City of Sacramento
City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: **11/13/2012** **Report Type:** Public Hearing

Title: Rapp Tentative Map and Rezone (P11-056) (Noticed on 10-29-12; passed for publication on 10-30-12, published on 11-2-12)

Report ID: 2012-00867

Location: 501 Jessie Avenue (northwest corner of Jessie Avenue and Taylor Street), District 2

Recommendation: Conduct a public hearing and upon conclusion, 1) pass a Resolution determining Project is Exempt from review under the California Environmental Quality Act, 2) pass a Resolution approving a tentative map and subdivision modification in the proposed Standard Single-Family (R-1) zone, and 3) adopt an Ordinance rezoning 4.56 net acres from Agricultural (A) zone to Standard Single-Family (R-1) zone.

Contact: David Hung, Associate Planner, (916) 808-5530; Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department

Presenter: David Hung, Associate Planner, (916) 808-5530, Community Development Department

Department: Community Development Dept
Division: Planning
Dept ID: 21001221

Attachments:

01-Description/Analysis
02-Background
03-Vicinity Map
04-Ordinance Rezone
05-Exhibit A Rezone
06-Resolution CEQA
07-Resolution Tentative Map Subdivision Modification
08-Exhibit A Tentative Map
09-Exhibit B Frontage Improvement
10-Land Use and Zoning Map

City Attorney Review

Approved as to Form
Sabina D. Gilbert
11/1/2012 3:31:47 PM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 10/30/2012 10:04:41 AM

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Description/Analysis

Issue: The applicant is proposing to subdivide one parcel located at 501 Jessie Avenue into two parcels on approximately 4.56 net acres and to rezone the property from Agricultural (A) to Standard Single-Family (R-1). There is currently a residential care facility on the western portion of the site; the eastern portion is undeveloped. The project requires the approval of a Rezone, a Tentative Map, and a Subdivision Modification for creation of non-standard lot depths. The residential care facility will remain, and no new development is being proposed for the eastern portion of the site at this time.

Policy Considerations:

General Plan: The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Suburban Low Density Residential, which provides for, "…low-intensity housing and neighborhood support uses including…limited neighborhood-serving commercial on lots three acres or less…compatible public, quasi-public, and special uses."

The proposed rezoning of the site, from Agricultural to Residential, would bring the site into compliance with the 2030 General Plan land use designation. The existing residential care facility would be considered a special use within the Suburban Low Density Residential designation and as such would meet Goal LU 8.2, which states:

- **Special Uses.** Provide for the development of Special Uses (e.g., assembly facilities, live-work studios and care facilities) that are included within several Land Use and Urban Form Designations.

The subdivision, rezone, and existing residential care facility use do not result in a material change to the site and therefore, the proposed project meets the 2030 General Plan goals and policies related to the Suburban Low Density Residential land use designation.

Economic Impacts: None.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division (EPS) 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.

To qualify for exemption under Class 32, Section 15332, a project must be consistent with the General Plan as well as with the applicable zoning regulations, and be located within the City limits on a site that is not more than five acres in size and substantially surrounded by urban uses. The project site must have no habitat value for endangered, rare or threatened species, and be adequately served by utilities and public services. In addition, the project shall not have significant effects relating to traffic, noise, air quality, or water quality. The proposed project complies with these criteria.

Sustainability: The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as

projects are proposed within the City: 1) Reduce consumption of material and encourage the reuse and local recycling of materials; 2) Reduce the use of toxic materials; 3) Establish and continuously improve “green” building standards for both residential and commercial development--new and remodeled; 4) Reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses; 5) Reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; 6) Improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote “greening” and “gardening” within the City; 7) Create “Healthy Urban Environments” through Restorative Redevelopment, and 8) Maintain and expand the urban forest.

The project, by rezoning and subdividing a property to allow for possible future residential developments, may support the sustainability goal of applying “green” building standards for new residential development.

Commission/Committee Action: On October 11, 2012, the Planning Commission forwarded to the City Council the recommendation for approval by a vote of 11 ayes (two absent).

Rationale for Recommendation: Staff recommends the Council approve the requested entitlements based on the findings listed in Attachments 4, 6, and 7. The project is consistent with adopted applicable policies and goals of the City’s General Plan.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

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Background Information: The project site is a 4.56 net acre parcel which contains an existing residential care facility upon the western half. The eastern half is vacant, bare land. The existing residential care facility has a deemed Special Permit for the use. On April 14, 1977, a Special Permit to expand the residential care facility was approved (P7713). On April 10, 1986, an additional Special Permit to further expand the residential care facility was approved (P86-094), but the expansion was never constructed and the entitlement subsequently expired. The proposed project was submitted on July 27, 2011.

Public/Neighborhood Outreach and Comments: The project was routed to the Robla Park Community Association. In addition, the site was posted and all property owners within a 500-foot radius of the project site were sent a public notice. City staff did not receive formal comments from the neighborhood association, nor the general public.

Project Design:

Rezone

Following is a summary of the proposed rezone:

Table 2: Rezone

Designation	Maximum Density	Existing (gross ac)	Proposed (gross ac)	Difference (gross ac)
Agricultural (A)	0.2 units/acre	5.0	0	-5.0
Standard Single-Family (R-1)	8 units/acre	0	5.0	+5.0
TOTAL		5.0	5.0	

As shown above, the existing parcel is currently zoned Agricultural (A) and will be rezoned to Standard Single-Family (R-1). Multi-family uses are located to the north, a residential care facility is located to the south, and single family residences are located to the east and west. The 2030 General Plan designates the site as Suburban Low Density Residential, SLDR, and rezoning the site to Standard Single Family (R-1) will bring the entire site into compliance with the 2030 General Plan.

The existing residential care facility is an allowed use within the Standard Single Family (R-1) zone upon the approval of a Special Permit, and a deemed Special Permit exists for the residential care facility. The vacant parcel will be rezoned to Standard Single-Family Residential (R-1), which would allow for the construction of single family residences on the site. Any new single-family dwellings will be subject to a design review checklist for the Expanded North Area Design Review District. Although there is not currently a development plan for the vacant parcel, staff anticipates that the vacant parcel will be subdivided, providing for additional single family residential lots in the

future. Approximate density for the R-1 zone is six to eight dwelling units per acre. The Suburban Low Density Residential land use designation for the General Plan allows a density of three to eight dwelling units per acre. Therefore, the 2.09 net acre vacant site can allow up to 16 dwelling units to be in conformance with the zoning and general plan designation. Staff is in support of the Standard Single- Family (R-1) zone for the existing residential care facility parcel and future residential parcel.

Tentative Map

Map Design: The tentative map proposes to subdivide an existing 4.56 net acre parcel into two parcels as summarized below:

Table 3: Map Design Summary			
Parcel No.:	Lot Size:	Lot Description:	Land Use:
1	2.47 net acres (346.82' x 330.09')	Interior Lot	Existing residential care facility
2	2.09 net acres (313.51' x 330.13')	Corner Lot	Vacant

The project proposes to rezone the new parcels from A to R-1. Per section 16.40.220 of the City Code, the lot depth of a parcel in the R-1 zone shall not exceed 160 feet. Both new parcels are exceeding the maximum depth allowed; therefore, the approval of a subdivision modification is required, which is discussed later in the report. The proposed subdivision does not bring the development on parcel 1 into non-conformance with setback and lot coverage requirements in the R-1 zone.

Vehicular Circulation and Parking: The subject site is located on the northwest corner of Jessie Avenue and Taylor Street. Both Jessie Avenue and Taylor Street are two-way public streets. There is currently available on-street parking directly in front of the residential care facility portion only. The Intersection at Jessie Avenue and Taylor Street is controlled by four-way stop signs. A tapered street section is shown on Taylor Street in front of the site to accommodate an existing utility pole; no parking will be allowed along the tapered section of the street.

Pedestrian Circulation: Currently, a sidewalk and raised curb are installed in front of the residential care facility portion only (parcel 1). The street frontages of proposed parcel 2 will be developed with sidewalk, curb, and gutter. The project as proposed, with no current development on parcel 2 does not impact or change existing circulation in and around the site.

Walls and Fencing: There is an existing chain link fence between proposed parcels 1 and 2, on the eastern edge of the residential care facility site. Chain link fencing currently exists on the street frontages of proposed parcel 2; and wood fencing exists on the interior side of the parcel.

Utility: The 69-kV utility pole on Taylor Street shall remain in place as part of the public-right-of way with a tapered street section approved by Public Works. The utility pole on Jessie Avenue in front of parcel 2 will be shifted as a result of frontage improvements.

On October 19, 2011, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Map.

In evaluating tentative maps, the Council is required to make the following findings:

A. 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 map is consistent with applicable general and specific plans as specified in Section 65451;
   b. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
   c. The site is physically suitable for the type of development proposed;
   d. The site is physically suitable for the proposed density of the development;
   e. 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 habitat;
   f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
   g. 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;

B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

C. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

E. The Council 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 §66412.3).

Staff recommends approval of the Tentative Map with conditions as it is consistent with the goals and policies of the General Plan and Title 16 of the City Code. The site is physically suitable for existing as well as future developments. In addition, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife habitat. Furthermore, the design of the subdivision and the type of improvements are not likely to cause serious public health problems. Furthermore, 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. The project will not overly burden the sewer system, nor will it preclude future passive or natural heating and cooling opportunities.

Subdivision Modification

Per the City's Title 16 Subdivision Code, section 16.40.220, the minimum width, depth and area of all lots within the R-1 zone shall conform to the following design standards:

- Interior lots shall have a minimum width of 52 feet at the front building setback line.
- Corner lots shall have a minimum width of 62 feet at the front building setback lines.
- Lot depth shall not exceed 160 feet and shall not be less than 100 feet in depth.
- Interior lots shall have an area of not less than 5,200 square feet.
- Corner lots shall have an area of not less than 6,200 square feet.

The lot design standards for the project are as follows:

Table 4: Lot Design Standards

Standard	Required	Proposed	Deviation?
Corner lot area	6,200 square feet min.	2.47 net acres (Parcel 1)	**No**
Interior lot area	5,200 square feet min.	2.09 net acres (Parcel 2)	**No**
Corner lot width	62' minimum	313.51' (Parcel 1)	**No**
Interior lot width	52' minimum	346.82' (Parcel 2)	**No**
Lot depth	Not more than 160', not less than 100'	330.09' (Parcel 1) 330.13' (Parcel 2)	**Yes** **Yes**

Both Parcels 1 and 2 are able to meet the design standards except for the requirement that the allowable lot depth not exceed 160 feet. For creation of lots in which the depth exceeds 160 feet, the project requires the approval of a Subdivision Modification. In evaluating subdivision modifications, the Council is required to 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;

Due to the existing development on the site, 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;

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;

The modification will not be detrimental to the public health, safety or welfare, or be injurious to other properties in the vicinity in that the existing development on the site provides adequate yard spaces and buffer areas.

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.

The density and the land use are consistent with general plan goals and policies for the Suburban Low Density Residential designation.

Taking into account that the site is partially developed and that the proposed vacant parcel 2 may be further subdivided and developed with either residential uses or other uses allowed in the R-1 zone, staff supports the proposed subdivision modification. The subdivision modification is not based solely on the cost to the subdivider and will not be detrimental to the public health, safety or welfare in the neighborhood. The proposal is consistent with the goals and polices for single-family housing in suburban residential neighborhoods.

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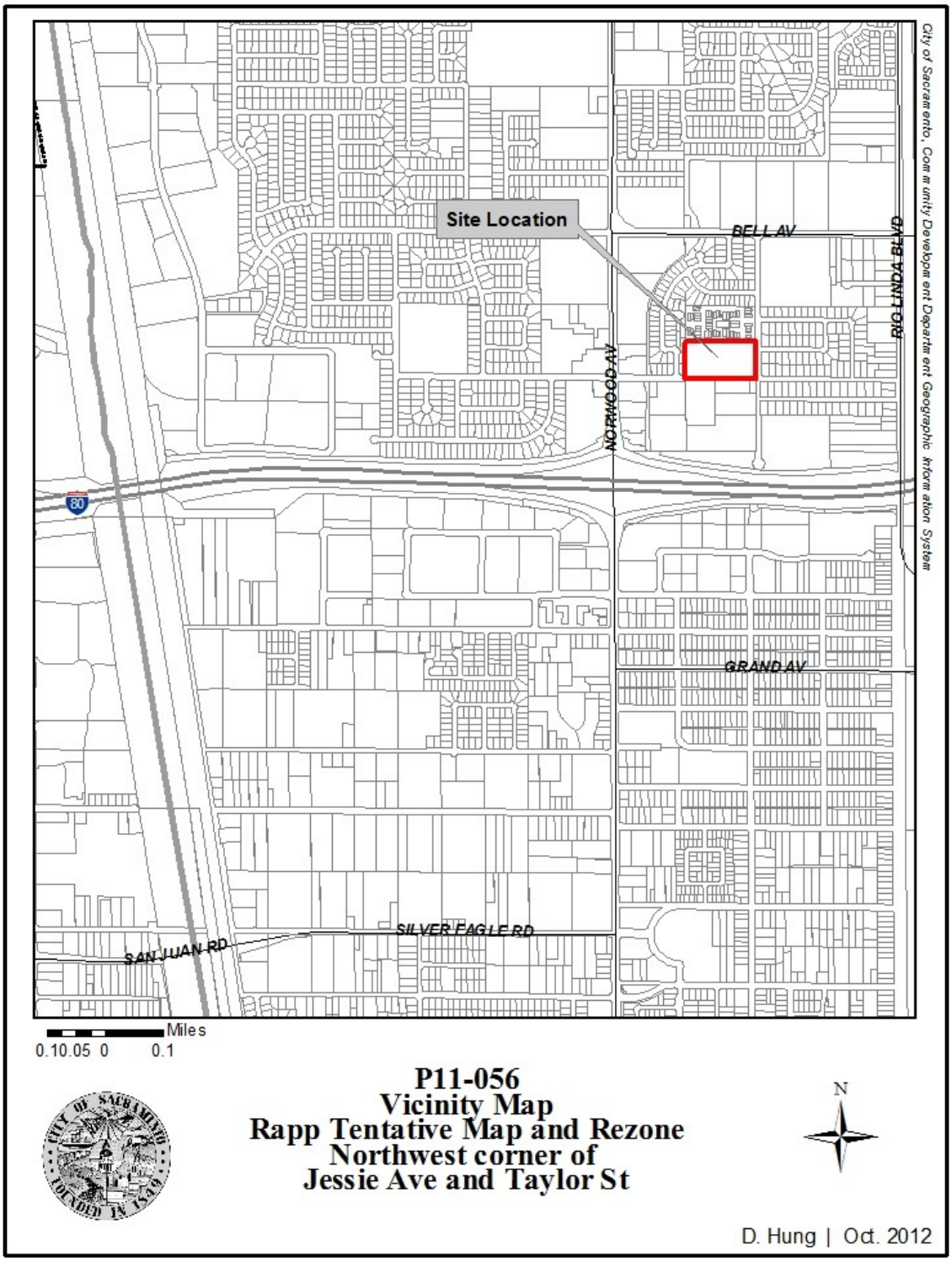
Vicinity Map



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ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM AGRICULTURAL (A) TO STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE (501 JESSIE AVENUE) (P11-056) (APN: 237-0100-025)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as 501 Jessie Avenue (APN: 237-0100-025) and consisting of approximately 4.56 net acres, from Agricultural (A) to Standard Single Family Residential (R-1).

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are a part of the Zoning Code, to conform to the provisions of this Ordinance.

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Exhibit A: Rezone – 1 page

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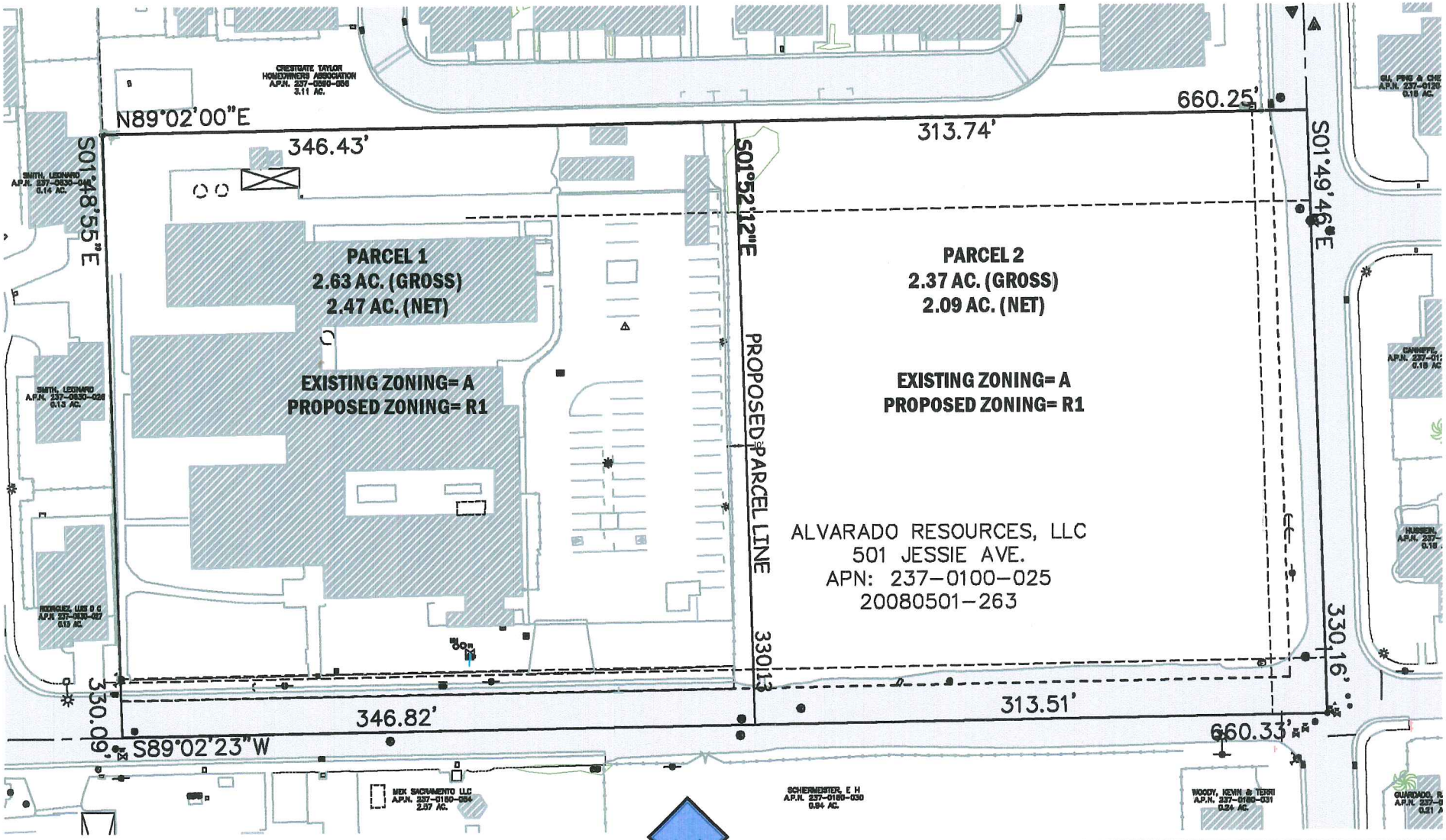
RAPP REZONE EXHIBIT

POR. SEC.S 9, 10, 15, 16, T.10N, R.10E. M.D.M.
SACRAMENTO COUNTY, CA
JULY 2011



LEBECK ▪ YOUNG
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SHEET NO.
RZ-1

P11-056
JULY 27, 2011

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RESOLUTION NO.

Adopted by the Sacramento City Council

**DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
FOR THE PROPERTY LOCATED AT 501 JESSIE AVENUE
(P11-056) (APN: 237-0100-025)**

BACKGROUND

A. On October 11, 2012, the City Planning and Design Commission conducted a public hearing on and recommended approval of the Rapp Tentative Map and Rezone project.

B. On November 13, 2012, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication. posting, and mail), and received and considered evidence concerning the Rapp Tentative Map and Rezone project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under the California Environmental Quality Act Guidelines Section 15332, Infill Exemption, as follows:

The project consists of rezoning, from Agricultural (A) to Standard Single Family Residential (R-1), and subdividing an infill parcel into two parcels. The project complies with all applicable policies of the General Plan, as well as with the applicable zoning regulations. The project site is less than five acres in size and surrounded by urban uses. The project site also has no value as habitat for endangered, rare, or threatened species and can be adequately served by all required utilities and public services. The project would also not result in any significant effects relating to traffic, noise, air quality, or water quality.

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RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING RAPP TENTATIVE MAP AND SUBDIVISION MODIFICATION LOCATED AT 501 JESSIE AVENUE (P11-056) (APN: 237-0100-025)

BACKGROUND

A. On October 11, 2012, the City Planning and Design Commission conducted a public hearing on, and recommended approval of the Rapp Tentative Map and Rezone project (P11-056).

B. On November 13, 2012, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail), and received and considered evidence concerning the Rapp Tentative Map and Rezone project (P11-056).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the Rapp Tentative Map and Rezone project, the City Council approves the project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the project entitlements based on the following findings of fact:

A. The **Tentative Map** to subdivide one parcel into two parcels in the Standard Single Family Residential (R-1) zone **is 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 as follows:

   a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

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 habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

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 City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council 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 §66412.3).

B. The **Subdivision Modification** to exceed the maximum lot depth allowed in the Standard Single-Family (R-1) zone **is approved** subject to the following Findings of Fact:

1. Due to the existing development on the site, it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations.

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 modification will not be detrimental to the public health, safety or welfare, or be injurious to other properties in the vicinity in that the existing development on the site provides adequate yard spaces and buffer areas.

4. The density and the land use are consistent with general plan goals and policies for the Suburban Low Density Residential designation.

Section 3. The City Council approves the project entitlements subject to the following conditions of approval:

A. The **Tentative Map** to subdivide one parcel into two parcels in the Standard Single Family Residential (R-1) zone **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P11-056). 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 Department of Public Works.

GENERAL: All Projects

A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

A2. Show all continuing and proposed/required easements on the Parcel Map.

Department of Public Works: Streets

A3. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis, street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

A4. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements required shall be determined by the City. 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 fronting the property per City standards and to the satisfaction of the Department of Public Works.

A5. The applicant shall dedicate sufficient right of way and construct full frontage improvements along the parcel's frontage on Jessie Avenue per City standards and to the satisfaction of the Department of Public Works. The required improvements shall match the existing improvements along Jessie Avenue. The limit of work shall include construction of the roadway pavement on Jessie Avenue to the centerline where gaps in roadway pavement currently exist.

A6. The dedication and construction of Taylor Street shall be per the prepared exhibit dated August 2012 to avoid the relocation of the 69KV line located within the right of way of Taylor Street. The applicant shall dedicate additional right of way to construct the required sidewalk behind the existing pole. For the construction of the roadway pavement, curb and gutter, a 100 foot taper is required as a design exception from the current standards, which will result in a paved section of 13-feet from Centerline of the road to edge of pavement. The construction of the roadway and improvements along Taylor Street shall be to the satisfaction of the Department of Public Works.

A7. The applicant shall provide the appropriate signage along the portion of Taylor Street where the design exception is located to indicate "No Parking" to the satisfaction of the Department of Public Works.

A8. 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 to 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

A9. All right-of-way and 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 Department of Public Works. The center lines of such streets shall be aligned.

A10. Construct A.D.A. compliant ramps at the north-west corner of the intersection of Jessie Avenue and Taylor Street per City standards and to the satisfaction of the Department of Public Works.

PUBLIC/PRIVATE UTILITIES

A11. Dedicate a 12.5 public utility easement for underground and overhead facilities

and appurtenances adjacent to all public street rights of way.

A12. The owner or developer must disclose to future potential owners the existing 69KV electrical facilities.

CITY UTILITIES (Robert Armijo, Utilities Department, 808-1411)

A13. Abandon the 4-inch domestic water service for the newly created east parcel as this appears to be an unused water service. This excess service shall be abandoned to the satisfaction of the DOU.

PPDS: Parks (Mary de Beauvieres, Parks Department, 808-8722)

A14. **Payment of In-lieu Park Fee**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§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).

A15. **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 Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.).

ADVISORY NOTES:

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

A16. 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. (PW)

A17. Improvements to the property may require the payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (SRCSD)

A18. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

1. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $1,877. This is based on one unit at an average land value of $105,000 per acre for the North Sacramento Community Plan 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.

2. Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $2,511. This is based on one unit at the Specified Infill Rate of $2,511 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

B. The **Subdivision Modification** to exceed the maximum lot depth allowed in the Standard Single-Family (R-1) zone **is approved** subject to the following Conditions of Approval:

B1. The applicant shall comply with the conditions of approval on the Tentative Map (P11-056).

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Exhibit A: Tentative Map – 1 page
Exhibit B: Frontage Improvements – 1 page

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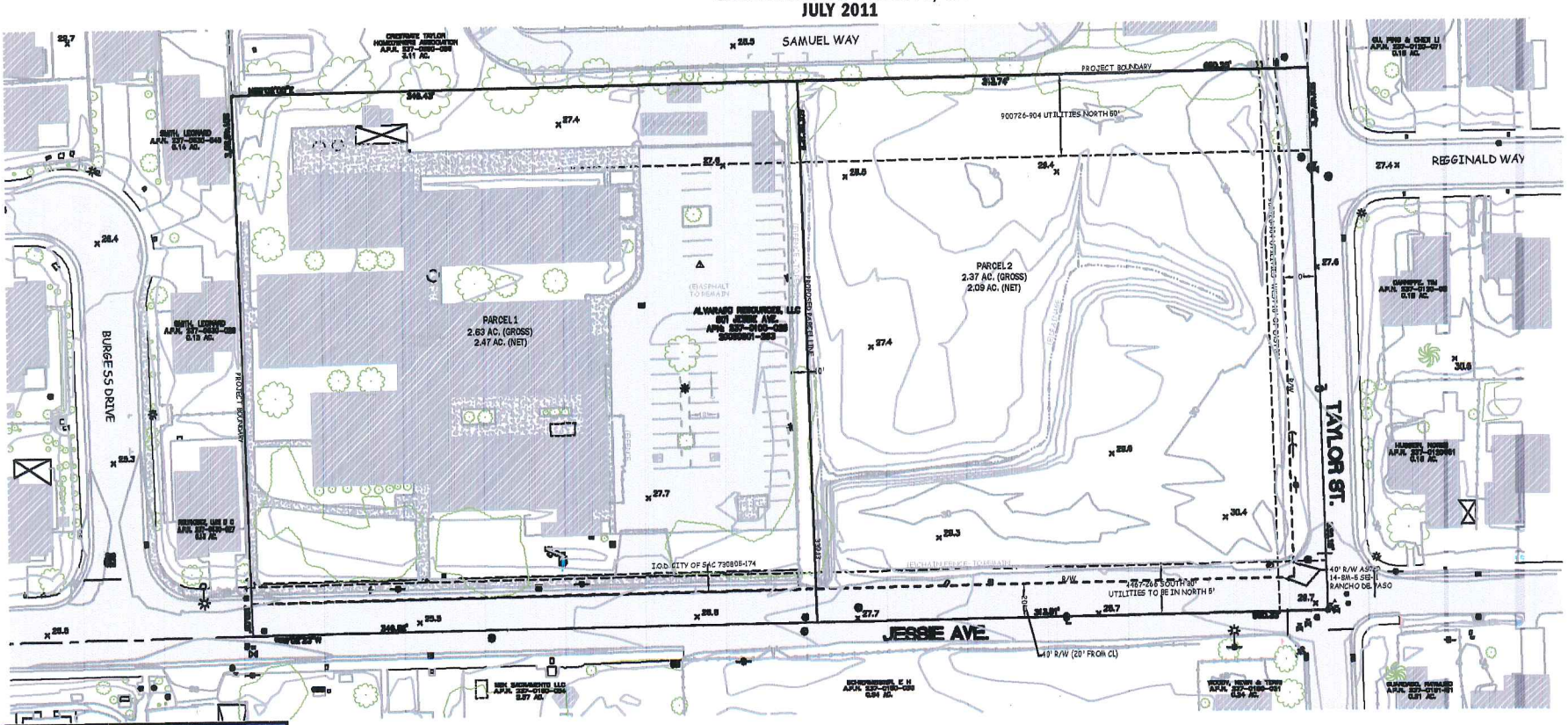
Exhibit A: Tentative Map

RAPP TENTATIVE MAP & REZONE

POR. SEC.S 9, 10, 15, 16, T.10N, R.10E. M.D.M.
SACRAMENTO COUNTY, CA
JULY 2011



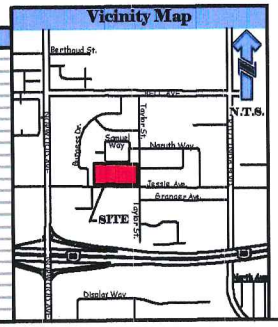
Project Data

OWNER	ALVARADO RESOURCES, LLC SALLY RAPP 9308 OCEAN VIEW BLVD. CORONA DEL MAR, CA 92625 (949) 566-9921
APPLICANT	LEBECK · YOUNG ENGINEERING, INC.
PREPARED BY	BOBBIE LEBECK
SCALE	1" = 30'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHY
LEGAL DESCRIPTION	LOT 42 SUB. SEC. 11, RANCHO DEL PASO
ASSESSOR'S PARCEL NUMBER	237-0100-026
PRESENT ZONING	A (AGRICULTURAL)
PROPOSED ZONING	RI
TOTAL AREA	6.00 ACRES (GROSS) & 4.56 ACRES (NET)
TOTAL # OF PARCELS	EXISTING: 1 PROPOSED: 2
WATER SUPPLY	CITY OF SACRAMENTO WATER
SEWAGE DISPOSAL	SACRAMENTO REGIONAL COUNTY SANITATION
PROPOSED FIRE PROTECTION	CITY OF SACRAMENTO
DATE OF PREPARATION	JULY 2011
PROJECT #:	11-011

Abbreviations

BSBL	BUILDING SETBACK LINE	JP	JOINT POLE
BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	FAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
D.E.	DRAINAGE EASEMENT	P.E.	POSTAL EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITIES EASEMENT
DWY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
(E)	EXISTING	ROW	RIGHT OF WAY
E.D.C.	EL DORADO COUNTY	RT	RIGHT
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SEWER SERVICE
FC	FACE OF CURB	SW	SIDEWALK
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FG	FINISHED GRADE	TC	TOP OF CURB ELEV.
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOWLINE	UBC	UNIVERSAL PLUMBING CODE
FND.	FOUND	US	UTILITY SERVICE
GA	GUY ANCHOR	W	WALL HEIGHT
GB	GRADE BREAK	WL	WATER LINE
HP	HIGH POINT	WS	WATER SERVICE

Vicinity Map



SCALE: 1" = 30'

0' 30' 60' 90'
SCALE IN FEET

RAPP
TENTATIVE MP & REZONE

LEBECK · YOUNG ENGINEERING, INC.
3420 GREEN LANE, SUITE 2
CAMERON PARK, CA 95682
Ph. (916) 677-4300 Fax. (916) 677-4303

SHT. TM-1

P11-056
JULY 27, 2011

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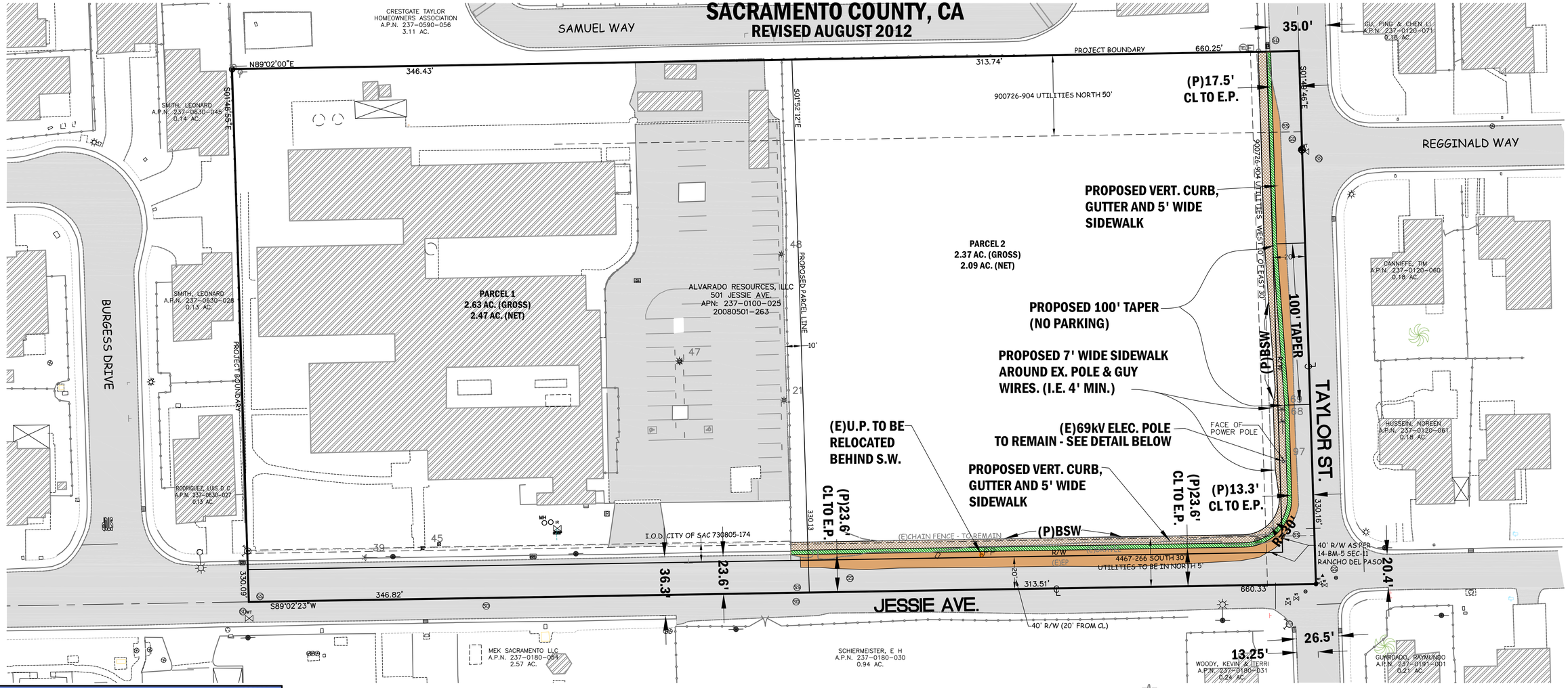
PROPOSED FRONTAGE IMPROVEMENTS EXHIBIT

RAPP TENTATIVE MAP & REZONE

POR. SEC.S 9, 10, 15, 16, T.10N, R.10E. M.D.M.

SACRAMENTO COUNTY, CA

REVISED AUGUST 2012



Project Data

OWNER	ALVARADO RESOURCES, LLC SALLY RAPP 3308 OCEAN VIEW BLVD. CORONA DEL MAR, CA 92625 (949) 566-9921
APPLICANT	LEBECK • YOUNG ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080 Fax. 530-677-4096
PREPARED BY	BOBBIE LEBECK
SCALE	1" = 30'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHY
LEGAL DESCRIPTION	LOT 42 SUB. SEC. 11, RANCHO DEL PASO
ASSESSOR'S PARCEL NUMBER	237-0100-025
PRESENT ZONING	A (AGRICULTURAL)
PROPOSED ZONING	R1
TOTAL AREA	5.00 ACRES (GROSS) & 4.56 ACRES (NET)
TOTAL # OF PARCELS	EXISTING: 1 PROPOSED: 2
WATER SUPPLY	CITY OF SACRAMENTO WATER
SEWAGE DISPOSAL	SACRAMENTO REGIONAL COUNTY SANITATION
PROPOSED FIRE PROTECTION	CITY OF SACRAMENTO
DATE OF PREPARATION	JULY 2011
PROJECT #:	11-011

Abbreviations

BSBL	BUILDING SETBACK LINE	JP	JOINT POLE
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FND.	FOUND	US	UTILITY SERVICE
GA	GUY ANCHOR	W	WALL HEIGHT
GB	GRADE BREAK	WL	WATER LINE
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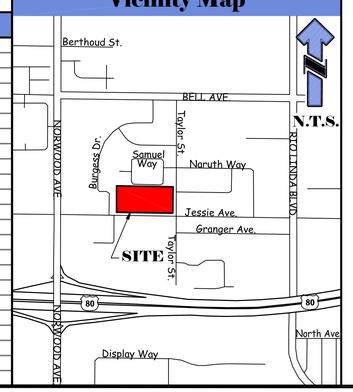
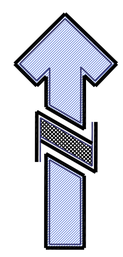
Vicinity Map

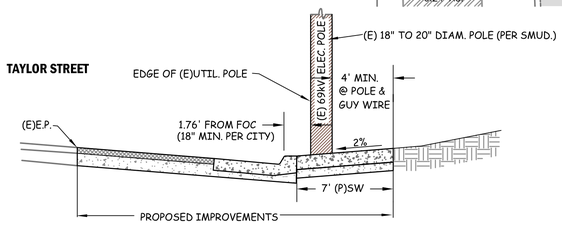




SCALE: 1" = 30'

0' 30' 60' 90'

SCALE IN FEET



69-kV UTILITY POLE LOCATION - DETAIL

SCALE : NOT TO SCALE

Paving Legend

	PROPOSED ASPHALT PAVING SECTION
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK

REGISTERED PROFESSIONAL ENGINEER BARBARA A. LEBECK No. 47045 Exp. 12-31-12 CIVIL STATE OF CALIFORNIA

RAPP
TENTATIVE MAP & REZONE
PROPOSED FRONTAGE IMPROVEMENTS EXHIBIT MAP

LEBECK • YOUNG ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4096

SHEET NO.

EX-1

PLOT DATE: 2012-08-20

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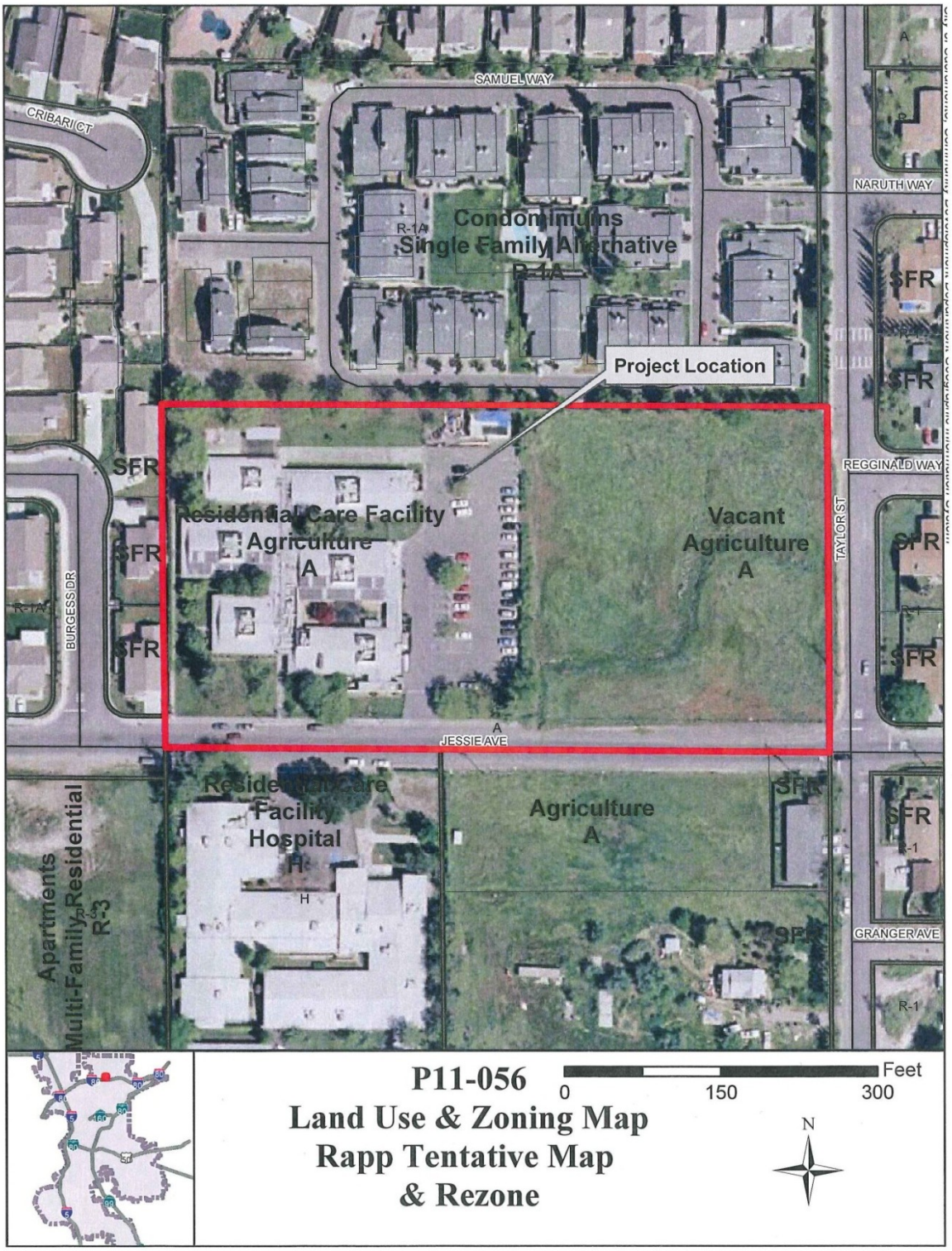
Land Use and Zoning Map