

Meeting Date: 11/3/2015

Report Type: Consent

Report ID: 2015-00936

Title: (Pass for Publication) Calistoga Residential Subdivision on Bruceville Road

Location: District 8

Recommendation: 1) Review a) a Resolution determining the Calistoga Subdivision project exempt from review under the California Environmental Quality Act; b) an Ordinance rezoning approximately 5.0 acres from Single-Unit Residential (R-1) Zone to the Single-Unit or Duplex Residential (R-1A) Zone; and c) a Resolution adopting findings of fact and approving the Calistoga Subdivision including a Tentative Map to subdivide 5.0 acres into 35 residential lots and nine common area lots and Site Plan and Design Review with deviations for three new single-unit residential plans and the tentative map; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be considered on November 10, 2015.

Contact: Antonio Ablog, Senior Planner, (916) 808-7702; Joy Patterson, Principal Planner, (916) 808-5607, Community Development Department

Presenter: Antonio Ablog, Senior Planner, (916) 808-7702, Community Development Department

Department: Community Development Dept

Division: Current Planning

Dept ID: 21001221

Attachments:

01-Description/Analysis

02-Background

03-Land Use Map

04-Petition

05-CEQA Resolution

06-Rezone Ordinance

07-Legal Description

08-Rezone Map

09-Project Resolution

10-Tentative Map

11-Site Plan

12-House Plans

City Attorney Review

Approved as to Form
Jeffrey Heeren
10/22/2015 1:59:51 PM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 10/13/2015 8:56:46 AM

Description/Analysis

Issue Detail: The applicant is proposing to subdivide approximately 5.0± acres into 35 residential parcels in the proposed Single and Duplex Dwelling Unit (R-1A) Zone. The project site is located at 8700 Bruceville Road which is on the east side of Bruceville approximately 700 feet north of Sheldon Road. The General Plan designates the subject site as Suburban Neighborhood Low Density (SNLD). The site is currently zoned Single-Unit Residential Review (R-1-R) and the applicant is requesting a Rezone to change the zoning designation to the Single-Unit and Duplex Dwelling Unit (R-1A) zone to accommodate the new development. Staff is recommending approval of the project as the new zoning designation will match the existing R-1A zone to the north and east and will provide new home ownership opportunities in the South Sacramento/North Laguna Creek Neighborhood.

Policy Considerations:

General Plan

The 2035 General Plan Update was adopted by City Council on March 3, 2015. The 2035 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 proposed General Plan designation for the subject site is Suburban Neighborhood Low Density, which provides for low-intensity housing single-family detached and attached dwellings at densities of up to eight units per net acre. The project proposes a density of eight units per net acre which is appropriate in R-1A zone.

In regards to this proposal, the 2035 General Plan has identified goals and policies under the Land Use and Urban Design Element. Some of the goals and policies supported by this project are:

- **Policy LU 1.1.5 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability. Staff finds that the site is within walking distance to major employers and in close proximity to public transit. The proposed new dwelling units would increase the housing diversity in the South Sacramento/North Laguna Creek area.
- **Policy LU 2.1.2: Protect Established Neighborhoods.** The City shall preserve, protect, and enhance established neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, and requiring new development, both private and public, to respect and respond to those existing physical characteristics, buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood. Staff finds that the proposed Calistoga Subdivision is compatible with the surrounding neighborhood in that the proposed Rezone and proposed single-unit residences will be compatible with the existing land uses surrounding the site.
- **Policy LU 2.6.1 Sustainable Development Patterns.** The City shall promote compact development patterns, mixed use, and higher development intensities that use land efficiently; reduce pollution and automobile dependence and the expenditure of energy and other resources; and facilitate walking, bicycling, and transit use. Staff finds that the future residents

will have the opportunity to walk or bike to employment in the nearby area, utilize transit, and support retail uses within the neighborhood.

- **Goal LU 4.1 Neighborhoods.** Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities. Staff finds that the proposed project promotes diversity in housing types and densities to address the housing needs for residents.

The proposed project meets the above 2035 General Plan goals and policies and is consistent with the adjacent General Plan Designations including the Suburban Neighborhood Low Density to the north and east, and Suburban Neighborhood Medium Density to the south.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15332, Infill Development. This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are located in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available and where no significant effects related to traffic, noise, air quality or water quality would occur. The proposed project is consistent with the General Plan. It is proposed on 5.00 acre parcel which has no value as habitat for endangered, rare or threatened species, all services are available, and its approval will not result in significant effects related to traffic, noise, air quality or water quality.

Commission/Committee Action: On September 10, 2015 the requested entitlements were heard by the Planning and Design Commission. There were two members of the public who spoke on the project with and voiced the following concerns:

- The proposed project would create an unwanted pedestrian connection between the proposed subdivision and the existing neighborhood. The pathway could pose security concerns. In conjunction with this concern, a petition was submitted signed by a number of residents of the existing neighborhood (Attachment 4).

Staff did receive comments requesting that such a pedestrian connection be provided. There is an existing pedestrian paseo connecting West Wing Drive to Bruceville Road approximately 300 feet north of the project site. This connection adequately provides connectivity to the existing neighborhood. The security concerns with providing a paseo between residential lots leading to a private street outweigh the incremental increase in connectivity that such a paseo would provide. There is no pedestrian connection provided between the proposed subdivision and the existing neighborhood.

- There is an existing wooden fence at the south end of Bateson Court. To enhance security, one resident asked that this fence be upgraded to a solid masonry wall to match the masonry wall of the residential condominiums to the south.

The applicant has agreed to replace the existing wooden fence with a solid masonry wall.

- The proposed project could impact sewer and water service.

The project has been conditioned to provide adequate connection to the existing County Sanitation sewage system. Additionally, construction of the project will be subject to the submittal of a drainage study to be reviewed by the Department of Utilities.

Regarding water service, there is not a moratorium on the approval of new development projects in relation to the City's water supply.

With a vote of 10 ayes, 0 noes and 3 absent, the Planning and Design Commission voted to forward the project to the City Council with a recommendation for approval.

Rationale for Recommendation: The Calistoga Subdivision has been reviewed objectively, in light of the project components, comments received from public, and the proposed conditions of approval and mitigation measures. Staff finds that the proposal efficiently provides an alternative single-family housing type that will add housing options for the neighborhood. The project is compatible with the surrounding uses and is consistent with the goals and policies of the Suburban Neighborhood Low Density General Plan designation and is consistent with the intent of development standards of the proposed R-1A zone.

The proposed project meets the 2035 General Plan Suburban Neighborhood Low Density goals and policies and is consistent with the surrounding land uses including single-family homes to the north and east, and multi-family housing to the south.

Financial Considerations: The applicant is incurring all costs for the proposed residential subdivision.

Local Business Enterprise: Not applicable.

Background Information

The project site is currently vacant. In 2005, a Conditional Use Permit was approved to establish a religious facility on the subject site but it was never constructed.

The subject site is bounded by single-unit residential uses to the north and east and residential condominiums to the south. To the west is Bruceville Road, a major arterial roadway. On the west side of Bruceville Road is an existing commercial shopping center and a vacant site approved for commercial development.

General Plan designation:	Suburban Neighborhood Low Density (3.0-8.0 units/net acre)
Zoning of site:	Existing - Single-Unit Review (R-1-R) Proposed
Existing use of site:	Vacant
Property area:	5.0± acres gross, 4.46± acres net
Density:	8 du/na

Public/Neighborhood Outreach and Comments

As part of the application review process, the proposal was routed to the North Laguna Creek Neighborhood Association, Walk Sacramento, and Sacramento Area Bicycle Advocates. Staff also mailed notices to all property owners within 300 feet of the project site prior to the public hearing. Staff received comments from Walk Sacramento, but has not received any comments opposed to the proposed project.

Walk Sacramento provided comments on the original submittal including:

- The four-foot wide sidewalks were insufficient.

The project has been revised to provide five-foot wide sidewalks.

- The intersection of Bruceville and Cate Court should be designed with a smaller curb return radius with a crosswalk for improved pedestrian access.

The curb returns have been designed to meet City standards. A north-south crosswalk will be provided at intersection of Cate Court and Bruceville Road and the sidewalk will meet all ADA accessibility requirements.

- Consider a pedestrian enhancement across Bruceville Road to promote access the shopping center at Center Parkway and Bruceville Road.

Bruceville Road is a major arterial. The addition of a 35-unit residential subdivision does not warrant additional pedestrian enhancements beyond the

existing crossings provided at the signalized intersections at Damaschas Drive to the north, and Sheldon Road to the South.

- Construct a pedestrian paseo connecting Cate Drive with Bateson Court to the east.

There is an existing pedestrian paseo connecting West Wing Drive to Bruceville Road approximately 300 feet north of the project site. This connection adequately provides connectivity to the existing neighborhood. The security concerns with providing a paseo between residential lots leading to a private street outweigh the incremental increase in connectivity that such a paseo would provide.

Mixed-Income Housing

On September 1, 2015, the City Council adopted an ordinance allowing the project proponent to pay a housing impact fee on the market-rate units to be constructed as part of the Calistoga Subdivision. The current housing impact fee is \$2.58 per square foot of new development.

Land Use/Zoning

The project site is zoned Single-Unit Review (R-1-R). The applicant proposes to rezone the site to the Single-unit or Duplex Dwelling (R-1A) zone in order to provide a transitional density between the higher density condominiums to the lower density residential development adjacent to the subject site. The resulting R-1A zone would match the existing zoning to the north and east. The rezone would ultimately allow the construction of 35 detached single family units.

A decision to approve the Rezone request shall be based on the following findings:

1. The rezoning or pre-zoning is consistent with the applicable general plan land use designation, use, and development standards; the goals, policies, and other provisions of the general plan; and any applicable specific plan.

The R-1-R zoning of the site was meant to accommodate traditional single-unit detached dwellings. The “R” designation denotes that a Plan Review is required; however, the current Planning and Development code requires Site Plan and Design Review with all new development. Rezoning the property to Single-Unit or Duplex Dwelling (R-1A) zone is compatible with the surrounding uses and will allow for additional residential ownership opportunities in the neighborhood. The purpose of the R-1A zone is to permit single-unit or duplex dwellings, whether attached or detached, at a higher density than is permitted in the Single-unit Dwelling (R-1) zone. While the minimum R-1 lot size is 5,200 square feet, the minimum lot size in the R-1A zone is 2,900 square feet. The reduced lot sizes will provide a transition in scale and intensity from the condominiums to the south to the lower density single family homes to the north and east. The resulting zone and proposed development are consistent with the Suburban Low Density General Plan Designation.

2. The amendment promotes the public health, safety, convenience, and welfare of the city.

The proposed R-1A permits single-unit or duplex dwellings, whether attached or detached. Such development is consistent with the surrounding uses and the proposed subdivision has not been found to create any significant impacts upon the surrounding uses.

Staff recommends the Planning and Design Commission forward the General Plan Amendment and Rezone to the City Council with a recommendation for approval as the project will provide ownership housing opportunities and is in compliance with the applicable General Plan goals and policies.

Tentative Map

Map Design

The Tentative Map proposes to subdivide ±4.46 net acres into 35 residential lots and nine common area lots including Lot 1 to be developed as a private street (Cate Court) for access to the subdivision. Common area Lots 2 through 5 will provide access to lots to the north and south of Cate Court. Four landscape lots will be provided. Lots A and B will provide landscaping adjacent to Bruceville Road to match the landscaping to the north and south of the project. Lots C and D will provide common open space for the future residents. All common area lots, except for Lots A and B, will be maintained by a homeowners association. Lots A and B, adjacent to Bruceville Road, will be dedicated to the City as public right-of-way and will be maintained as part of the existing landscaping district.

The proposed Residential lot sizes will range from 40'x80' for lots along Bateson court to larger lots at the west end of the subdivision measuring approximately 43'x138'. All lots comply with the R-1A lot size requirements and will provide for adequate private open space for the proposed homes.

The initial version of the tentative map provided 37 lots with a narrow 25-foot shared private driveway. Staff was concerned that a) the density exceeded the density allowed by the General Plan; and b) that the proposed private driveway did not allow for any on-street parking. In response to staff's comments, the applicant revised the map as included in this report. The main private roadway, Cate Court, has been widened to a City standard street width providing for on-street parking and road-side tree planters. The secondary private driveways, Common Lots 2 through 5 have been reduced in width to create deeper lots while still providing for adequate private and emergency vehicle access.

Circulation: Access to the new lots will be provided by the existing Bateson Court and the new Cate Court that will connect to Bruceville Road. Common Lots 2 through 5 will provide access to lots not directly accessible by Cate Court. The project has been designed to include a five foot separated sidewalk, and six and a half foot (6.5) foot landscape planter along the main on-site roadway. The proposed sidewalk will connect

to the existing sidewalk at Bruceville Road. The proposed residences along Bateson Court can access the existing pedestrian improvements in the neighborhood to the east.

Subdivision Review Committee: On July 15, 2015, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to the recommended Findings of Fact and Conditions of Approval listed in Attachment 5.

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

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 design and improvement of the proposed subdivision 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 site is suited for the proposed density of the development;
 - d. 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 their habitat;
 - e. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - f. 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.
 - g. The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code).
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).

- The Planning & Design Commission has considered the effect of the approval of this tentative map on the ownership 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).

City services are available to serve all of the proposed parcels and all improvements shall be designed and constructed to the satisfaction of the Development Engineering Division.

Site Plan and Design Review

	Front Setback	Rear Setback	Interior Side	Street Side	Lot Coverage
Required	20	5'	0'	12.5'	50% max
Proposed	15' min	10' min	4'	12.5'	46% max
Deviation	Yes	No	No	No	No

The applicant is requesting approval of three house plans and a site plan depicting the proposed lot layouts. All three house plans will be two-story plans with three bedrooms and two and a half bathrooms. Plan One will total 1,307 square feet; Plan Two will total 1,744 square feet; and Plan Three will total 2,121 square feet. Plan Three will have a 2,280 square-foot corner site version proposed at lots 5, 8, 30, and 31. The corner site version of Plan Three will have four bedrooms and three bathrooms.

The proposed homes will be contemporary in style and finished in stucco with wood or composite detailing. All plans have been found to be consistent with the single-family design guidelines. The proposed homes will be compatible with the predominant Mediterranean style homes in the surrounding area.

Calistoga Streetscape



_01



_02

The R-1A zone allows for smaller lots and reduced development standards to promote higher densities and creative solutions to single-family residential development. As noted in the table above, the proposed project is only requesting deviations from the front setback requirement. The R-1A required setback is 20 feet; as proposed, the minimum front setback for the new units is proposed as 15 feet. For new development in the R-1A zone is not unusual for staff to approve reduced front setbacks. The reduced front setbacks proposed for this project do not affect the required 12.5 foot utilities easement, provide for additional rear yard private open space, and are compatible with the residential development surrounding the site.

In evaluating the house plans and the site plan, the Commission is required to make the following findings

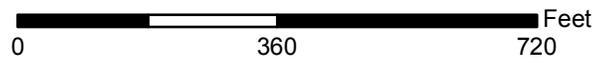
1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan, in that it is consistent with the goals and policies of the general plan land use designation of Suburban Neighborhood Low Density. The proposed project will provide an additional ownership housing type that is compatible with the existing neighborhood.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines. The proposed lots are consistent with the lot size standards for the R-1A zone, and the house plans and site plan are consistent with the intent of the lot development standards for the R-1A zone.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that the project has been analyzed by City departments and it is determined that all streets and other public access ways utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, including the adjacent low density residential uses to the north and east and the residential condominiums to the south.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and the use of renewable energy sources is encouraged.

The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that: 1) the site provides adequate circulation for vehicles and pedestrians, 2) the project will provide adequate open space for each unit, and 3) the lot

sizes are compatible with the surrounding uses which include both single and multi-unit residential uses.



P14-055
Land Use Map
Calistoga Subdivision



Petition

To: Calistoga Subdivision (P14-055)

We the Residents of Bateson Court, Splendid Way, and West Wing **OPPOSE** the construction of a pedestrian paseo connecting Cate Drive with Bateson Court to the East.

<u>Name & Address</u>	<u>Phone Number</u>
Rakesh Puri 15 Bateson Ct 15	(916) 975-2319
Tu Le 3 Bateson Ct 15	(916) 477-7772
Alban Lamb 7512 Splendid Way 15	916 822 277
Christabel Márquez 7505 Splendid Way 15	916.616.1784
Pratap Singh 7511 Splendid Way	8208-6736
Zod Brown 7518 Splendid Way	525-1286
Christina Her 7523 Splendid Way 15	682-9737
Allen Barron 7529 Splendid Way 15	896-0160
Uerovic Mate 7524 Splendid Way	916 879-6708
Brian Barredo 7499 Splendid Way	916 405 6173
Jammi Muter 7500 Splendid Way	916 534 5225
Julio Diaz 9 Bateson Ct.	(916) 833-9669

Resolution 2015-

Adopted by the Sacramento City Council

DETERMINING THE CALISTOGA SUBDIVISION PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P14-055)

BACKGROUND

- A. On September 10, 2015 the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to approve the Rezone, Tentative Map, and Site Plan and Design Review.
- B. On November 10, 2105 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030 (A) and (B) (publication, posting, and mail (300 feet)), and received and considered evidence concerning the Calistoga Subdivision 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 Section 15332, Infill, of the California Environmental Quality Act Guidelines as follows:

- A. This project qualifies for an exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, class 32, Infill Development. This exemption applies to projects that are consistent with a General Plan, are located in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available and where no significant effects related to traffic, noise, air quality or water quality would occur. The proposed project is consistent with the General Plan. It is proposed on a 5.00 acre parcel which has no value as habitat for endangered, rare or threatened species, all services are available, and its approval will not result in significant effects related to traffic, noise, air quality or water quality.
- B. There are no unusual circumstances that could result in a significant effect.
- C. Any cumulative effects that could result from the action have been identified and evaluated in the Master environmental impact report (EIR) certified in connection with adoption of the 2035 General Plan.

ORDINANCE NO 2015-

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE
BY REZONING 5.0± ACRES FROM THE SINGLE-UNIT DWELLING (R-1) ZONE TO
5.0± ACRES OF SINGLE AND DUPLEX DWELLING UNIT (R-1A) ZONE LOCATED
AT 8700 BRUCEVILLE ROAD (P14-055)**

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

SECTION 1

As used in this ordinance, “**Property**” means the real property described in Exhibit A and depicted in the attached Rezone Exhibit B consisting of 5.0± acres and generally described as referred to as the Calistoga Subdivision (APN:117-0212-046-000).

SECTION 2

Title 17 of the Sacramento City Code (“the Planning and Development Code”) is hereby amended by rezoning the Single-Unit Residential Review (R-1) zone to Single-unit or Duplex Dwelling (R-1A) zone.

SECTION 3

The rezoning of the Property by this ordinance is consistent with the applicable general plan land use designation, use, and development standards; the goals, policies, and other provisions of the general plan; and any applicable specific plan. The amendment promotes the public health, safety, convenience, and welfare of the city.

SECTION 4

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of the Planning and Development Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A: Legal Description

Exhibit B: Rezone Exhibit

Exhibit A: Legal Description

LEGAL DISCRPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND DESCRIBED AS FOLLOWS:

PORTION OF LOT 6 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT PLAT ENTITLED, "HEWITT SUBDIVISION NO. 1", FILED FOR RECORD IN BOOK 13 OF MAPS AT PAGE 43 OF THE OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE FROM SAID POINT OF BEGINNING, ALONG THE WESTERLY LINE OF SAID LOT NORTH 00 DEGREES 28' 00" WEST A DISTANCE OF 330.00 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 89 DEGREES 32'00" EAST A DISTANCE OF 660.00 FEET; THENCE SOUTH 00 DEGREES 28' 00" EAST A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 6; THENCE WESTERLY THEREON, SOUTH 89 DEGREES 32' 00" WEST A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER (APN): 117-0212-046-0000

Rezone
Calistoga Subdivision
September 10, 2015

Existing



APN: 117-0212-046-0000

Acres: ±5.00 gross, ±4.46 net

Zone: Single-Unit Dwelling (R-1-R)

Proposed



APN: 117-0212-046-000

Acres: ±5.00 gross, ±4.46 net

Zone: Single-Unit or Duplex (R-1A)

LEGAL DISCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND DESCRIBED AS FOLLOWS:

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ASSESSOR'S PARCEL NUMBER (APN): 117-0212-046-0000

Rezone
Calistoga Subdivision
September 10, 2015

Existing



APN: 117-0212-046-0000

Acres: ±5.00 gross, ±4.46 net

Zone: Single-Unit Dwelling (R-1-R)

Proposed



APN: 117-0212-046-000

Acres: ±5.00 gross, ±4.46 net

Zone: Single-Unit or Duplex (R-1A)

RESOLUTION NO. 2015-

Adopted by the City of Sacramento

RESOLUTION APPROVING THE CALISTOGA SUBDIVISION PROJECT (P14-055)

BACKGROUND

- A. On September 10, 2015, the Planning and Design Commission conducted a public hearing on the Calistoga Subdivision Project.
- B. On November 10, 2013, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097 and 17.812.010(A)(2) (a), (b), and (c) (publication and mail 300 feet), and received and considered evidence concerning the Calistoga Subdivision Project.

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 Calistoga Subdivision Project, the City Council approves the Tentative Map for 35 residential lots and Site Plan and Design Review is based on the Findings of Fact 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 5.0 acres into 35 residential lots and nine common area lots 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.
 - a. The design and improvement of the proposed subdivision 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 site is suited for the proposed density of the development.

- d. 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 their habitat.
 - e. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.
 - f. 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.
 - g. The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code).
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's 3025 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 Planning and Design Commission has considered the effect of the approval of this tentative map on the ownership 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. **Site Plan and Design Review** with deviations for three new single-unit residential plans and the tentative map is **approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan, in that it is consistent with the goals and policies of the general plan land use designation of Suburban Neighborhood Low Density. The proposed project will provide an additional ownership housing type that is compatible with the existing neighborhood.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines. The proposed lots are consistent with the lot size standards for the R-1A zone, and the house plans and site plan are consistent with the intent of the lot development standards for the R-1A zone.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that the project has been analyzed by City departments and it is determined that all streets and other public access ways utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, including the adjacent low density residential uses to the north and east and the residential condominiums to the south.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and the use of renewable energy sources is encouraged.
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that: 1) the site provides adequate circulation for vehicles and pedestrians, 2) the project will provide adequate open space for each unit, and 3) the lot sizes are compatible with the surrounding uses which include both single and multi-unit residential uses.

Section 3. The City Council approves the project to subdivide 35 single family residential units lots based on the following Conditions of Approval:

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 Department of Public Works.

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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to the Planning and Design Commission's approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval.

GENERAL: All Projects

- A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- A2. 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 of the Department of Public Works after consultation with the U.S. Postal Service.
- A3. Show all continuing and proposed/required easements on the Final Map.

JCPA: Special Conditions

- A4. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA).
- A5. The Applicant shall participate in the JCPA Financing Plan.

- A6. Place a two inch (minimum) sleeve(s) under the sidewalks for each single family lot along Cate Court, adjacent to single family residences in order to allow for landscaping and irrigation of the required landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.
- A7. Comply with all requirements listed in the Cosumnes Annexation Agreement to the satisfaction of the Infrastructure Financing Section of the Sacramento County Public Works Department.

Public Works: contact Zarah Lacson, (916) 808-8494

- A8. 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.
- A9. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. 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 adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- A10. Dedicate sufficient right-of-way and construct Bruceville Road adjacent to the subject property to a 6-lane arterial (121-foot right-of-way) street cross-section per City standards to the satisfaction of the Department of Public Works.
- A11. Dedicate sufficient right-of-way and construct a deceleration lane along Bruceville Road adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

- A12. 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.
- A13. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.
- A14. Construct A.D.A. compliant ramps at the intersection of Bruceville Road and Cate Court per City standards to the satisfaction of the Department of Public Works.
- A15. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.
- A16. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.

Public Works: Private Streets

- A17. Design private streets to meet the City standards. Private streets shall be inspected to the satisfaction of the Department of Public Works.
- A18. Cate Court shall be designed and constructed as a 61-ft wide (measured from back of walk to back of walk) private street for the first 100-ft in length as shown on the map. After the first 100-ft length, Cate Court shall transition into a City standard 53-ft street cross-section. The design and construction of Cate Court shall be per City standards to the satisfaction of the Department of Public Works.
- A19. Design and construct Lots 2, 3, 4, and 5 as shown on the map per City standards (structural section only) to the satisfaction of the Department of Public Works.

SMUD: contact Ron Lehman, (916) 732-6967

- A20. Dedicate a 12.5-foot public utility easement for underground/overhead facilities and appurtenances adjacent to all public street rights of ways.
- A21. Maintain existing 12kV underground route on the west side of the parcel along Bruceville Road.
- A22. To ensure adequate access to SMUD equipment, all paved surfaces shall be accessible to a 26,000 pound SMUD service vehicle in all weather conditions. The placement of SMUD equipment shall be no further than 15-feet from said drivable surface that has a minimum width of 20-feet.
- A23. In the event they are needed, the developer shall dedicate any private drives, ingress and egress easement, or Irrevocable Offer of Dedication (and 10-foot adjacent thereto) as a public utility easement for overhead and underground facilities and appurtenances.

SASD: contact Amandeep Singh (916) 876-6296

- A24. Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to any on and off-site sewer construction.
- A25. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.
- A26. In order to obtain sewer service, construction of District sewer infrastructure will be required.
- A27. Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.
- A28. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from

all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis.

- A29. Developing this property will require the payment of sewer impact fees (connection 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.

UTILITIESilities: contact Yanelis Rios (916) 808-8891

- A30. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for ingress/egress, parking, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

Fire: contact King Tunson, (916) 808-1358

- A31. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4. *This shall apply to all private roads.*
- A32. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4
- A33. 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. CFC 503.2.1
- A34. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- A35. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

Special Districts: contact Diane Morrison, (916) 808-7535

- A36. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney's Office. 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.)
- A37. Dedicate in the form of an Irrevocable Offer of Dedication (IOD) in fee title to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors (Lots A and B). Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls (or wood fences) in dedicated easements or rights of way, to the satisfaction of the Community Development Department. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services). The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences.

Parks: contact Mary de Beauvieres, (916) 808-8722

- A38. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code (SCC), 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).

Miscellaneous

- A39. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements,

impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

- A40. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s). The Homeowner's Association shall maintain all private streets, lights, sewers, drains, water systems, landscaping, sound walls and common areas.

Advisory Notes:

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

- A41. 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.
- A42. Applicant shall participate in the Jacinto Creek Planning Area (JCPA) Finance Plan and pay all required fees.
- A43. Public water and drainage mains may only be installed in public roads.
- A44. If the project does not provide internal public roads it will require a common private water system and shall have an approved back flow preventer installed at the point of service. Each lot shall be metered and appropriate easements shall be granted to the satisfaction of the Utilities for the purposes of maintaining and meter reading.
- A45. Prior to design of the subject project, the applicant will be required

to obtain 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 on-site fire suppression system.

- A46. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. Furthermore, all lots shall be graded so that drainage does not cross lot or property lines. The project shall construct the required public and/or private infrastructure to handle runoff to the satisfaction of the Utilities. If private infrastructure is constructed to handle runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the Utilities, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- A47. Prior to submittal of improvement plans, prepare drainage study for review and approval by the Utilities. The 10-year and 100-year hydraulic grade lines (HGL's) for this study shall be calculated using a City approved modeling program. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.
- A48. 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.
- A49. 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 NOI 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, and 6) certification by property owner or authorized representative.

- A50. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
- A51. Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- A52. To maintain adequate trench integrity, building foundations must have a minimum clearance of five-feet to a SMUD trench placed within the PUE. Developer to verify with other utilities for their specific clearance requirements.
- A53. Structural setbacks of less than 14-feet may create clearance issues. The developer shall meet with all the utilities to ensure adequate setbacks are maintained.
- A54. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a. 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 \$187,110. This is based on 35 new single-family residential units and an average land value of \$330,000 per acre for the South Area Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. 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, 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 \$208,670. This is based on 35 new single-family residential units at the standard rate of \$5,962 per single-family 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.
 - c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

A55. The Quimby fee estimate (above) is based on an average land value of \$330,000 per acre for the South Area Community Plan Area. The developer may also have the land value determined by completing an appraisal of the subject property. Please see section 16.64.050 of the City Code for more information on the appraisal valuation method. City Real Estate staff costs and the cost of preparing the appraisal will be the developer's responsibility.

E. Site Plan Review for review of the tentative map is **approved** based on the following Conditions of Approval:

- B1. The site plan and elevations shall be in conformance with the attached plans, except as conditioned. Any modifications in the design, materials, or colors from this approval shall be submitted to the Current Planning Division for review and determination for further actions.
- B2. Exterior materials shall be provided per approved plans including stucco with wood or composite detail.
- B3. Final landscaping shall be submitted for review prior to the issuance of building permits.
- B4. A solid masonry wall shall be constructed adjacent to the eastern property boundary of Lot 25 to match the existing wall to the south. The final location of the wall shall be subject to approval of Planning Staff.
- B5. This approval shall expire in three years from the approval date.

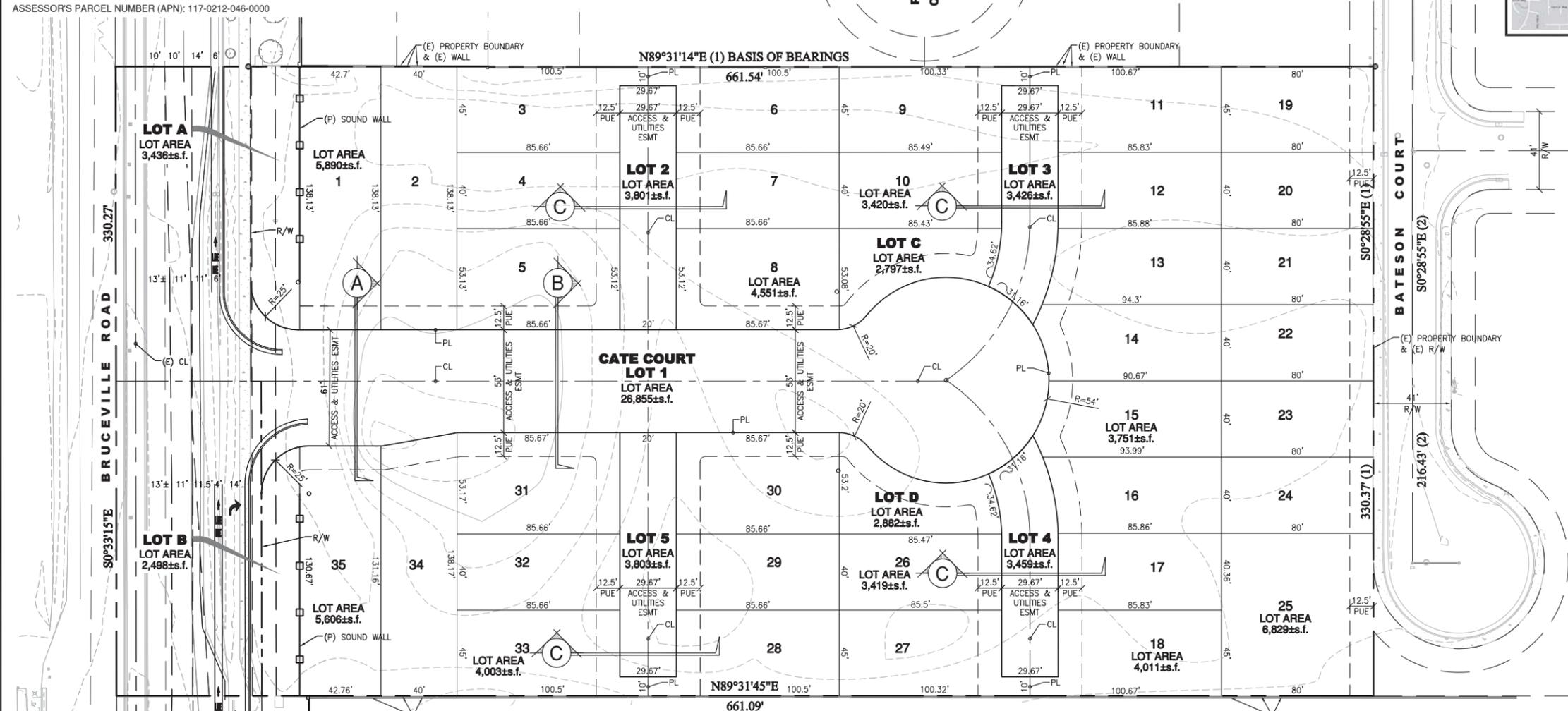
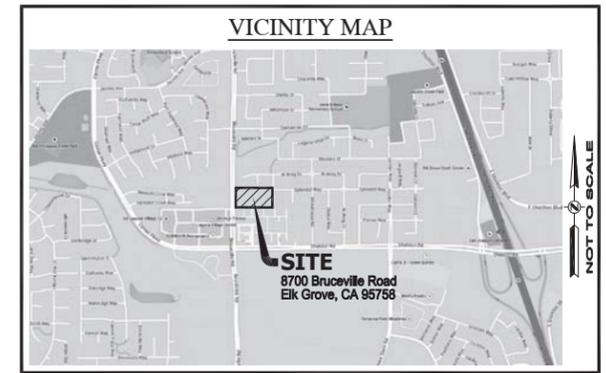
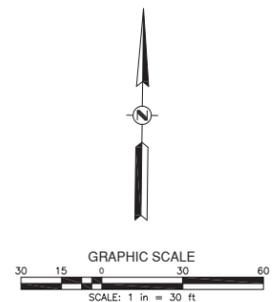
Table of Contents:

Exhibit A	Tentative Map
Exhibit B	Site Plan
Exhibit C	House Plans

Tentative Subdivision Map for Calistoga Subdivision

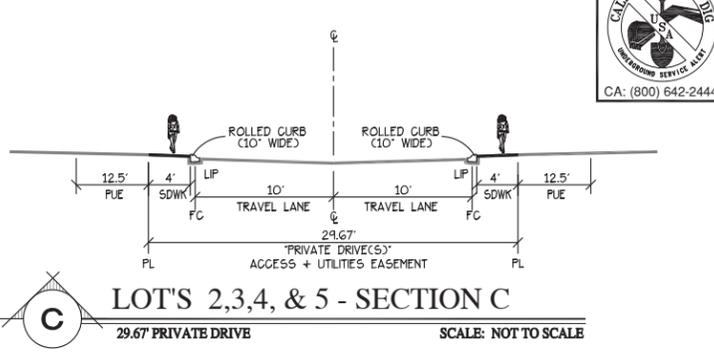
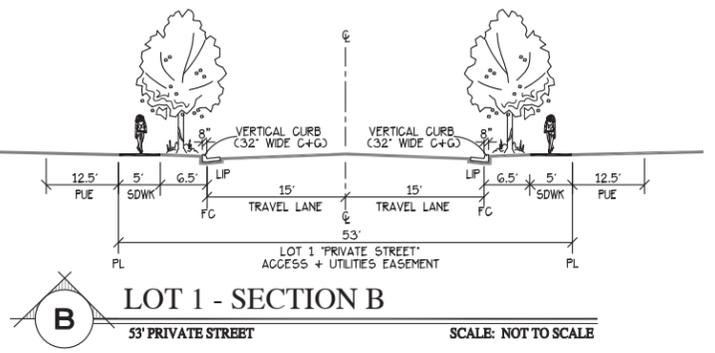
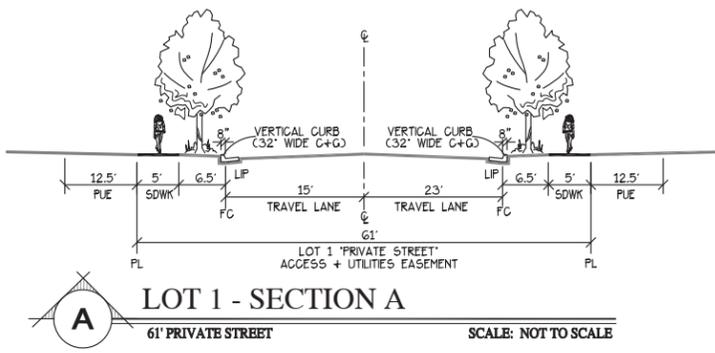
City of Sacramento ~ California

LEGAL DISCRPTION:
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF ELK GROVE AND DESCRIBED AS FOLLOWS:
 PORTION OF LOT 6 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT PLAT ENTITLED, "HEWITT SUBDIVISION NO. 1", FILED FOR RECORD IN BOOK 13 OF MAPS AT PAGE 43 OF THE OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE FROM SAID POINT OF BEGINNING, ALONG THE WESTERLY LINE OF SAID LOT NORTH 00 DEGREES 28' 00" WEST A DISTANCE OF 330.00 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 89 DEGREES 32'00" EAST A DISTANCE OF 660.00 FEET; THENCE SOUTH 00 DEGREES 28' 00" EAST A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 6; THENCE WESTERLY THEREON, SOUTH 89 DEGREES 32' 00" WEST A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.



FIRE DISTRICT:	CITY OF SACRAMENTO
POLICE DISTRICT:	SACRAMENTO POLICE DEPARTMENT
SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
PARK DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO WATER
REFUSE DISTRICT:	CITY OF SACRAMENTO SOLID WASTE SERVICES
STORM DRAIN DISTRICT:	CITY OF SACRAMENTO
SANITARY SEWER DISTRICT:	SRCSO
EXISTING ZONING & USE:	R1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING & USE:	R1A - SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS	
EXISTING:	1 LOT
PROPOSED:	35 RESIDENTIAL LOTS 2 COMMON USE LOTS (LOTS C & D) 5 PRIVATE DRIVE (LOTS 1 THRU 5)
PARCEL AREA:	
EXISTING PROPERTY ~	NET: 4.46 AC / 194,183.63 S.F.
PROP. PROPERTY ~	GROSS: 4.46 AC / 194,128.97 S.F. NET: 4.46 AC / 194,128.97 S.F.
PROP. PRIVATE DRIVES ~	GROSS: SEE PLAN FOR AREAS NET: SEE PLAN FOR AREAS

April 1st, 2015	Sheet 1 of 1
CHECKED:	Igor Kravets & Ryan L. Ming
DESIGNED:	Igor Kravets & Ryan L. Ming
DRAWN:	Orest Kravets
QUANTITIES:	STAFF

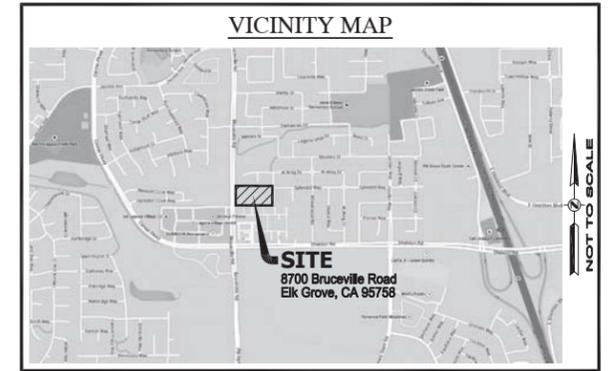


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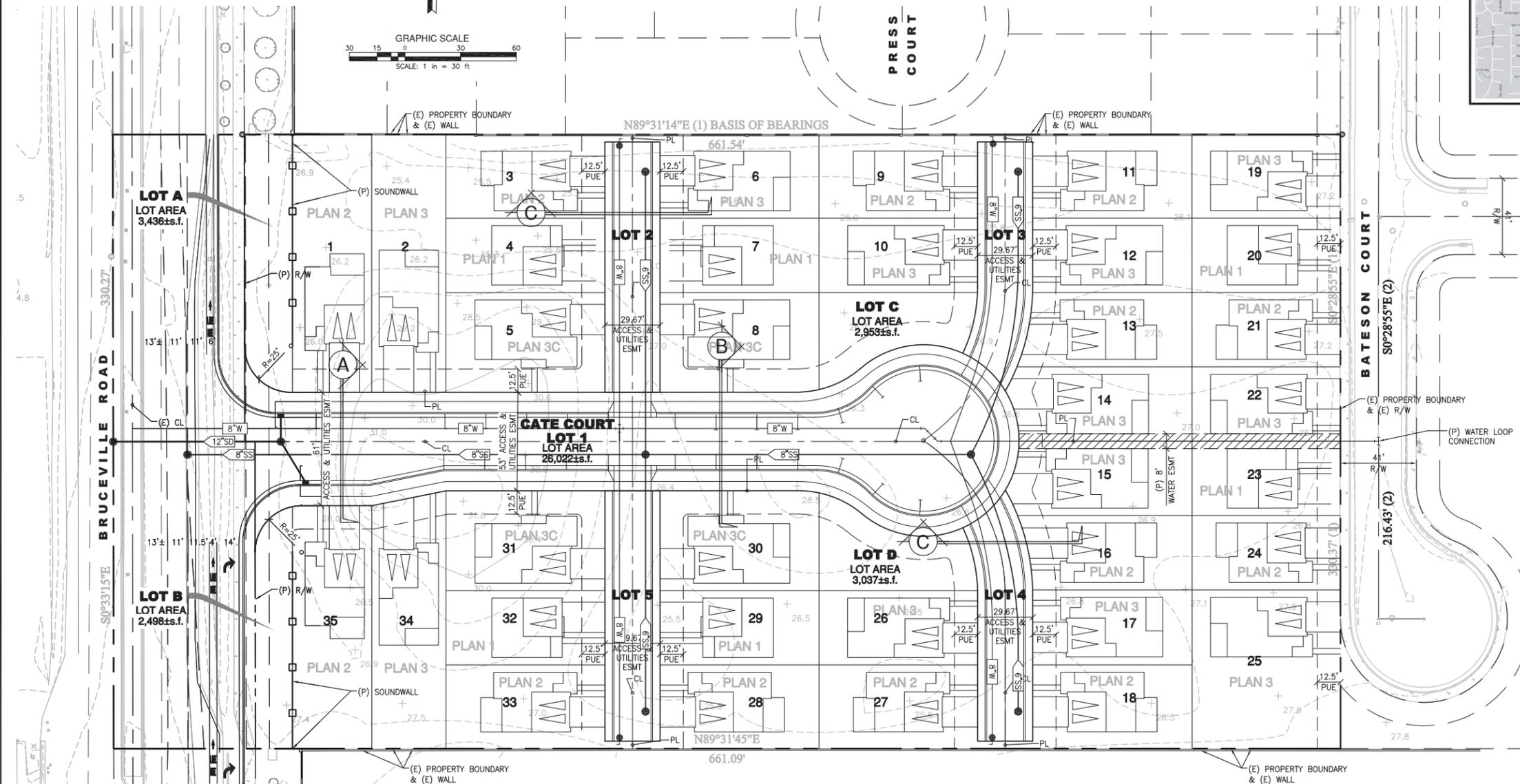
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PRELIMINARY - NOT FOR CONSTRUCTION
April 1st, 2015 - Calistoga Subdivision - Tentative Subdivision Map - 3rd Sub to City

Preliminary Site Plan for Calistoga Subdivision

City of Sacramento ~ California



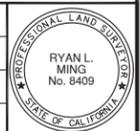
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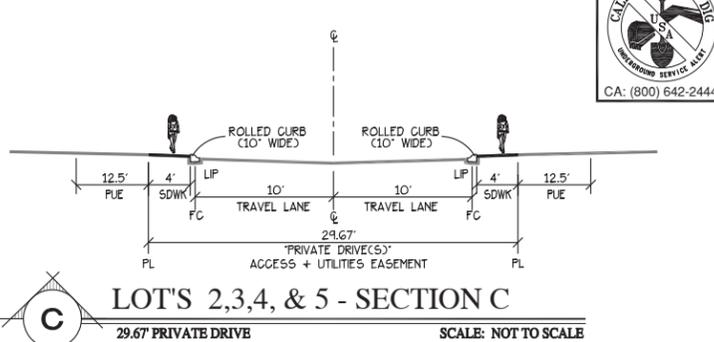
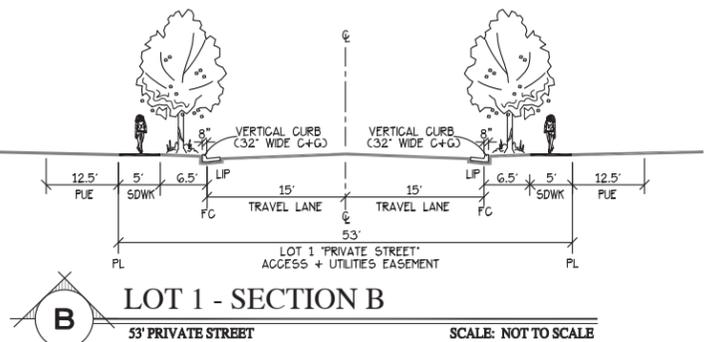
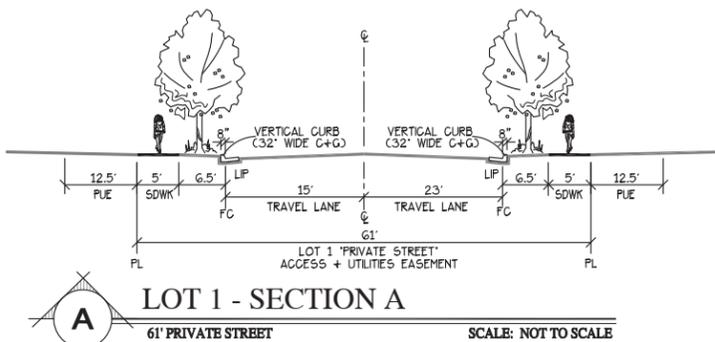
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STORM DRAIN DISTRICT:	CITY OF SACRAMENTO
SANITARY SEWER DISTRICT:	SRCS
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PROPOSED ZONING & USE:	R1A - SINGLE FAMILY RESIDENTIAL
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PROP. PROPERTY ~	GROSS: 4.46 AC / 194,128.97 S.F. NET: 4.46 AC / 194,128.97 S.F.
PROP. PRIVATE DRIVES ~	GROSS: SEE PLAN FOR AREAS NET: SEE PLAN FOR AREAS
BUILDING SETBACKS:	
PROPOSED SETBACK ~	FRONT: 15' (TO HOUSE) 18' (TO GARAGE) SIDE: 4' REAR: 10'

PRELIMINARY - NOT FOR CONSTRUCTION

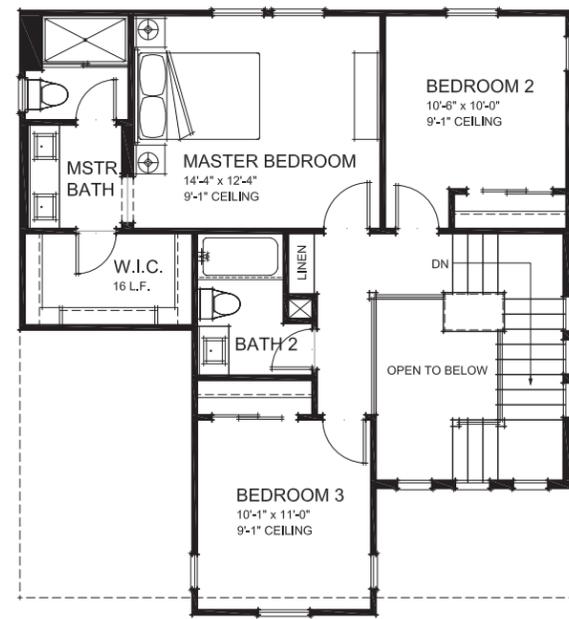
April 1st, 2015	Sheet 1 of 1
CHECKED:	Igor Kravets & Ryan L. Ming
DESIGNED:	Igor Kravets & Ryan L. Ming
DRAWN:	Orest Kravets
QUANTITIES:	STAFF



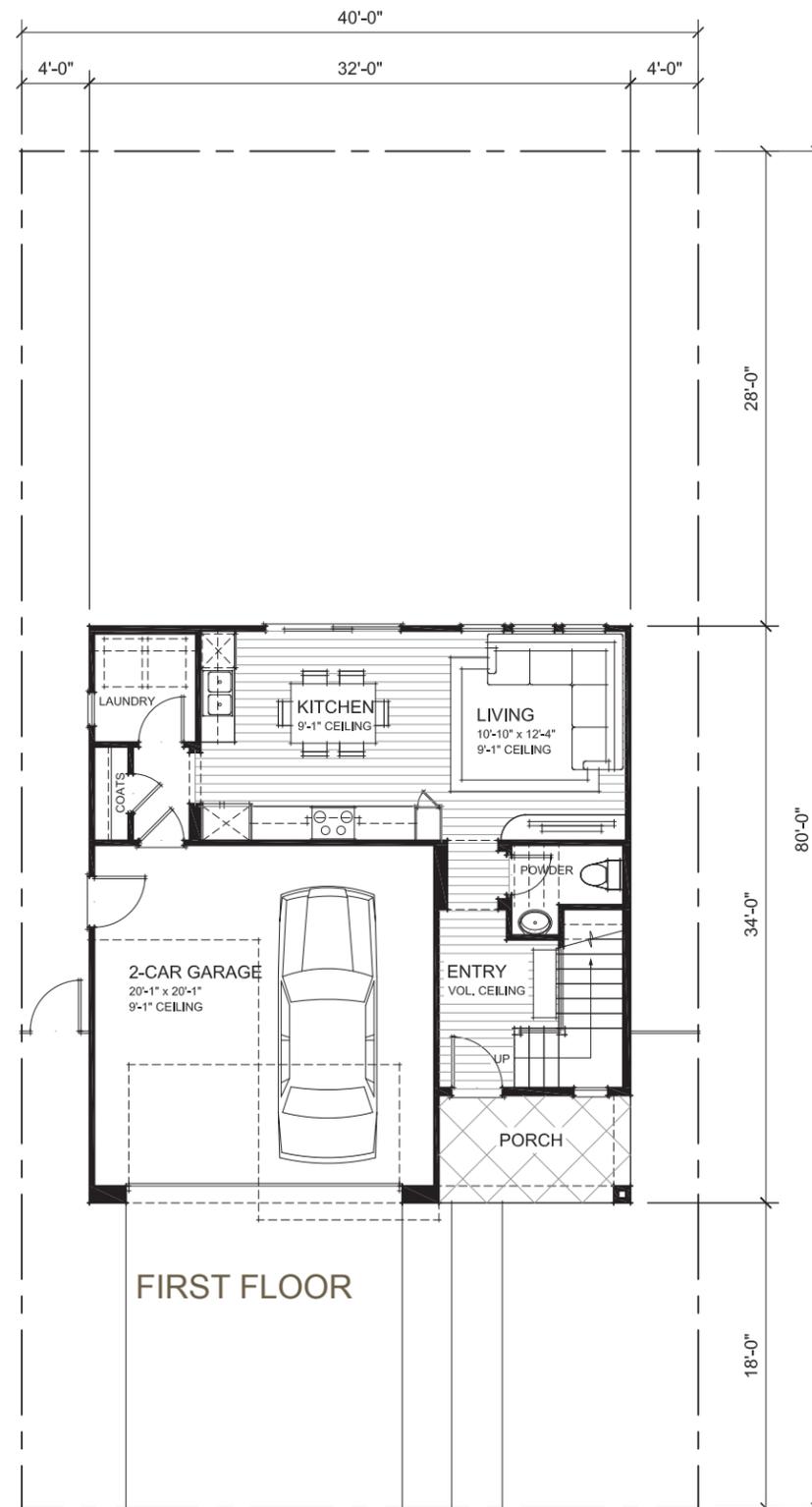
- GENERAL NOTES:**
- PROPOSED HOUSE PRINTS SHOWN ARE FOR REFERENCE ONLY AND SUBJECT TO REVISIONS/CHANGES UPON SUBMITTAL OF DESIGN REVIEW PACKAGE.
 - PROPOSED HOUSE DRIVEWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO REVISIONS/CHANGES UPON SUBMITTAL OF DESIGN REVIEW PACKAGE.



S:\A095\1214509 - 8700 BRUCEVILLE TSM (MCD)\CAD\SITE PLAN 2ND SUB\1214509_CALISTOGA_SITE_PLAN_2ND_SUB_CTY_15-0312.DWG OREST KRAVETS March 12, 2015 - Calistoga Subdivision Site Plan - 2nd Sub to City



CALISTOGA IN SACRAMENTO, CALIFORNIA
 BY NEXT GENERATION CAPITAL, LLC



PLAN ONE
 3 BEDROOMS / 2.5 BATHS

FIRST FLOOR:	585 SQ. FT.
SECOND FLOOR:	722 SQ. FT.
TOTAL:	1307 SQ. FT.
GARAGE:	448 SQ. FT.

PLAN ONE - BMR
 FLOOR PLANS

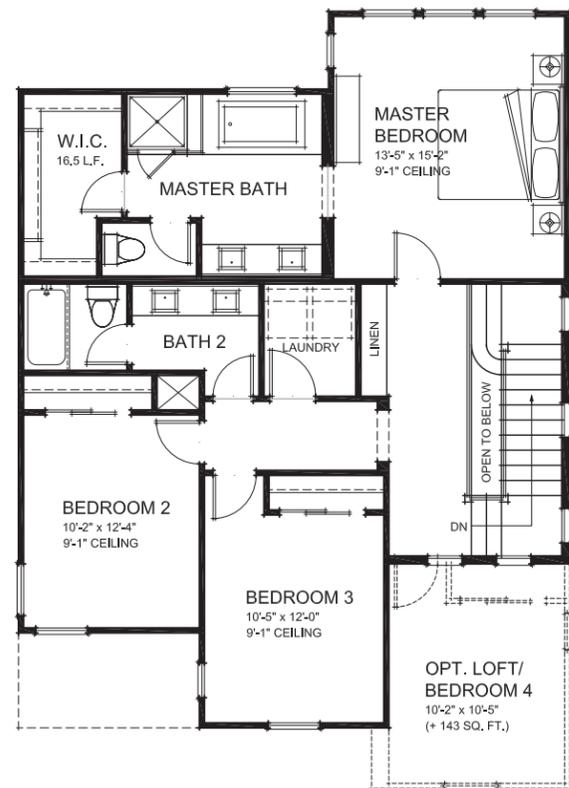


JOB NO. 1252.001
 DATE 02-26-2015

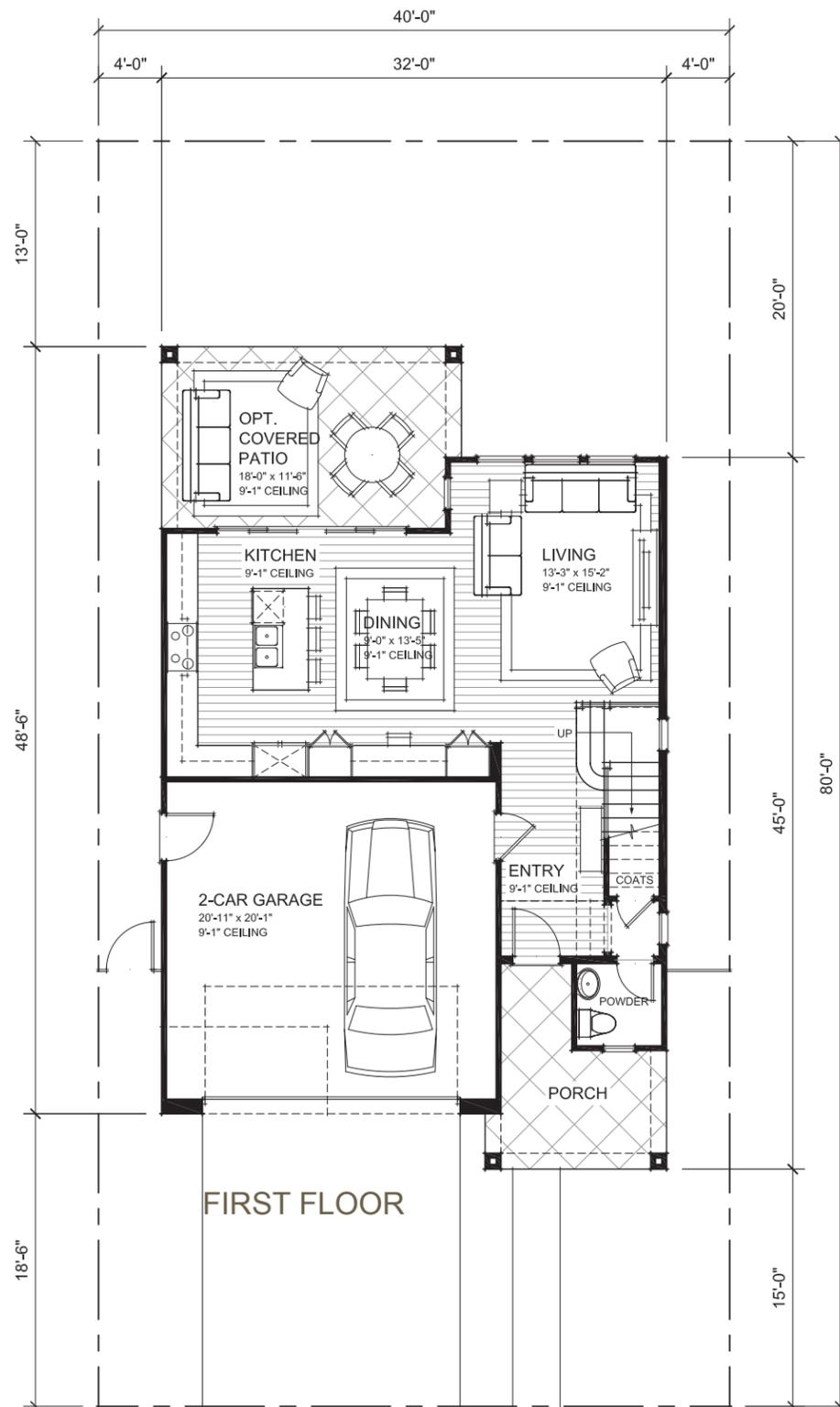
5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



A.2



SECOND FLOOR



FIRST FLOOR

PLAN TWO
 3 BEDROOMS / 2.5 BATHS

FIRST FLOOR:	739 SQ. FT.
SECOND FLOOR:	1004 SQ. FT.
TOTAL:	1744 SQ. FT.
GARAGE:	448 SQ. FT.
OPT. LOFT/ BED 4:	+ 143 SQ. FT.

PLAN TWO
 FLOOR PLANS

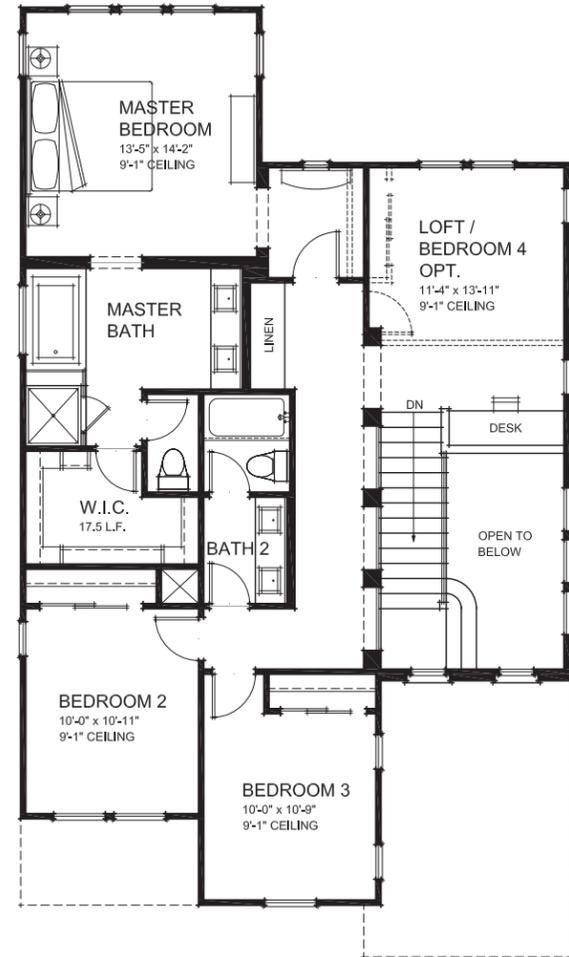
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DAHLIN group

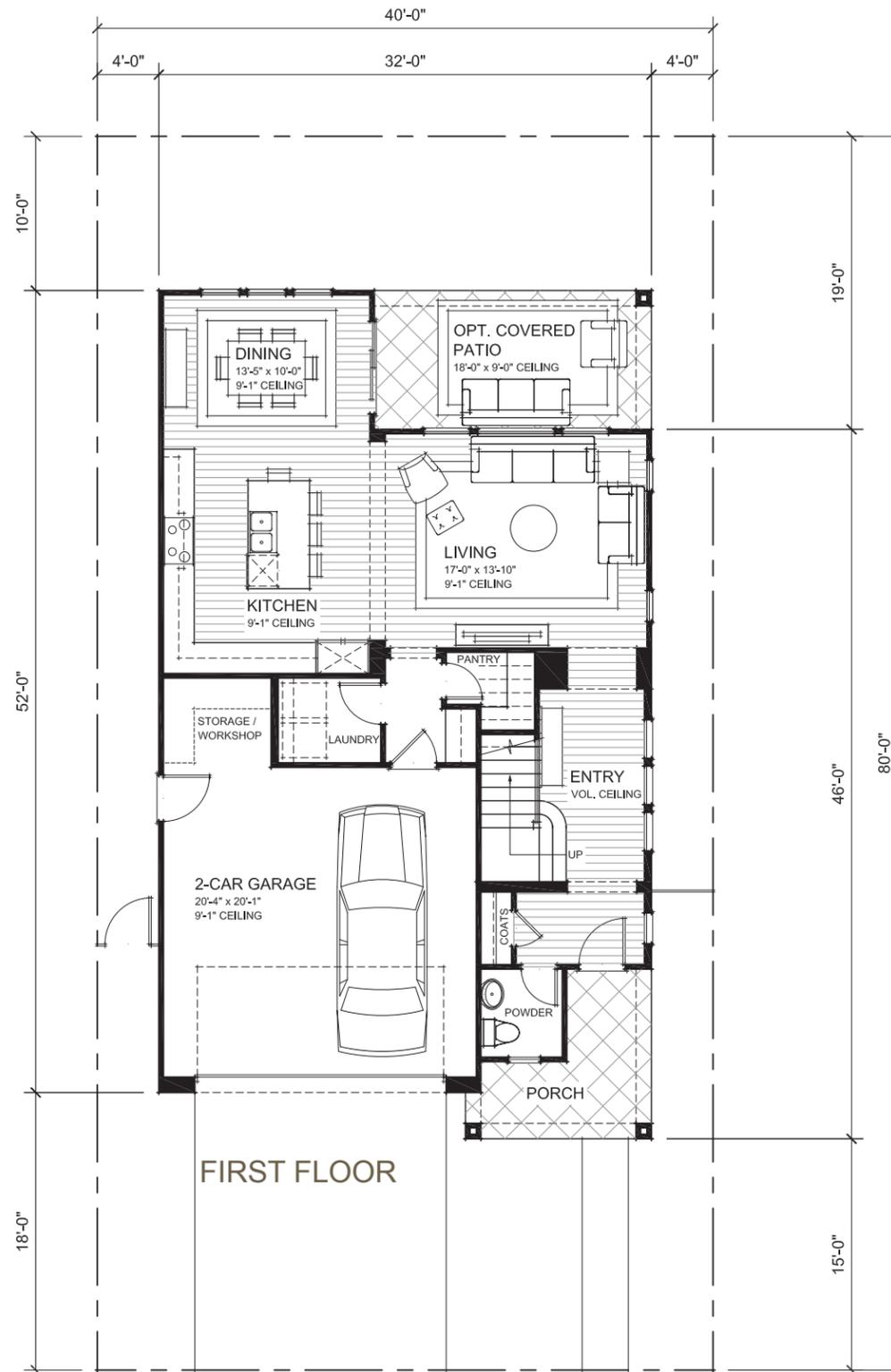
JOB NO. 1252.001
 DATE 02-26-2015
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.3

CALISTOGA IN SACRAMENTO, CALIFORNIA
 BY NEXT GENERATION CAPITAL, LLC



SECOND FLOOR



FIRST FLOOR

PLAN THREE
3 BEDROOMS / 2.5 BATHS + LOFT

FIRST FLOOR:	969 SQ. FT.
SECOND FLOOR:	1152 SQ. FT.
TOTAL:	2121 SQ. FT.
GARAGE:	478 SQ. FT.

PLAN THREE
FLOOR PLANS



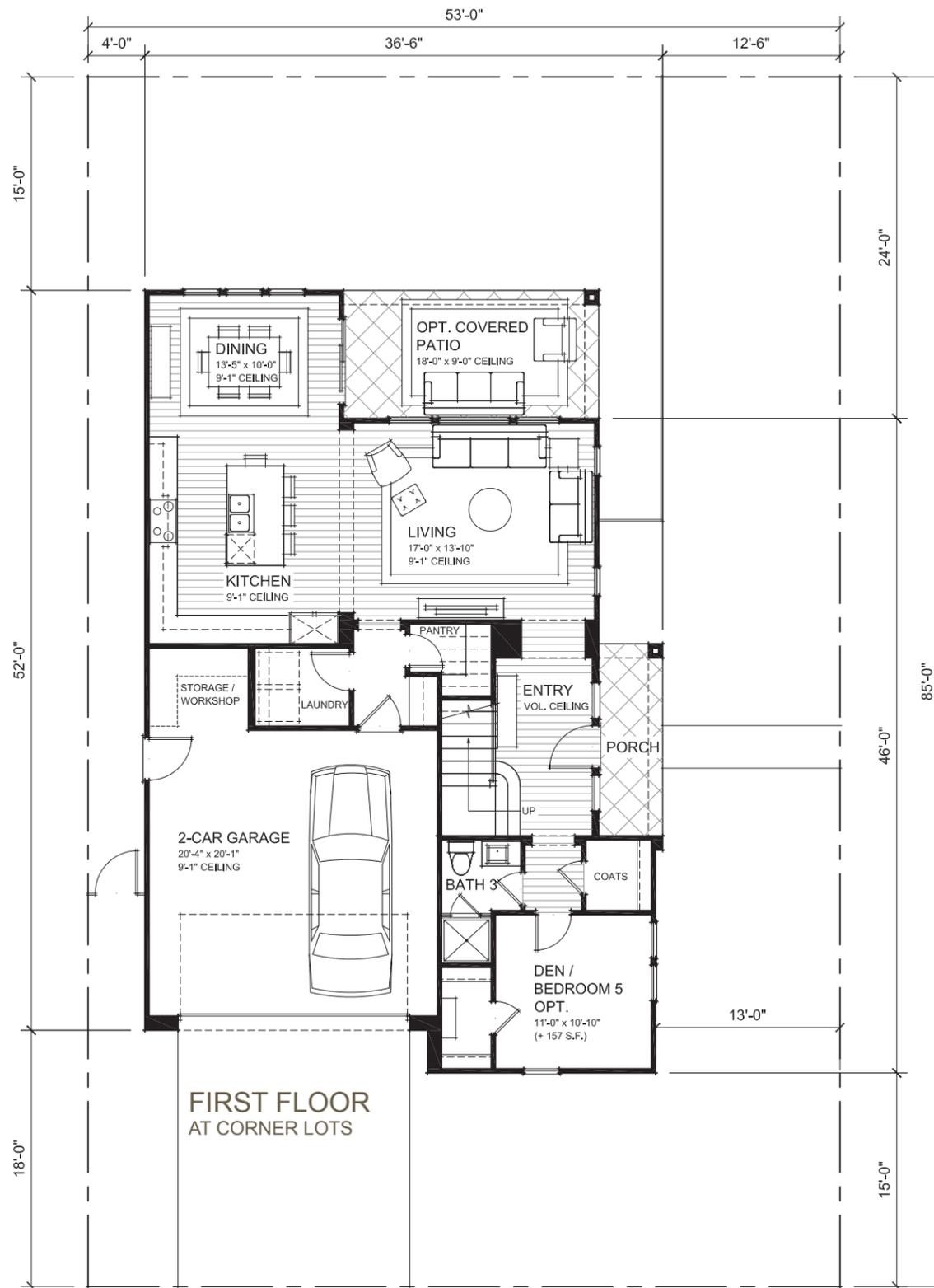
JOB NO. 1252.001
DATE 02-26-2015
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.5

CALISTOGA IN SACRAMENTO, CALIFORNIA
BY NEXT GENERATION CAPITAL, LLC

CALISTOGA IN SACRAMENTO, CALIFORNIA
 BY NEXT GENERATION CAPITAL, LLC



PLAN THREE - CORNER
 4 BEDROOMS / 3 BATHS + LOFT

FIRST FLOOR:	1126 SQ. FT.
SECOND FLOOR:	1154 SQ. FT.
TOTAL:	2280 SQ. FT.
GARAGE:	470 SQ. FT.

PLAN THREE
 FIRST FLOOR PLAN
 AT CORNER LOTS



DAHLLIN
group

JOB NO. 1252.001
 DATE 02-26-2015
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.6



SITE PERSPECTIVE



FRONT ELEVATION

PLAN 1A (BMR)

CALISTOGA IN SACRAMENTO
 BY NEXT GENERATION CAPITAL LLC



JOB NO. 1252.001
 DATE 04-13-2015

A.1



SITE PERSPECTIVE



FRONT ELEVATION

CALISTOGA IN SACRAMENTO
BY NEXT GENERATION CAPITAL LLC

PLAN 2A

JOB NO. 1252.001
DATE 04-13-2015



A.2

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CALISTOGA IN SACRAMENTO
 BY NEXT GENERATION CAPITAL LLC

PLAN 2A WITH BED-
 ROOM - OPT. 1

JOB NO. 1252.001
 DATE 04-13-2015



A.3



SITE PERSPECTIVE



FRONT ELEVATION

CALISTOGA IN SACRAMENTO
 BY NEXT GENERATION CAPITAL LLC

PLAN 2B

JOB NO. 1252.001
 DATE 04-13-2015



A.4



SITE PERSPECTIVE



FRONT ELEVATION
PLAN 2B WITH BED-
ROOM OPT.

CALISTOGA IN SACRAMENTO
BY NEXT GENERATION CAPITAL LLC



JOB NO. 1252.001
DATE 04-13-2015

A.5



SITE PERSPECTIVE



FRONT ELEVATION

CALISTOGA IN SACRAMENTO
 BY NEXT GENERATION CAPITAL LLC

PLAN 3A

JOB NO. 1252.001
 DATE 04-13-2015



A.6



SITE PERSPECTIVE



SITE PERSPECTIVE



FRONT ELEVATION
PLAN 3X A -
CORNER LOT

JOB NO. 1252.001
DATE 04-13-2015



A.7

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CALISTOGA IN SACRAMENTO
BY NEXT GENERATION CAPITAL LLC



SITE PERSPECTIVE



FRONT ELEVATION

CALISTOGA IN SACRAMENTO
BY NEXT GENERATION CAPITAL LLC

PLAN 3B

JOB NO. 1252.001
DATE 04-13-2015



A.8

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SITE PERSPECTIVE



SITE PERSPECTIVE



FRONT ELEVATION
PLAN 3X B -
CORNER LOT

JOB NO. 1252.001
DATE 04-13-2015

CALISTOGA IN SACRAMENTO
BY NEXT GENERATION CAPITAL LLC



A.9



PLAN 2A WITH BEDROOM

PLAN 2B

PLAN 3B

PLAN 3XA CORNER LOT

_01



PLAN 2A

PLAN 2B WITH BEDROOM

PLAN 3A

PLAN 3XB CORNER LOT

_02

CALISTOGA IN SACRAMENTO
 BY NEXT GENERATION CAPITAL LLC

CONCEPTUAL
 STREETSCAPES

JOB NO. 1252.001
 DATE 08-03-2015



A.1

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