

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, March 9, 2006, the Zoning Administrator approved with conditions a tentative map to create three parcels for the project known as Z05-317. Findings of Fact and conditions of approval for the project are listed on pages 2-6.

Project Information

Request: **Zoning Administrator Tentative Map** to subdivide one parcel into three parcels totaling 0.82± partially developed acres in the Single Family Residential (R-1) zone.

Location: 4973 64th St (D6, Area 3)

Assessor's Parcel Number: 023-0152-026

Applicant: Nikolay Zagaynov
4973 64th Street
Sacramento, CA 95820

Property Owner: Same as applicant

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 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; Single Family Residential
South: R-1; Single Family Residential
East: R-1; Single Family Residential
West: R-1; 65th Expressway and Cemetery

Property Dimensions: 85 feet x 42 feet
Property Area: 0.82± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information: The applicant proposes to subdivide interior parcel into three parcels for the purpose of development. The parcel has one single family house on the west side of the parcel. The lot fronts on 64th Street. The middle lot and east lot will front on an extension of Stoner Drive. The Development Engineering and Finance Division required a 6.5 foot IOD along the east property line reducing Parcel 3 to 97 feet. The lot exceeds all other requirements of the Subdivision Code as do the other two parcels.

The site is located within the Tallac Village Neighborhood Association area. The project plans were sent to the association and staff received a letter indicating no opposition to the project. 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 February 15, 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. 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. Dedicate and construct the extension of Stoner Drive (to match existing improvements) between parcels 2 and 3 to the satisfaction of the Development Engineering and Finance Division.

6. Dedicate lot A to the City in the form of an IOD for placing and maintaining landscaping and for installation and maintenance of irrigation and wall.
7. The eastern property line of lot A shall be dedicated to the City as an exclusive no ingress/egress rights line for motor vehicles.
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 all public street rights of ways.
10. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities. SMUD has an existing 69kV overhead line on the West side of 64th Street.
11. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
12. Sewer service shall continue to be provided by CSD-1 infrastructure to the existing sewer service lateral(s). Required modifications, if any, shall be to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
13. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
14. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. Off-site construction may also be required.
15. 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.
16. 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.
17. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the final map in like language. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.

CITY UTILITIES:

18. Provide separate metered domestic water services to each parcel. Any excess services must be abandoned to the satisfaction of the Department of Utilities.

19. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
 - a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
 - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The applicant shall submit pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.

20. An 8-inch water main is located in 64th Street and in Stoner Drive. A new 8-inch water main shall be constructed in the extension of Stoner Drive.
21. Provide separate sanitary sewer services to each parcel to the satisfaction of CSD-1.
22. A drainage study using the City of Sacramento's SSWMM model as described in Section 11.7 of the City Design and Procedures Manual is required. This study shall be consistent with studies approved in Shed 96 and shall be approved by the Department of Utilities. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose private drainage facilities and private easements to convey these flows. 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. If required, a storm drain pipe in Stoner Drive shall be sized based on the Department of Utilities SSWMM model. Drainage improvements shall be to the satisfaction of the Department of Utilities. Note: An existing 12-inch storm drain pipe is located in Sabo Drive, and a 15-inch storm drain pipe is located in 64th Street.
23. A grading plan showing existing and proposed elevations on City datum is required. 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. Each new lot shall be graded to drain independently to the adjacent street(s).
24. 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.
25. 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.
26. Post construction, storm water 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.

SPECIAL DISTRICTS: Assessment Districts

27. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors, Freeway Buffers, and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Parcel Map. Design and construct landscaping, irrigation and masonry walls (or wood fences) in dedicated easements or rights of way, to the satisfaction of the Development Engineering. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering and Special Districts. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences.

PPDD: Parks

28. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication.
29. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

PLANNING:

30. The applicant shall construct a sound wall along the east property line of Parcel 3 that matches the height of the existing wall to the south.

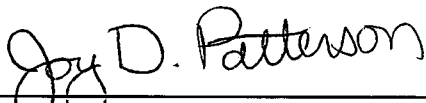
ADVISORY NOTES:

31. 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.
32. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$4,112. This is based on 2 single family residential units and an average land value of \$115,000 per acre for the East Broadway Planning Area, plus an additional 20% for off-site park infrastructure improvements, less 0 acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 - 2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$8,756. This is based on 2 single-family units at \$4,378 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - 3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

33. Gravity sewer service may not be available to entire project area. Applicant is encouraged to contact CSD-1 to discuss service options.
34. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
35. Developing this property will 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, and Chapter 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the site as Low Density Residential (4-15 du/na).
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.

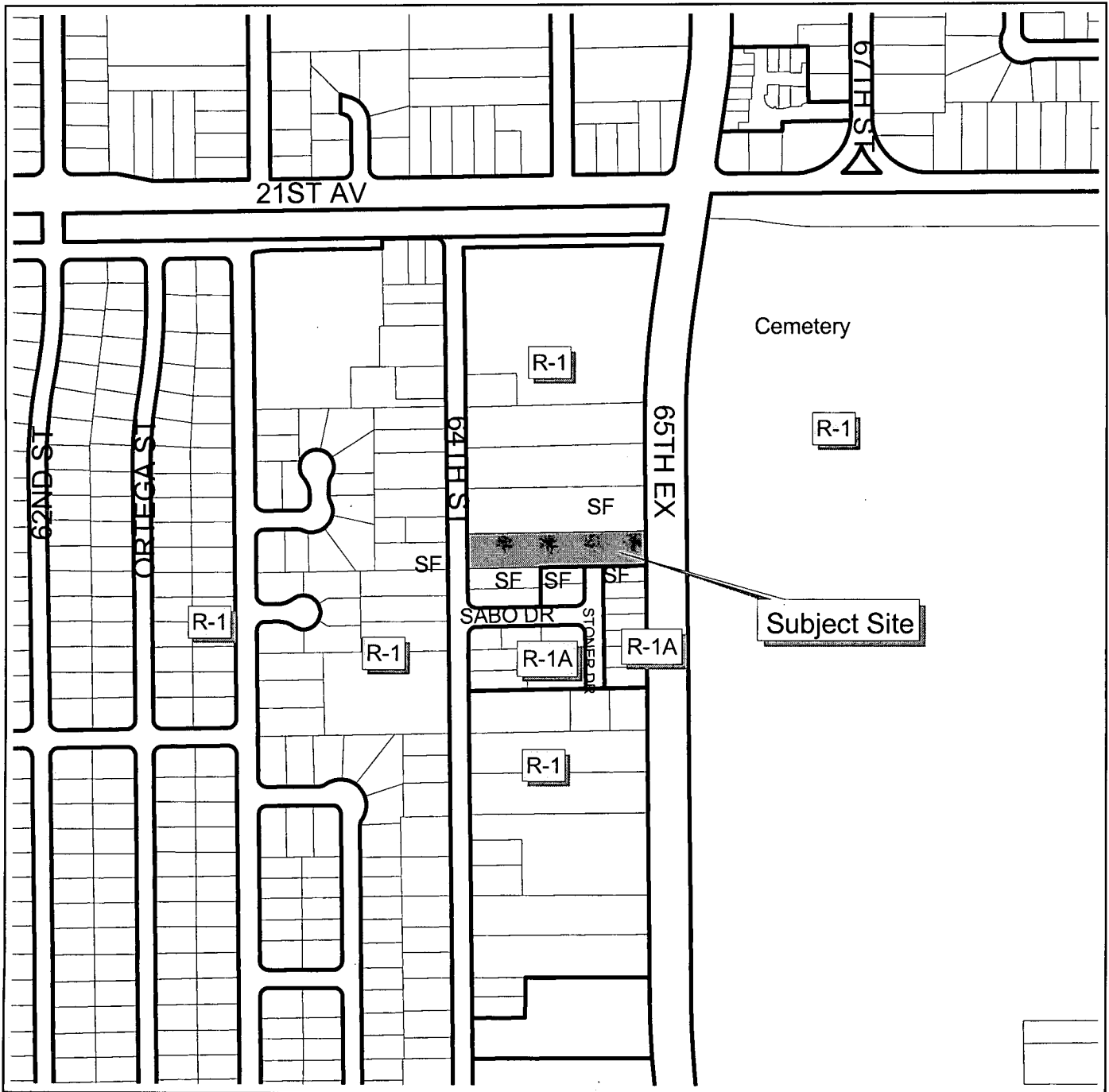


Joy D. Patterson
Zoning Administrator


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. A use for which a Variance is granted must be established within three years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced. 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 (original)
ZA Log Book
Applicant
Public Works (Jerry Lavoto)
Owner
David Sattelmayer, 2833 4th Avenue, Sacramento, CA 95818



0 600 Feet



Development Services
Department

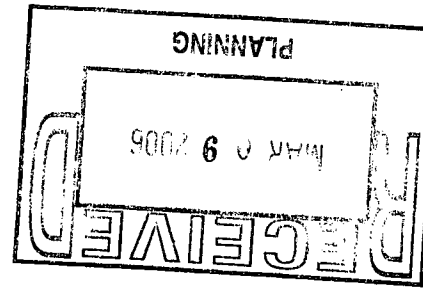
Geographic
Information
System

Land Use & Zoning



REVISED

Z05-317



TENTATIVE PARCEL MAP

TENTATIVE PARCEL MAP

4973 64th STREET
SACRAMENTO, CA 95820

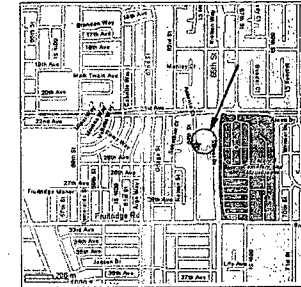
4973 64th STREET
SACRAMENTO, CA 95820

ASSESSOR PARCEL NO. 023-0152-026-0000

ASSESSOR PARCEL NO. 023-0152-026-0000

PARCEL "A" ON "PARCEL MAP" (A PORTION OF LOT 24 OF "COLONIAL ACRES NO. 2")
RECORDED IN 102 B.M. 14

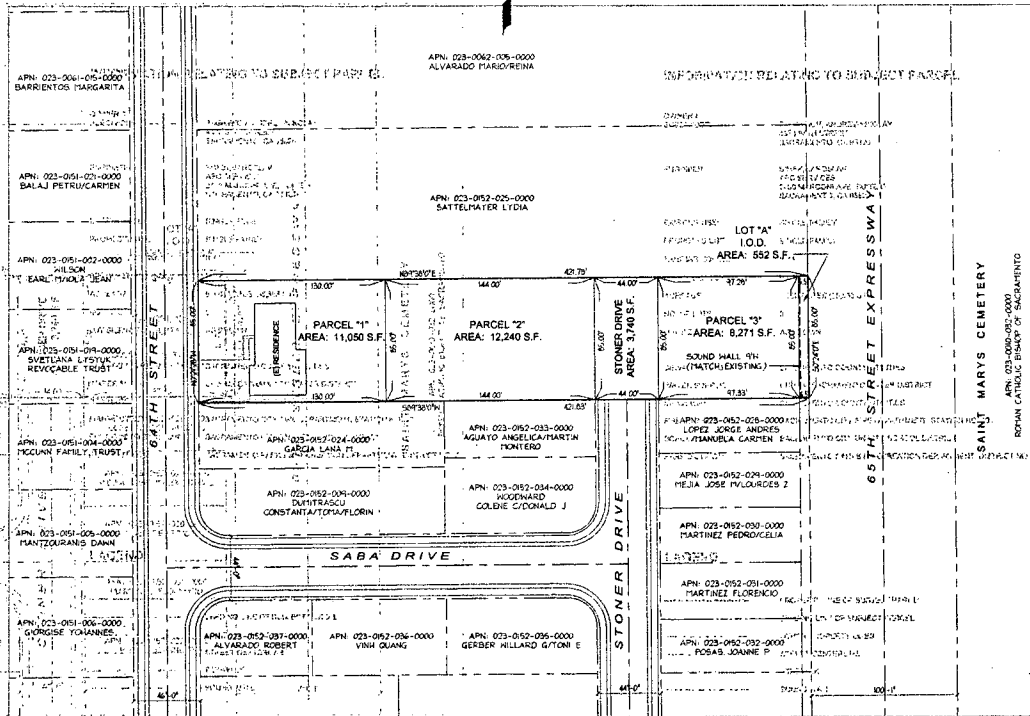
PARCEL "B" ON "PARCEL MAP" (A PORTION OF LOT 24 OF "COLONIAL ACRES NO. 2")
RECORDED IN 102 B.M. 14



VICINITY MAP

SCALE: 1" = 40' MARCH, 2006

March 9, 2006



INFORMATION RELATING TO SUBJECT PARCEL

OWNER & SUBDIVIDER: ZAGAYNOV, ANDREY/NIKOLAY
4973 64TH STREET
SACRAMENTO, CA 95820

ENGINEER: SIMEX, LAROSLAV
AEC SERVICES
3900 HANCOCK AVE. SUITE D
SACRAMENTO, CA 95821

EXISTING USE: SINGLE FAMILY

PROPOSED USE: SINGLE FAMILY

EXISTING ZONING: R-1

PROPOSED ZONING: R-1

ACREAGE: 0.822 ACRES (35,863 S.F.)

NO. OF LOTS: 3

LOT SIZE: AS SHOWN

SEWAGE DISPOSAL: SACRAMENTO COUNTY UTILITIES

WATER SUPPLY: CITY OF SACRAMENTO WATER DISTRICT

DRAINAGE: SACRAMENTO COUNTY UTILITIES

FIRE PROTECTION: SACRAMENTO CITY FIRE DEPARTMENT, STATION NO. 10

SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PARK DISTRICT: SACRAMENTO PARKS & RECREATION DEPARTMENT, DISTRICT NO. 8

LEGEND

- _____ PROPERTY LINE OF SUBJECT PARCEL
- _____ DIVISION LINE OF SUBJECT PARCEL
- _____ OTHER PROPERTY LINE
- _____ STREET CENTERLINE
- _____ SIDEWALK
- _____ SOUND WALL

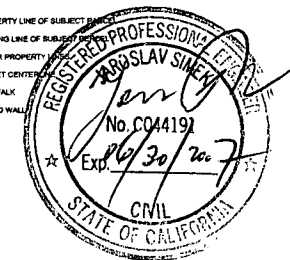


EXHIBIT A