

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 25, 2004, the Zoning Administrator approved with conditions a tentative map and subdivision modifications to create two parcels (File Z04-144). 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 (one flagged shape lot) totaling 0.39+ vacant acres in the Single Family Residential (R-1) zone.

Location: 1429 Nogales Street (D2, Area 4)

Assessor's Parcel Number: 251-0173-007

Applicant: Varney Land Surveys (Richard Varney)
2285 66th Avenue
Sacramento, CA 95822

Property Owner: Tom Armstrong
P.O. Box 2595
Sacramento, CA 95822

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; Church

West: R-1; Single Family Residential

Property Dimensions: 73 feet x 232 feet

Property Area: 0.39+ 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 of single family homes. The parcel is vacant. The site is on the north side of Nogales Street. The site will be divided in two lots. One parcel will be a flag shaped lot with 21 feet of street frontage. Both lots will meet all lot size and area requirements of the Subdivision Code.

The project is located within the Heights Working Together Neighborhood Association area. The plans were sent to the neighborhood association and staff received no comments. The project was noticed and staff received no calls.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on August 4, 2004. 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 DEPARTMENT: Streets

4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City

standards to the satisfaction of the Development Engineering & Finance Division.

5. The applicant shall provide a 20.5-foot wide road easement in the form of an Irrevocable Offer of Dedication (I.O.D.) adjacent to the north property line of the project site. The I.O.D. shall be shown on the Parcel Map and dedicated to the satisfaction of the Department of Development Services.
6. 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:

7. Dedicate a 12.5 foot public utility easement (PUE) for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
8. Dedicate the west 5 feet of the Parcel 1 as a public utility easement for overhead and underground facilities and appurtenances.

CITY UTILITIES:

9. Provide separate metered domestic water services to each parcel. Any excess services must be abandoned to the satisfaction of the Department of Utilities. Construction of new services may be deferred until the time of building permit.
10. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities. Construction of new services may be deferred until the time of building permit.
11. 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. 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 that flows through the site. Private facilities shall be constructed to convey existing off-site drainage to the satisfaction of the Department of Utilities, and if necessary, the owner shall execute a drainage agreement with the City assuring maintenance of the private drainage facilities. Each new lot shall be graded to drain independently to Nogales Street.
12. 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.
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.

PARKS:

14. 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 Resolution No. 2003-842.

15. 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 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, Program Specialist)

ADVISORY NOTES:

16. 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.
17. Existing Sacramento Regional County Sanitation District (SRCS D) 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. SRCD is working to identify potential interim project to provide additional capacity. SRCS D and 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 request for sewer service is 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 SRCS D fees.
18. Developing this property may require the payment of additional sewer impact fees. Application should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

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 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.

5. The flag lot is required because there is no alternative design for development of the interior portions of the excessively deep parcel and the flag lot will not be detrimental to public health, safety, or welfare.

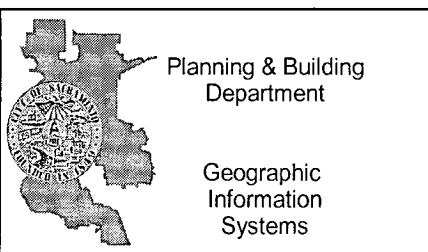
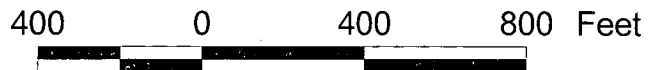
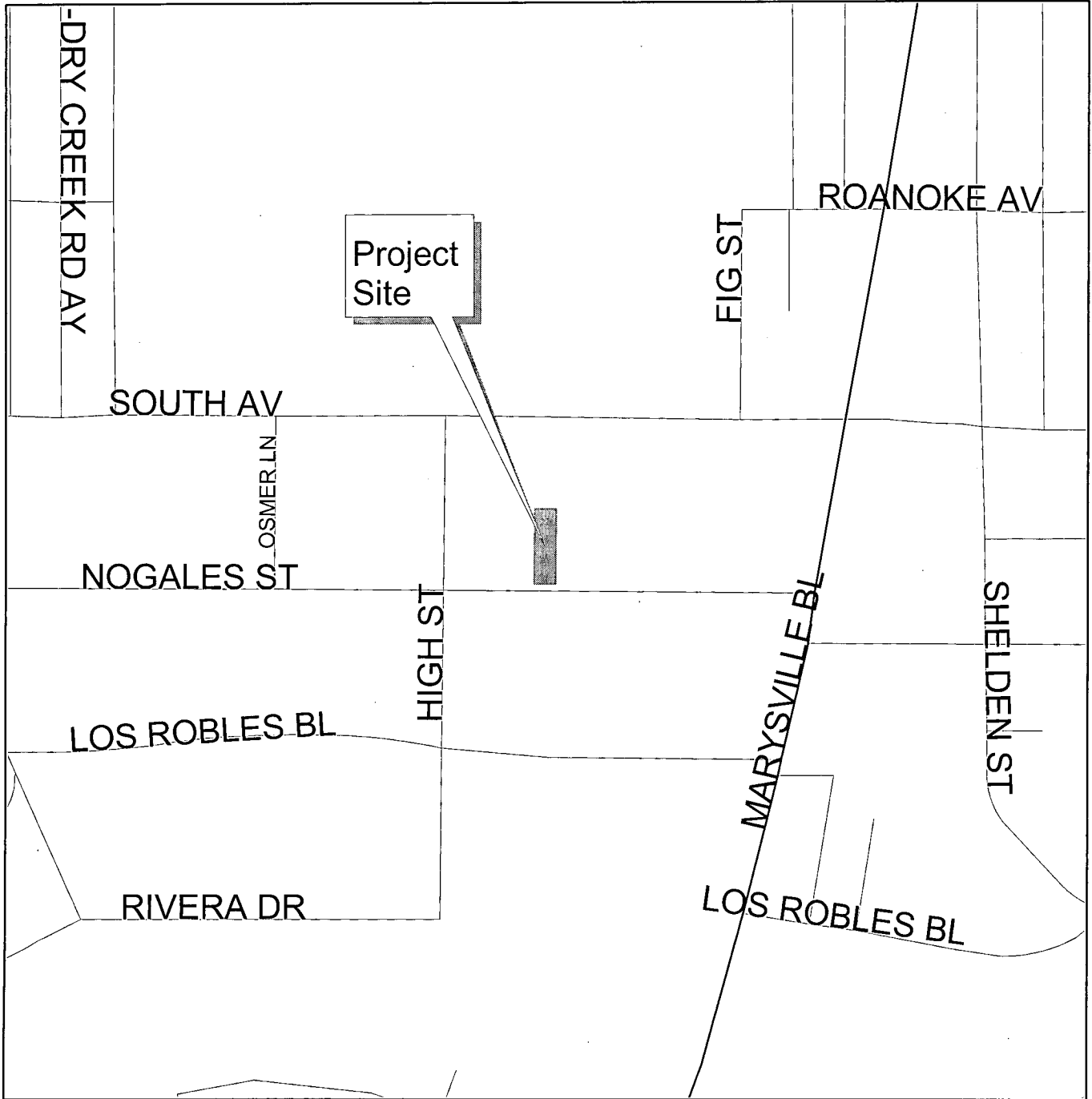


Joy D. Patterson
Zoning Administrator

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.

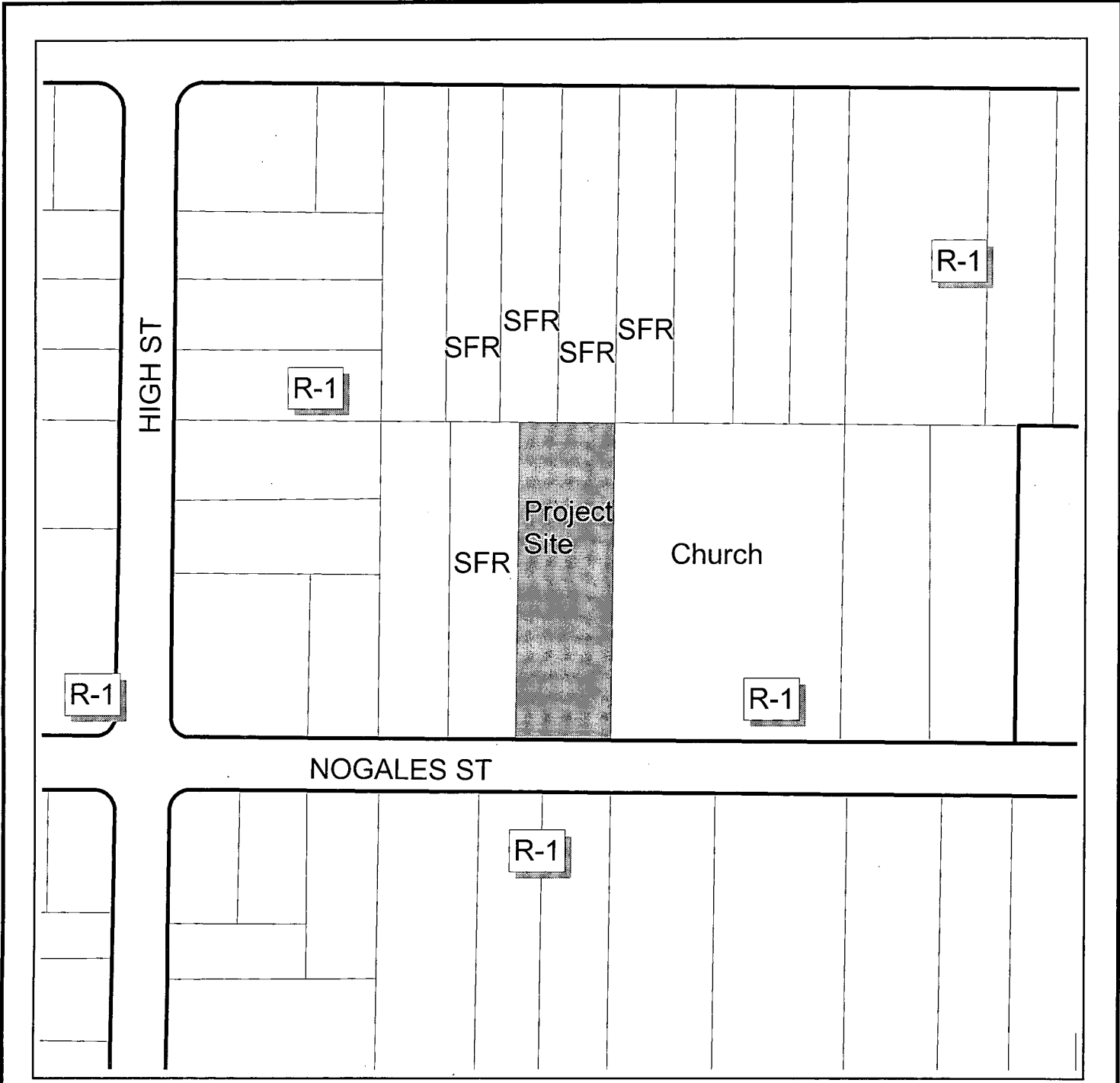
Note: The applicant will need to contact the Public Works Department (Jerry Lavoto, 808-7918) after the appeal period is over to submit for a Final Map.

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



Vicinity Map





Planning & Building
Department

Geographic
Information
Systems

Land Use & Zoning

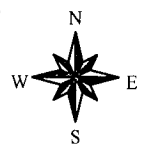


EXHIBIT A



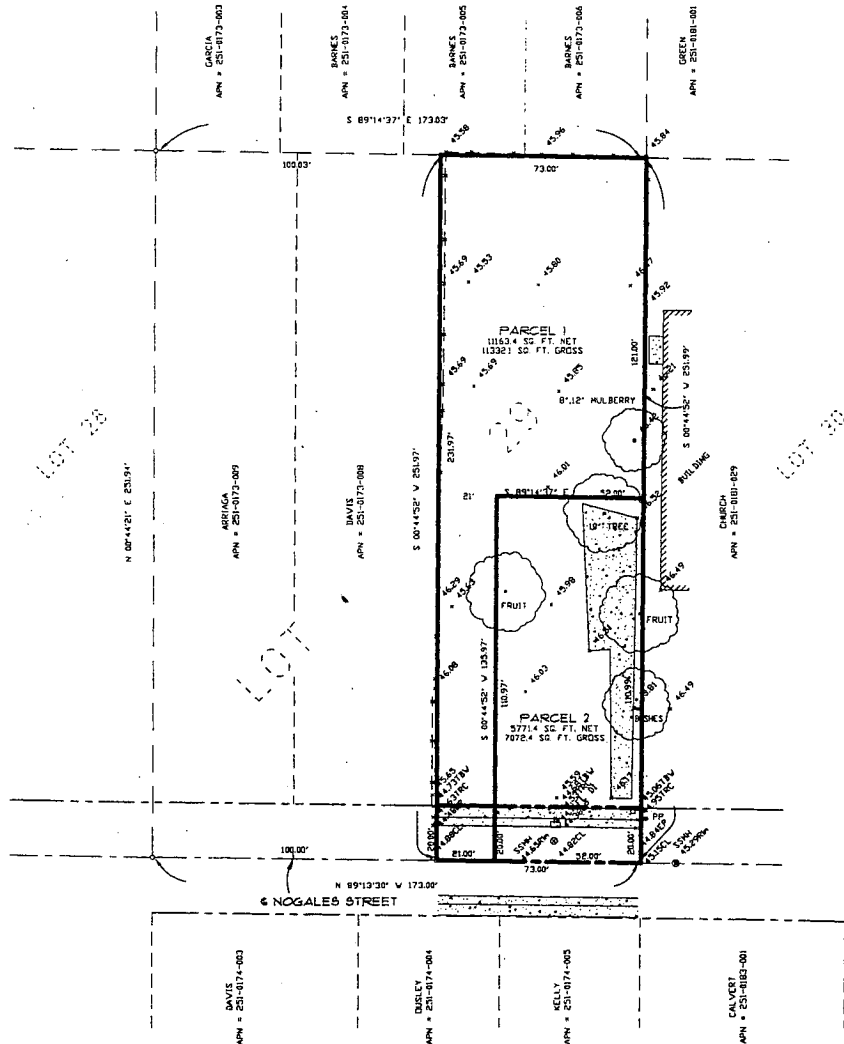
VICINITY MAP
SCALE: NONE

REC'D AUG 30 2004

Item 9

August 25, 2004

Z04-144



LEGEND

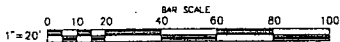
- PROPERTY LINE, NOTHING FOUND OR SET
- CL CENTERLINE
- EP EDGE OF PAVEMENT
- FL FLOW LINE
- TRC TOP ROL CURB
- TSW TOP BACK OF WALK
- DI DIRECT INLET
- PP POWER POLE
- L LIGHT
- SDMH STORM DRAIN MANHOLE
- SDRP STORM DRAIN PIPE
- FENCE LINE
- BUILDING LINE
- CONCRETE
- TREE

- SCHOOL DISTRICT
SACRAMENTO UNIFIED
- PARK DISTRICT
CITY OF SACRAMENTO
- WATER DISTRICT
CITY OF SACRAMENTO
- FIRE DISTRICT
CITY OF SACRAMENTO
- DRAINAGE
CITY STORM DRAINS
- SEWAGE
CITY SANITARY SEWER SYSTEM
- EXISTING USE
SINGLE FAMILY
- PROPOSED USE
SINGLE FAMILY
- ACREAGE
PARCEL 1 = 11321 SQ. FT. GROSS
PARCEL 2 = 7072.4 SQ. FT. GROSS
- ZONING
R-1

LEGAL DESCRIPTION
THE EAST 73 FEET OF LOT 29, OF DAK RIDGE ACRES, 13 BM 45
APN = 251-0173-007

OWNER OF RECORD
THOMAS ARMSTRONG
P.O. BOX 15280
CARMICHAEL, CA 95601
PH (916) 485-4111

REVISED
Z04-144



BENCHMARK ELEV. 43.68
HILTI NAIL IN LIGHT BASE NW
CORNER OF NOGALES ST. &
MARYSVILLE BLVD.

VARNEY LAND SURVEYS
2255 6&TH AVENUE
SACRAMENTO, CALIFORNIA 95822
(916) 399-2872

DESIGNED: _____ SCALE: 1" = 20'
DRAWN: DRV
CHECKED: RAV
SUBMITTED: RICHARD A. VARNEY, R.L.S. 5030

JOB NO. 230203
DRAWING NAME: Z04-144

NO	DATE	REVISION	BY
1	7/12/04	NEW LOT DIMENSIONS	RAV

ARMSTRONG TENTATIVE PARCEL MAP
APN = 251-0173-007
1429 NOGALES STREET
CITY OF SACRAMENTO STATE OF CALIFORNIA

DATE: 8/24/04
SHEET: 1/1