

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, January 9, 2003, the Zoning Administrator approved with conditions a tentative map to create two new parcels (File Z02-233). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels for halfplex development totaling 0.225± vacant acres in the Single Family Alternative (R-1A) zone.

Location: 29 Still Harbor Court and 747 Still Breeze Way (D7, Area 2)

Assessor's Parcel Number: 031-1350-009

Applicant: Wong and Associates (Maria Wong)
950 Fulton Ave.
Sacramento, Ca 95828

Property Owner: Hung-Yi & Yu Hsin Lai and Shu-Yuan Yeh
780 Ashboro Lane 10008 Prairie Dunes Wy
Galt, CA 95632 Sacramento, CA 95829

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Pocket

Community Plan Designation: Residential (3-6 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Single Family Alternative (R-1A) (PUD)

Surrounding Land Use and Zoning:

North: R-1 (PUD); Single Family
South: R-1 (PUD) and R-1A (PUD) Vacant
East: R-1A (PUD) Vacant
West: R-1A (PUD) Vacant

Property Dimensions: Irregular
Property Area: 0.225± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Previous Files: P92-054 and P96-048 (Tentative Map and Time Extension that expired.)

Additional Information: The applicant proposes to subdivide one corner residential parcel into two parcels for halfplex development. The site is vacant. The parcel is located at the northwest corner of Still Harbor Court and Still Breeze Way in the LPPT Planned Unit Development. The proposed subdivision meets all lot size requirements of the Subdivision Ordinance for halfplex development which is based on the entire lot size combined.

The project is located within the Riverlake Community Association area. The plans were sent to the neighborhood association and the neighborhood association has no comments for the project. The project was noticed and staff did not receive any calls.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on December 18, 2002. During the hearing, the proposed conditions of approval specific to the map 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 Public Works - Transportation and Engineering Planning Divisions, 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:

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

GENERAL:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Show all continuing and proposed/required easements on the Parcel Map.

PUBLIC WORKS: Private Streets

3. Provide a standard driveway at the entrance to the private street.

CITY UTILITIES: Water

4. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.

Drainage:

5. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from Parcels A and B, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must 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__)."

Grading and Water Quality

6. If grading is to be performed on these lots, then 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.
7. If grading is to be performed on these lots, then the applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

PPDD: Parks

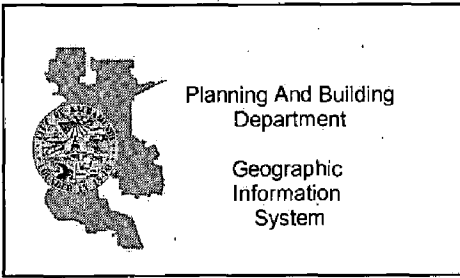
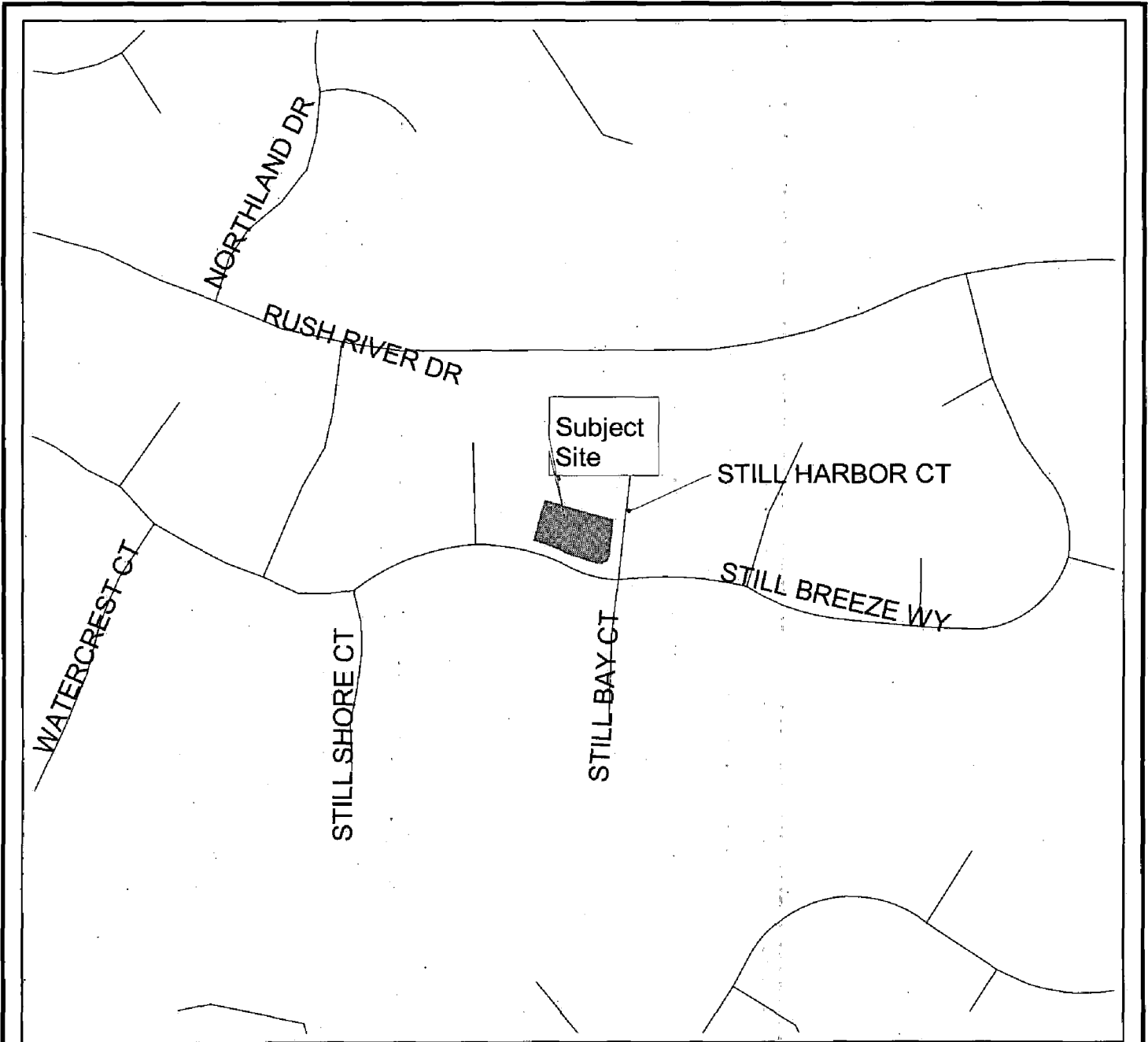
8. Enter into an agreement to dedicate Parks Planning, Design and Development (PPDD) approved, designated park sites to satisfy City Code Section 16.64.010 (Parkland Dedication); or as determined by PPDD; submit to the City an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu fees.
9. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex 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 costs will be spread based upon hearing report, which specifies the tax rate and method of apportionment.

MISCELLANEOUS

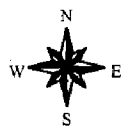
10. Pay Pocket Bridge fees.

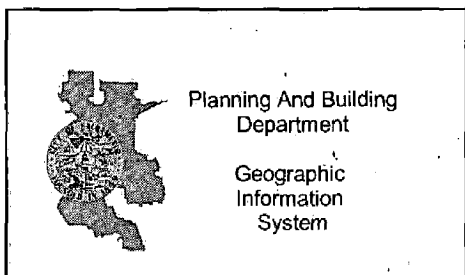
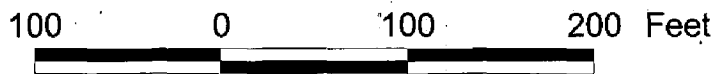
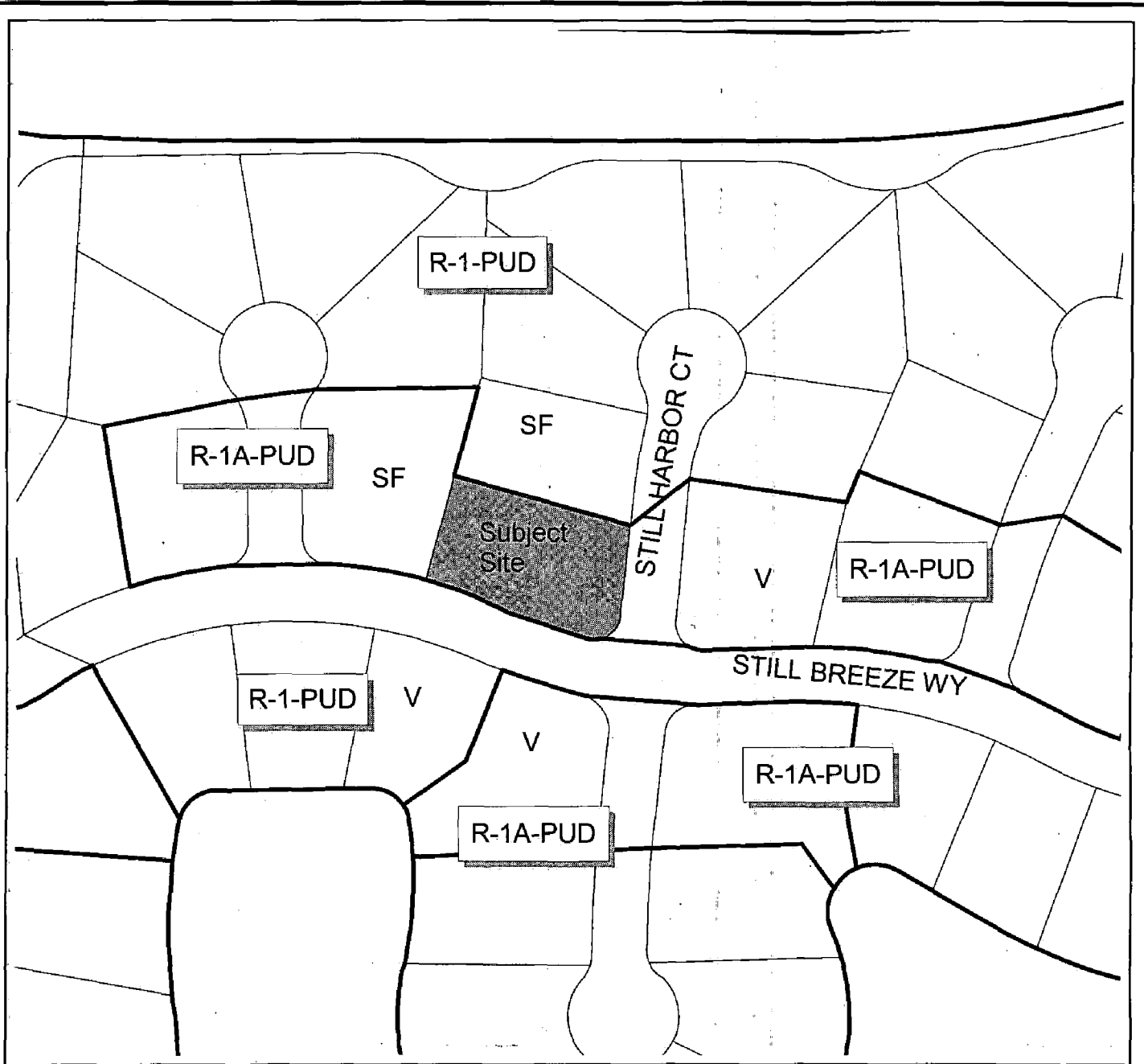
ADVISORY NOTES: The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

11. Preliminary research indicates that there are currently 2 sewer services and 2 water services to the existing parcel. The lot split proposed will create 2 parcels, each with it's own sewer and water service. If this is not the case, a new sewer service shall be provided to insure each lot has a service. Also, a new, metered water service shall be provided to insure each lot has a water service.



VICINITY MAP



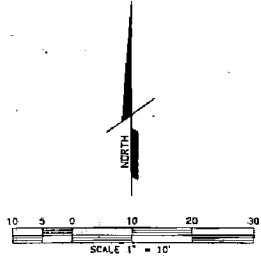


LAND USE AND ZONING

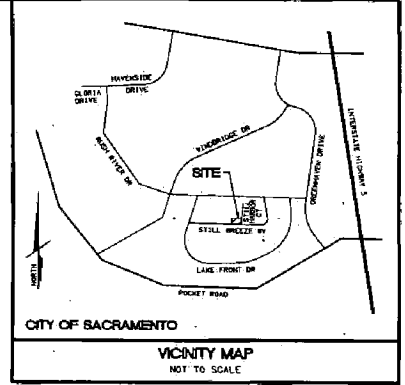


Z01-233

January 9, 2003

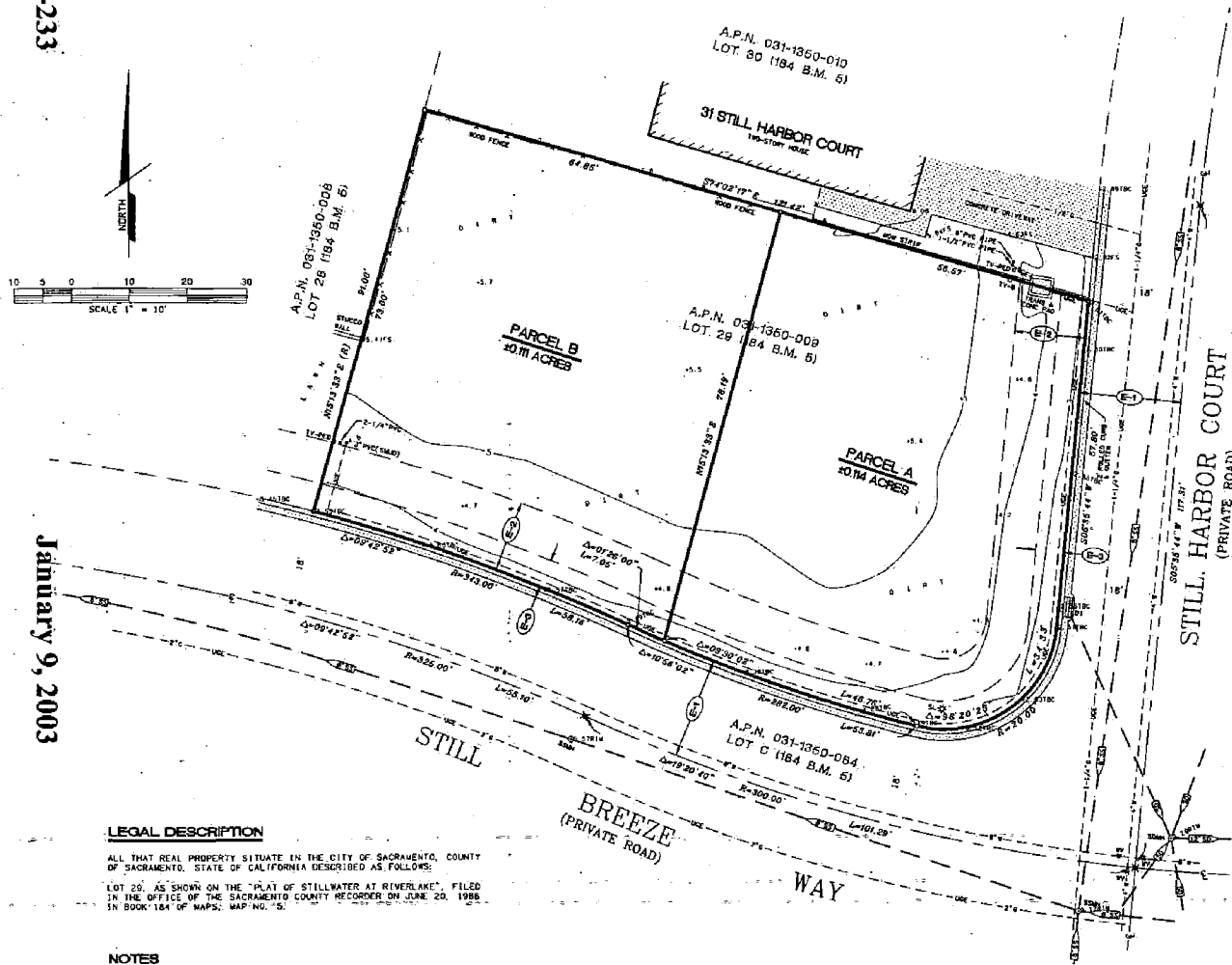


- LEGEND**
- DIMENSION POINT NOTHING FOUND OR SET
 - ✕ FOUND FIRE MAIL PER 184 B.M. 5
 - B.M. BENCH MARK
 - DI DRAIN INLET
 - FS FINISHED SURFACE
 - 2" G GAS LINE
 - - - INDICATES CONCRETE
 - (R) RADIAL BEARING
 - - - 8" SDI STORM DRAIN LINE
 - SDMI STORM DRAIN MANHOLE
 - SL STREET LIGHT
 - - - 8" SS SANITARY SEWER LINE
 - SS MH SANITARY SEWER MANHOLE
 - TRANSFORMER
 - TV-B TELEVISION BOX
 - TV-PEO TELEVISION PEDESTAL
 - USE UNDERGROUND ELECTRIC LINE
 - - - W WATER LINE
 - M WV WATER VALVE
 - EXISTING BUILDING



SITE DATA

1. OWNER'S: HANG-YI & YU-MIN LAI
758 HARBOR LANE
CALI, CA 95832
SHI-YUAN YEH
10008 PRAIRIE DUNES WAY
SACRAMENTO, CA 95825
2. SURVEYOR'S: WONG & ASSOCIATES
850 FULTON AVENUE, SUITE 200
SACRAMENTO, CA 95825
CONTACT PERSON: MARIA WONG, AICP
TELEPHONE NO.: 916-979-7211
FAX NO.: 916-979-7216
3. CURRENT ZONING: R1A-PUD
4. EXISTING PARCEL(S): ONE (1)
5. EXISTING AREA: ± 0.229 ACRES
6. NEW PARCELS: TWO (2)
PARCEL A = ± 0.114 ACRES
PARCEL B = ± 0.111 ACRES
7. PROPOSED ZONING: R1A-PUD
8. UTILITIES
SEWER: CITY OF SACRAMENTO 916-264-5371
DRAINAGE: CITY OF SACRAMENTO 916-264-5371
WATER: CITY OF SACRAMENTO 916-264-5371
FIRE: CITY OF SACRAMENTO 916-264-5199
CABLE TV: AT&T BROADBAND 916-627-3500
TELEPHONE: PACIFIC BELL 916-453-7038
ELECTRICAL: S.W.U.D. 916-452-3211
GAS: P.G. & E. 916-388-5132
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DIST. 916-264-3180
PARK & RECREATION DISTRICT: CITY OF SACRAMENTO PARK & RECREATION 916-264-8578



LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
LOT 29, AS SHOWN ON THE "PLAN OF STILLWATER AT RIVERLAKE" FILED IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER ON JUNE 29, 1988 IN BOOK 184 OF MAPS; MAP NO. 'S'.

NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES.) HOWEVER, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS PLAN.
2. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A PRELIMINARY TITLE REPORT. EASEMENTS OF RECORD MAY EXIST WHICH AFFECT THIS PARCEL SHOWN BUT WHICH ARE NOT PLOTTED.

EASEMENT NOTES

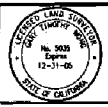
- (E1) PRIVATE ROADWAY & PUBLIC-UTILITY EASEMENT PER 184 B.M. 5
- (E2) 12.5' PUBLIC UTILITY EASEMENT PER 184 B.M. 5
- (E3) 5' CENTRALIZED MAIL BOX EASEMENT

EXHIBIT A

RECORDING FEE \$107
CITY OF SACRAMENTO B.M. 4348-11
NE 1/4 CORNER IN EACH QUARTER AT THE
NORTHEAST CORNER OF SECTION 16
T41N AND R09E 01E
FIELD BOOK NO. 10000 PAGE 81

WONG & ASSOCIATES
ENGINEERING • SURVEYING • LAND PLANNING
850 FULTON AVENUE, SUITE 200
SACRAMENTO, CALIFORNIA 95825
TEL: (916) 979-7211 FAX: (916) 979-7216

DESIGNED	SCALE
DRAWN: JLS	1" = 10'
CHECKED: GTW	
SUBMITTED: GARY THURLEY WONG	L.S. 2003



NO.	DATE	REVISION	BY

TENTATIVE MAP
OF
29 STILL HARBOR COURT AND 747 STILL BREEZE WAY
A.P.N. 031-1350-009
CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA

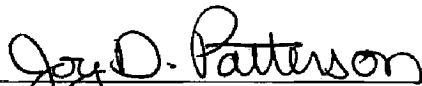
DATE: 08-11-2002
SHEET: 1/1
JOB NO. 2002-038

ITEM 3

12. 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.
13. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school district(s).

Findings of Fact:

1. The Tentative Subdivision Map is consistent with the General Plan and the Pocket Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (3-6 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 17 of the City Code.



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, 264-7918) after the appeal period is over to submit for a Final Map.

cc: File (original) ZA Log Book Applicant Public Works (Eva Bravo)