

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, January 26, 2006, the Zoning Administrator approved with conditions a tentative map to create two parcels for the project known as Z05-283. 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 two parcels totaling 0.91± partially developed acres in the General Commercial, Labor Intensive (C-2)(LI) zone.

Location: 700 Leisure Lane (D2, Area 4)

Assessor's Parcel Number: 275-0310-030

Applicant: Baker-Williams Engineering Group (Mike Williams)
6020 Rutland Drive, Ste. #19
Carmichael, CA 95608

Property Owner: Lawrence Cassidy
700 Leisure Lane
Sacramento, CA 95813

Project Planner: Sandra Yope

General Plan Designation: Industrial- Employee Intensive
North Sacramento

Community Plan Designation: Labor Intensive

Existing Land Use of Site: Office Building

Existing Zoning of Site: General Commercial, Labor Intensive (C-2)(LI)

Surrounding Land Use and Zoning:

North: C-2 (LI); State Route 116
South: C-2 (LI); Vacant
East: C-2 (LI); Vacant
West: C-2 (LI); Commercial

Property Dimensions: Irregular
Property Area: 0.91± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information: The applicant proposes to subdivide one parcel into two parcels for the purpose of future development. The parcel is developed with an office building and associated parking. Once the lot is split there will be enough parking on the remaining lot to meet the required parking for the existing office building. The site is on the southeast corner of Exposition Boulevard and State Highway 116 on-ramps. Both lots will meet all size and access requirements of the Subdivision Code.

The project was noticed and staff received no calls.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on January 11, 2006. 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.

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 SERVICES: 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. 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 damaged/deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
5. 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 UTILITIES:

6. A major 72-inch SRCSD interceptor traverses the northeast corner of this subject property and must be protected at all times. No construction is to be done within a distance of twenty five feet from the existing easement boundary-line of said interceptor pipe.

CITY UTILITIES:

7. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the Department of Utilities "Commercial Tap Policy", may be approved on a case-by-case basis by the Department of Utilities. Contact the Department of Utilities at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
8. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.
9. 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 each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, sanitary sewer and water quality at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."

FIRE:

10. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.
11. Include emergency vehicles in the reciprocal ingress egress agreement.

ADVISORY NOTES:

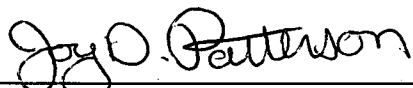
12. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
13. 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.

14. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

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 Industrial- Employee Intensive and Labor Intensive 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.

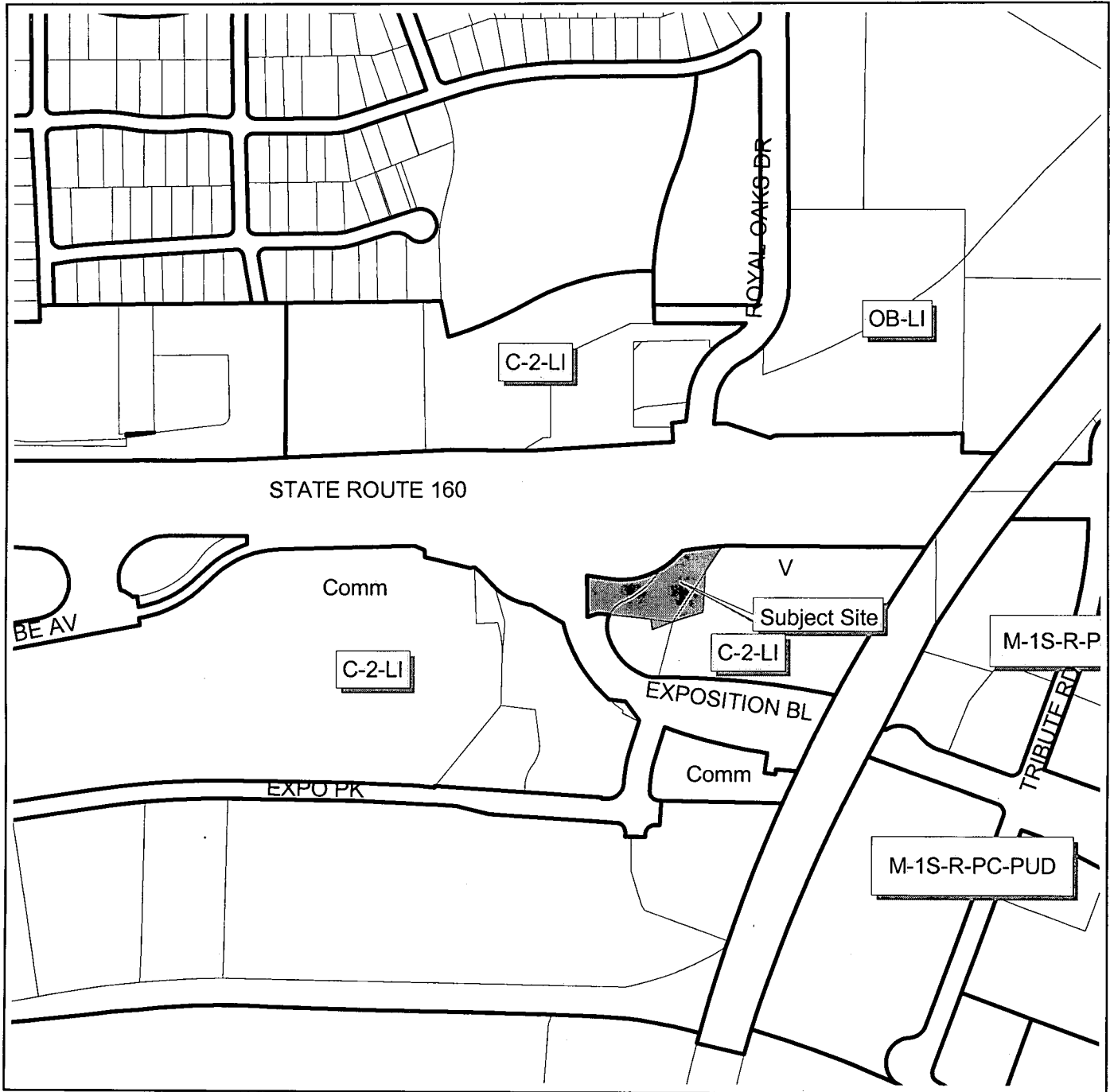


Joy D. Patterson
Zoning Administrator

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 (original) Applicant Public Works (Jerry Lavoto)



Development Services
Department

Geographic
Information
System

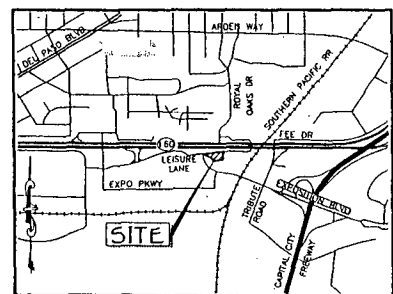
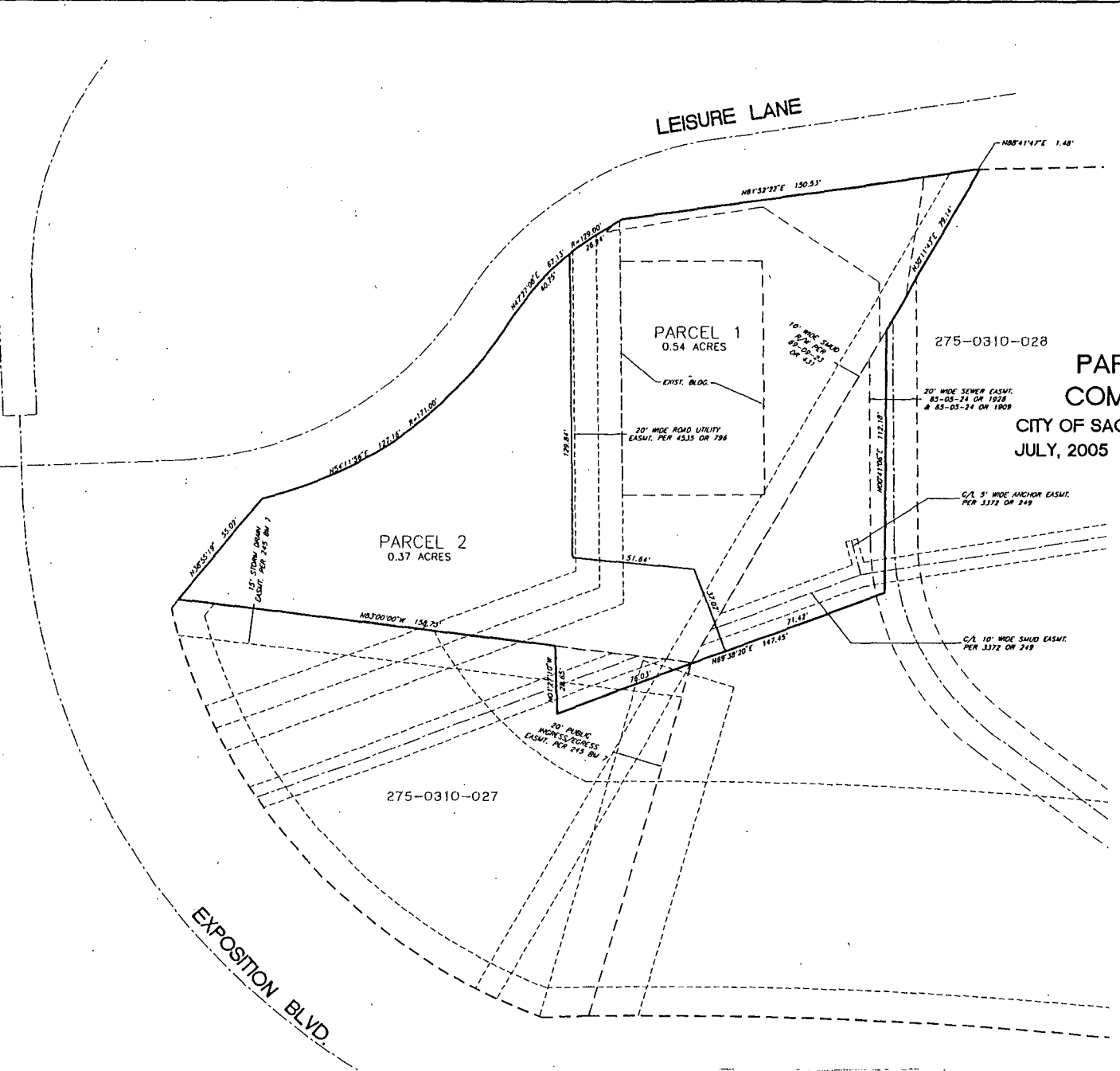
Land Use & Zoning



Z05-283

January 26, 2006

ITEM 2

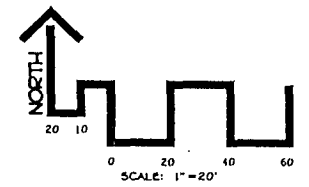


VICINITY MAP
NO SCALE

TENTATIVE PARCEL MAP
 PARCELS 1 PER CERTIFICATE OF
 COMPLIANCE BK. 20050118 PG. 1357
 CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
 JULY, 2005
 SCALE: 1"=20'

PROJECT DATA

OWNERS	SEWER
LAWRENCE H. CASSIDY 700 LEISURE LANE SACRAMENTO, CA 95813 PH. (916) 929-7811	CITY OF SACRAMENTO
APPLICANT/ENGINEER	WATER SUPPLY
BAKER-WILLIAMS ENGINEERING GROUP 6020 RUTLAND DR., SUITE 119 CARMICHAEL, CA 95608 PH. (916) 331-4338	CITY OF SACRAMENTO
ASSESSOR'S PARCEL NUMBER	DRAINAGE
275-0310-030	CITY OF SACRAMENTO
EXISTING USE	FIRE PROTECTION
1 PARCEL WITH OFFICE BUILDING	CITY OF SACRAMENTO
PROPOSED USE	SCHOOL DISTRICT
2 PARCELS WITH 2 OFFICE BUILDINGS	SACRAMENTO CITY UNIFIED SCHOOL DIST.
EXISTING ZONING	PARK DISTRICT
C2-L1	CITY OF SACRAMENTO
PROPOSED ZONING	ELECTRICITY
C2-L1	S.M.U.D.
AREA	GAS
0.914 ACRES NET	P.C. & E.
	FLOOD ZONING
	AR



Baker Williams Engineering Group
 6020 RUTLAND DRIVE, SUITE 119
 CARMICHAEL, CA 95608-0515
 Phone (916) 331-4338-Fax (916) 331-4430
 EMAIL: office@bwengineers.com

JOB # 05-02-21 TENT-PM,DWG

EXHIBIT A

SHEET NAME