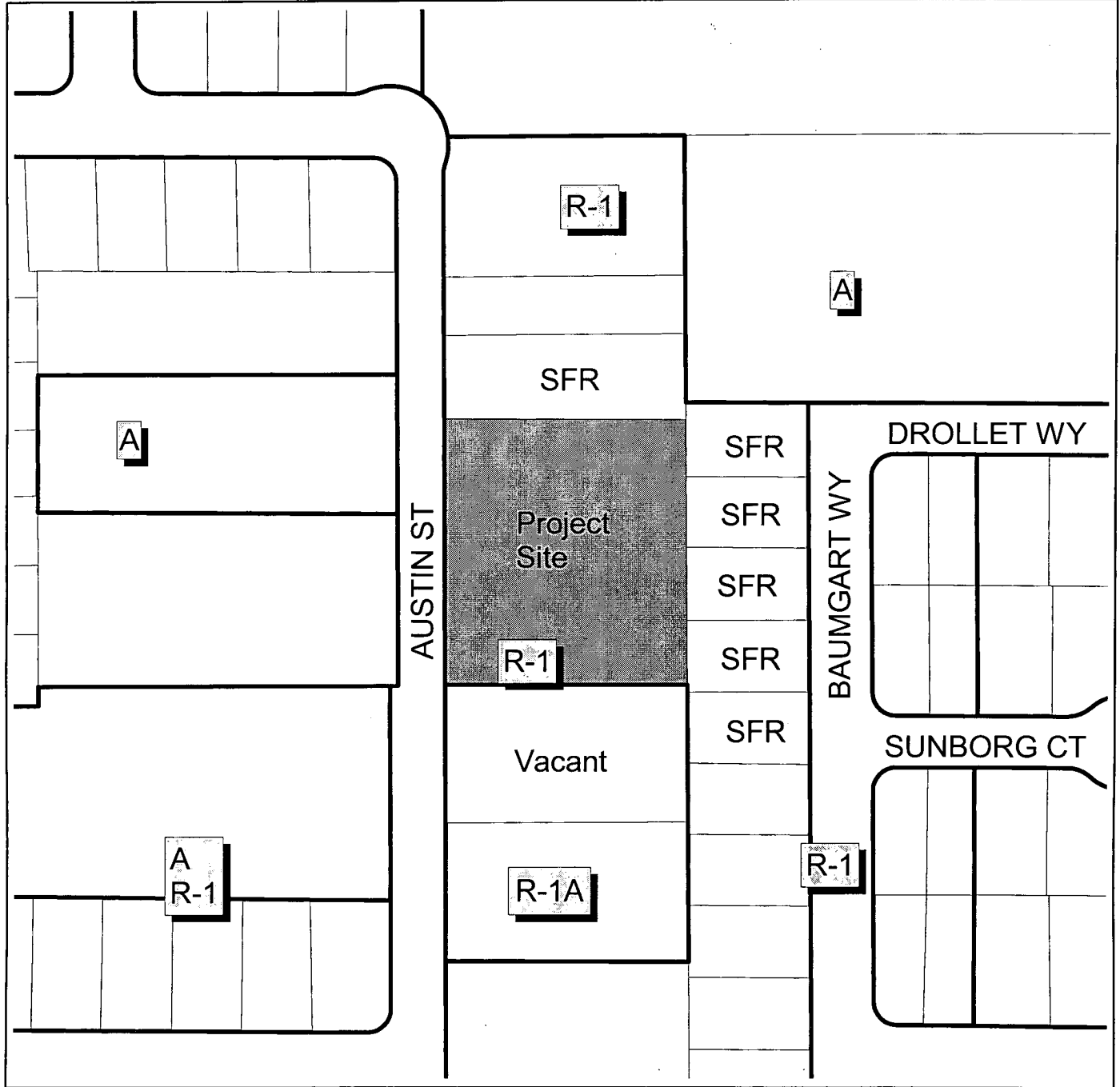


Development Services
Department

Geographic
Information
Systems

Vicinity Map





200 0 200 400 Feet



Development Services
Department

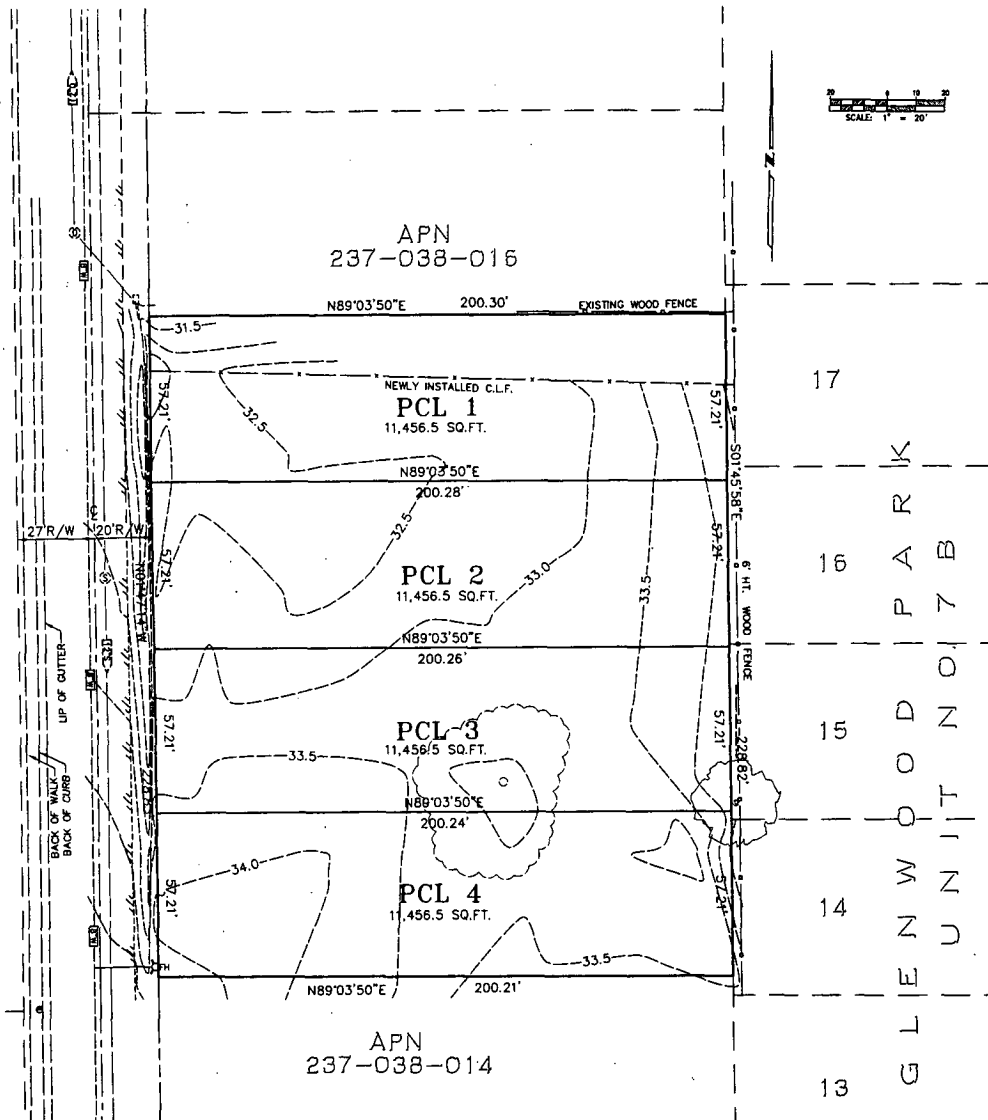
Geographic
Information
System

Land Use & Zoning



EXHIBIT A

AUSTIN STREET



LEGEND

	STORM DRAIN LINE & SIZE
	STORM DRAIN LINE
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	DRAINS
	OVERHEAD ELEC.
	WATER VALVE
	FIRE HYDRANT
	TELEPHONE UNDERGROUND
	SITE STREET LIGHT
	WATER MAIN
	UNDERGROUND GAS
	CABLE TV
	UTILITY POLE WITH ANCHOR
	TOPO ELEVATION
	EDGE OF PAVEMENT

ABBREVIATIONS

AC	ASPHALT CONCRETE
NG	NATURAL GROUND
LOC	LINE OF CUTTER
FL	FLOODLINE (SURFACE)
HW	WATER (PIPE)
TRW	TOP BACK OF WALK
CLF	CHAIN LINK FENCE
FC	FACE OF CURB
CL	CENTERLINE
C&G	CURB AND GUTTER
R/W	RIGHT OF WAY
EP	EDGE OF PAVING
WF	WIRE FENCE
CS	CONCRETE SURFACE

SITE DATA

OWNER & SUBOWNER:	DOCK AND THOMAS ARMSTRONG P.O. BOX 214008 SACRAMENTO CA. 95821 (916) 944-0571 FAX (916) 944-0579
ENGINEER:	GERMAN ENGINEERING 3000 FRANKLIN BLVD. SACRAMENTO CA. 95818 (916) 435-3000 FAX (916) 455-3118
IMPROVEMENTS:	AS REQUIRED BY CITY PUBLIC WORKS DEPT.
EXISTING USE:	SINGLE FAMILY - SUBDIVISION
PROPOSED USE:	SINGLE FAMILY - SUBDIVISION
EXISTING ZONING:	"A" - AGRICULTURAL
PROPOSED ZONING:	R-1 SINGLE FAMILY
ASSESSORS PARCEL NO.:	237-0380-014
EXIST. SEWAGE DISPOSAL:	SACRAMENTO COUNTY
EXIST. WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	SAC. CITY FIRE DISTRICT
SCHOOL DISTRICT:	SAC. CITY UNIFIED SCHOOL DIST. (ROBLA)
PARK DISTRICT:	CITY PARKS DISTRICT
NUMBER OF LOTS:	FOUR (4) PROPOSED 0.263 AC± EACH

NOTES

1. UTILITIES SHOWN HEREON ARE BASED ON VISUAL SURFACE LOCATION ONLY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DETERMINE ALL KNOWN UTILITIES). HOWEVER, GERMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, WHICH ARE NOT SHOWN ON THIS PLAN.



John A. German Date

BENCH MARK CITY B.M. 277-010 ELEV 28.883

NELI WALL AT LIGHT BASE NW CORNER OF KELTON WAY AND GRACE AVENUE.

BASIS OF BEARINGS

THE BASIS FOR THIS SURVEY BEING THE CENTERLINE OF AUSTIN STREET AND THOSE FOUND MONUMENTS AS SHOWN AND CALLED TO ON THAT CERTAIN MAP RECORDED IN BOOK 183 B.M. AT PAGE 2 SACRAMENTO COUNTY RECORDS, THAT BEING BEING 101711119

ARMSTRONG
TENTATIVE PARCELS MAP
4540 AUSTIN STREET
APN 237-0380-014

CITY OF SACRAMENTO CALIFORNIA
Scale: 1"=20' Sheet 1 of 1 SEPTEMBER 2004

GERMAN ENGINEERING
CIVIL ENGINEERING - SURVEYING - LAND PLANNING

Z04-316

9-21-04

April 20, 2005

Z04-316