

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 07, 2004, the Zoning Administrator approved with conditions a tentative map to create two new parcels (File Z03-343). 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 0.524± partially developed acres in the Single Family Residential (R-1) zone.

Location: 7041 Carnation Avenue (D5, Area 3)

Assessor's Parcel Number: 041-0066-007

Applicant: Rose's Engineering and Planning Company (Dave Rose)  
8612 Banff Vista Drive  
Elk Grove, CA 95624

Property Owner: Bishwanauth Jadubans  
P.O. Box 653  
Davis, CA 95617

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)  
Airport Meadowview  
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; Single Family Residential  
South: R-1; Single Family Residential  
East: R-1; Single Family Residential  
West: R-1; Single Family Residential

Property Dimensions: 138 feet x 165.5 feet  
Property Area: 0.524± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Previous Files: None

Additional Information: The applicant proposes to subdivide one parcel into two parcels in order to construct a new single family residence on the proposed second lot. There is one single family residence on the south side of the parcel. Both lots will meet or exceed the Subdivision Code size and area requirements.

The project is located within the Woodbine Neighborhood Association area. The plans were sent to the neighborhood association and staff received no comments. The project was noticed and staff received one call from an adjacent property owner concerned about the proposed project and the effect of the existing site fencing. He also came to the public hearing and the proposal was further explained to him. He had no objections to the lot split. Additionally, a condition was placed on the map regarding the allowed location of the fencing.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on December 17, 2003. 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 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- 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.
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 Department of Public Works. Any public improvement not specifically noted in these

conditions or on the Tentative Map shall be designed and constructed to City standards.

5. The applicant shall construct standard frontage improvements along Lock Avenue and Carnation Avenue to the satisfaction of the Department of Public Works. Frontage improvements shall include curb, gutter, and sidewalk to match existing improvements.
6. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
7. Driveways shall have a minimum of 20 feet of paved surface behind the right-of-way line.

**PUBLIC /PRIVATE UTILITIES:**

8. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
9. Sewer service shall continue to be provided by CSD-1 facilities to the existing house. Required modifications, if any, shall be to the satisfaction of CSD-1.
10. Each parcel shall have a separate connection to the public sewer system.
11. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first.
12. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street right of ways.

**CITY UTILITIES:**

13. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Any new services shall be constructed with the construction of frontage improvements or at the time of building permit, whichever occurs first.
14. Each lot or parcel shall be graded so that drainage does not cross property lines.
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. No grading shall occur until the grading plan has been reviewed and approved 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. Accessory sheds shall be removed from Parcel 2.

**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 Resolution No. 2003-842.

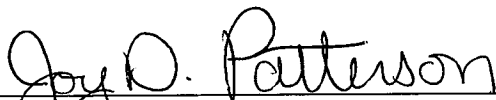
19. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to recording a Parcel Map. The applicant shall pay all city fees for formation of or annexation 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.
20. The existing fence shall be relocated to five feet behind the right-of way line and shall meet the visibility requirements for corners in the City Code.

#### **ADVISORY NOTES:**

21. The proposed project is located in a FEMA designated A-99 Zone. The site is also within the Morrison Creek 100-year flood plain with a base flood elevation of 15.1 feet. Within the Morrison Creek 100-year flood plain the following regulations will apply: All new residential development, excepting single family residential infill areas will be required to be constructed with the lowest floor, including basement, at or above elevation 15.1 feet, or 3 feet above the highest adjacent grade, whichever is lower. This project is within the residential infill area and is therefore exempt. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.
22. This project does not require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system.
23. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 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 Airport Meadowview 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.

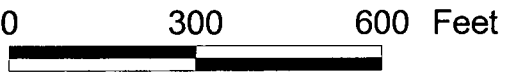
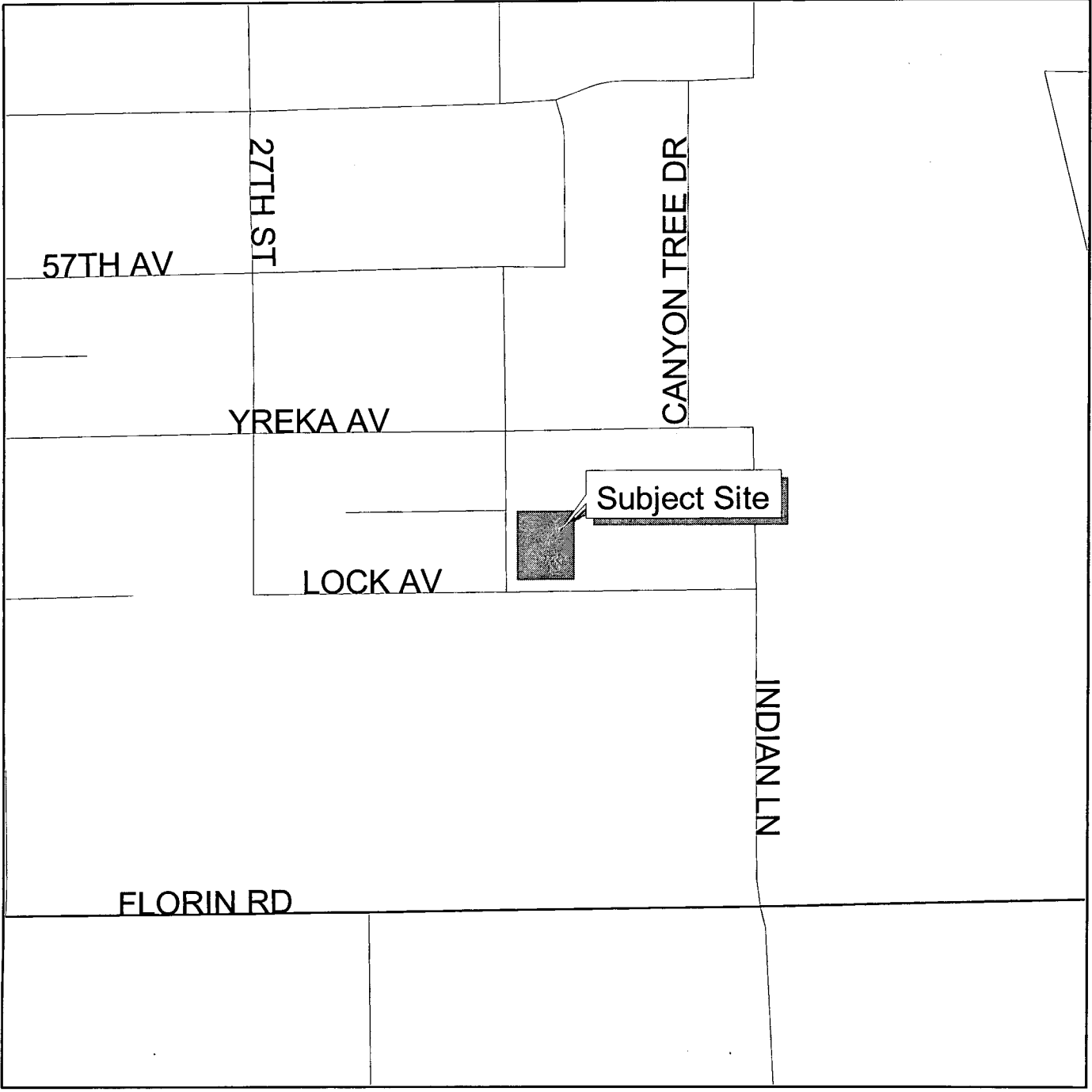


Joy D. Patterson  
Zoning Administrator

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.

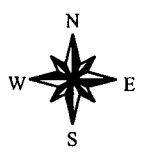
Note: The applicant will need to contact the Public Works Department (Jerry Lavoto, 808-7918) after the appeal period is over to submit for a Final Map.

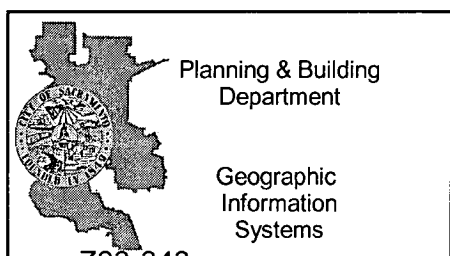
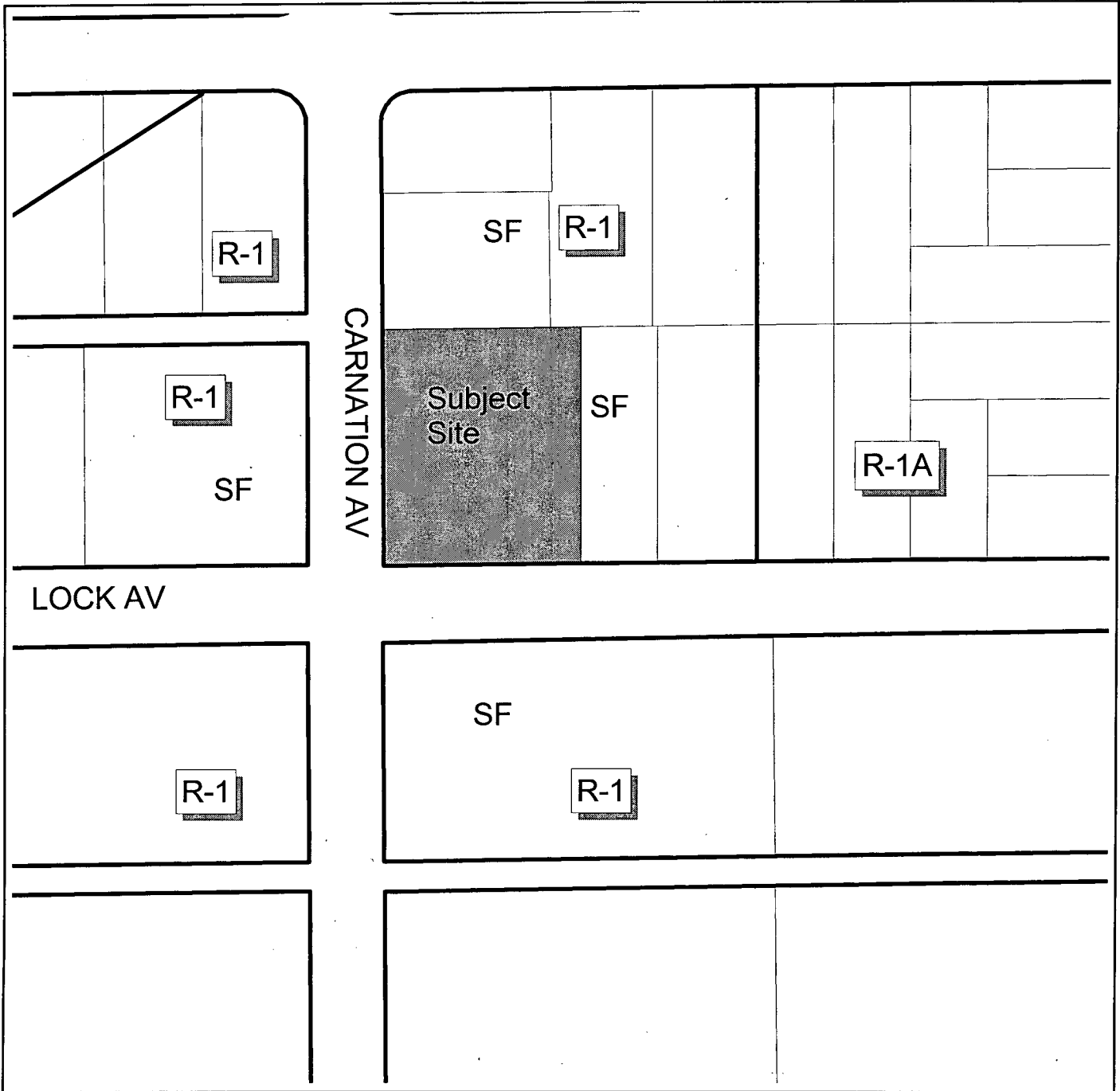
cc: File (original)      ZA Log Book      Applicant      Public Works (Jerry Lavoto) 7



A logo for the Planning &amp; Building Department and Geographic Information Systems. It features a circular seal on the left with a map of the region inside. To the right of the seal, the text reads 'Planning &amp; Building Department' and 'Geographic Information Systems'.

# Vicinity Map





# Land Use & Zoning



January 7, 2004

Item 4

# TENTATIVE PARCEL MAP

FOR  
A.P.N. 041-0066-007

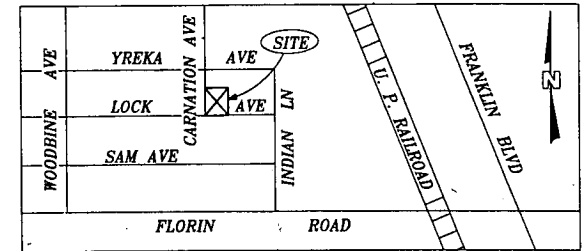
DATE: SEPTEMBER, 2003      SCALE: 1"=30'

**Owner/Applicant:** RAY SAHADEO & BISHWANATH JADUBANS  
P.O. BOX 653  
DAVIS, CA. 95617  
530-758-0387

**Map Prepared By:** ROSE'S ENGINEERING & PLANNING COMPANY  
MERWIN & DAVID ROSE  
8612 BANFF VISTA DRIVE  
ELK GROVE CA. 95624  
916-686-6262

**Parcel Description:** THE WEST 138 FEET OF LOT 112 OF CAMELLIA ACRES RECORDED IN BOOK 15 OF MAPS, MAP NO. 21.

**Source of Topo:** FIELD SURVEY  
**Contour Interval:** ONE-FOOT  
**Existing Sizes:** ~~0.239~~ +/- ACS. GR  
**Proposed Sizes:** 0.190 & 0.360 +/- ACS. GR.  
**Zoning:** R-1 ZONE  
**Proposed Use:** SINGLE FAMILY  
**Existing Improvements:** HOUSE, SHED IMP  
**Water:** SACRAMENTO CITY  
**Sewage:** SACRAMENTO COUNTY  
**Roads:** SACRAMENTO COUNTY  
**Gas:** P.G. & E.  
**Electric:** S.M.U.D.  
**Telephone:** PACIFIC BELL  
**F.E.M.A.:** A-99  
**Special Districts:**  
**Fire:** FLORIN FIRE DISTRICT  
**School:** S. U. S.D.  
**Drainage:** SACRAMENTO COUNTY  
**Recreation & Parks:** SACAMENTO COUNTY



VICINITY MAP (no scale)

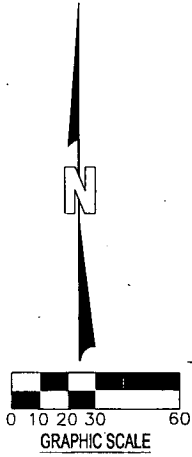
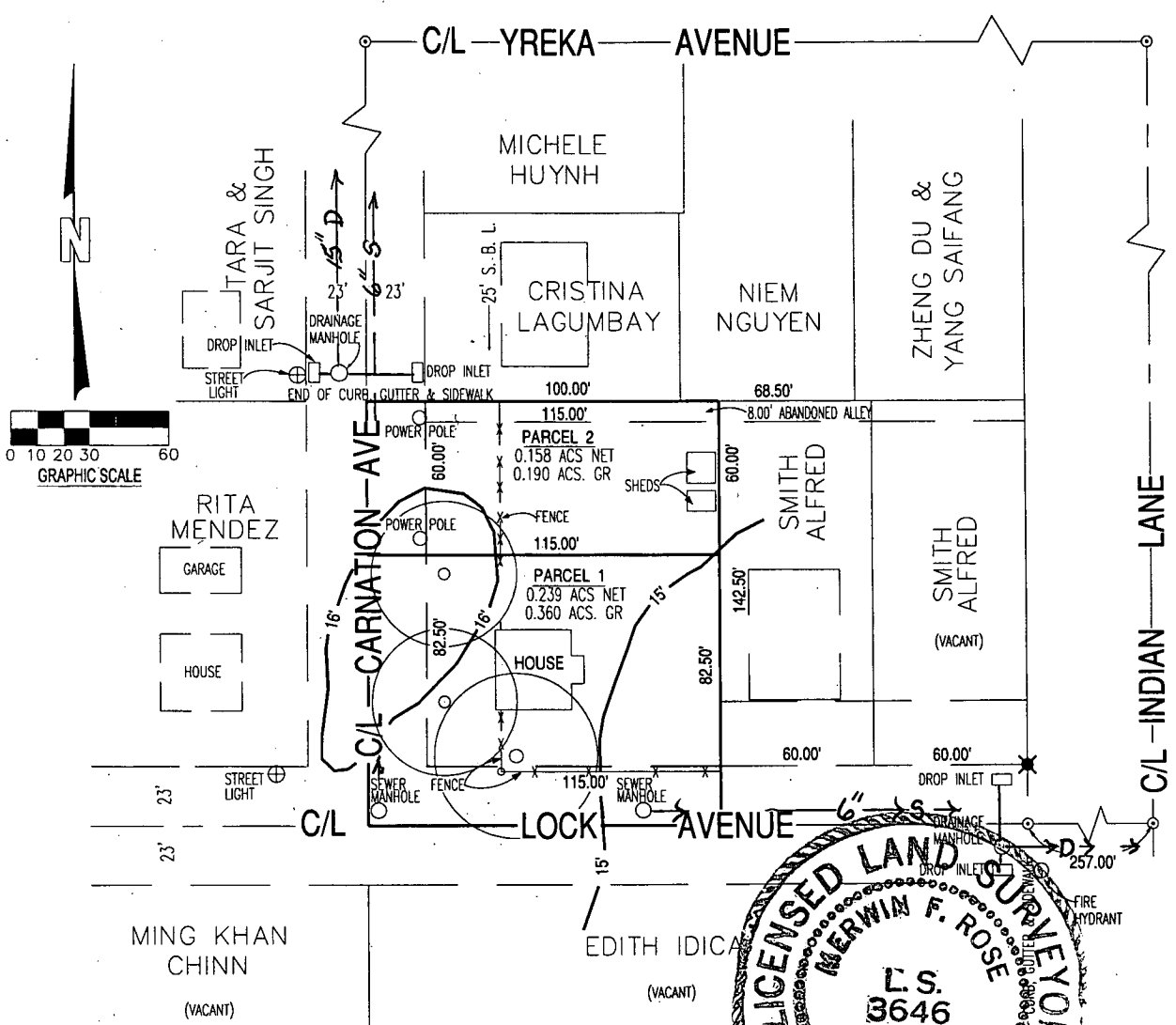
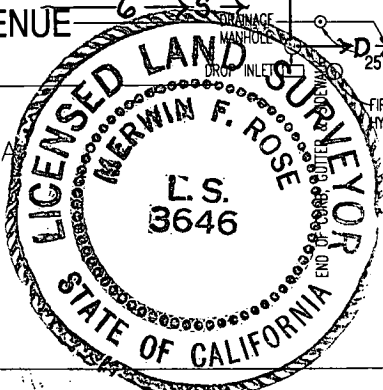


EXHIBIT A