



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

HEARING ITEM
April 12, 2007

To: Honorable Members of the Planning Commission

Subject: Dayton Street Subdivision (P06-209)

Request to subdivide two parcels totaling 2.0± acres into eight (8) single-family lots in the Standard Single-Family (R-1) Zone.

- A. **Environmental Determination:** Categorical Exemption pursuant to CEQA Section 15332 (Infill Development Projects);
- B. **Tentative Subdivision Map** to subdivide two parcels totaling 2.0± acres into 8 lots in the R-1 Zone; and
- C. **Subdivision Modifications** to allow single-family interior and corner lots that are non-standard in depth in the R-1 Zone.

Location/Council District:

4111 & 4115 Dayton Street, Sacramento, CA 95838

Assessor's Parcel Numbers: 283-0171-010 and -011

Council District 2

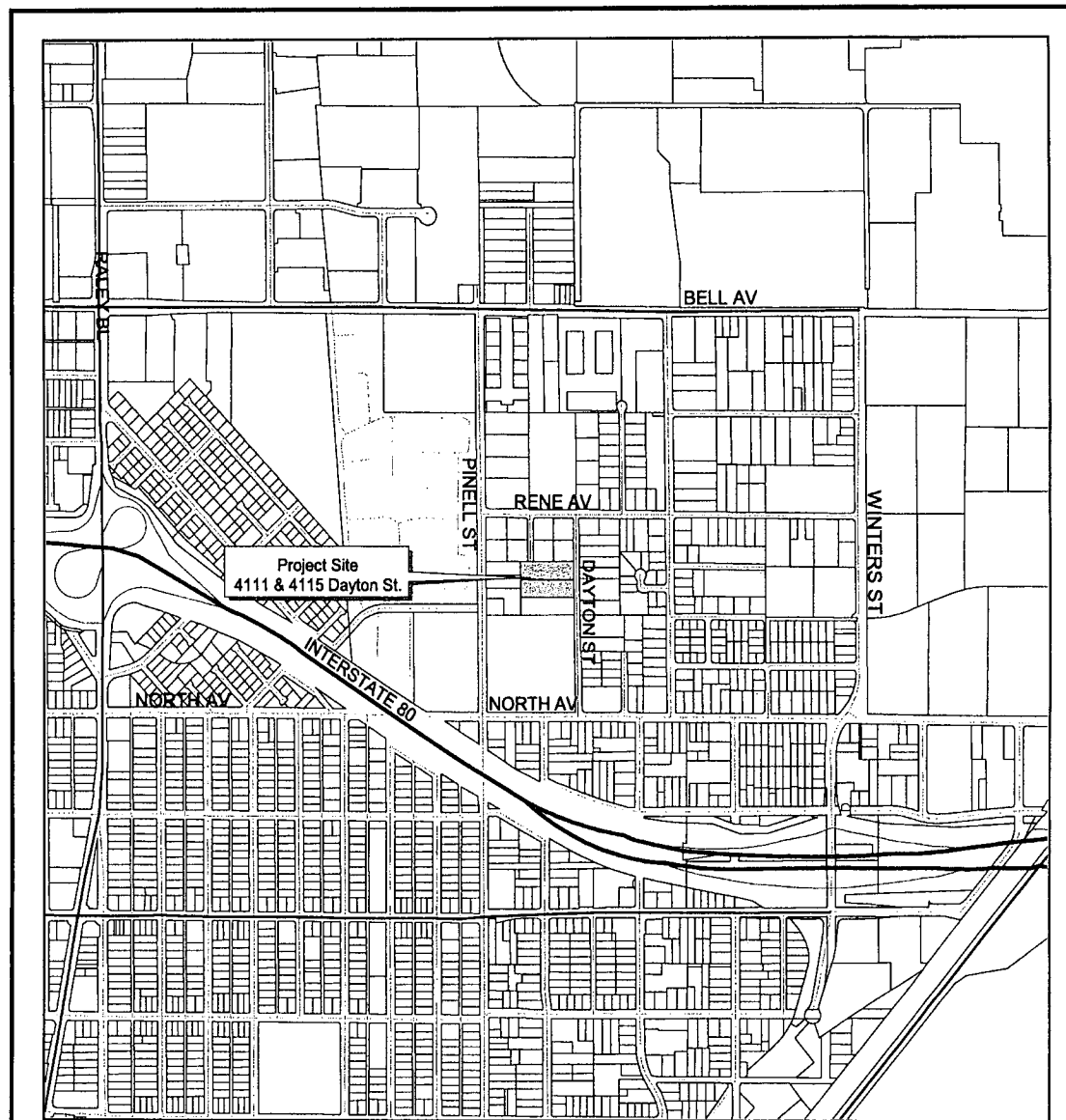
Recommendation: Staff recommends the Planning Commission approve the request based on the findings of fact and subject to the conditions listed in Attachment 1. The Commission has final approval authority over entitlements A through C listed above, and its decision is appealable to the City Council. There were no outstanding issues or neighborhood opposition to the proposal at the time this staff report was written.

Staff Planner: Steve Kowalski, Associate Planner, (916) 808-4752

Senior: Stacia Cosgrove, Senior Planner, (916) 808-7110

Applicant: Ourada Engineering (agent: Deborah Farmer, (916) 624-1221)
3111 Sunset Blvd., Suite L, Rocklin, CA 95677

Owner: Siphandone Chanthanam
4115 Dayton Street, Sacramento, CA 95838



0 600 1200 1800 Feet



Development Services
Department

Geographic
Information
Systems

Vicinity Map
P06-209
Dayton St. Subdivision



Summary

The applicant proposes to subdivide two parcels totaling 2.0± acres into 8 single-family lots in the Standard Single-Family (R-1) Zone. The subdivision will feature a new 41' wide public right-of-way connecting the dead end of Veralee Lane at the northwest corner of the site to Dayton Street to the east. The two homes currently occupying the parcels (one existing, one under construction) will remain and be situated on the two lots fronting on Dayton Street (Lots 3 and 8). The westernmost portion of the site will be set aside for a future detention basin to be constructed and maintained by the City's Department of Utilities. The lots being created will meet the minimum lot area requirement of the R-1 Zone (5,200 square feet and 6,200 square feet for interior and corner lots, respectively). However, subdivision modifications are needed because none of the lots meet the R-1 minimum lot depth requirement except Lot 3 (see "Subdivision Modifications" section below).

Table 1: Project Information

General Plan designation: Low Density Residential (4-15 dwelling units per net acre)
North Sacramento Community Plan designation: Residential 4-8 dwelling units per net acre
Existing zoning of site: Standard Single Family (R-1)
Design Review District: Expanded North Area
Existing use of site: two existing single-family dwellings (4111 & 4115 Dayton St.)
Property area: 2.0± gross acres; 1.33± net acres

Background Information

On September 27, 2005, the property owner of the two parcels involved in this tentative map application received Design Review approval to demolish a single-family dwelling located at 4115 Dayton Street and build a new house on the property (Application #ER05-219). The house, which is currently under construction, is nearing completion. There are no records of any other applications affecting the subject parcels.

Public/Neighborhood Outreach and Comments

As part of the application review process, the proposal was routed to the Village Green Association, the Parker Homes Neighborhood Association, and Heights Residents Working Together. No comments were received from any of these organizations.

Staff also mailed notices to all property owners within 500 feet of the project site prior to this public hearing. One of these individuals asked to see a copy of the proposed subdivision map. Staff sent him a copy via e-mail, and did not hear back from him. No other comments were received prior to the date of the hearing.

Environmental Considerations

Staff has determined that the proposal qualifies as Categorical Exemptions pursuant to Sections 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. Therefore the project is exempt from environmental review.

Policy Considerations

General Plan: The subject site is designated Low Density Residential (4-15 dwelling units per net acre) in the Land Use Element of the General Plan. The proposed density of the subdivision is 6 units per net acre when the public right-of-way and detention basin are calculated out; therefore the proposal is consistent with the General Plan. In addition, the proposal is consistent with the following General Plan policies for land designated Low Density Residential:

- 1) Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources (Goal C, Section 2-11).
- 2) Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration (Section 2-13).
- 3) The City shall encourage the development of a variety of housing styles and lot sizes to accommodate residents who wish to "move up" within their community plan area (Goal 3.B, Section 3.10-20).
- 4) Revitalize and improve the quality of existing Sacramento neighborhoods (Goal 6.A, Section 3.10-16).

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles which this proposal complies with include:

1. Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods.
2. Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists and pedestrians.
3. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

North Sacramento Community Plan (NSCP): The subject site is designated Residential 4-8 dwelling units per net acre in the NSCP. As mentioned earlier, the project features a proposed density of 6 dwelling units per net acre. Therefore the proposal is consistent with the land use designation of the NSCP.

Furthermore, the proposal is consistent with the following goals and objectives of the NSCP:

1. Encourage development north of Interstate 80 in a manner which encourages neighborhood cohesiveness and a variety of housing types (NSCP, p. 9).
2. Provide a mixture of housing types and densities to meet the needs of varying family size, age and income levels (p. 48).
3. Revitalize and stabilize residential areas showing signs of decline (p. 9).

City staff is currently in the process of preparing a land use plan specifically for the McClellan Heights/Parker Homes neighborhood, and this plan calls for additional detached single-family residential development in the project area. Therefore, the proposal is consistent with this land use plan as well.

Project Design

Tentative Map Design

The proposed subdivision features 8 new single-family lots ranging in size from 5,205 to 13,076 square feet each. The westernmost portion of the property will be set aside for a future detention basin measuring approximately $\frac{1}{4}$ acre in size. There are two existing houses on the property facing Dayton Street (one older home and another currently under construction) that will be preserved and located on Lots 3 and 8 (see Exhibit 1A). The other 6 lots will be developed with detached single-family homes at a later time. A new 41' wide public right-of-way will be built connecting the existing dead end on Veralee Lane northwest of the site through to Dayton Street to the east. This new road will feature attached sidewalks, two travel lanes (one in each direction) and sufficient room for on-street parallel parking.

The applicant is requesting subdivision modifications because all but one of the lots will not meet the minimum lot depth required by the Zoning Code. The Code requires all single-family lots to have a minimum depth of 100 feet. The table on the following page shows the proposed deviations from this standard for the 7 non-standard lots that require subdivision modifications. Lot 3 exceeds the minimum lot standards for a corner lot and does not require any subdivision modifications.

Table 2: Minimum Lot Dimension Standards

Lot	Required Dimensions	Proposed Dimensions	Required Lot Area	Proposed Lot Area	Deviation from minimum
Lot 1	62' x 100'	70' x 95.5'	6,200 sq. ft.	6,582 sq. ft.	-4.5' (depth)
Lot 2	52' x 100'	70' x 95.5'	5,200 sq. ft.	6,681 sq. ft.	-4.5' (depth)
Lot 4	52' x 100'	58.5' x 93.5'	5,200 sq. ft.	5,356 sq. ft.	-6.5' (depth)
Lot 5	52' x 100'	55.6' x 95.5'	5,200 sq. ft.	5,288 sq. ft.	-4.5' (depth)
Lot 6	52' x 100'	54.5' x 95.5'	5,200 sq. ft.	5,205 sq. ft.	-4.5' (depth)
Lot 7	52' x 100'	54.5' x 95.5'	5,200 sq. ft.	5,205 sq. ft.	-4.5' (depth)
Lot 8	62' x 100'	95.85' x 95.5'	6,200 sq. ft.	9,056 sq. ft.	-4.5' (depth)

Subdivision Modifications

Because seven of the lots do not meet the standard minimum depth required in the R-1 Zone, subdivision modifications must be approved to allow the proposed variations. In evaluating subdivision modifications, the Planning Commission must make the following findings:

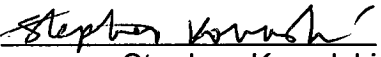
- A. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
- B. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
- C. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
- D. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the city.

In this case, staff finds that the special circumstances of the City's requirement for a detention basin on the western portion of the property and its desire to have Veralee Lane connect to Dayton Street necessitates having non-standard lots in the subdivision. Extending Veralee Lane through to Dayton Street will benefit the neighborhood by providing additional connectivity and is consistent with the City's goal to maximize

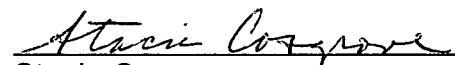
circulation through residential areas. In addition, the lots will still be large enough to accommodate standard setbacks and full-sized detached single-family homes, and still maintain the standard minimum lot areas of 5,200 and 6,200 square feet for interior and corner lots, respectively. Therefore, the subdivision modifications will not be detrimental to the public health and safety and not violate the density requirements of the General Plan. For these reasons, staff supports the requested subdivision modifications.

Summary

Although subdivision modifications are required to allow seven of the lots to have non-standard depths, the proposal is nevertheless consistent with the General Plan and the North Sacramento Community Plan, both of which designate the site for low density residential development. Furthermore, there has been no opposition from the local neighborhood groups or surrounding property owners throughout the review process. For these reasons, staff recommends that the Planning Commission approve the request based on the findings of fact and subject to the conditions of approval listed in Attachment 1.

Respectfully submitted by: 
Stephen Kowalski
Associate Planner

Recommendation Approved:


Stacia Cosgrove
Senior Planner

Attachments

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	Tentative Subdivision Map
Attachment 2	Land Use & Zoning Map

**Attachment 1
Recommended Findings of Fact and Conditions of Approval
Dayton Street Subdivision (P06-209)
4111 & 4115 Dayton Street**

Findings of Fact:

A. The Planning Commission finds as follows:

1. The City of Sacramento's Environmental Planning Services Division has reviewed the Dayton Street Subdivision project (hereafter referred to as the "Project") and determined that the Project is exempt from review under the California Environmental Quality Act (CEQA) as follows:
 - a. The Project is exempt pursuant to Section 15332 of the CEQA Guidelines (Infill Development Projects); and
 - b. The factual basis for the finding of exemption is as follows: The Project is consistent with the General Plan, is located entirely within the City limits, is located at a site with no habitat value, and can be adequately served by utilities and public services. In addition, the Project would not have significant effects relating to traffic, noise, air quality or water quality.
2. The Planning Commission has reviewed and considered the Environmental Planning Services Division's determination of exemption and the comments received at the hearing on the Project, and has determined that the Project is exempt from review under CEQA for the reasons stated above.

B. The **Tentative Map** to subdivide two parcels totaling 2.0± acres into 8 lots in the Standard Single-Family (R-1) Zone is hereby approved based on the following findings of fact:

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, the North Sacramento Community Plan, and Chapter 16 of the City Code, which itself is a Specific Plan of the City of Sacramento. Both the General Plan and the North Sacramento Community Plan (NSCP) designate the subject site for medium density residential development and encourage infill projects that offer a variety of housing products and sizes to meet the needs of today's diverse household types.

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in the violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the subdivision; and
4. The design of the proposed subdivision provides, to the extent feasible, for future passive and/or natural heating and cooling opportunities.

C. The **Subdivision Modifications** to allow single-family interior and corner lots that are non-standard in depth in the R-1 Zone is hereby approved based on the following findings of fact:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in this case to conform to the strict application of these regulations in that the City is requiring the developer to extend Veralee Lane through the subdivision and dedicate a portion of the site for a future detention basin, requirements that result in insufficient land for standard-sized lots;
2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
3. The modifications will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity in that the lots will still be of adequate shape and size to accommodate the use for which the land is currently zoned (detached single-family dwellings), and the standard setbacks required for the use.
4. Granting of the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the city in that the subdivision will still feature single-family residential lots consistent with the current General Plan and North Sacramento Community Plan land use designations of the area, while also providing a new public right-of-way that will provide additional connectivity through the area.

(Continued on next page)

Recommended Conditions of Approval:

- B. The **Tentative Map** to subdivide two parcels totaling 2.0± acres into 8 single-family lots in the Standard Single-Family (R-1) Zone is hereby approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-209). 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 Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

GENERAL:

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

DEVELOPMENT ENGINEERING DIVISION: Streets

- B2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval by the Development Engineering Division after consultation with the US Postal Service.
- B3. 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 Division. Improvements required shall be determined by the City. The City shall determine improvements required for each phase prior to the 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 or damaged curb, gutter or sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B4. Dedicate and construct Dayton Street to a City Standard 53' right-of-way street cross-section (half-street only) to the satisfaction of the Development Engineering Division.

- B5. Dedicate and construct the extension of Veralee Lane as shown on the tentative map to a City Standard 41' right-of-way street cross-section to the satisfaction of the Development Engineering Division.
- B6. The applicant shall construct ADA-compliant ramps at the corners of the intersection of Dayton Street and Veralee Lane to the satisfaction of the Development Engineering Division. Intersection round corners shall have a radius of 27 feet measured from the face of curb.
- B7. The applicant shall install permanent street signs to the satisfaction of the Development Engineering Division.
- B8. All right-of-way street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The centerlines of such streets shall be aligned to the satisfaction of the Development Engineering Division.
- B9. The design and placement of walls, fences, signs and landscaping near intersections and driveways shall allow stopping sight distances 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 to 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

PUBLIC/PRIVATE UTILITIES

- B10. Dedicate a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights-of-way.
- B11. Dedicate the northern 5.0 feet of Parcels 1, 2, and 3 as a public utility easement (PUE) for overhead and underground facilities and appurtenances.

CITY UTILITIES

- B12. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities (DOU).
- B13. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water studies, per each approving agency requirements.

B14. Execute and deliver to the City, in recordable form, an IOD for conveyance to the City in fee title the western parcel labeled "Retention Basin" on the tentative map

for a future detention basin. The IOD shall be at no cost to the City, shall be free and clear of all encumbrances and liens, and shall be to the satisfaction of the DOU. The IOD would be in lieu of a drainage impact fee.

- B15. Public streets with publicly-maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to opposite lip of gutter. Drain inlets, curb and gutter shall be constructed to City standards for residential streets. Unless otherwise approved by the DOU, parallel underground dry utilities shall not be located in these streets.
- B16. An on-site drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The project will be required to provide storm water detention in the low points of the street and/or landscaped areas and/or in detention vaults or oversized drainage pipes located in the street. The project area is served by Sump No. 117, which has a capacity of 0.18 cubic feet per second per acre. According to City Design and Procedures Manual, the project site will be required to store 2,400 cubic feet per acre of storm water during a 10-year storm event (a rainstorm that has a 1-in-10 chance of happening in a given year). The drainage study shall also include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. This study and shed map shall be approved by the DOU.
- B17. The building pad elevations shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation, or the finished floor elevation shall be a minimum of 1.8 feet above the local controlling overland flow release elevation, whichever is higher.
- B18. Per City Code, the Subdivider may not develop the subdivision in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. Furthermore, all parcels shall be graded so that drainage does not cross property lines. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement of Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- B19. Prior to the submittal of improvement plans, prepare a project-specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 lbs. per square inch; or (2) 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 lbs. per square inch. The water study shall determine if the existing and proposed water distribution system

is adequate to supply fire flow demands for the project. A water supply test may be required for the project. Contact the DOU for the pressure boundary conditions to be used in the water study.

- B20. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. Based on the results of the water study, and/or if required to provide adequate fire flow, the existing 4-inch water main located in Veralee Lane shall be upsized to an 8-inch main from Rene Avenue through the subject site.
- B21. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the DOU.
- B22. Per City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- B23. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU. All new sewer mains shall be at least 8 inches in diameter.
- B24. 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 DOU.
- B25. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and Notice of Intent may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.
- B26. 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.

- B27. 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. Since the project is less than 20 acres in size, only source control measures are required. Improvement plans must include the source control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

PARK PLANNING DESIGN & DEVELOPMENT DEPARTMENT

- B28. **Payment of In-lieu Park Fee:** Pursuant to City Code Chapter 16.64 (Parkland Dedication), the applicant shall pay to the City an in-lieu park fee in the amount determined under City Code Sections 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 (see Advisory Note 4 below).
- B29. **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 Sini Makasini, Special Districts Project Manager at 916-808-7967 for further information). In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment.

FIRE DEPARTMENT

- B30. Provide the required fire hydrants on Veralee Lane in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- a. A hydrant installed at the end of an access roadway as a "blow-off" for the water district does not meet the Fire Department fire hydrant requirements.
 - b. Existing "wharf"-type fire hydrants do not satisfy fire hydrant requirements for new construction.
 - c. Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.

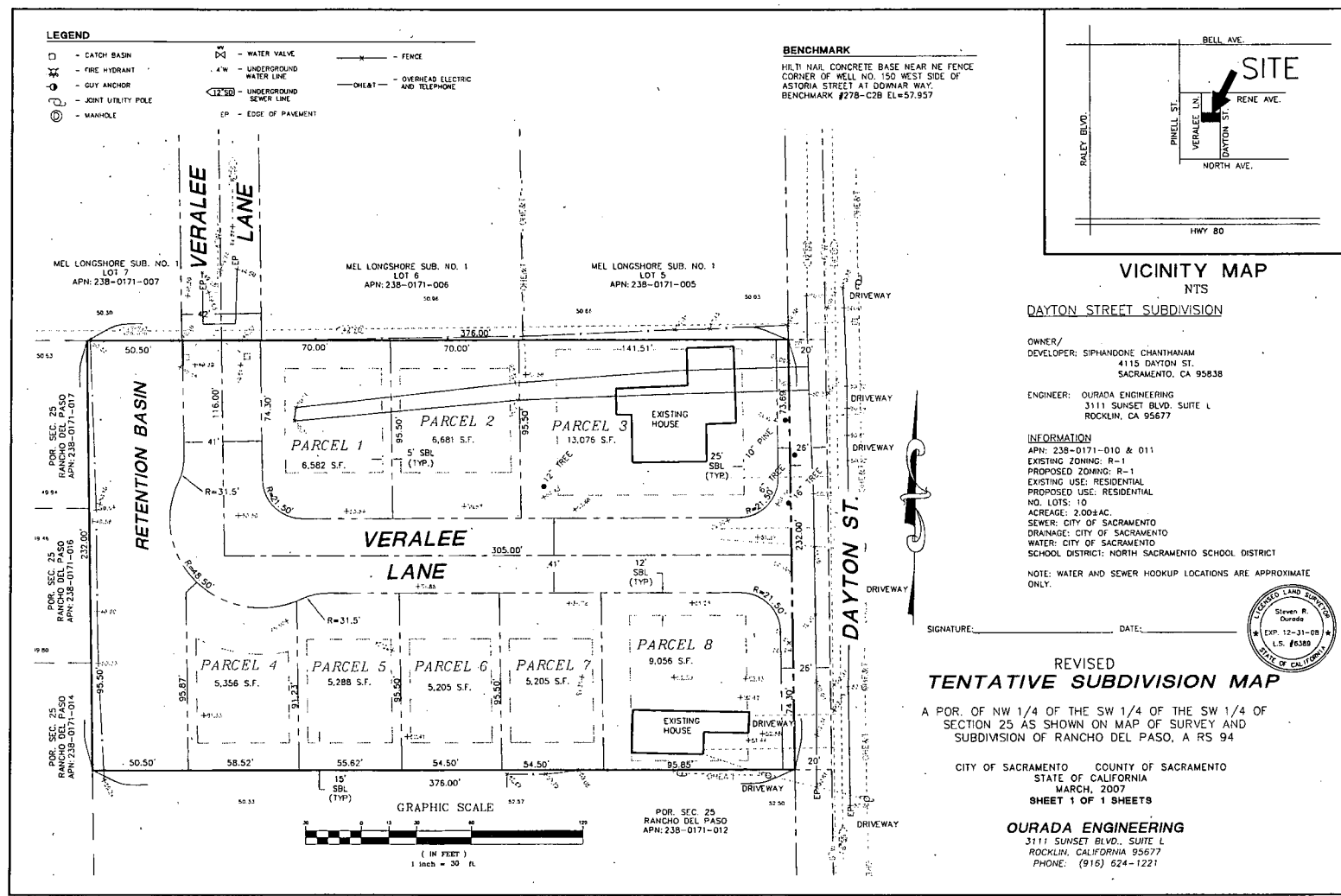
ADVISORY NOTES:

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

1. If unusual amounts of bone, stone, or artifacts are uncovered on the site, all work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, mitigation measures to reduce any archaeological impact to a less-than-significant level before construction can resume. **A note shall be placed on the final improvement plans referencing this condition.**
2. The on-site storm water detention measures required may affect site design and site configuration and should be considered during early planning stages.
3. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving the proposed subdivision are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. 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 SRCSD fees.
4. Developing this property may require the payment of sewer impact fees. The applicant should contact the Fee Quote Desk at 916-876-6100 for sewer impact fee information.
5. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by planting, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, provide habitat for wildlife, provide energy-saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
6. As per City Code, the applicant will be responsible to meet his obligations regarding:
 - a. Title 16, Chapter 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 \$11,264. This is based on 6 single-family residential units and an average

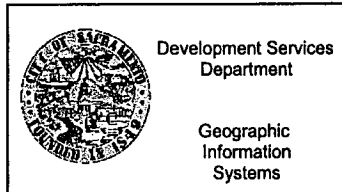
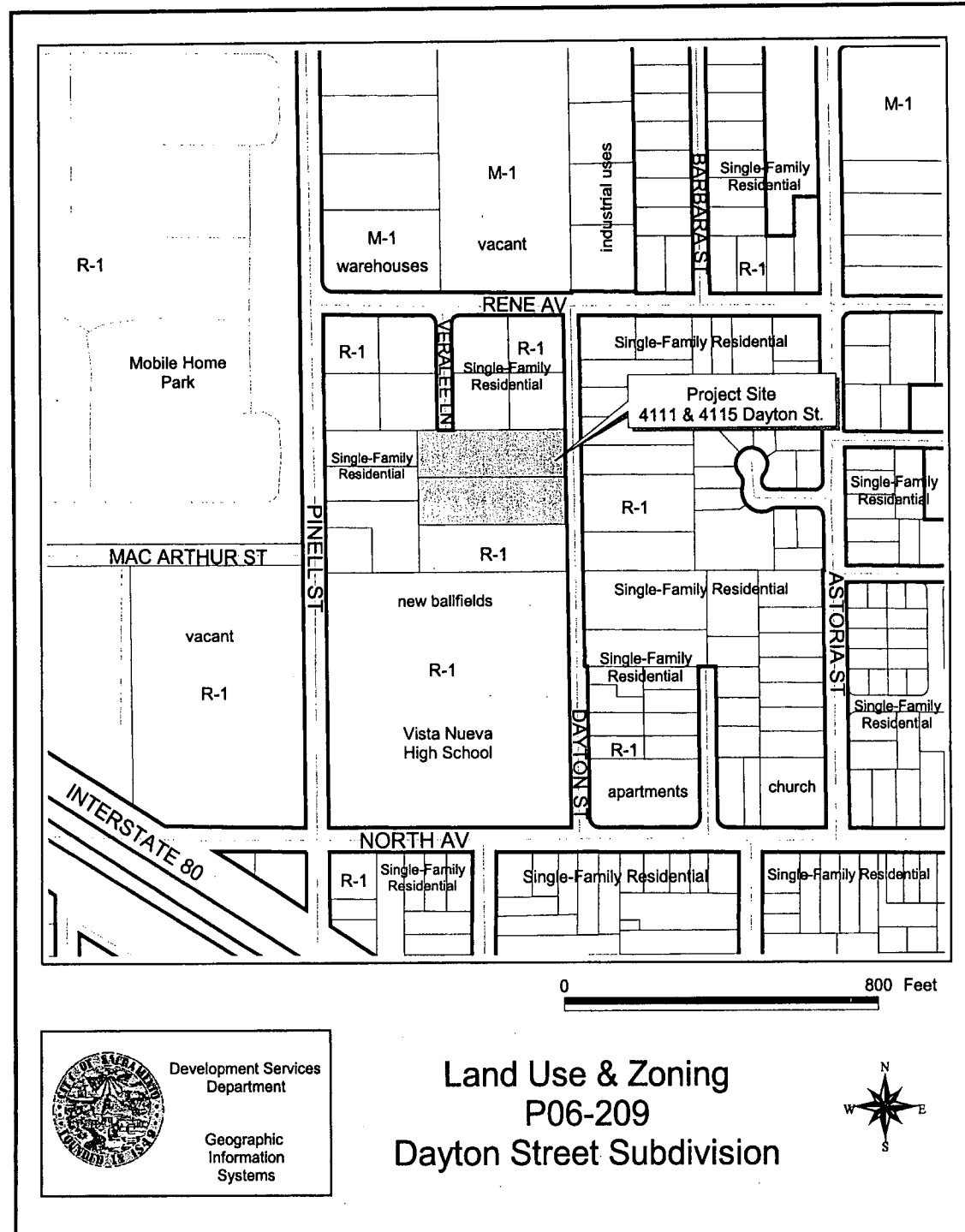
land value of \$105,000 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby Fee due. The final fee is calculated using factors at the time of payment.

- b. Title 18, Chapter 18.44 Park Development Impact Fees, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$26,958. This is based on 6 single-family residential units at \$4,493 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time the project is submitted for building permit.
- c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.



0E:SC1123

Attachment 2 – Land Use & Zoning Map



Land Use & Zoning
P06-209
Dayton Street Subdivision





REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

HEARING ITEM
August 23, 2007

To: Members of the Planning Commission

Subject: Dayton Street Subdivision (P06-209)

Request to subdivide two parcels totaling 2.0± acres into eight (8) single-family lots in the Standard Single-Family (R-1) Zone.

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- B. **Tentative Subdivision Map** to subdivide two parcels totaling 2.0± acres into 8 lots in the R-1 Zone;
- C. **Subdivision Modification** to allow single-family lots that are non-standard in depth in the R-1 Zone; and
- D. **Variance** to allow an exception to the minimum lot dimensions for new lots being created in the R-1 Zone.

Location/Council District:

4111 & 4115 Dayton Street, Sacramento, CA 95838

Assessor's Parcel Numbers: 283-0171-010 and -011

Council District 2

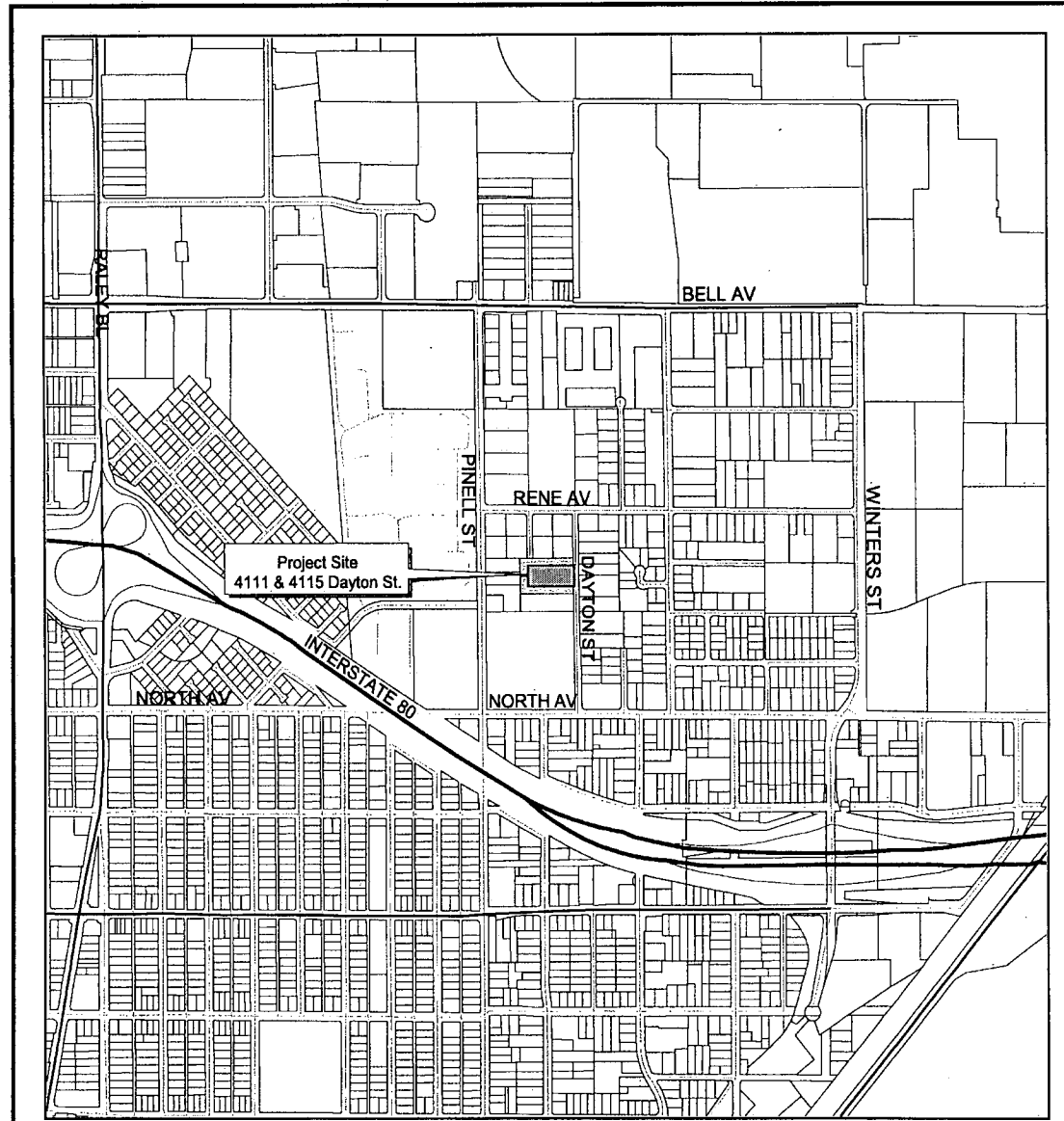
Recommendation: Staff recommends the Planning Commission approve the request based on the findings of fact and subject to the conditions listed in Attachment 1. The Commission has final approval authority over entitlements A through D listed above, and its decision may be appealed to the City Council.

Staff Planner: Evan Compton, Associate Planner, (916) 808-4752

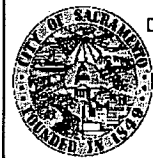
Senior Planner: Stacia Cosgrove, Senior Planner, (916) 808-7110

Applicant: Ourada Engineering (contact person: Deborah Farmer, 916-624-1221)
3111 Sunset Blvd., Suite L, Rocklin, CA 95677

Owner: Siphandone Chanthanam
4115 Dayton Street, Sacramento, CA 95838



0 600 1200 1800 Feet



Development Services
Department

Geographic
Information
Systems

Vicinity Map
P06-209
Dayton St. Subdivision



Summary

The applicant proposes to subdivide two parcels totaling 2.0± acres into 8 single-family lots in the Standard Single-Family (R-1) Zone. The subdivision will feature a new 41' wide public right-of-way connecting the dead end of Veralee Lane at the northwest corner of the site to Dayton Street to the east. The two homes currently occupying the parcels (one existing, one under construction) will remain and be situated on the two lots fronting on Dayton Street (Lots 3 and 8). The lots being created will exceed the minimum lot area requirement of the R-1 Zone (5,200 square feet and 6,200 square feet for interior and corner lots, respectively). However, a subdivision modification is needed because five of the eight lots do not meet the R-1 minimum lot depth requirement (see "Subdivision Modifications" section below).

Table 1: Project Information
General Plan designation: Low Density Residential (4-15 dwelling units per net acre)
North Sacramento Community Plan designation: Residential 4-8 dwelling units per net acre
Existing zoning of site: Standard Single Family (R-1)
Design Review District: Expanded North Area
Existing use of site: two existing single-family dwellings (4111 & 4115 Dayton St.)
Property area: 2.0± gross acres; 1.33± net acres

Background Information

On September 27, 2005, the property owner of the two parcels involved in this tentative map application received Design Review approval to demolish a single-family dwelling located at 4115 Dayton Street and build a new house on the property (Application #ER05-219). The house, which is currently under construction, is now nearing completion. There are no records of any other applications affecting either of the subject parcels.

This project was originally scheduled for hearing by the Planning Commission on April 12, 2007 but was withdrawn from the agenda and required to be re-noticed because the applicant wished to make further modifications to the plan before the hearing took place.

Public/Neighborhood Outreach and Comments

As part of the application review process, the proposal was routed to the Village Green Association, the Parker Homes Neighborhood Association, and Heights Residents Working Together. No comments were received from any of these groups.

Staff also mailed notices to all property owners within 500 feet of the project site prior to this public hearing. Two neighbors informed staff that they oppose the project on the

grounds that they believe 8 lots to be too many for the site. Staff informed them that the current zoning of the property allows the number of units being proposed. No other comments were received prior to the date of the hearing.

Environmental Considerations

The City of Sacramento Environmental Planning Services Manager has reviewed this project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Class 32, Section 15332, which consists of projects characterized as "in-fill development". The project complies with all applicable policies of the North Sacramento Community Plan, as well as with all applicable zoning regulations. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

Policy Considerations

General Plan: The subject site is designated Low Density Residential (4-15 dwelling units per net acre) in the Land Use Element of the General Plan. The proposed density of the subdivision is 6 units per net acre when the public right-of-way and detention basin are calculated out; therefore the proposal is consistent with the General Plan. In addition, the proposal is consistent with the following General Plan policies for land designated Low Density Residential:

- 1) Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources (Goal C, Section 2-11).
- 2) Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration (Section 2-13).
- 3) The City shall encourage the development of a variety of housing styles and lot sizes to accommodate residents who wish to "move up" within their community plan area (Goal 3.B, Section 3.10-20).
- 4) Revitalize and improve the quality of existing Sacramento neighborhoods (Goal 6.A, Section 3.10-16).

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and

policies that are being incorporated into the General Plan through the update. The applicable guiding principles which this proposal complies with include:

1. Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods.
2. Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists and pedestrians.
3. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

North Sacramento Community Plan (NSCP): The subject site is designated Residential 4-8 dwelling units per net acre in the NSCP. As mentioned earlier, the project features a proposed density of 6 dwelling units per net acre. Therefore the proposal is consistent with the land use designation of the NSCP.

Furthermore, the proposal is consistent with the following goals and objectives of the NSCP:

1. Encourage development north of Interstate 80 in a manner which encourages neighborhood cohesiveness and a variety of housing types (NSCP, p. 9).
2. Provide a mixture of housing types and densities to meet the needs of varying family size, age and income levels (p. 48).
3. Revitalize and stabilize residential areas showing signs of decline (p. 9).

City staff is currently in the process of preparing a land use plan specifically for the McClellan Heights/Parker Homes neighborhood, and this plan calls for additional single-family residential development in the project area. Therefore, the proposal is consistent with this land use plan as well.

Project Design

Tentative Map Design

The proposed subdivision features 8 new single-family lots ranging in size from 5,565 to 14,784 square feet each. There are two existing houses on the property facing Dayton Street (one older home and another currently under construction) that will be preserved and located on Parcels 3 and 8 (see Exhibit 1A). The other 6 lots will be developed with

detached single-family homes at a later time. A new 41' wide public right-of-way will be built connecting the existing dead end on Veralee Lane northwest of the site through to Dayton Street to the east. This new road will feature attached sidewalks, two travel lanes (one in each direction) and sufficient room for on-street parallel parking. Five of the lots will not meet the standard minimum lot depth required in the R-1 Zone, therefore subdivision modifications must be approved to allow the proposed variations.

Subdivision Modifications

The applicant is requesting subdivision modifications because five of the lots will not meet the minimum lot depth required by Section 16.40.220 of the City Code. This Code Section requires all single-family lots in the R-1 Zone to have a minimum depth of 100 feet. Table 2 shows the proposed deviations from this standard for the five non-standard lots that require subdivision modifications. Parcels 3, 4, and 8 exceed the minimum lot standards and do not require any subdivision modifications.

Table 2: Minimum Lot Dimension Standards

Lot	Required Dimensions	Proposed Dimensions	Required Lot Area	Proposed Lot Area	Deviation from minimum depth
Lot 1	62' x 100'	70' x 95.5'	6,200 sq. ft.	6,582 sq. ft.	-4.5'
Lot 2	52' x 100'	70' x 95.5'	5,200 sq. ft.	6,681 sq. ft.	-4.5'
Lot 5	52' x 100'	60.2' x 95.5'	5,200 sq. ft.	5,565 sq. ft.	-4.5'
Lot 6	52' x 100'	58.7' x 95.5'	5,200 sq. ft.	5,603 sq. ft.	-4.5'
Lot 7	52' x 100'	58.7' x 95.5'	5,200 sq. ft.	5,603 sq. ft.	-4.5'

In evaluating subdivision modifications, the Planning Commission must make the following findings:

- A. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
- B. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
- C. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

- D. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the city.

In this case, staff finds that the special circumstance of the City's requirement to have Veralee Lane connect to Dayton Street necessitates having non-standard lots in the subdivision. Extending Veralee Lane through to Dayton Street will benefit the neighborhood by providing additional connectivity and is consistent with the City's goal to maximize circulation through residential areas. In addition, the lots will still be large enough to accommodate standard setbacks and full-sized detached single-family homes, and still maintain the standard minimum lot areas of 5,200 and 6,200 square feet for interior and corner lots, respectively. Therefore, the subdivision modifications will not be detrimental to the public health and safety and not violate the density requirements of the General Plan. For these reasons, staff supports the subdivision modifications as proposed.

Variance

The proposal also requires a variance from the minimum R-1 lot dimensions, pursuant to Section 17.60.040(H) of the Zoning Ordinance which prohibits the creation of new lots that do not meet the minimum R-1 lot dimensions prescribed by Title 16 of the City Code. In evaluating variance requests, the Commission must observe the following guidelines:


- A. A variance cannot constitute a special privilege extended to an individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances;
- B. The consideration of "use variances" is specifically prohibited.
- C. A variance must not be injurious to the public welfare nor to property in the vicinity of the project site; and
- D. A variance must be in harmony with the general purpose and intent of the Zoning Code, and it must not adversely affect the General Plan or North Sacramento Community Plan or the open space zoning regulations.

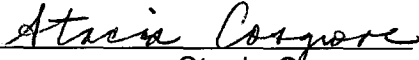
It is staff's opinion that in this case the findings can be made to grant the variance because the lots requiring a variance are all substandard because of the width of the new public street that will be built through the subdivision. The amount of land needed for this street prohibits the applicant from creating lots that front on the street while still meeting the minimum 100 foot lot depth requirement. The variance would not be injurious to the public welfare or adversely affect the neighborhood; on the contrary, it will allow the construction of a new public street that will increase connectivity throughout the neighborhood. Furthermore, all of the lots that are substandard in depth will still meet the R-1 minimum lot area, therefore they will still be consistent with the

intent of the General Plan, North Sacramento Community Plan and Zoning Code. Therefore, staff supports the variance request.

Summary

Although a subdivision modification is required to allow five of the lots to have non-standard depths, the proposal is nevertheless consistent with the General Plan and the North Sacramento Community Plan, both of which designate the site for low density residential development. Furthermore, the applicant will be required to construct a through street as part of the development, which will help improve circulation throughout the neighborhood. For these reasons, staff recommends that the Planning Commission approve the request based on the findings of fact and subject to the conditions of approval listed in Attachment 1.

Respectfully submitted by: 
Evan Compton
Associate Planner

Approved by: 
Stacia Cosgrove
Senior Planner

Recommendation Approved:


Gregory Bitter
Principal Planner

Attachments
Attachment 1
Exhibit 1A
Attachment 2

Recommended Findings of Fact and Conditions of Approval
Tentative Subdivision Map
Land Use & Zoning Map

Attachment 1
Recommended Findings of Fact and Conditions of Approval
Dayton Street Subdivision (P06-209)
4111 & 4115 Dayton Street

Recommended Findings of Fact:

A. The Planning Commission finds as follows:

1. The City of Sacramento's Environmental Planning Services Division has reviewed the Dayton Street Subdivision project (hereafter referred to as the "Project") and determined that the Project is exempt from review under the California Environmental Quality Act (CEQA) as follows:
 - a. The Project is exempt pursuant to Section 15332 of the CEQA Guidelines (Infill Development Projects); and
 - b. The factual basis for the finding of exemption is as follows: The Project is consistent with the General Plan, is located entirely within the City limits, is located at a site with no habitat value, and can be adequately served by utilities and public services. In addition, the Project would not have significant effects relating to traffic, noise, air quality or water quality.
2. The Planning Commission has reviewed and considered the Environmental Planning Services Division's determination of exemption and the comments received at the hearing on the Project, and has determined that the Project is exempt from review under CEQA for the reasons stated above.

B. The **Tentative Map** to subdivide two parcels totaling 2.0± acres into 8 lots in the Standard Single-Family (R-1) Zone is hereby approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the North Sacramento Community Plan, and Chapter 16 of the City Code, which itself is a Specific Plan of the City of Sacramento.
 - b. The site is physically suitable for the type of development proposed and suited for the proposed density;

- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems; and
 - e. The design of the subdivision and 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.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, the North Sacramento Community Plan and Title 16 of the City Code, which is a specific plan of the City (Gov. Code Section 66473.5);
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in the violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the subdivision (Gov. Code Section 66474.6);
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive and/or natural heating and cooling opportunities (Gov. Code Section 66473.1); and
 5. The Planning Commission has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code Section 66412.3).
- C.** The **Subdivision Modification** to allow single-family lots that are non-standard in depth in the R-1 Zone is hereby approved based on the following findings of fact:
1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in this case to conform to the strict application of these regulations in that the City is requiring the developer to extend Veralee Lane through the subdivision, a requirement that results in insufficient land left over on the property for standard-sized lots;

2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
3. The modifications will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity in that the lots will still be of adequate shape and size to accommodate the use for which the land is currently zoned (detached single-family dwellings), and the standard setbacks required for the use.
4. Granting of the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the city in that the subdivision will still feature single-family residential lots consistent with the current General Plan and North Sacramento Community Plan land use designations of the area, while also providing a new public right-of-way that will provide additional connectivity through the area.

D. The **Variance** to allow an exception to the minimum lot dimensions for new lots being created in the R-1 Zone is hereby approved based on the following findings of fact:

1. Granting the variance does not constitute a special privilege to an individual property owner in that the reason for the applicant's needing the variance is due to the City's requirement that the applicant construct a public street through the subdivision.
2. Granting the variance will not be detrimental to the public welfare nor result in the creation of a nuisance in that the lots still meet the minimum lot size prescribed by the Zoning Code, and the applicant will be required to build a new public street that will benefit the neighborhood by increasing connectivity through the area;
3. Granting the variance does not constitute a use variance in that the proposed use of detached single-family residential development is allowed under the R-1 zone;
4. The variance is consistent with the general purpose and intent of the Zoning Code (Title 17 of the City Code) including the open space regulations and the General Plan in that the lots still meet the minimum lot size prescribed by the Zoning Code for the R-1 Zone and the proposed use (single-family residential) is consistent with the General Plan land use designation for the site.

Recommended Conditions of Approval:

- B. The **Tentative Map** to subdivide two parcels totaling 2.0± acres into 8 single-family lots in the Standard Single-Family (R-1) Zone is hereby approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-209). 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 Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

GENERAL

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

DEVELOPMENT ENGINEERING DIVISION

- B2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval by the Development Engineering Division after consultation with the US Postal Service.
- B3. 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 Division. Improvements required shall be determined by the City. The City shall determine improvements required for each phase prior to the 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 or damaged curb, gutter or sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B4. Dedicate and construct Dayton Street to a City Standard 53' right-of-way street cross-section (half-street only) to the satisfaction of the Development Engineering Division.

- B5. Dedicate and construct the extension of Veralee Lane as shown on the tentative map to a City Standard 41' right-of-way street cross-section to the satisfaction of the Development Engineering Division.
- B6. The applicant shall construct ADA-compliant ramps at the corners of the intersection of Dayton Street and Veralee Lane to the satisfaction of the Development Engineering Division. Intersection round corners shall have a radius of 27 feet measured from the face of curb.
- B7. The applicant shall install permanent street signs to the satisfaction of the Development Engineering Division.
- B8. All right-of-way street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The centerlines of such streets shall be aligned to the satisfaction of the Development Engineering Division.
- B9. The design and placement of walls, fences, signs and landscaping near intersections and driveways shall allow stopping sight distances 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 to 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

PUBLIC/PRIVATE UTILITIES

- B10. Dedicate a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights-of-way.
- B11. Dedicate the northern 5.0 feet of Parcels 1, 2, and 3 as a public utility easement (PUE) for overhead and underground facilities and appurtenances.

DEPARTMENT OF UTILITIES

- B12. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities (DOU).
- B13. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water studies, per each approving agency requirements.
- B14. Public streets with publicly-maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to opposite lip of gutter. Drain inlets, curb and gutter shall be constructed to City

standards for residential streets. Unless otherwise approved by the DOU, parallel underground dry utilities shall not be located in these streets.

- B15. An on-site drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The project will be required to provide storm water detention in the low points of the street and/or landscaped areas and/or in detention vaults or oversized drainage pipes located in the street. The project area is served by Sump No. 117, which has a capacity of 0.18 cubic feet per second per acre. According to City Design and Procedures Manual, the project site will be required to store 2,400 cubic feet per acre of storm water during a 10-year storm event (a rainstorm that has a 1-in-10 chance of happening in a given year). The drainage study shall also include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. This study and shed map shall be approved by the DOU.
- B16. The building pad elevations shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation, or the finished floor elevation shall be a minimum of 1.8 feet above the local controlling overland flow release elevation, whichever is higher.
- B17. Per City Code, the Subdivider may not develop the subdivision in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. Furthermore, all parcels shall be graded so that drainage does not cross property lines. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement of Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- B18. Prior to the submittal of improvement plans, prepare a project-specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 lbs. per square inch; or (2) 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 lbs. per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for the project. Contact the DOU for the pressure boundary conditions to be used in the water study.
- B19. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. Based on the results of the water study, and/or if required to provide adequate fire flow, the existing 4-inch water main

located in Veralee Lane shall be upsized to an 8-inch main from Rene Avenue through the subject site.

- B20. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the DOU.
- B21. Per City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- B22. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU. All new sewer mains shall be at least 8 inches in diameter.
- B23. 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 DOU.
- B24. This project will disturb more than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and Notice of Intent may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.
- B25. 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.
- B26. 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. Since the project is less than 20 acres in size, only source control measures are required. Improvement plans must include the source control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for

appropriate source control measures.

PARK PLANNING DESIGN & DEVELOPMENT DEPARTMENT

- B27. Payment of In-lieu Park Fee:** Pursuant to City Code Chapter 16.64 (Parkland Dedication), the applicant shall pay to the City an in-lieu park fee in the amount determined under City Code Sections 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 (see Advisory Note 4 below).
- B28. 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 Sini Makasini, Special Districts Project Manager at 916-808-7967 for further information). In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment.

FIRE DEPARTMENT

- B29.** Provide the required fire hydrants on Veralee Lane in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- a. A hydrant installed at the end of an access roadway as a "blow-off" for the water district does not meet the Fire Department fire hydrant requirements.
 - b. Existing "wharf"-type fire hydrants do not satisfy fire hydrant requirements for new construction.
 - c. Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.

ADVISORY NOTES:

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

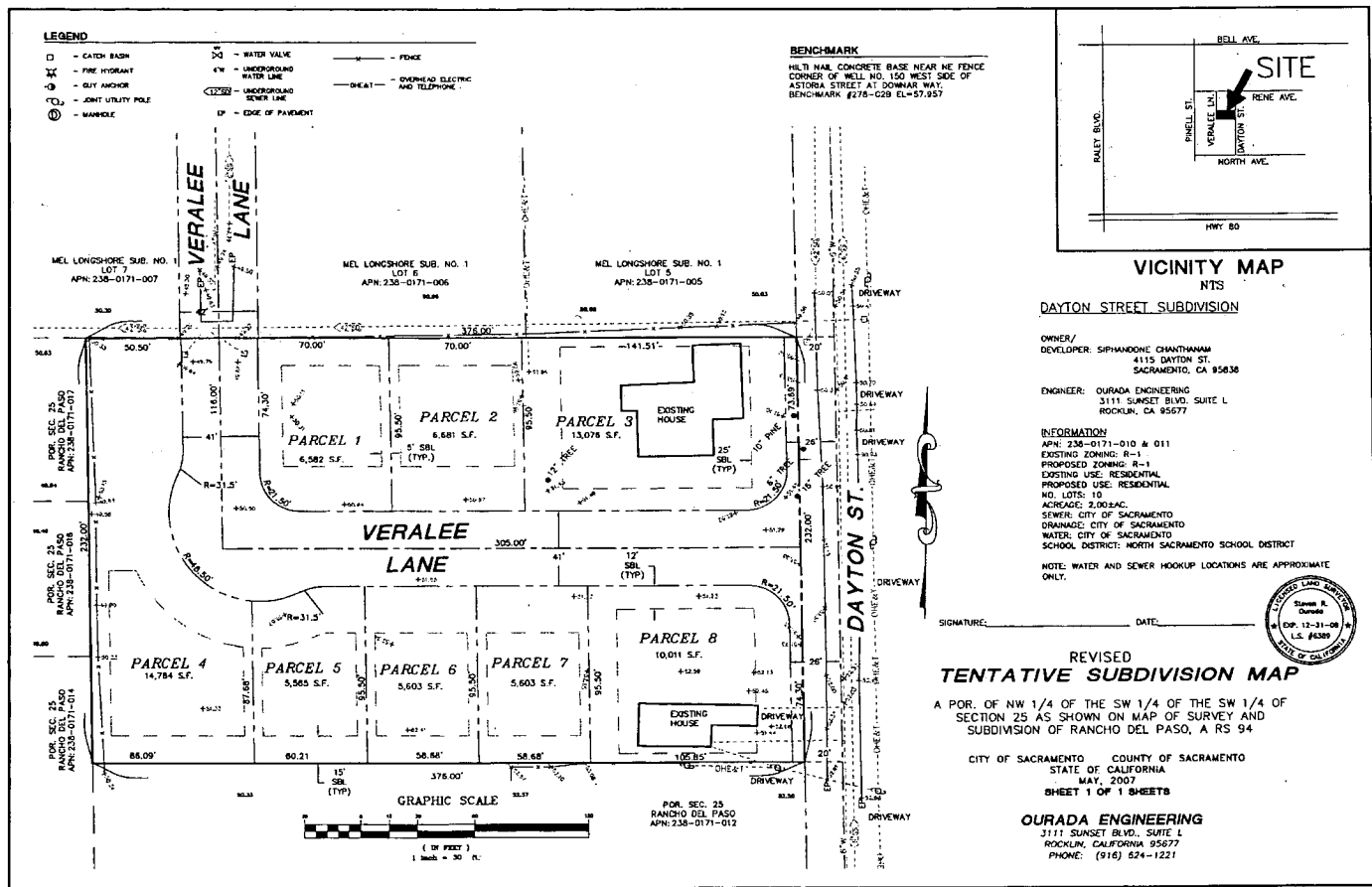
1. If unusual amounts of bone, stone, or artifacts are uncovered on the site, all work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, mitigation measures to reduce any archaeological impact to a less-than-significant level before construction can resume. **A note shall be placed on the final improvement plans referencing**

this condition.

2. The on-site storm water detention measures required may affect site design and site configuration and should be considered during early planning stages.
3. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving the proposed subdivision are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. 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 SRCSD fees.
4. Developing this property may require the payment of sewer impact fees. The applicant should contact the Fee Quote Desk at 916-876-6100 for sewer impact fee information.
5. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by planting, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, provide habitat for wildlife, provide energy-saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
6. As per City Code, the applicant will be responsible to meet his obligations regarding:
 - a. Title 16, Chapter 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 \$11,264. This is based on 6 single-family residential units and an average land value of \$105,000 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less 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.
 - b. Title 18, Chapter 18.44 Park Development Impact Fees, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$26,958. This is based on 6 single-family residential units at \$4,493 per unit. Any change in these factors will change the amount

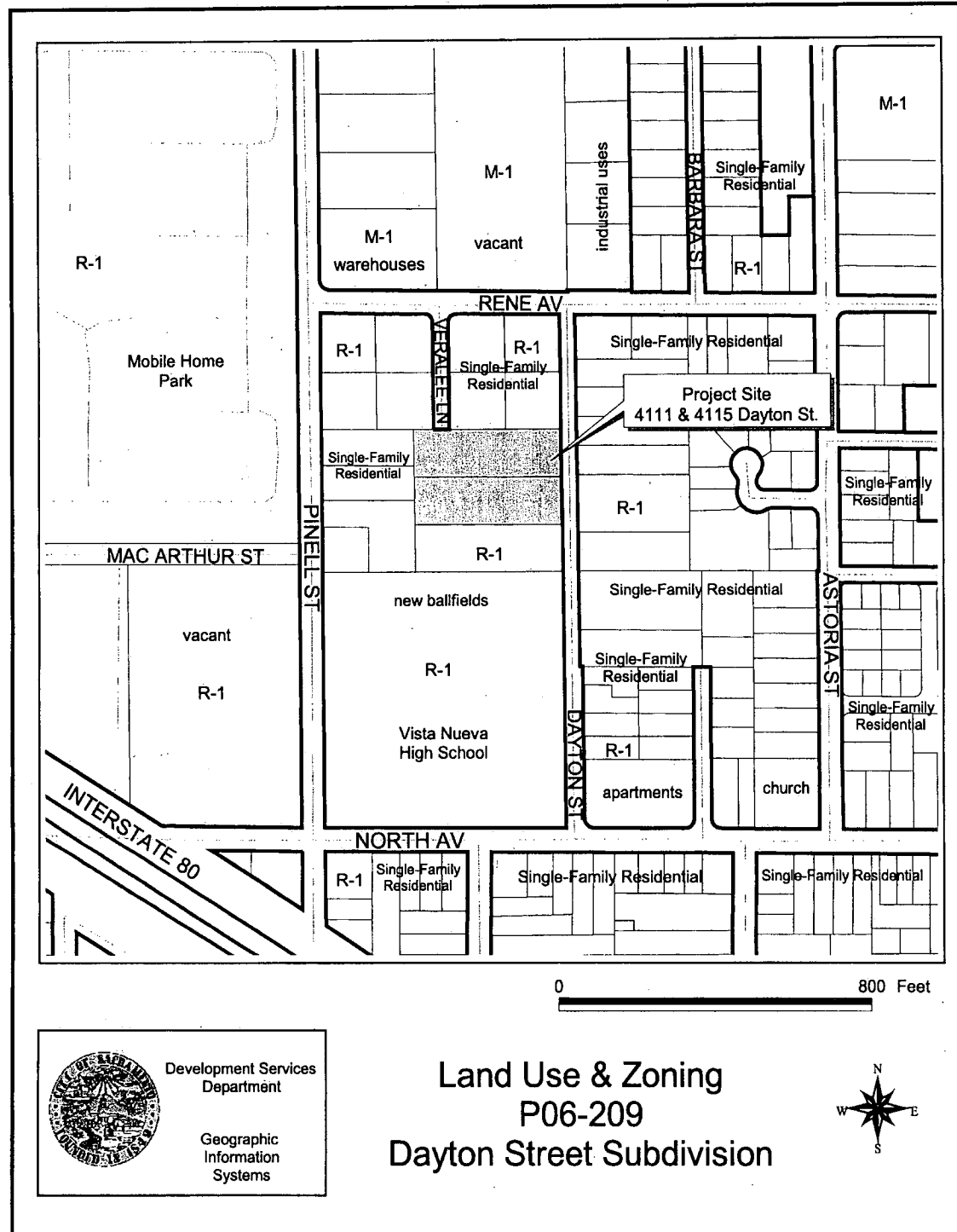
of the PIF due. The fee is calculated using factors at the time the project is submitted for building permit.

- c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.



OE:SC1123

Attachment 2 – Land Use & Zoning Map



Development Services
Department

Geographic
Information
Systems

Land Use & Zoning
P06-209
Dayton Street Subdivision

