

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 17, 2005, the Zoning Administrator approved with conditions a tentative map and a subdivision modification to create four parcels for the project known as Z05-134. Findings of Fact and conditions of approval for the project are listed on pages 2-5.

Project Information

- Request: 1. **Zoning Administrator Tentative Map** to subdivide one parcel into four parcels (including two halfplex lots) totaling 0.641 partially developed acres in the Standard Single Family (R-1) zone.
2. **Zoning Administrator Subdivision Modification** to create two lots less than 100 feet deep.

Location: 4305 Dry Creek Rd (D2, Area 4)

Assessor's Parcel Number: 237-0140-019

Applicant: Omar Pela
4305 Dry Creek Rd
Sacramento, CA 95838

Property Owner: Same as owner

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: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

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

Property Dimensions: 151 feet x 187 feet
Property Area: 0.641± acres
Topography: Flat
Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A

Previous Files: Z02-049 (Lot Line Adjustment)

Additional Information: The applicant proposes to subdivide one parcel into four parcels (including two halfplex lots for future development. The parcel is vacant. The site fronts on Dry Creek Road. A previously approved tentative map to the south will create a new street along the south side of the existing parcel. The applicant is proposing the two halfplex lots at this future corner. The Subdivision Code requires all lots to have a lot depth of 100 feet. The applicant is requesting a subdivision modification to create the two lots that do not meet the required depth including the proposed corner halfplex lots. All lots will meet all other lot size 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 July 20, 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.

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. Repair 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. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This includes 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. Construct Dry Creek Road to a City standard 59' Cross-section (Half Street only). Since this will only require 29' 6" of right-of-way and 30' is currently dedicated the extra 6" shall be added to the planter strip. Dedicate additional right-of-way for a round corner where Street B meets Dry Creek Road.
6. Dedicate additional right-of-way for a round corner where street A crosses street B. Construct round corner if required.
7. This Map relies upon the infrastructure of a previously approved Tentative Map (Dry Creek Pointe TM) for access. To date the dry Creek Pointe TM has not been finalized nor has the owner submitted an application for a final map. Therefore this map must secure the necessary offsite dedication and construct Streets A and B to a City standard 41' cross-section (Standard Half Street improvements only) or they must coordinate and pay a fair share for said improvements to the owner of the Dry Creek Pointe TM. If the second choice is opted for this map cannot be recorded prior to the Dry Creek Pointe TM.
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 overhead and underground facilities and appurtenances adjacent to streets A and B. adjacent to all public street rights of ways.
10. Dedicate a standard 12.5 foot public utility easement (PUE) for overhead and underground facilities and appurtenances adjacent to Dry Creek Road.

CITY UTILITIES:

11. Dry Creek Pointe, P02-047 shall be recorded prior to improvement plans for this project being approved. Street A and Street B are dependent upon dedication by Dry Creek Pointe.
12. Provide separate metered domestic water services to each parcel.
13. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
14. Prior to the submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual shall be reviewed and approved by the Department of Utilities. The HGL's shall be shown on the improvement plans and shall be based upon a pumping capacity within shed 144 of 0.50 cfs/acre. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation.
15. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. Each proposed and adjacent lot shall drain independently to the street it fronts on. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities. Lot pad elevations shall

be 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.

16. 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.
17. 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.

PARKS:

18. 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.
19. 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)

FIRE AND BUILDING:

20. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
21. The existing building that crosses new parcel lines shall be removed.

ADVISORY NOTES:

22. 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.
23. 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.
24. Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834).

Findings of Fact-Tentative Map:

1. The Tentative Subdivision Map is consistent with the General Plan and the North Sacramento Plan which designate the 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 of the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of this Subdivision Code, Title 16 of the City Code, the City's General Plan, and the City's Comprehensive Zoning Code, Title 16 of the City Code.

Findings of Fact-Subdivision Modification:

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.

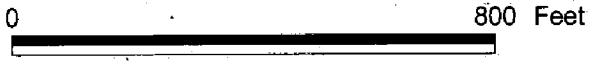
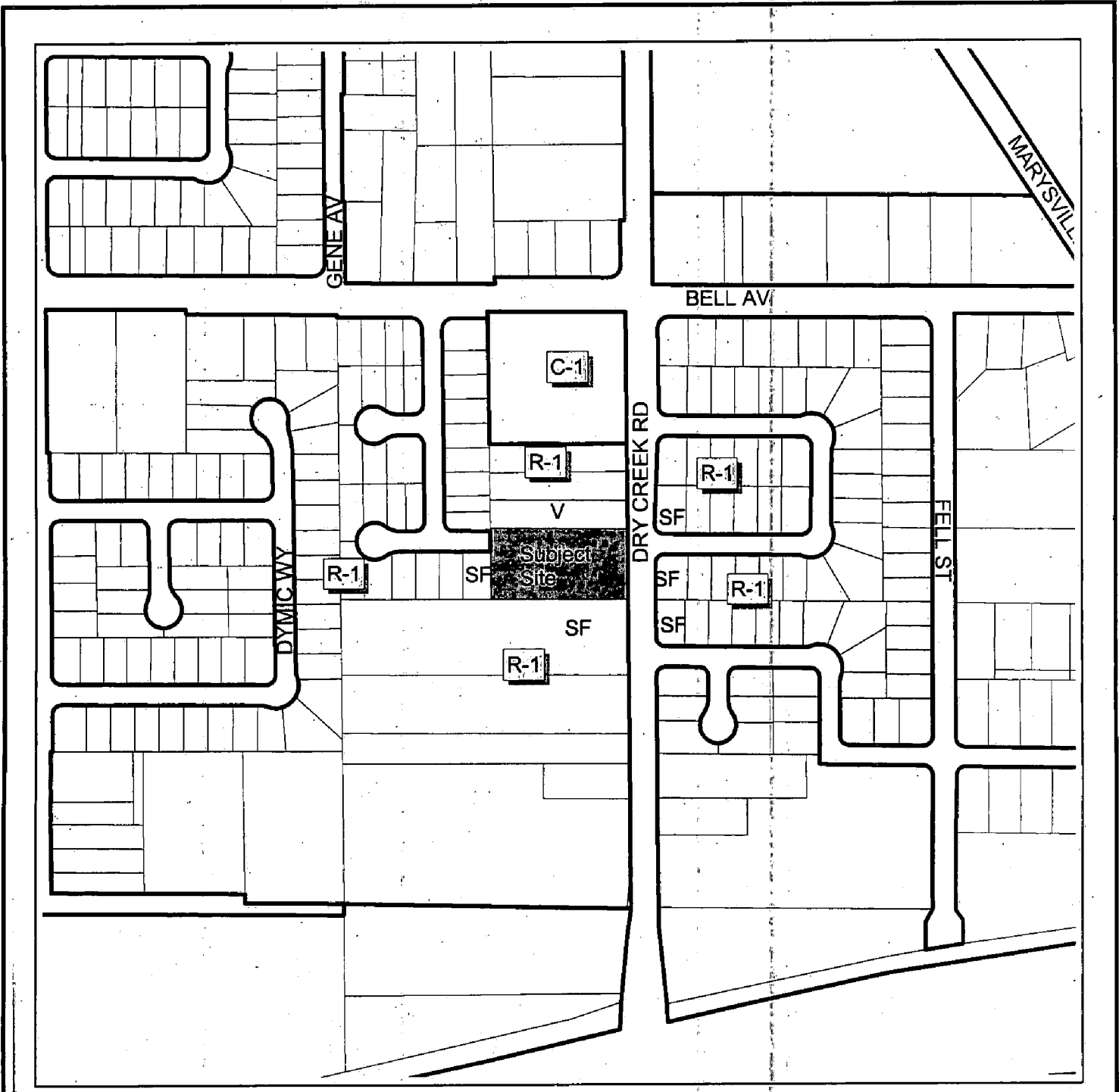


Joy D. Patterson
Zoning Administrator

The Tentative Map that is granted must be finalized within 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

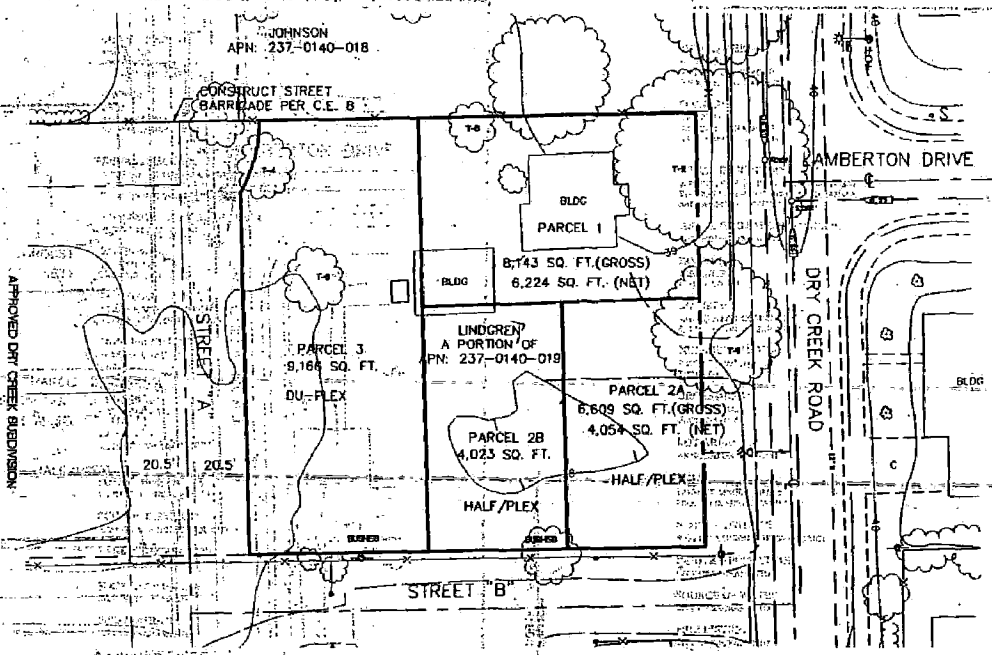
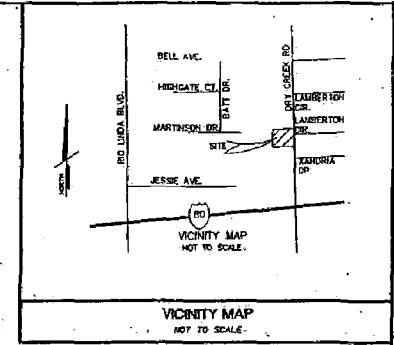


205-134
REC'D JUN 17 2005

REVISED

TENTATIVE PARCEL MAP

TENTATIVE PARCEL MAP



DEVELOPER:
OMAR PELA
451 DRY CREEK ROAD
SACRAMENTO, CA 95828

OWNER:
OMAR PELA
451 DRY CREEK ROAD
SACRAMENTO, CA 95828

LEGAL DESCRIPTION:
A PORTION OF LOTS 21 & 48 OF SUBDIVISION OF
SECTION 11 OF RANCHO DEL PASO, 14 1/4 S.
SACRAMENTO COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER:
PORTION OF 237-0140-019

ZONING:
PRESENT: R-1
PROPOSED: R-1

LOT SIZES:
3,306 S.F. MIN. CORNER LOT
4,375 S.F. MIN. INTERIOR LOT

NUMBER OF LOTS:
PRESENT: ONE (1)
PROPOSED: ONE (1)

GROSS AREA:
NET: 8,674 AC.
GROSS: 8,674 AC.

LOT AREA:
AS NOTED ON DRAWING

USES:
PRESENT: SINGLE FAMILY
PROPOSED: SINGLE FAMILY

SCHOOL DISTRICT:
EUGENIA UNION SCHOOL DISTRICT

PARK & RECREATION:
CITY OF SACRAMENTO

SOURCE OF WATER:
CITY OF SACRAMENTO

FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO

IMPROVEMENT REQUIREMENT:
IMPROVEMENTS AS REQUIRED BY THE CITY OF
SACRAMENTO DEPARTMENT OF PUBLIC
WORKS.

TREE TABLE

NUMBER	TYPE	SIZE
T-1	AMERICAN ELM	14"
T-2	AMERICAN ELK	10"
T-3	PERSIMMON	6"
T-4	PERSIMMON	6"
T-5	WILLOW	10"

EXHIBIT A

HONG & ASSOCIATES
ENGINEERING SURVEYING & LAND PLANNING
11000 FISHBOURNE BOULEVARD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95767
TEL: (916) 381-9928 FAX: (916) 381-8931



TENTATIVE PARCEL MAP
OF
4305 DRY CREEK ROAD
PORTION A.P.N. 237-0140-019

DATE: 6-17-2005
SHEET: 1/1
CITY OF SACRAMENTO
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA