

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR:

On Thursday, March 30, 2006, the Zoning Administrator approved with conditions a Special Permit for deep lot development which will allow for one (1) new single-story home to be constructed in the rear of a property which contains an existing home in the Standard Single Family (R-1) zone for the project known as **Z05-207**. Findings of Fact and conditions of approval for the project are listed on pages 3-8.

Project Information

The subject parcel is considered to be a "Deep Lot" of over 160 feet in length. More than one home may be allowed on a "Deep Lot" if it the property is of sufficient size to meet development standards. The project will require a public hearing by the Zoning Administrator for the following entitlement:

Zoning Administrator Special Permit for Deep Lot Development to construct one (1) new 2210± square foot single-story home on the rear of a property lot which contains an existing 2040 square foot house (and a couple of accessory structures) on 0.50± partially developed acres in the Standard Single Family (R-1) zone.

(This project received a preliminary review as IR05-354)

Location: 5911 Wallace Avenue (District 6, Area 3)

Assessor's Parcel Number 027-0322-024

Applicant: Gary Nghiem & Laura Lam
5911 Wallace Avenue
Sacramento, CA 95824

Property Owner: Same as Applicant

Project Planner: Robert W. Williams

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

Surrounding Land Use and Zoning:

North:	R-1;	Single Family Residence
South:	R-1;	Single Family Residence
East:	R-1;	Single Family Residences
West:	R-1;	Single Family Residences & Four Family Residence

Height and Area Regulations for Property		
Regulation	Required	Proposed
Height:	35' to plate line	19' to roof peak
Front setback:	25' (or average)	No Change
North (L) interior-side setback:	5'	No Change
South (R) interior-side setback:	5'	No Change
Rear setback:	15'	113'-10"
Overall Lot Coverage allowed (R-1 zone):	Maximum \leq 40%	Under 31%

Property Dimensions: 60.97' x 357.81'
Property Area: 0.50± acres, 21816 sq ft.

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A - C

Previous Files IR05-354 (Preliminary review for this project), P88-241

Additional Information The applicant is requesting to construct one new single family dwelling on a deep lot which contains an existing single family dwelling on the front of the lot in the Standard Single Family (R-1) zone. The existing home on the property is a 2-story home of 1560 square feet of living space and was constructed in 1990 with an attached garage. In 1991 a detached garage was constructed behind the home and in 1999 a large storage shed was constructed behind the detached garage. The original attached garage on the existing home was converted to living space at some point during this time period without proper permits.

The new home is proposed to be a 2210± square foot single-story single-family home to be built about ten feet behind the existing storage shed. The project when complete will contain the existing home in the front of the property (west side) then (from front to back) the detached garage, the large storage shed, and then the new proposed home. All the structures will be on the north (left) side of the property, with the existing driveway (to be extended) along the south (right) side of the property. The new home will face south, towards the driveway, and the rear 114± feet of the property will remain vacant for now.

Sacramento City Zoning Code Section 17.16.010, Definitions of words and terms, definition of a Deep Lot is as follows: "Deep lot (residential)" means a single parcel in the R-1 or R-2 zone which is at least one hundred sixty (160) feet deep. Since this lot is over 357 feet deep, it meets the literal definition of a deep lot. In order to apply for a Zoning Administrator Special Permit for Deep Lot Development in the Standard Single Family (R-1) zone, the total size of the lot must equal at least 5,200 square feet of land per each dwelling unit proposed (all residential structures cannot contain more than two dwelling units each). Therefore, a deep lot would have to contain at least 10,400 square feet of land in order to qualify for submittal of a Special Permit to the Zoning Administrator. This lot is approximately 21816 square feet in size, so it could potentially have up to four dwelling units total subject to Special Permit approval.

The primary consideration for approval of a Deep Lot development project is whether the surrounding area can be more appropriately developed with standard public streets and subdivisions. (This usually will have to wait until more land can be acquired by a potential developer). If the area could be more appropriately developed in the future, then a Deep Lot

development application should not be approved. Since this lot is partially hemmed in by existing development, Planning staff and Development Engineering staff have concluded that new public streets are not likely to be able to access this or the nearby properties for a more appropriate subdivision development. Planning staff therefore supports the Deep Lot Development request.

Approval of a deep lot development is also subject to Fire Department regulations and requirements. Depending upon how far the structures are from the street, a hammerhead turnaround for fire trucks may be required, however the fire department has determined that they do not need the turnaround as this proposed single structure is within the distance requirements. No parking is to be allowed on the fire lane.

Other considerations for approval of deep lot development are design related. Plans had to be revised per staff requirements to add a covered front porch of at least four feet square. Plans also had to be revised to add an access door to the yard area and also to lengthen the garage to meet the minimum length requirement of 20 feet. Other design requirements included making sure all the homes complied as closely as possible with Single Family design checklist and residential design principals.

This project was given a preliminary review by staff (IR05-354) prior to its acceptance as a Zoning Administrator's application. The purpose of the preliminary review was to determine whether or not the proposal for Deep Lot Development was something that City Planning staff could support in this neighborhood, and, if the project is supportable, what major issues as far as site conditions and design improvements need to be addressed and or revised before submitting complete fees and plans for the Zoning Administrator hearing.

The site was posted and property owners within 100 feet of the subject site were notified. Staff did not receive any phone calls regarding the project. No opposition to the project has been expressed.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Development Engineering and Finance, Police, Fire, Design Review, Parks, and the Building Division. The comments received pertaining to the project have been included as conditions of approval.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332, Infill Development.

Conditions of Approval:

General:

1. The project shall be constructed in conformance with submitted plans except as noted in the Conditions of Approval (unless required to be modified to conform to required building codes). Any modification or change shall require review by the Planning Division.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. Prior to submitting for a building permits, the applicant shall legalize all construction that may have been done without proper permits. (No record has been found by staff for the garage conversion in the existing home).

4. A portion of the paved parking area in front of the home is required to be removed and landscaped. The paved area in front shall not exceed 16 feet in width beyond the 20 foot driveway required by the fire department. No more than 36 feet wide total paving allowed in the front setback area.
5. All landscaping and yard areas, (existing and proposed) shall be provided with automatic irrigation.
6. Prior to building permit submittal, the applicant shall resubmit final site / landscape plan, (along with 8 1/2" x 11" reductions) to Planning for review and approval (contact Robert W. Williams, 808-7686).
7. Provide, as shown on plans, an access door on the east (right) side of the home to access the yard area. A shade tree shall be planted in the landscaped area on the east (right) side of the new residence. The landscaped area should be extended to at least 15 feet or more on the east (right) side of the home. A six-foot high fence should be provided around this landscaped area for private yard space for the new residence.
8. Parking shall be for the sole use of the tenants. Parking spaces shall not be leased to anyone other than tenants residing within the deep lot development.
9. The addresses of all the units are required to be displayed so that they are visible from both the private drive and from Wallace Avenue.
10. The lease agreement for renting any of these dwellings shall include language prohibiting the parking of vehicles within designated Fire Department access area.
11. The new garage shall be equipped with a remote operated electric garage door opener.
12. Trash, recycling, and greenwaste collection shall be handled with individual containers for each house, and NOT with a central dumpster.
13. All landscaping and yard areas, (existing and proposed) shall be provided with automatic irrigation.
14. *ADVISORY COMMENT:* All existing gates and fencing shall be in conformance with the current fencing regulations, as the existing home was constructed in 1990.

Design Review:

15. The new residential unit shall have a decorative covered front porch with an area of at least 4' x 4' or greater (as indicated on plans).
16. Roofing shall be a minimum of 30-year laminated dimensional composition.
17. The roof pitch of the new home shall be at least 5:12.
18. The windows on the front (south) of the new home shall be gridded and have decorative trim and sills.
19. Siding shall be smooth stucco on all exterior walls.

24. The dwelling shall provide a decorative porch/front door light fixture and a decorative attached light fixture over or adjacent to (on each side of) the garage door.

Development Engineering and Finance:

25. The driveway shall have a minimum width of 24' at the mouth, and shall taper into 20' as it continues inward the property.
26. Due to the vast undeveloped land surrounding the site, the owner shall coordinate with the Planning division as well as the Development Engineering and Finance division regarding any right of way dedication which is likely to be required

Utilities:

27. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities. Section 13.04.060 of the City Water Code states that for a single-family domestic service connection, the maximum size shall be one (1) inch, or one and one half (1-1/2) inches if residential fire sprinkler systems are present, unless otherwise authorized by the Director of the Department of Utilities. Prior to submitting plans to the Building Department the applicant should contact the Chief Plumbing Inspector with the Building Division to determine the size of the domestic water tap required for this project. If the required size is greater than one and one half inches, then the applicant must submit a request to the Department of Utilities for approval of a larger tap size. Approvals need to be obtained prior to issuing the building permit. Note: If the lot is to be subdivided in the future, each resulting lot shall have it's own independent water service.
28. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems. The houses at the rear of the lot may require sprinkler systems or an on-site fire hydrant. The nearest existing hydrant is located adjacent to the proposed driveway. Note: An 8 inch water main is located in Wallace Avenue.
29. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.
30. If the paved area draining to Wallace Avenue exceeds 6000 square feet, an on-site underground drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). Adjacent off-site topography shall also be shown to the extent

necessary to determine impacts to existing surface drainage paths. The lot shall be graded so that drainage does not cross property lines and drains to Wallace Avenue.

31. A grading plan showing existing and proposed elevations (City datum) 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.
32. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation.
33. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction
34. *ADVISORY NOTE:* The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

Fire:

35. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. The road width may be reduced to 16' provided the new residence is fitted with an approved residential sprinkler system to the satisfaction of the Fire Department.
36. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
37. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

Parks:

38. The applicant must provide proof of compliance with City Code 16.64 (Parkland Dedication) prior to approval of special permits or issuance of building permit if the parcel was created after March 5, 1981, the effective date of City Ordinance #81-007 relating to the Dedication of Land, Payment of Fees, or both, for Park and Recreational Purposes.
39. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager, Ron Wicky 808-5628).

Police:

40. All residential buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numbers shall be no less than four inches in height and shall be of a contrasting color to the background to which they are attached. The numerals shall be lighted at night.
41. *ADVISORY NOTE:* Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.
42. *ADVISORY NOTE:* All exterior doors shall be adequately illuminated with their own light source.
43. *ADVISORY NOTE:* All alarm plans shall be approved by the Sacramento Police Department's Alarm Unit.
44. *ADVISORY NOTE:* Outside hinges on all exterior doors shall be provided with non-removable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
45. *ADVISORY NOTE:* Main entrance doors residences shall be secured with single cylinder deadbolt locks with a minimum throw of one inch, in addition to door latches with a one-half inch minimum throw. The locks should be so constructed that both deadbolt and dead latch can be retracted by a single action of the inside doorknob.
46. *ADVISORY NOTE:* A viewing device or peephole shall be installed in each individual entrance door and shall allow for 180 degree vision.
47. *ADVISORY NOTE:* Any glass doors shall be secured with a deadbolt lock with a minimum throw of one inch. The outside ring should be free-moving and case hardened.
48. *ADVISORY NOTE:* Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
49. *ADVISORY NOTE:* If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.
50. *ADVISORY NOTE:* Windows shall be constructed so that when the window is locked it cannot be lifted from the frame (sliding).
51. *ADVISORY NOTE:* The sliding portion of a sliding glass window shall be on the inside track.
52. *ADVISORY NOTE:* Window locking devices shall be capable of withstanding a force of 300 pounds in any direction.
53. *ADVISORY NOTE:* Secondary locking devices are required on ground floor windows and any windows accessible from outside connecting balconies.
54. *ADVISORY NOTE:* Ground level patio fences should be low profile to allow observation while still providing a sense of privacy.

55. **ADVISORY NOTE:** The developer/applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal hours.
56. **ADVISORY NOTE:** Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.
57. **ADVISORY NOTE:** Secondary dead locks shall be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts shall be of hardened material or shall have hardened steel inserts.
58. **ADVISORY NOTE:** Vision panels in exterior doors (if used) or within reach of the inside activating device shall be of burglary resistant glazing or equivalent.
59. **ADVISORY NOTE:** Windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.
60. **ADVISORY NOTE:** The sliding portion of a sliding glass window shall be on the inside track.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. The proposed project does not prohibit the possible future subdivision of this site; and
 - b. The project will further develop a large undeveloped land area with additional housing opportunities; and
 - c. The proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood; and
 - d. The proposed project meets the requirements of the Zoning Ordinance for deep lot development.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. Adequate parking will be provided; and
 - b. There will be adequate yard area and setbacks for both residences; and
 - c. The use will not generate significant impacts to the nearby residential properties.

3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the site as Low Density Residential 4-15 du/na and Residential 4-8 du/na, respectively.



Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within three years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

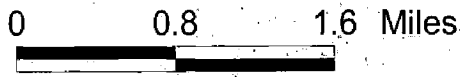
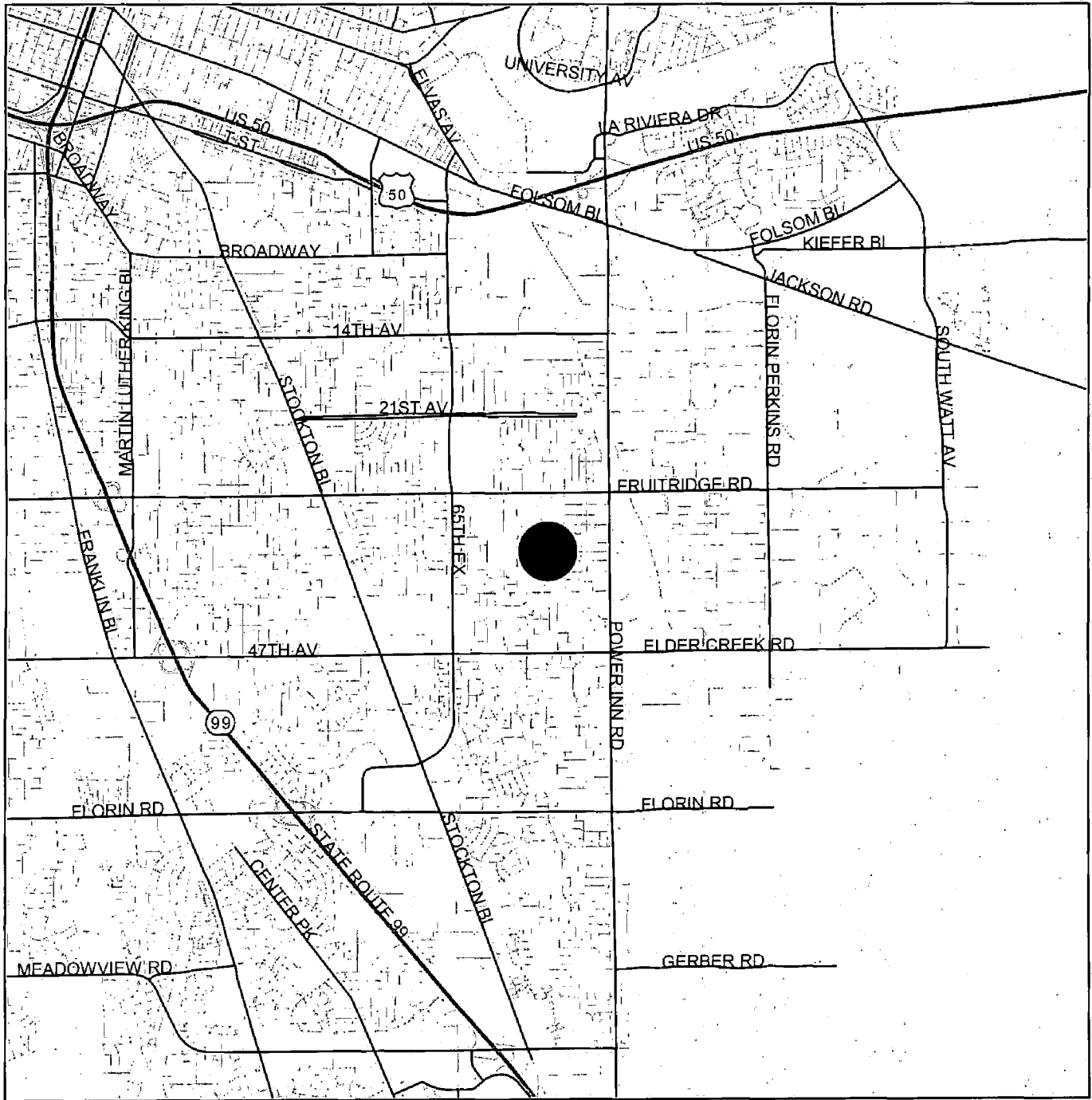
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: ZA Log Book (original)

File

Applicant

Property Owner



Development Services
Department

Geographic
Information
Systems

Vicinity Map
 5911 Wallace Avenue
 027-0322-024

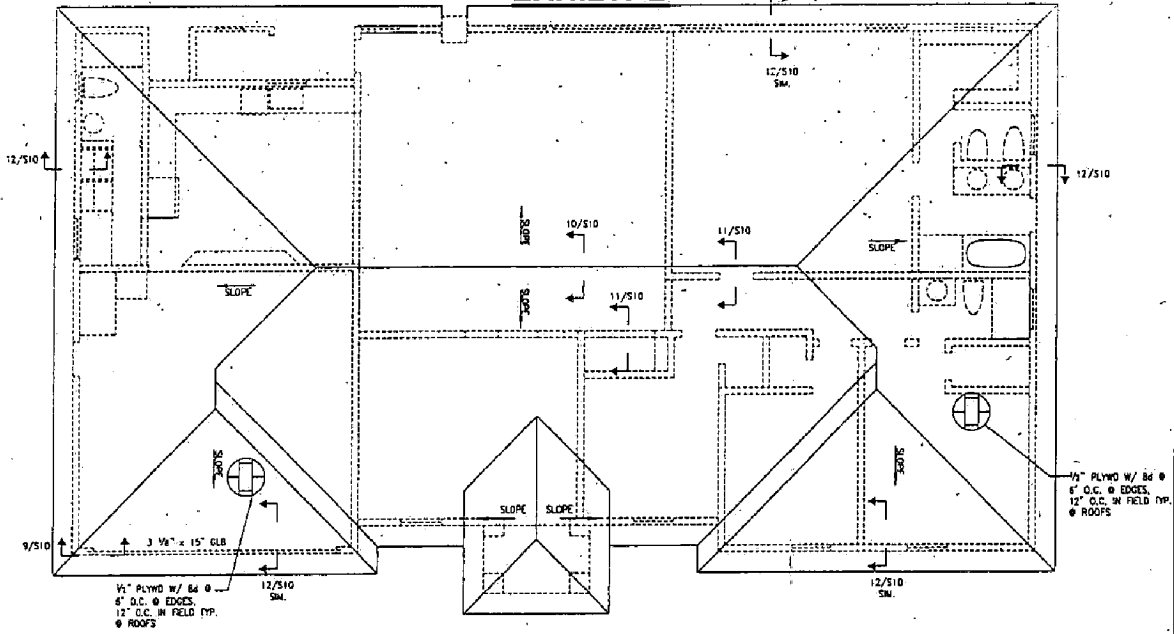


Z05-207

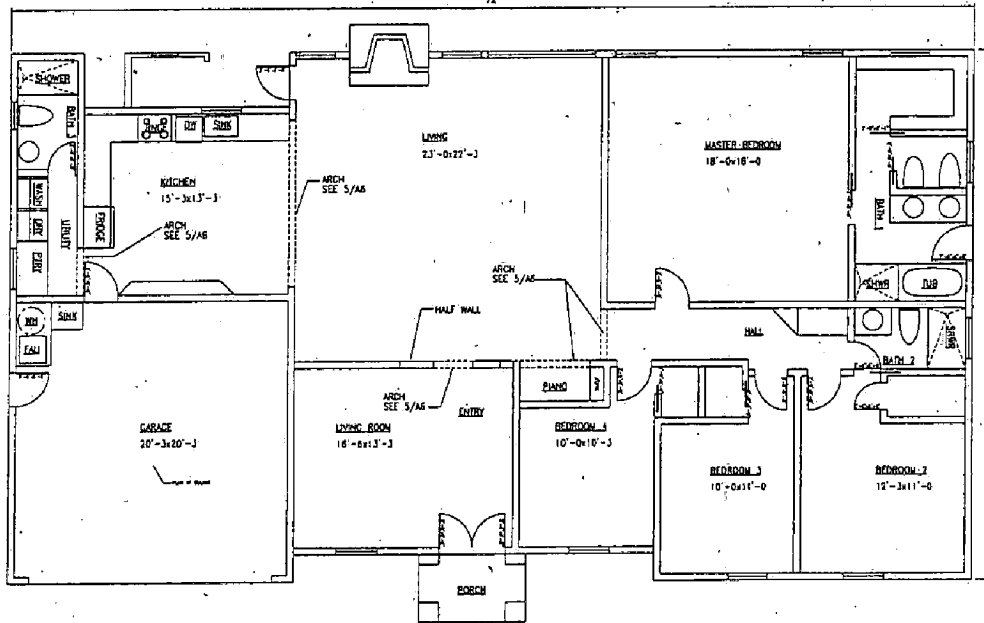
March 30, 2006

Item 02

EXHIBIT B



ROOF PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"

- NOTES:
1. ROOM DIMENSIONS AT 2' O.C. UNLESS OTHERWISE NOTED.
 2. DESIGN BY UNLESS OTHERWISE INDICATED, CONSTRUCTION SHALL BE AS SHOWN.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. NATIONAL BUILDING CODE.
 4. SEE DETAIL 5/A7 AT DOORWAY STAIR 2'-8".
 5. ROOM FINISHES, SPECIFIC MATERIALS, AND COLORS SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
 6. FINISHES, MATERIALS, AND COLORS SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
 7. FINISHES, MATERIALS, AND COLORS SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
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 10. FINISHES, MATERIALS, AND COLORS SHALL BE AS SHOWN ON THE FINISH SCHEDULE.

- LEGEND:
- ELECTRICAL OUTLET
 - ACCESS LIGHTING
 - LIGHT FIXTURE
 - WALL SWITCH
 - GFCI ELECTRICAL OUTLET
 - SHADE INTERIOR
 - TELEPHONE AND CABLE
 - EXHAUST FAN
 - REFRIGERATOR CABINET

SHEET NO. A-2 DATE: FEB. 16, 2006 SCALE: 1/4" = 1'-0" PROJECT: ADDITION THE NGHIEM RESIDENCE 5911 WALLACE AVENUE SACRAMENTO, CALIFORNIA 95824	DRAWN BY: ADDY L. HONG CHECKED BY: ADDY L. HONG DATE: 02/16/06 PROJECT NO.: 013-263-2613	FLOOR/ ROOF/ PLAN	REVISION

Item No: 5

SRC Date: November 2, 2005

File: Z05-206

JN: P243

SRC CONDITIONS: 330 Haggin Avenue

TO: Robert Williams, Planning Division.

FROM: Scott Tobey, Development Engineering and Finance Division.

DATE: October 31, 2005

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z05-206). 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. 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: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Show all continuing and proposed/required easements on the Parcel Map.
3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

PUBLIC WORKS: Streets

4. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to 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 curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.

* Item 5

5. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements as determined by the Development Engineering and Finance Division and the Department of Transportation.
6. The applicant shall dedicate in the form of an Irrevocable Offer of Dedication 20.5' of land along the southern property line of the proposed Tentative Map for a future road to the satisfaction of Development Engineering and Finance.
7. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division.

PUBLIC/PRIVATE UTILITIES:

8. Dedicate a 12.5 foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
9. Dedicate the West 5-feet of Parcel 2 as a public utility easement for overhead and underground facilities and appurtenances.
10. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
11. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

CITY UTILITIES

12. If required by the Fire Department, construct a fire hydrant fronting the project. The location of the fire hydrant shall be determined by the Department of Utilities and the Fire Department.

PPDD: Parks

13. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

14. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (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 cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

ADVISORY NOTES:

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

15. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.
16. The on-site water, sanitary sewer and storm drain systems shall be private systems maintained by the property owner.
17. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, fire sprinkler system, etc.).
18. Each lot shall have a separate water and sanitary sewer service.
19. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. 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.
20. Developing this property may require the payment of additional sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.