

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 4, 2006, the Zoning Administrator approved with conditions a tentative map to subdivide a corner lot into four lots for the project known as Z05-270. Findings of Fact and conditions of approval for the project are listed on pages 2-5.

**Project Information**

Request: **Zoning Administrator Tentative Map** to subdivide one parcel into four parcels totaling 0.85 developed acres in the Single Family Residential (R-1).

Location: 4417 May St (D2 Area 4)

Assessor's Parcel Number: 237-0081-041

Applicant: Craig Wecker  
1111 Kennedy Place, Ste. 4  
Davis, CA 95616

Property Owner: Michelle Coleman  
913 Bell Avenue  
Sacramento, CA 95838

Project Planner: Sandra Yope

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)

**Surrounding Land Use and Zoning:**

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

Property Dimensions: 112 feet x 276.79 feet

Property Area: 0.85± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information: The applicant proposes to subdivide one corner parcel into four parcels for the purpose of a future sale and development. The site is located on the northwest corner of Bell Avenue and May Street. All lots will exceed lot size and area requirements required by the Subdivision Code.

The site is located within the Del Paso Heights Improvement Association areas. The project plans were sent to the association and staff received no comments. The project was noticed and staff received one call requesting additional information.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on December 21, 2005. During the hearing, minor changes were effected on the proposed conditions of approval specific to the map which 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 Utilities Department, the Building Division, and the Development Engineering and Finance Division, Parks, SMUD, and other utilities. The comments received pertaining to the tentative map have been included as conditions.

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 and 15305(a).

Conditions of Approval- Tentative Map:

The following conditions shall be satisfied prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:

**NOTE:** The design of any improvement not covered by these conditions shall be to City standard.

**GENERAL:**

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessment.
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.

**DEVELOPMENT ENGINEERING AND FINANCE DIVISION: 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. May street and Bell Street shall be dedicated and constructed to match existing improvements.

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

6. Dedicate a 12.5-foot public utility easement (PUE) for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
7. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities. SMUD has overhead facilities on the north side of Eleanor Avenue that is 69kV.

#### **CITY UTILITIES:**

8. Provide separate metered domestic water services to each parcel.
9. Place a 2-inch (minimum) sleeve(s) under the sidewalks for each single family lot along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.
10. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
11. A grading plan showing existing and proposed elevations is required. Each interior lot shall be graded to drain to May 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.
12. 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.
13. 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.
14. 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**

15. 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.
16. 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

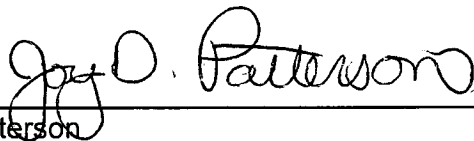
existing parks maintenance district prior to recording a Parcel Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of 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:

17. 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.
18. 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) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
19. 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.

#### Findings of Fact-Tentative Map:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the North Sacramento Community Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The City's General Plan and the North Sacramento Community Plan designate the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.
3. The site is physically suitable for the type of development proposed and suited for the proposed density.
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat.
5. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.



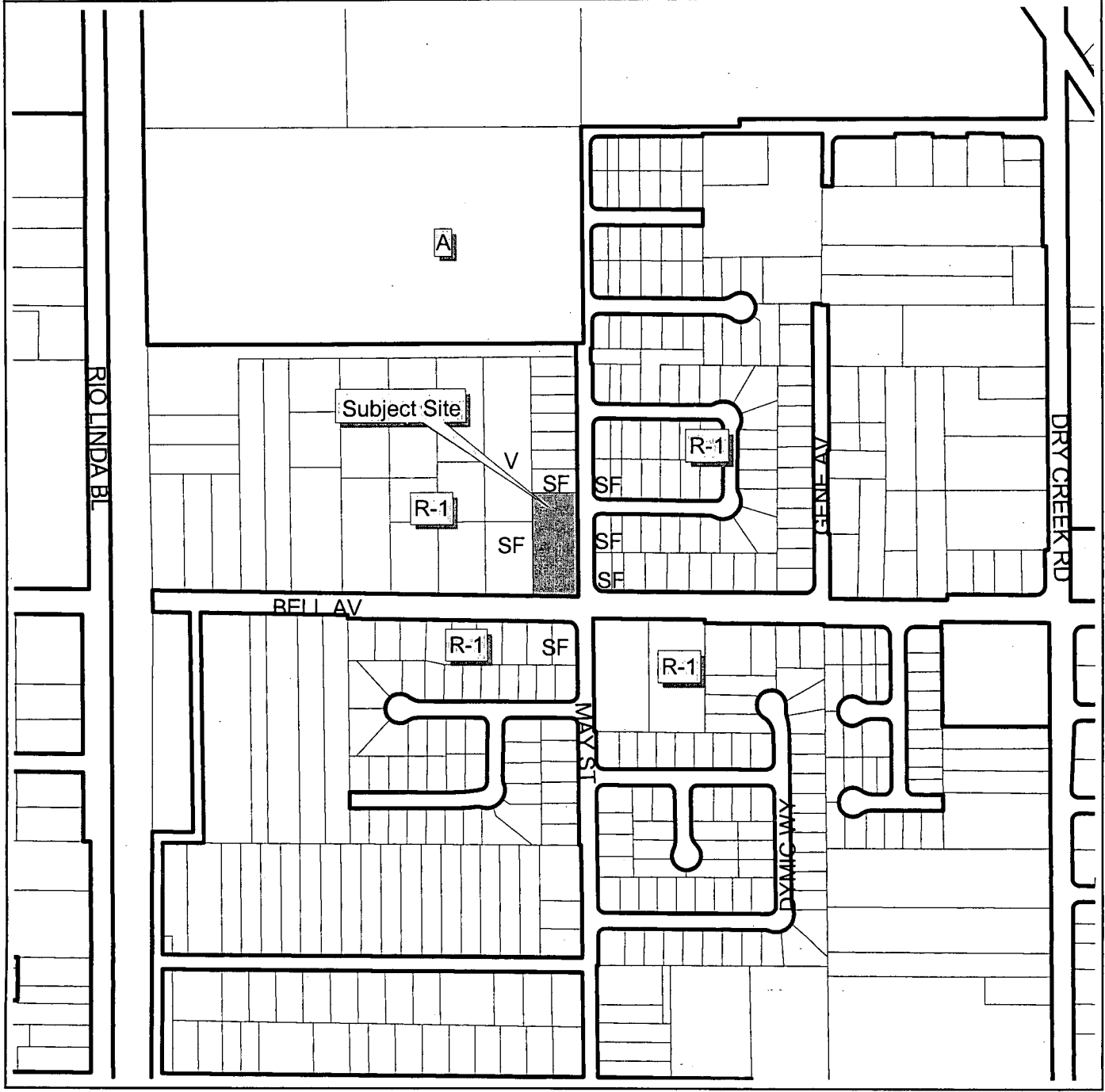

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Joy D. Patterson  
Zoning Administrator

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 Public Works Department (Jerry Lavoto, 808-7918) after the appeal period is over to submit for a Final Map.

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

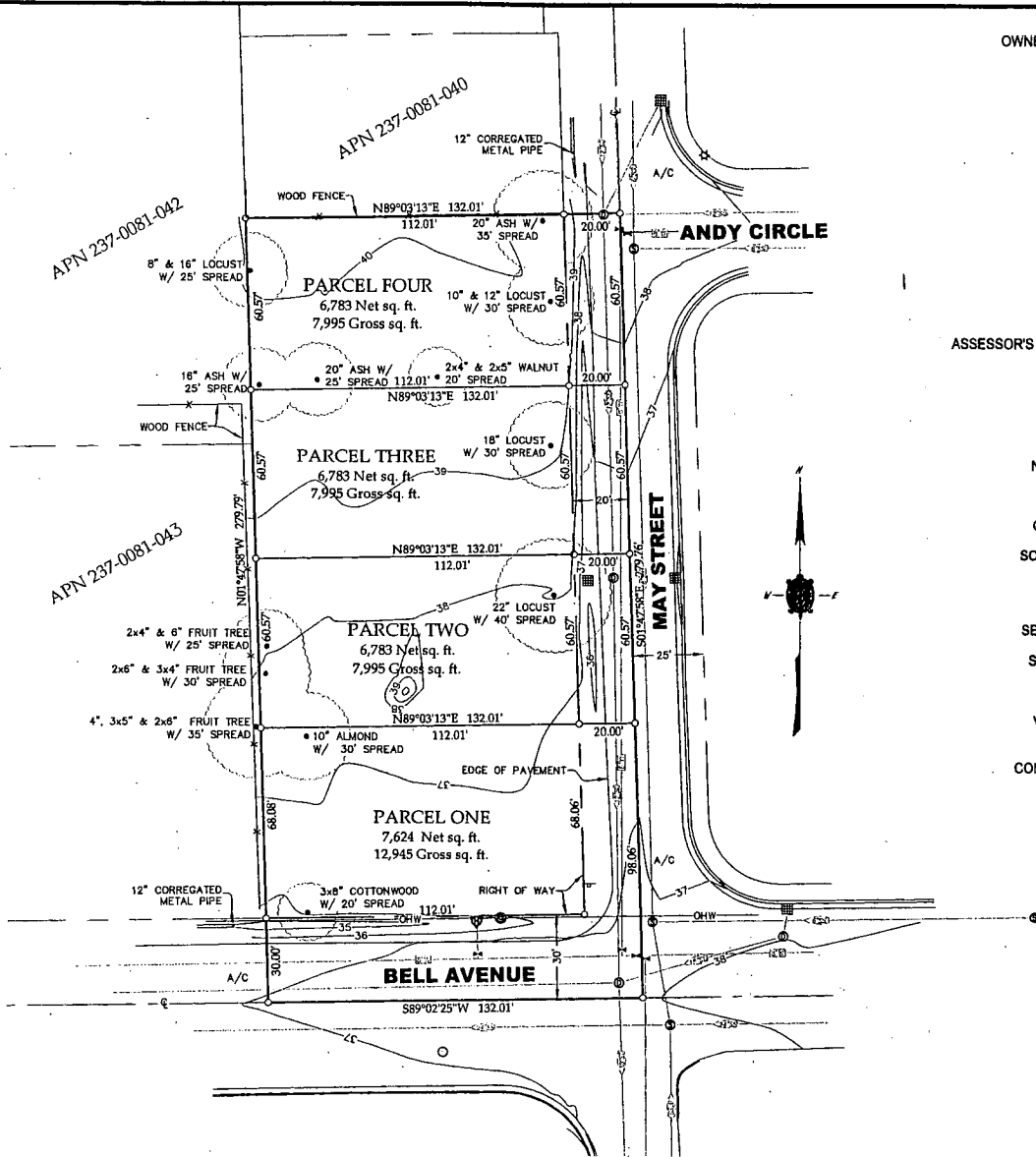



Development Services  
Department

Geographic  
Information  
System

# Land Use & Zoning





OWNER & SUBDIVIDER: MICHELLE COLEMAN  
 913 BELL AVENUE  
 SACRAMENTO, CA 95838  
 PHONE: (916) 922-4160

OWNER: RENEE MOMON  
 5252 WINDFIELD GLEN COURT  
 LILBURN, GA 30047  
 PHONE: (770) 931-5202

OWNER: REGINALD PUGH  
 117 TIMBERBLUFF LANE  
 MURPHY, TX 75094  
 PHONE: (972) 881-7492

SURVEYOR: WECKER SURVEYS  
 1111 KENNEDY PLACE, SUITE 4  
 DAVIS, CA 95616  
 PHONE: (530) 792-7252

ASSESSOR'S PARCEL NUMBER: 237-0081-041-0000

ZONING: R-1

PRESENT USE: VACANT

PROPOSED USE: RESIDENTIAL

NUMBER OF LOTS: 4

NET ACREAGE: 0.642 ACRE

GROSS ACREAGE: 0.848 ACRE

SCHOOL DISTRICTS: ROBLA SCHOOL DISTRICT (K-6)  
 GRANT JOINT UNION HIGH SCHOOL DISTRICT (7-12)

WATER SUPPLY: CITY OF SACRAMENTO

SEWAGE DISPOSAL: CITY OF SACRAMENTO

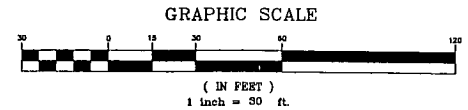
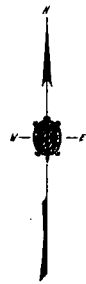
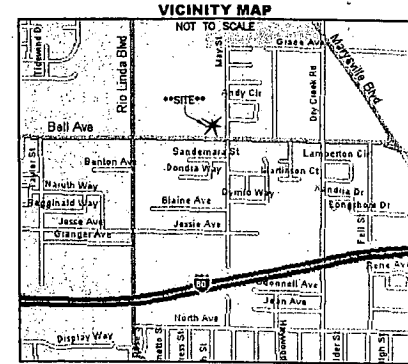
STORM DRAINAGE: CITY OF SACRAMENTO

FLOOD CONTROL: SACRAMENTO AREA FLOOD CONTROL AGENCY

VERTICAL DATUM: DATUM IS BASED ON SACRAMENTO COUNTY  
 BENCHMARK B.M. 277-H1C, ELEVATION = 31.227

CONTOUR INTERVAL: 1'

FLOOD ZONE: X PER PARCEL NUMBER 060286 0005 F, JULY 6, 1998



LEGEND	
	FIRE HYDRANT
	JOINT USE POLE
	SEWER MANHOLE
	DRAIN MANHOLE
	WATER VALVE
	DRAIN INLET
	SIGN POST
	STREET LIGHT
	TREE
	A/C ASPHALTIC CONCRETE
	OHW OVERHEAD WIRES

Tentative Parcel Map  
 Pugh Estates  
 A portion of Lot 30  
 14 B.M. 5

City of Sacramento  
 County of Sacramento  
 State of California

Scale: 1" = 30' Date: October 2005 Revision:  
 Project Path: W:\AI\Projects\Sacramento\May St 4417, Sacramento\  
 Drawing Name: TENTATIVE PM.dwg

**WECKER  
 SURVEYS**

1111 Kennedy Place  
 Suite 4  
 Davis, CA 95616  
 530-792-7252  
 FAX 530-792-7171