

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

ACTION OF THE ZONING ADMINISTRATOR

On Friday, December 19, 2003, the Zoning Administrator approved with conditions for Tentative Map Time Extension for the project known as Z03-300. Findings of Fact for the project are the same as previously approved for file P00-129 and are listed in the Notice of Decision at the end of the original report (see attached). New Conditions of approval, which include the new expiration date, are listed on pages 2-4 below.

Project Information

Request: **Zoning Administrator Tentative Map Time Extension** for three years to subdivide one parcel into three parcels totaling 1.0+ partially developed acres in the Single Family Residential (R-1) zone.

Location: 436 Exchange Street (D2, Area 4)

Assessor's Parcel Number: 226-0153-007

Applicant: Fred Arastoo
2533 Sierra Boulevard
Sacramento, CA 95825

Property Owner: Sarita and Cidya Prasad
3644 Laurelglen Drive
Sacramento, CA 95834

Project Planner: Sandra Yope

Project Plans: Exhibit A

Additional Information: The proposed application is for time extension of previously approved tentative map to subdivide one parcel into three parcels in the Single Family Residential (R-1) zone. On September 27, 2001, the Planning Commission approved the entitlement to subdivide the property into three parcels. The applicant is requesting an extension of time to construct the project as previously approved in order to finish meeting all required conditions necessary for filing the final map. There are no proposed changes to the previously approved project. The original findings of fact, and conditions of approval are listed in the attached original staff report. The new expiration date is listed below with additional new conditions.

Environmental Determination: The Time Extensions requests have been determined not to require environmental review.

Conditions of Approval-New (Original conditions are listed in Notice of Decision and Findings of Fact, of the original report)

1. The new expiration date for the special permits is September 27, 2006.
2. The applicant shall comply with the conditions of P00-129 unless superseded by the conditions below.

These conditions shall supersede any contradictory information shown on the Tentative Map. The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions

3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. Show all continuing and proposed/required easements on the Parcel Map.
5. 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.

PUBLIC WORKS:

6. 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. Improvements required shall be determined by the city, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards.
7. Dedicate sufficient right-of-way, as noted below, and construct the segments of both Santa Ana Avenue and Exchange Street that front the subject property to City Standards and to the satisfaction of the Department of Public Works.
8. Dedicate an additional 2-feet of right-of-way (22' on centerline) adjacent to the north property line on Exchange Street.
9. 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 Department of Public Works.

PUBLIC /PRIVATE UTILITIES:

10. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to all public street right of ways.

11. Label P.G.& E.'s transmission line easement as a "Restricted Building and Use Area."

CITY UTILITIES:

12. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
13. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The study shall investigate the possibility of extending the existing public drainage main in Exchange Street westerly to provide drainage for parcels between Sully Avenue and 436 Exchange Street to the satisfaction of the Department of Utilities. An off-site drainage main extension may be required.
14. 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.

PARKS:

15. 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, submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees.
16. 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:

17. Any existing underground utilities (Sewer, Water, Electrical, Drain, Fire...) that cross property lines shall be removed or rerouted. At time of filing for the Parcel Map the applicant shall submit a map showing the location of all underground utility lines.

ADVISORY NOTES:

- 18 Existing SRCSD facilities serving this proposed project are capacity constrained. SRCSD and County Sanitation District 1 (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 requests for sewer service are 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 fees.
19. 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.

Joy D. Patterson
Joy D. Patterson
Zoning Administrator

cc: File
Applicant
ZA Log Book

Z03-300

REC'D NOV 12 2003

REVISED

OWNER & SUBDIVIDER:
SARITA & VIDYA PRASAD
3844 LAURAL GLEN DR.
SACRAMENTO, CA 95834
(916) 568-8409

ENGINEER:
GARY STEPHENS
4225 GOLD RIDGE WAY
ANTELOPE, CA 95843
(916) 725-2328

IMPROVEMENTS:
AS REQUIRED BY SACRAMENTO CO.
DEPARTMENT OF PUBLIC WORKS

EXISTING USE:
SINGLE FAMILY RESIDENCE

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL

EXISTING ZONING:
R1

PROPOSED ZONING:
R1

ASSESSOR'S PARCEL NO.:
228-0153-007

SEWAGE DISPOSAL:
SACRAMENTO COUNTY

WATER SUPPLY:
RIO LINDA WATER

DRAINAGE:
SACRAMENTO COUNTY

FIRE PROTECTION:
AMERICAN RIVER FIRE

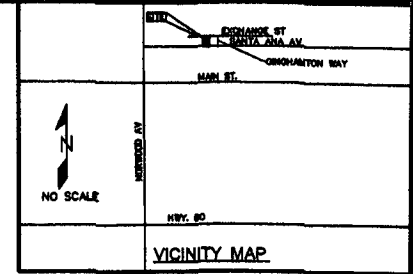
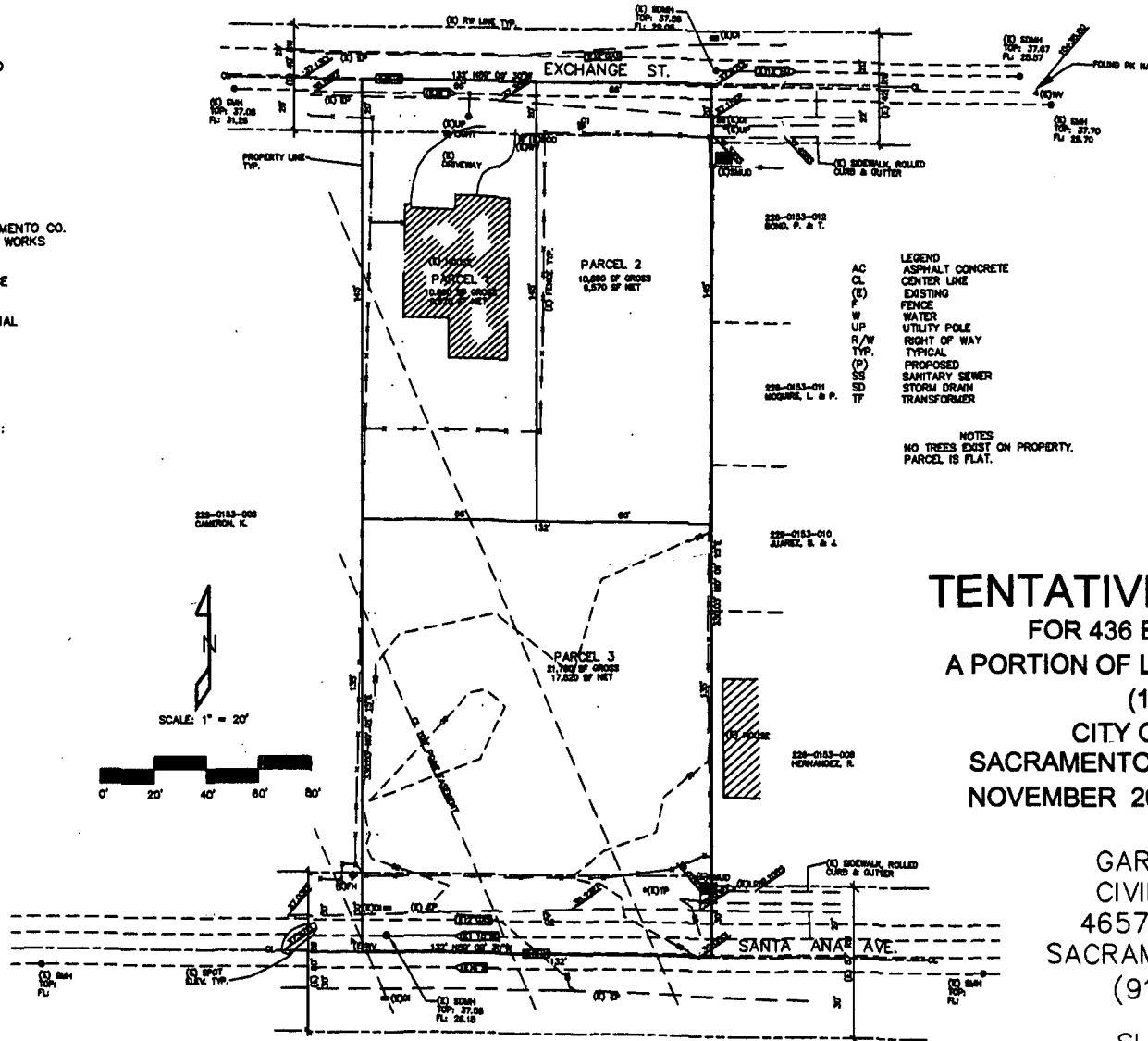
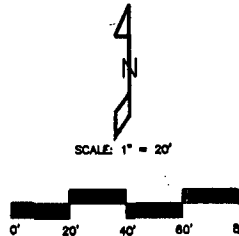
SCHOOL DISTRICT:
GRANT JOINT UNION

PARK DISTRICT:
RIO LINDA

ACREAGE:
1.00 ACRES

NO. OF LOTS:
3

LOT SIZE:
AS SHOWN



- LEGEND
- AC ASPHALT CONCRETE
 - CL CENTER LINE
 - (C) EXISTING
 - W WATER
 - UP UTILITY POLE
 - R/W RIGHT OF WAY
 - TYP. TYPICAL
 - (P) PROPOSED
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - TF TRANSFORMER

NOTES
NO TREES EXIST ON PROPERTY.
PARCEL IS FLAT.

TENTATIVE PARCEL MAP
 FOR 436 EXCHANGE STREET
 A PORTION OF LOT 30 OF "ROBLA ACRES"
 (14 MAPS 25)
 CITY OF SACRAMENTO
 SACRAMENTO COUNTY CALIFORNIA
 NOVEMBER 2003 SCALE: 1" = 20'

GARY STEPHENS
 CIVIL ENGINEER
 4657 DENNICK CT.
 SACRAMENTO, CA 95842
 (916) 349-9480

SHEET 1 OF 1

EXHIBIT A

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 8
SEPTEMBER 27, 2001

P00-129 Exchange Street Tentative Map

- REQUEST: A. **Environmental Determination:** Categorical Exemption (Section 15315- minor land divisions);
- B. **Tentative Map** to subdivide 1± vacant acre into 3 parcels in the Standard Single Family Residential (R-1) Zone.

LOCATION: 436 Exchange Street

APN: 226-0153-007
North Sacramento Community Plan area
Robla, Grant Joint Union School Districts
Council District 2

APPLICANT:	Sarita and Vidya Prasad; (916) 568-6409 3644 Laurelglen Drive Sacramento, CA 95834
OWNER:	Same as above
APPLICATION FILED:	September 18, 2000
STAFF CONTACT:	Doug Holmen, 264-8267

SUMMARY: The applicant proposes to subdivide one vacant parcel totaling 1.0± acre into three parcels. The proposed map is a minor land division consistent with plans and policies of the City of Sacramento.

RECOMMENDATION: Staff recommends **approval of the project subject to conditions.** This recommendation is based on the consistency of the project with Subdivision and Zoning Ordinances, and the North Sacramento Community Plan. There are no issues of concern.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/ac)
North Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Single Family Residential (R-1)

Surrounding Land Use and Zoning:

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

Property Dimensions: 132' x 330'
 Property Area: 1.0± gross acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map/Certificate of Compliance	Public Works, Development Services

BACKGROUND INFORMATION: This is a proposal to subdivide one vacant acre parcel into three parcels in the Single Family Residential zone. The parcel has frontage on Exchange Street and Santa Anna Avenue. The parcel is surrounded on all four sides by single family residential homes. A PG&E power line easement runs diagonally from northwest to southeast through the western portion of the parcel. The proposed southern parcel facing Santa Ana Street would be approximately one half acre because of the PG&E power line easement. A single family residence could be built on the eastern portion of the lot without encroaching into the PG&E easement. There are no issues nor concerns associated with the proposed tentative map.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed tentative map is in conformity with the General Plan and North Sacramento Community Plan in that the three proposed parcels would meet the density requirements for Low Density Residential development. The PG&E power line easement going through the proposed parcels 1 and 3 limits the number of parcels to three.

B. Tentative Map Design

The proposed tentative map would create three parcels out of one parcel containing one vacant acre. Two of the parcels would front on Exchange Street, and one parcel consisting of approximately one half acre would front on Santa Ana Street. Parcels one and two would contain 10,890 square feet each, and Parcel three would contain

21,780 square feet. A PG&E power line easement bisects the southwest corner of Parcel one and over one half of Parcel three on its western side. Parcels one and two would each have 66' frontages on Exchange Drive. Parcel three would have 132' of frontage along Santa Ana Avenue. The density of development is under four units per acre in a single family zone. Street, sidewalk, curb, and gutter improvements would need to be made along the Exchange Street frontage. Sidewalk, curb and gutter improvements would need to be constructed along the Santa Ana Street frontage. This is a good infill opportunity and staff supports the tentative map proposal.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

B. Public/Neighborhood/Business Association Comments

The proposed project was sent to the Pindale Park Neighborhood Association and the Robla Community Association. No comments were returned. The proposed project was sent to several public/ neighborhood/ business associations. No written comments from the neighborhood groups were received. (A telephone conversation was held between a neighbor to the west on Santa Ana Street and staff on September 10, 2001 regarding possible drainage and density issues.) The project has been reviewed by several City Departments and other agencies. The comments have been incorporated in the conditions of Approval for the Tentative Map.

D. Subdivision Review Committee Recommendation

On May 16, 2001, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

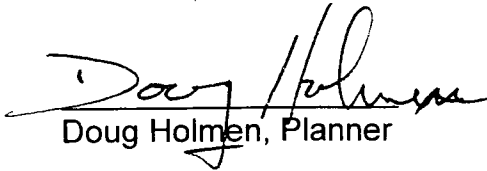
Staff recommends the Planning Commission take the following actions

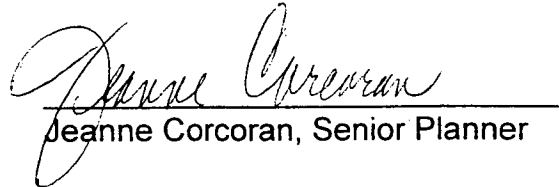
- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15315 (minor land division);

- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map.

Report Prepared By,

Report Reviewed By,


Doug Holmen, Planner


Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Attachment 1
Notice of Decision and Findings of Fact

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
436 EXCHANGE STREET , LOCATED AT 436 EXCHANGE STREET,
SACRAMENTO, CALIFORNIA
IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE.
APN 226-0153-007
P00-129)**

At the regular meeting of September 27, 2001, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: Categorical Exemption- Section 15315 (minor land subdivision)**
- B. **Approved the Tentative Map** to subdivide 1± vacant acre into 3 parcels in the Standard Single Family Residential (R-1) Zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

- B. Tentative Subdivision Map to subdivide 1± vacant acre into 3 parcels in the Standard Single Family Residential is **approved** subject to the following findings of fact and conditions of approval.
 - 1. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 - 2. The proposed subdivision, together with the provisions for its design and improvement, would be consistent with the proposed City General Plan and North Sacramento Community Plan for the project area, and Title 16 of the City Code, which is a Specific Plan of the City.
 - 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plans have a design capacity adequate to serve the proposed subdivision.

CONDITIONS OF APPROVAL

B. TENTATIVE MAP

PUBLIC WORKS DEPARTMENT

NOTE: These conditions shall supersede any contradictory information shown on the Parcel Map. The design of any improvement not covered by these conditions shall be to City standards.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions:

GENERAL: All Projects

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- B2. Show all existing and proposed/required easements on the Parcel Map;

STREETS

- B3. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Dedicate sufficient Right-of-Way and construct frontage improvements on both Santa Ana Avenue and Exchange Street. The improvement construction shall be to City Standards and to the satisfaction of the Department of Public Works.
- B4. Dedicate sufficient Right-of-Way and construct the segments of both Santa Ana Avenue and Exchange Street that front the subdivided parcel to City Standards and to the satisfaction of the Department of Public Works. The construction of these roadway segments shall be to the centerline of both streets if required by the department of Public Works;
- B5. Street lights shall be provided as part of this project. The construction and placement of street lights shall be coordinated with the Electrical Section and the construction shall be to the satisfaction of the Department of Public works;

PUBLIC/PRIVATE UTILITIES

- B6. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to all public ways;
- B7. Label PG & E transmission line easement as a "Restricted Building and Use Area"

- B8. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel;
- B9. A drainage study and shed map as described in section 11.7 of the City Design and Procedure Manual is required. The study shall investigate the possibility of extending the existing public drainage main in Exchange Street westerly to provide drainage for parcels between Sully Avenue and 436 Exchange Street to the satisfaction of the Department of Utilities. An off-site drainage main extension may be required;
- B10. 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 improvements plans. These plans shall show the methods to control urban runoff pollution from the project site during construction;

LAS: Parks

- B11. Submit to the City an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu fees as per City Code Section 16.64;

ADVISORY NOTES:

The following advisory notes are informational in nature and are not requirements of this Tentative Map:

Note: Subdivider shall notify future property owners within this subdivision that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks.

Note: Developing this property may require the payment of sewer facility impact fees. Applicant should contact the Fee Quote Desk at 875-6679 for sewer impact fee information.

Robert Waste
CHAIRPERSON

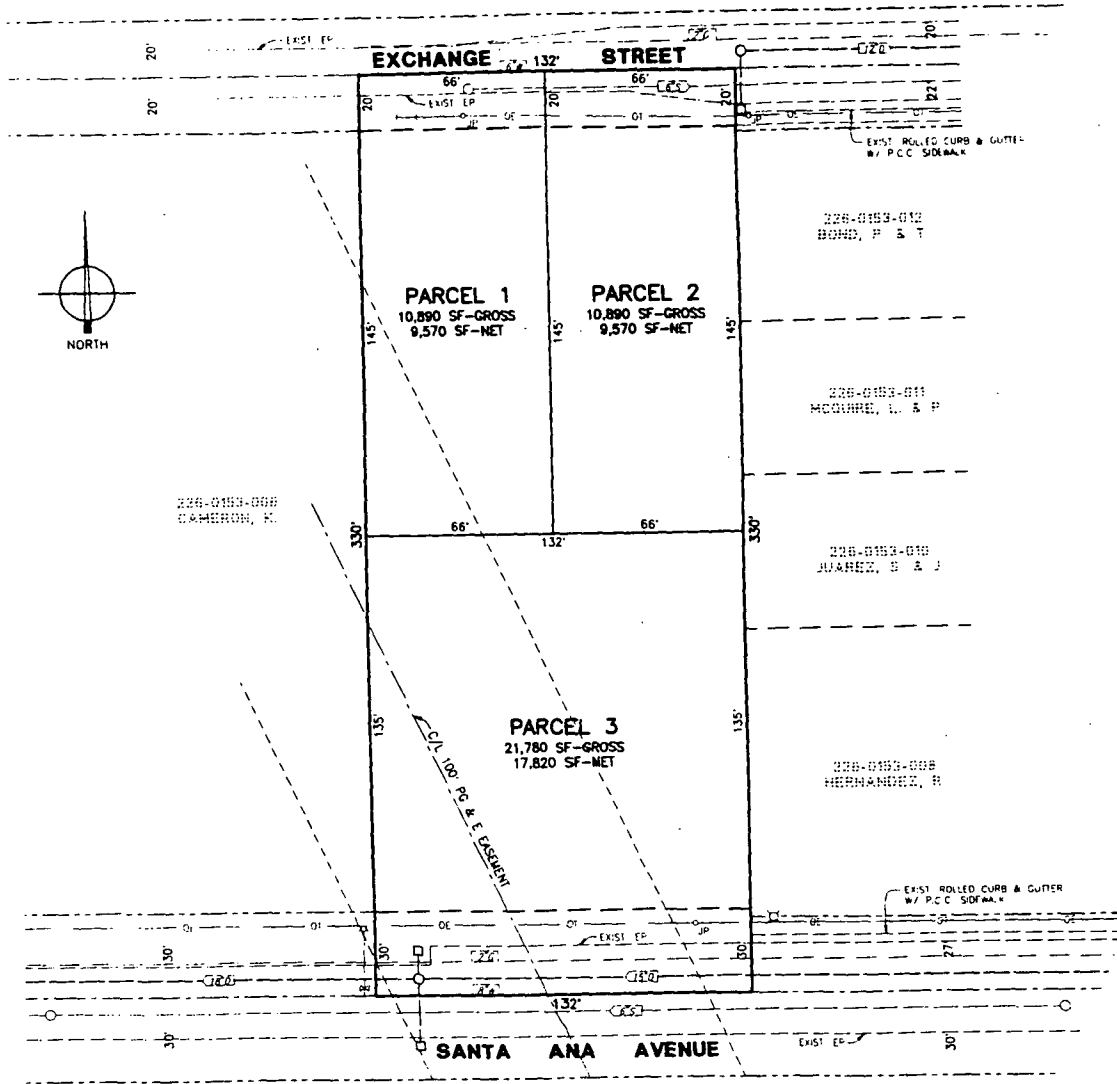
ATTEST:

Will Westman for Cary Stonehouse
SECRETARY TO CITY PLANNING COMMISSION

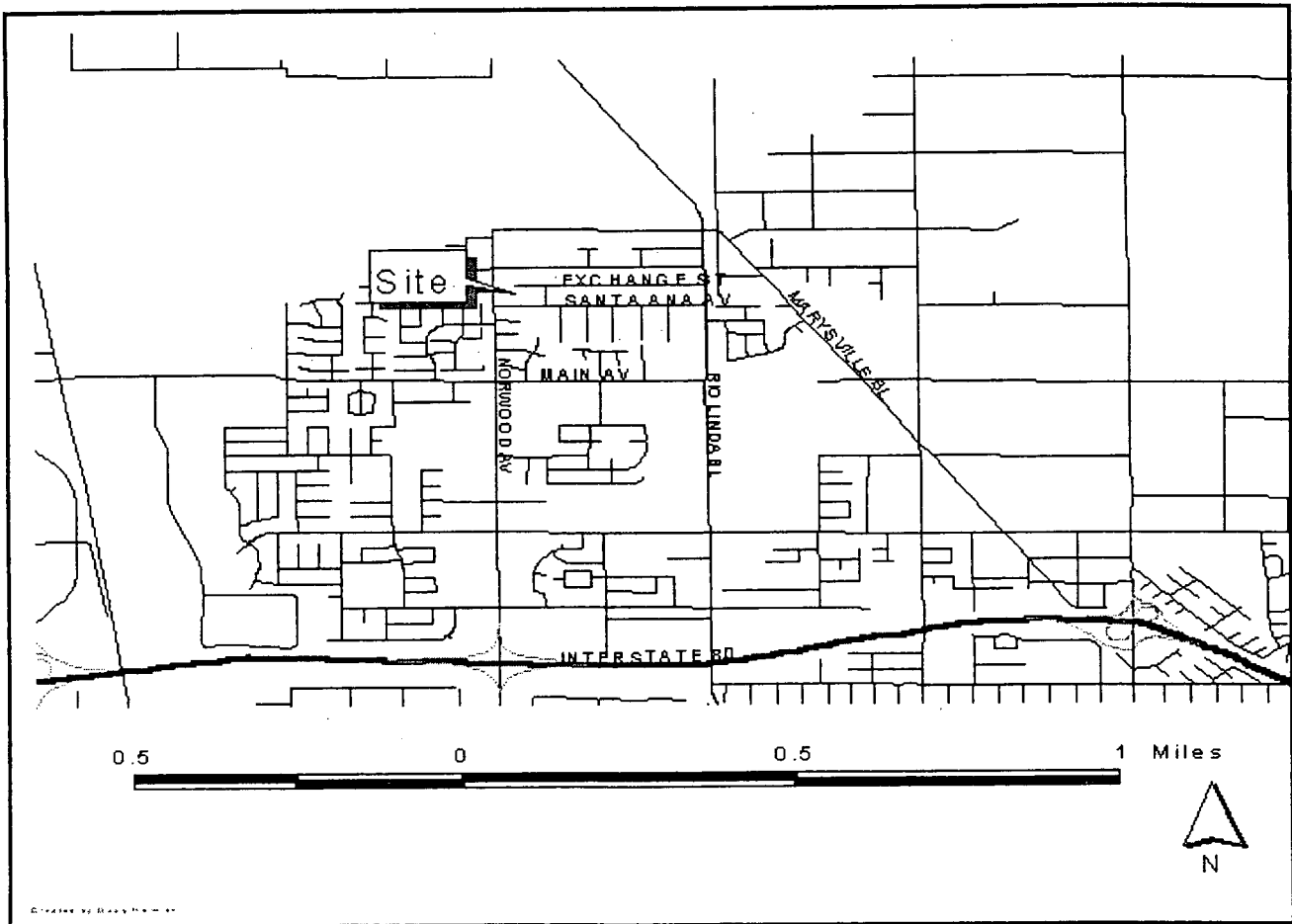
9-27-01
DATE (P00-129)

Attachments
Exhibit 1A

Exhibit 1A
Tentative Map



Attachment 2
Vicinity Map



Attachment 3
Land Use and Zoning Map

