

## **RESOLUTION NO. 2007-223**

Adopted by the Sacramento City Council

April 10, 2007

**DENYING THE APPEAL, ADOPTING THE FINDINGS OF FACT,  
AND APPROVING THE TENTATIVE MAP, SPECIAL PERMIT,  
AND SUBDIVISION MODIFICATIONS FOR THE 8151 SHELDON  
SUBDIVISION LOCATED AT 8151 SHELDON ROAD,  
SACRAMENTO, CALIFORNIA.  
(P05-044) (APN: 117-0220-002, 022, 023, 024, 025)**

### **BACKGROUND**

- A. On February 8, 2007, the City Planning Commission approved the Tentative Map to subdivide 18.7± acres into 171 lots for the development of 162 single-family homes;
- B. On February 20, 2007, an appeal was made of the decision of the City Planning Commission to approve the Tentative Map to subdivide 18.7± acres into 171 lots for the development of 162 single-family homes; and
- C. On April 10, 2007, the City Council heard and considered evidence in the above-mentioned matter.

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

Section 1. At the regular meeting of April 10, 2007, the City Council heard and considered evidence regarding the matters described above. Based on verbal and documentary evidence at said hearing, the City Council takes the following actions:

- A. The City Council denies the appeal.
- B. The City Council approves the Tentative Map, Special Permit, and Subdivision Modifications for the Sheldon Road Subdivision based on the findings of fact and subject to the conditions of approval as set forth below:

### **FINDINGS OF FACT**

Mitigated Negative Declaration and Mitigation Monitoring Program: The Mitigated Negative Declaration and Mitigation Monitoring Program for the Sheldon Road Subdivision have been adopted by Resolution No. 2007-221.

Tentative Map: The **Tentative Map** to subdivide 18.7± gross acres into 171 lots for residential development (162 single-family homes) 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.
2. The proposed subdivision, together with the provisions for its design and improvement is consistent with the City's General Plan, South Sacramento Community Plan, and Subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code. The City's General Plan and zoning designations are being amended to allow medium density residential development.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Special Permit: The **Special Permit** to allow the development of 162 single-family homes within the Multi-Family (R-3A) Zone is approved based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that:
  - a. Single-Family homes on compact lots provide an additional housing type to supplement the existing standard single-family homes in the area.
  - b. The proposed single-family homes are compatible with the existing surrounding residential development.
2. Granting the Special Permit would not be detrimental to public welfare nor result in the creation of a public nuisance in that:

- a. The proposed single-family homes are compatible with the existing neighborhood.
  - b. The project has been designed to meet all requirements for circulation and emergency access.
3. Granting of the Special Permit would be consistent with the objectives of the General Plan in that it preserves neighborhood character by providing housing consistent with the adjacent residential uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

Subdivision Modification: The **Subdivision Modification** to construct a non-standard intersection at Splendid Way and B Street is approved based on the following findings of fact:

1. The property to be divided is of such a size shape that it is impractical or undesirable to conform to the intersection standards as the configuration and shape of the property require modifications to the intersection standards to property function.
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 modifications have been reviewed and have not been found to adversely affect circulation or safety.
4. The Subdivision Modification is consistent with the General Plan and the South Sacramento Community Plan in that it facilitates efficient utilization of a development site as a means to meet alternative housing needs.

Subdivision Modification: The **Subdivision Modification** to construct a non-standard intersection at A Street and Praline Way is approved based on the following findings:

1. The property to be divided is of such a size shape that it is impractical or undesirable to conform to the intersection standards as the configuration and shape of the property require modifications to the intersection standards to property function.
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 modifications have been reviewed and have not been found to adversely affect circulation or safety.
4. The Subdivision Modification is consistent with the General Plan and the South Sacramento Community Plan in that it facilitates efficient utilization of a development site as a means to meet alternative housing needs.

Subdivision Modification: The **Subdivision Modification** to construct a 41-foot wide public street at A court is approved based on the following findings:

1. The property to be divided is of such a size shape that constructing to the 53-foot street standard would not allow the project to adequately accommodate the single-family housing development.
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 41-foot street standard is a standard still used for certain portions of the City.
4. The Subdivision Modification is consistent with the General Plan and the South Sacramento Community Plan in that it facilitates efficient utilization of a development site as a means to meet alternative housing needs.

Subdivision Modification: The **Subdivision Modification** to construct a 47-foot wide public street at A Street between B Street and Praline Way:

1. The property to be divided is of such a size shape that constructing to the 53-foot street standard would not allow the project to adequately accommodate the single-family housing development.
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 47-foot street section proposed is a transition from a 41-foot section to a 53-foot section. Furthermore this section is less than 125-feet in length.

4. The Subdivision Modification is consistent with the General Plan and the South Sacramento Community Plan in that it facilitates efficient utilization of a development site as a means to meet alternative housing needs.

### **CONDITIONS OF APPROVAL**

The **Tentative Map** to subdivide 18.7± acres into 171 lots for residential development (162 single-family homes) is approved subject to the following conditions:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P05-044). The design of any improvement not covered by these conditions shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City approved improvement agreement may be considered satisfied:

#### **GENERAL: All Projects**

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. 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 Development Engineering Division after consultation with the U.S. Postal Service.
3. Private reciprocal ingress, egress and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 149, 150, 151, 152, 153, 154, 155 and Lot I, and from parcels 116, 117, 118, 119, 120, 121, 122, 123 and Lot H at no cost, at the time of sale or other conveyance of either parcel.
4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-044).

5. Show all continuing and proposed/required easements on the Final Map.
6. 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.

**JCPA: Special Conditions**

7. 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).
8. The Applicant shall participate in the JCPA Financing Plan.
9. Place a 2 inch (minimum) sleeve(s) under the sidewalks for each single-family lot along all 53 foot street sections, adjacent to single family residences in order to allow for landscaping and irrigation of the required 7 foot landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.

**DEVELOPMENT SERVICES: Streets**

10. 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.
11. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
12. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Costs associated with offsite or overwidth improvements may be subject to reimbursement. 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.

13. Dedicate sufficient right-of-way and construct Sheldon Road with a 60.5-foot half section to the satisfaction of the Development Engineering Division. Sheldon Road shall be constructed with a 25-foot landscape setback consistent with other projects in the area. The design and construction of Sheldon Road shall be coordinated with the City of Elk Grove Public Works Department. The applicant is responsible for the construction of Sheldon Road to the centerline unless it is constructed by others. Construction of Sheldon Road may be subject for reimbursement for overwidth pavement from the major street construction tax or any other existing applicable financing mechanism. The limit of construction shall include the remainder lots A and B along Sheldon Road.
14. Dedicate sufficient right-of-way and construct Masters Street as a 69-foot street section within the project boundary to the satisfaction of the Development Engineering Division.
15. The applicant shall pay a fair share contribution for one third of the design and construction costs for the planned signal at Masters Street and Lewis Stein Road intersection to the satisfaction of Development Engineering Division.
16. 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 Development Engineering Division. The center lines of such streets shall be aligned.
17. This project shall require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modifications to the existing system. Electrical equipment shall be protected and remain functional during construction.
18. Developer is required to install permanent street signs to the satisfaction of the Development Engineering Division.
19. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, and undulations.
20. The design and placement of walls, fences, signs and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited

3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

21. The applicant shall make provisions (if needed) for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

#### **PUBLIC/PRIVATE UTILITIES**

22. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to West Stockton Boulevard.
23. Dedicate a standard 10-foot public utility easement for underground facilities and appurtenances adjacent to all public street right of ways.
24. Dedicate any private drives and 10-feet adjacent to as a public utility easement for underground facilities and appurtenances.
25. Dedicate lots E, F & G the landscape corridors as a public utility easement for overhead and underground facilities and appurtenances.
26. The owner/developer must disclose to future/potential owners the existing 69KV electrical facilities on Sheldon Road and existing Substation Site north of Lot C.
27. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
28. Each lot and each building with a sewage source shall have a separate connection to CSD-1 sewer system.
29. CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage", along with appropriate pipe sizes and related appurtenances from this subject site and other upstream areas, and shall be done in accordance with the District's most recent "Minimum Sewer Study Requirements". The study shall be done on a no "shed shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.
30. In order to obtain sewer service, construction of CSD-1 infrastructure will be required.

31. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20-feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot easements dedicated to CSD-1.
32. The subject property owners and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents, and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions, and by language approved by the District. It shall also be shown on the Final Map in like language. Surface enhancements include, but are not limited to, non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.
33. CSD-1 requires their sewers to be located 10-feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
34. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service.

## **CITY UTILITIES**

35. Construct water pipes and appurtenances, storm drainage pipes and appurtenances, and sewer pipes and appurtenances in A Court, A Street, B Street, D Street, Splendid Way, Master Street and Sheldon Road. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area (JCPA). The construction shall be to the satisfaction of the Department of Utilities (DOU) and County Sanitation District 1 (CSD1).
36. Water and drainage facilities located within the private drive (Lot H and Lot I) shall be private facilities maintained by the homeowner association. Private easements shall be dedicated for these facilities. Public mains are not allowed within the private drive.
37. Public streets with City maintained water or drainage facilities and CSD1 maintained sewer facilities shall have a minimum paved AC (asphalt

concrete) width of 25-feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.

38. Provide separate metered domestic water services to each lot. Only one water domestic water service is allowed per lot.
39. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.
40. Traffic rated meter boxes are required if water meters are located within driveways.
41. Residential water taps and meter shall be sized per the City's Building Division on-site plumbing requirements (water taps and meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
42. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that each lot shall grant to the adjacent lots, as needed, private reciprocal drainage, water, sewer and home maintenance easements at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements.
43. Landscaping corridor that fronts Sheldon Road shall have a minimum of one (1) separate tap from the public distribution system in Sheldon Road for a metered irrigation service.
44. The remainder Lots A and B and Lots F and G are not contiguous to an existing public water main, and storm drain main. The property owner/developer shall construct water, and storm drain main extensions in Sheldon Road to the east boundary of Lot B/Lot G. Off-site water main to be constructed in Sheldon Road shall be 12-inches.
45. Prior to the submittal of improvement plans, a project specific water study shall be approved by the Department of Utilities. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall

determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities, Brett Ewart at 808-1725 for the pressure boundary conditions to be used in the water study.

46. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All public water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual unless otherwise approved by DOU.
47. Properly abandon under permit, from the City and County Environmental Management Department, any well or septic system located on the property.
48. Prepare a drainage study for this subdivision consistent with the JCPA Drainage Master Plan for the review and approval of the Department of Utilities. The drainage system within Watershed 5 shall discharge to a water quality detention basin prior to entry into Jacinto Creek consistent with the Drainage Master Plan. The Department of Utilities and Development Services Special Districts Section shall approve any proposed changes to the Drainage Master Plan. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release. The 10-year and 100-year HGL's shall be shown on the improvement plans and shall be approved by the Department of Utilities.
49. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney. 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 that is designed to overland release to the proposed water quality basin for the JCPA drainage shed 5 for the proposed project.
50. All lots shall be graded so that drainage does not cross property lines.

51. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
52. 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.
53. 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](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or acceptance 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) signed certification page by property owner or authorized representative.
54. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is within Watershed 5 of the JCPA Drainage Master Plan. A new water quality basin is required for this watershed and shall be constructed prior to the Final Map approval for Lot D. Landscaping and irrigation system may be required for Lot D. The new water quality basin shall conform to the JCPA Drainage Master Plan, shall be sized to handle the entire area within Watershed 5, and shall be constructed to the satisfaction of the Department of Utilities (DOU). The applicant shall coordinate with the adjacent property owners, (proposed development applications: Laguna Ranch/Sheldon Farms and Sheldon 20, P04-118 and P04-219 respectively) regarding the location and design of the water quality basin, consistent with the JCPA Drainage Master Plan and any DOU requirements. Source control measures are also required for this subdivision. Improvement plans must include the source controls and on site treatment control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures.

55. The developer shall maintain the Water Quality Facility for a period of two (2) 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 Water Quality Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.
56. Upon construction and DOU acceptance, the water quality basin (Lot D), including all necessary property rights and all associated improvements, shall be dedicated to the City in Fee Title at no cost to the City. The dedication shall be to the satisfaction of the Department of Utilities.
57. Prior to Final Map, Lot D shall be annexed into the City of Sacramento Neighborhood Water Quality District, which will provide maintenance of the water quality basin.
58. Dedicate all necessary easements, right-of-way, fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, or fee title property shall be to the satisfaction of the Department of Utilities.
59. An as-built survey of the drainage basin is required prior to issuance of a notice of completion for the subdivision.

**SPECIAL DISTRICTS: Assessment Districts**

60. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors and Open Space areas (Lots E, F, and G). 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 Development Services Department, Parks Planning, Design and Development (PPDD), and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Services and Planning Department (Special Districts and Development Engineering Division) and PPDD. 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.

**PPDD: Parks**

61. **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.
62. **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 the Planning Department, 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.)

## **FIRE**

63. Roads used for Fire Department access shall have an unobstructed paved width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
64. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Average hydrant spacing for residential developments is generally 500 feet. Regardless of the average spacing, the maximum point to any point on road frontage shall not exceed the maximum distance listed in Table A-III-B-1. Ensure lot frontage off of private streets does not exceed 250 feet from a hydrant.
65. Provide an easement for emergency vehicle access for all private roads.

## **MISCELLANEOUS**

66. 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.

67. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives (Lots I and H). The Homeowner's Association shall maintain all private drives, common open areas, and common landscaping.
68. A concrete sidewalk for pedestrian and bicycle access shall be provided between Lot H and Lot C.

#### **ADVISORY NOTES:**

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

69. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.
70. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewers, shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District's Engineer prior to the use of the easement by the grantor. This includes landscaping.
71. Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording of the Final Map or issuance of building permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
72. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
73. Park Development Impact Fees shall also be required for development of the three commercial lots, due at the time of issuance of building permit. The Park Development Impact fee shall be calculated at \$0.32 per square

foot for retail or commercial service uses and \$0.43 per square foot for commercial office uses.

74. 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 approval of the final map. The Quimby fee due for this project is estimated at \$985,367. This is based on 162 single-family residential units and an average land value of \$330,000 per acre for the South Sacramento (south of Florin Road) Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
  - b. Title 18, 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 \$750,331. This is based on 162 single-family residential units at \$4,493 each. 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. Park Development Impact Fees shall also be required for development of the three commercial lots, due at the time of issuance of a building permit. The Park Development Impact Fee shall be calculated at \$0.32 per square foot for retail or commercial service uses and \$0.43 per square foot for commercial office uses.
  - c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

The **Special Permit** to develop 162 alternative single-family homes in the Multi-Family residential (R-2B) Zone is approved subject to the following conditions.

### **Planning**

1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
2. Identical plans with identical elevations shall not be permitted side-by-side.
3. Garage doors shall be metal sectional with raised panels or of similar architectural quality.

4. Provide seamless gutters along all appropriate roof lines with down spouts where applicable.
5. The front windows for all homes shall be constructed consistent with the approved plans.
6. Roofing material shall be a concrete tile or equivalent architectural material.
7. Houses with the same color scheme shall not be located adjacent to one another.
8. Plan 5 shall not be located on lots 1 through 35.

### **Fire**

9. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. (CFC 901.3) Failure to comply will result in the job site shut down until timing and installation requirements are met.
10. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Contact the Utilities Department at 808-7065.
11. Provide a minimum setback of 5 feet, unobstructed, for emergency ladder access to second-story bedroom egress windows. (Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1).
12. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
13. The applicant shall 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.

14. 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](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or acceptance 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) signed certification page by property owner or authorized representative.
15. A final map shall be recorded prior to issuance of any building permit.

**Advisory notes:**

16. Residential water taps and meter shall be sized per the City's Building Department on-site plumbing requirements (water taps and meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.)

**Table of Contents:**

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

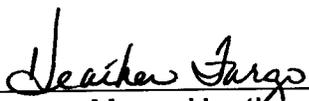
Adopted by the City of Sacramento City Council on April 10, 2007 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.

  
\_\_\_\_\_  
Mayor Heather Fargo

Attest:

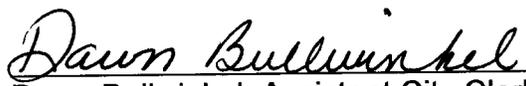
  
\_\_\_\_\_  
Dawn Bullwinkel, Assistant City Clerk

Exhibit A – Tentative Map

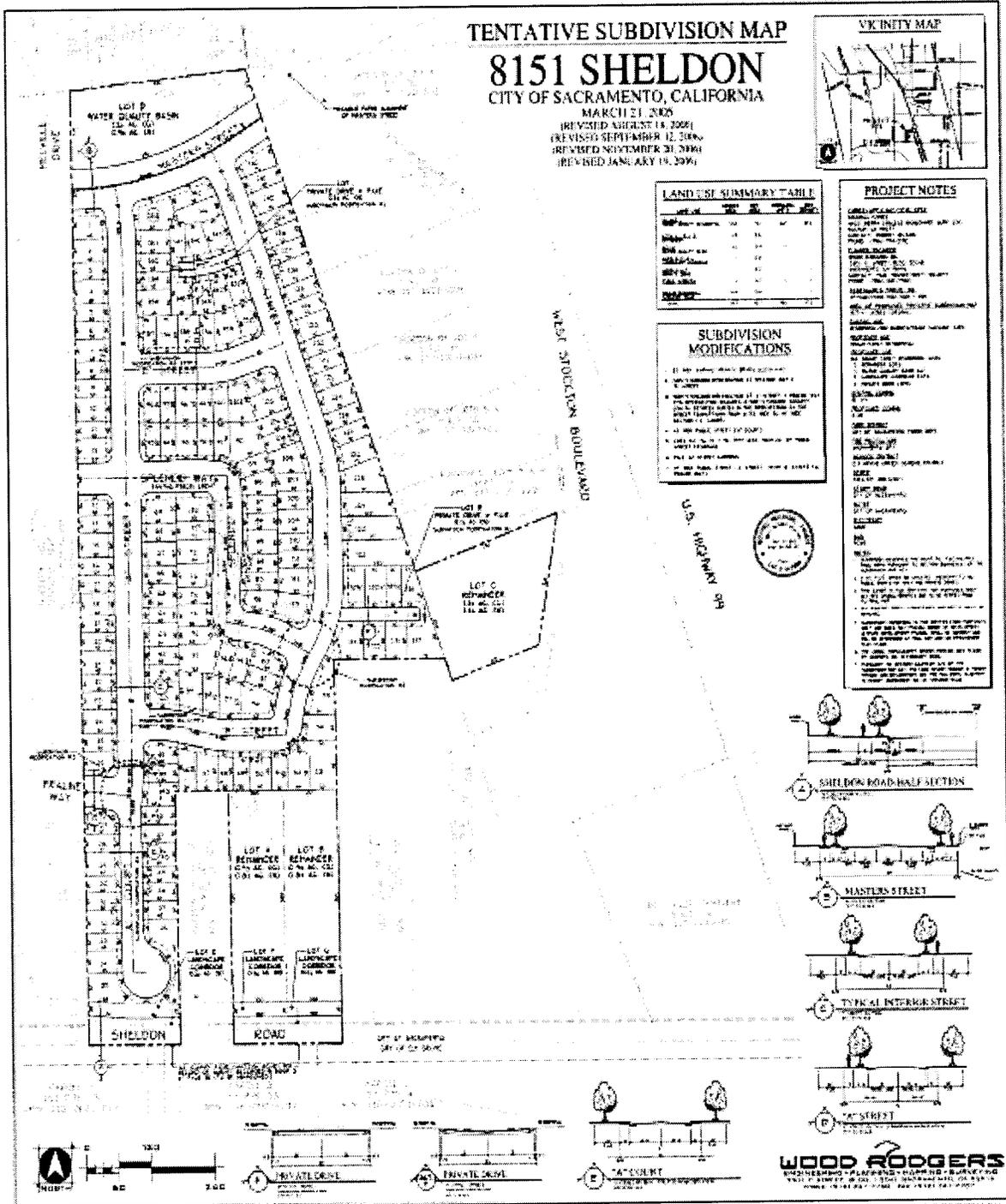


Exhibit B – Site Plan

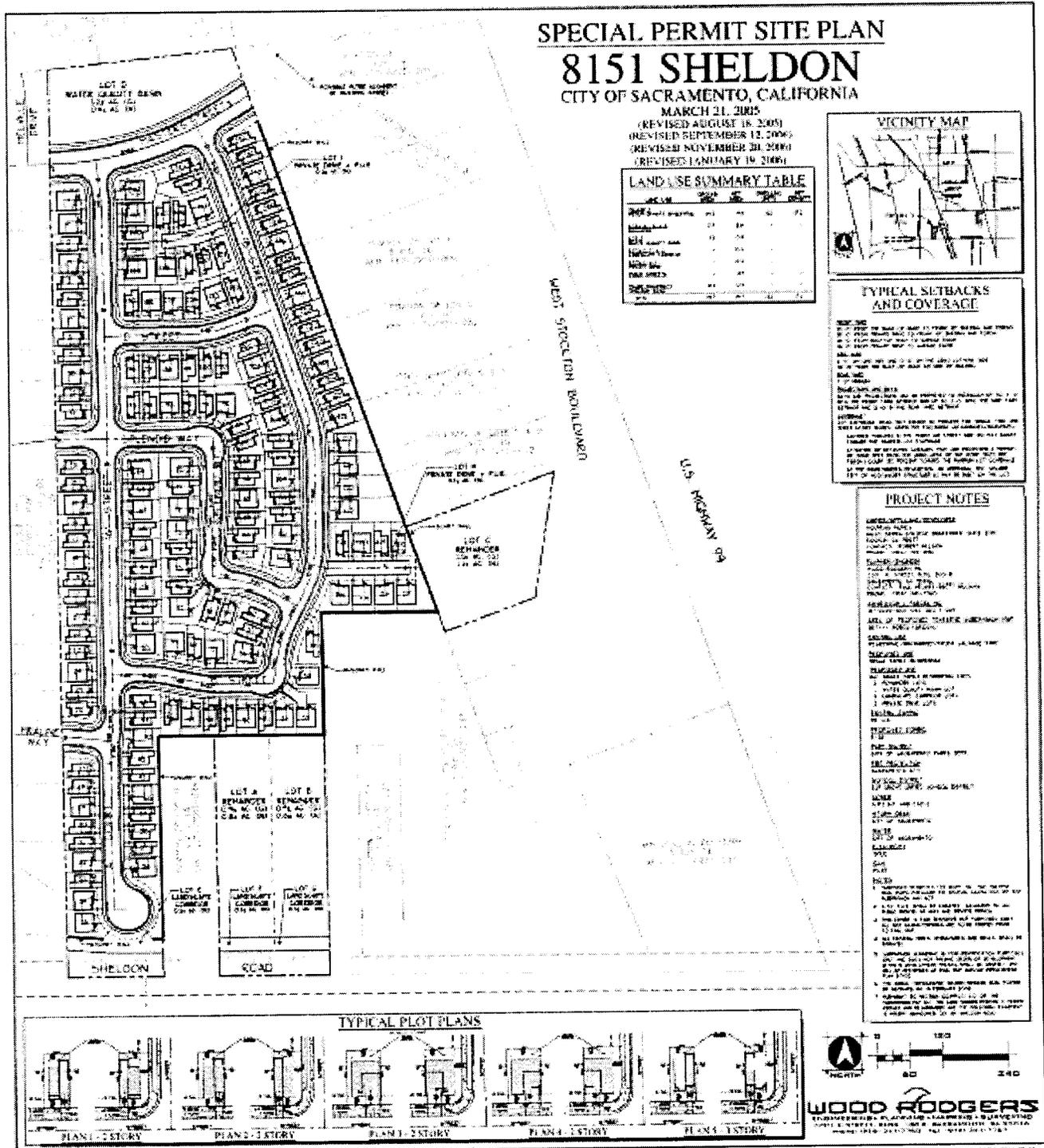
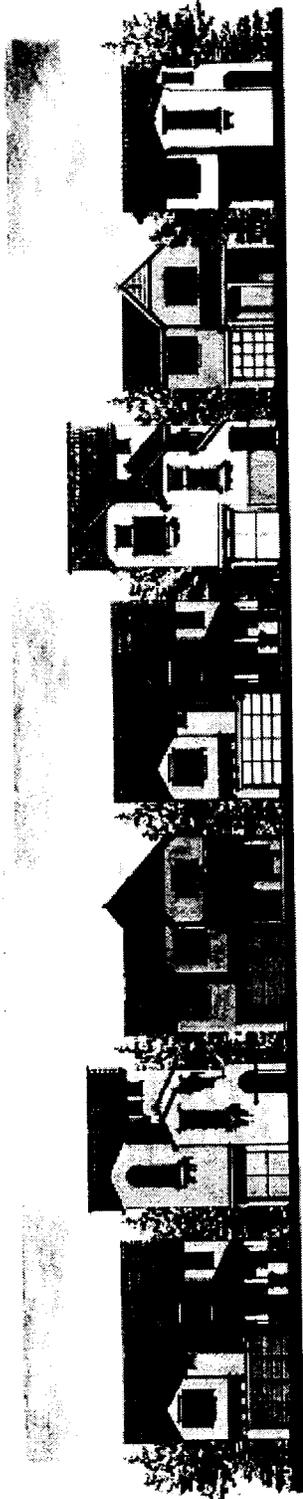
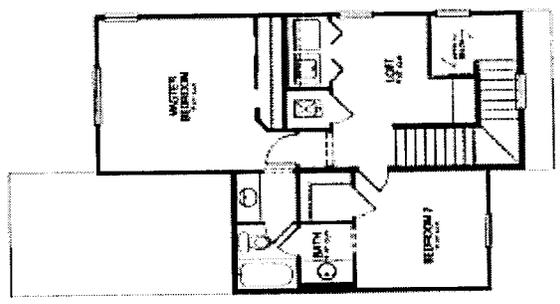
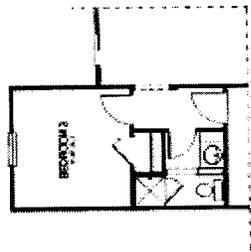
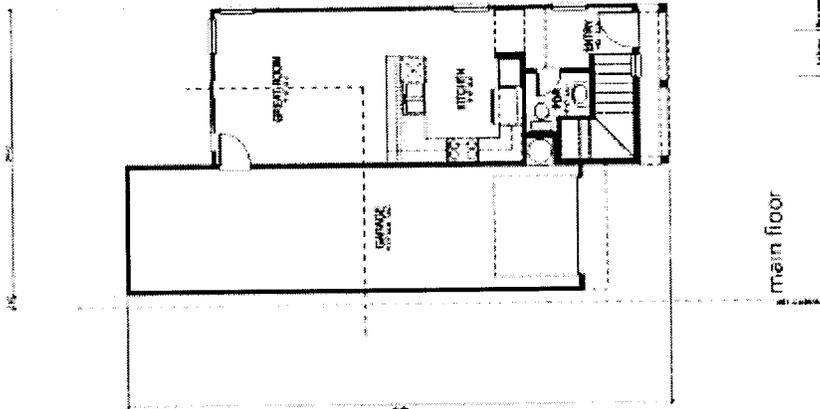


Exhibit C - House Plans



NH  
Number Plans

SHELDON ROAD



PLAN 1

Room	Area (sq. ft.)	Perimeter (ft.)	Volume (cu. ft.)	Notes
Garage	2100	100	21000	
Main Floor	1200	100	12000	
Upper Floor	1000	100	10000	
Bedroom Option	400	100	4000	
Total	4700	400	47000	

NFT  
Missy Latt Builders

SHILLDON ROAD





Plan 1 cottage

Plan 1 craftsman

Plan 1 casacena

ELEVATIONS

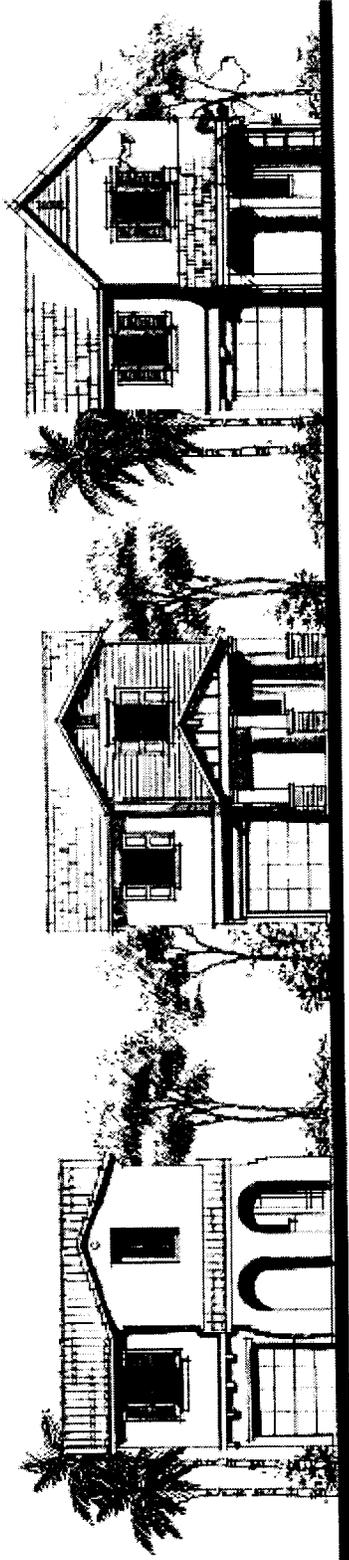


SHELDON ROAD

NHT  
NATIONAL HOUSE  
TRUST







Plan 1a pasadena

Plan 1b craftsman

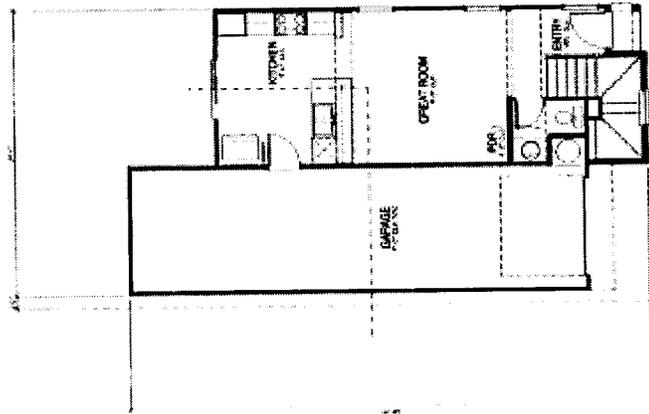
Plan 1c cottage

ELEVATIONS

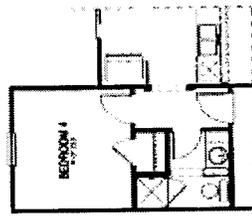
SHELDON ROAD

NH  
Newport Homes

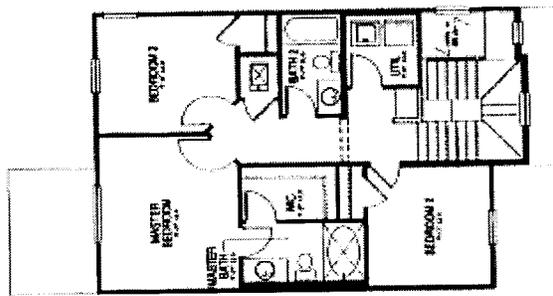
631  
2008 Newport Homes, Inc.



main floor



bedroom 4 option



upper floor

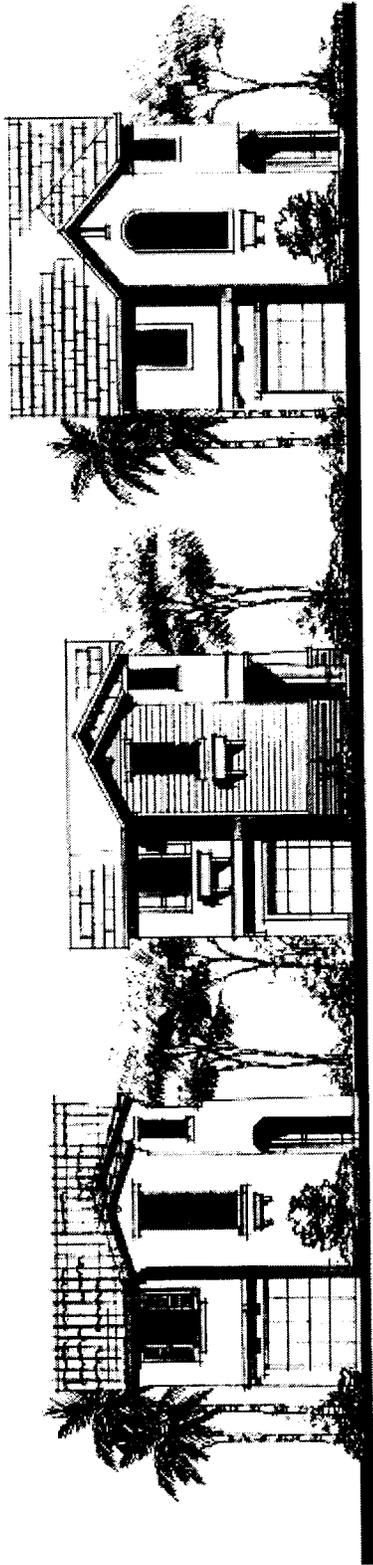
Room	Area (sq. ft.)	Perimeter (ft.)	Volume (cu. ft.)	Notes
Garage	1,200	120	12,000	
Kitchen	150	60	1,500	
Living Room	200	80	2,000	
Dining Room	150	60	1,500	
Great Room	300	120	3,000	
Bath	100	40	1,000	
Bedroom 1	120	48	1,200	
Bedroom 2	120	48	1,200	
Master Bedroom	150	60	1,500	
Master Bath	100	40	1,000	
Hall	50	20	500	
Stairs	50	20	500	
Bedroom 4 Option	120	48	1,200	
<b>Total</b>	<b>3,000</b>	<b>300</b>	<b>30,000</b>	

**NH**  
Norton's Floors

**SHILDON ROAD**

PLAN 2





Plan 2 cottage

Plan 2 craftsman

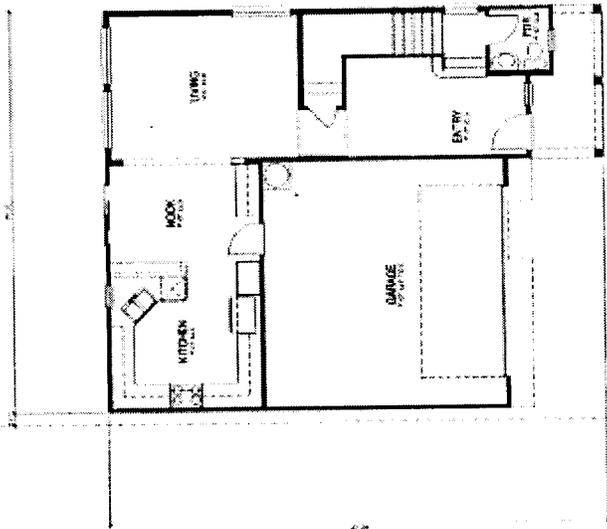
Plan 2 pasadena

ELEVATIONS

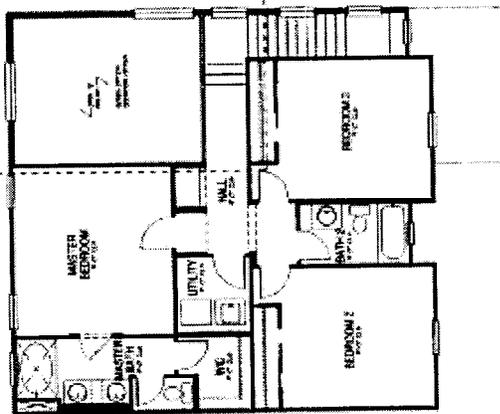


NH  
NARRAGANSETT HOMES

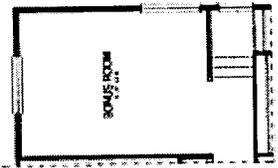
ARCHITECT  
NARRAGANSETT HOMES  
1000 Narragansett Drive, Suite 100  
Providence, RI 02909  
401-846-1111



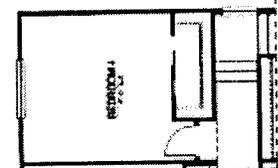
main floor



upper floor



bonus room option



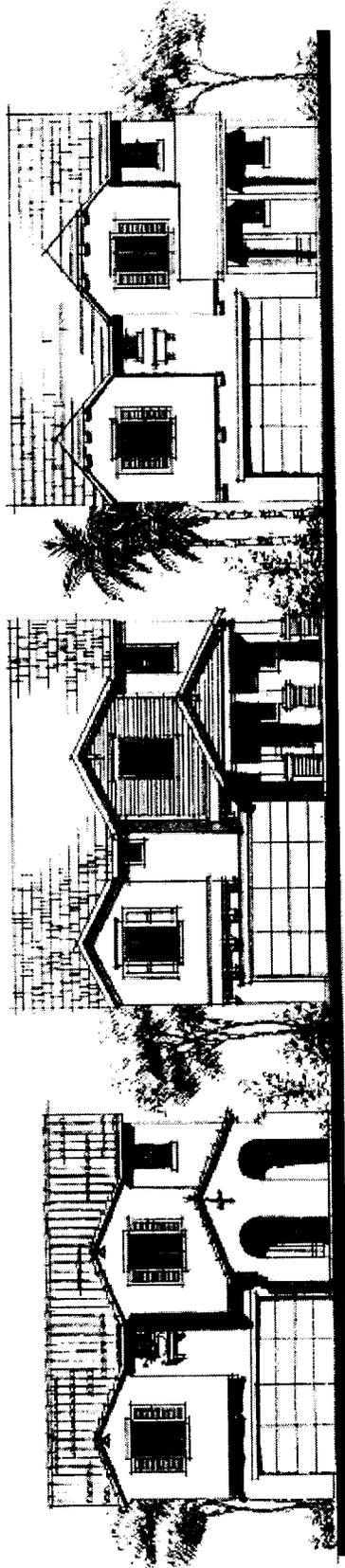
bedroom 4 option

Room	Area (sq. ft.)	Permitted Area (sq. ft.)	Notes
Living Room	12' x 16'	12' x 16'	
Kitchen	10' x 12'	10' x 12'	
Dining Room	10' x 12'	10' x 12'	
Entry	8' x 10'	8' x 10'	
Garage	12' x 20'	12' x 20'	
Master Bedroom	12' x 14'	12' x 14'	
Bedroom 1	10' x 12'	10' x 12'	
Bedroom 2	10' x 12'	10' x 12'	
Bedroom 3	10' x 12'	10' x 12'	
Bath	5' x 7'	5' x 7'	
Utility	5' x 7'	5' x 7'	
Hall	-	-	
Staircase	-	-	
<b>Total</b>	<b>2,100</b>	<b>2,100</b>	

PLAN 3

SHELDON ROAD





Plan 3 cottage

Plan 3 craftsman

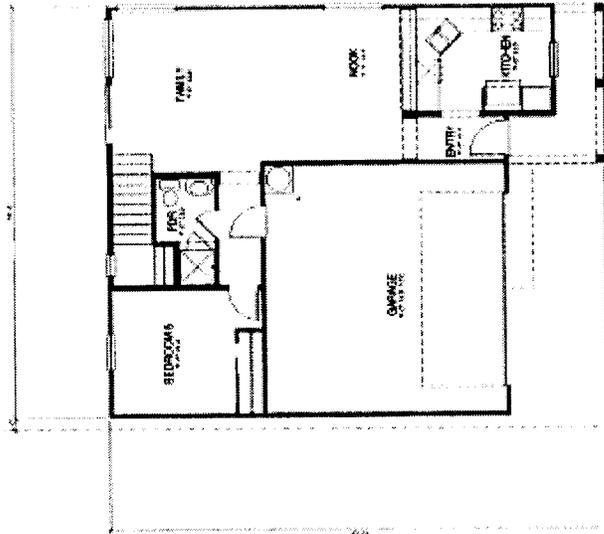
Plan 3 pasadena

ELEVATIONS

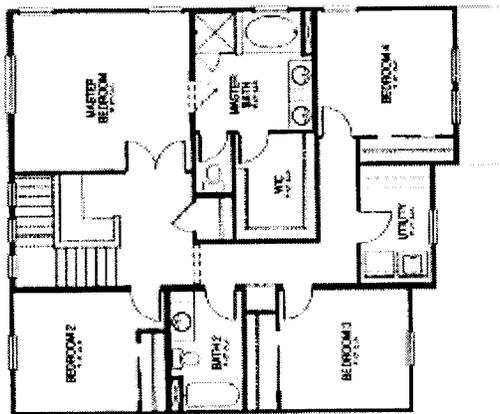
SHELDON ROAD

NHT  
NORTH HAVEN TOWNSHIP

10000 KINGS  
LAWSON BLVD  
SUITE 200  
ANN ARBOR MI 48106  
734.769.8800  
www.nht.org



main floor



upper floor

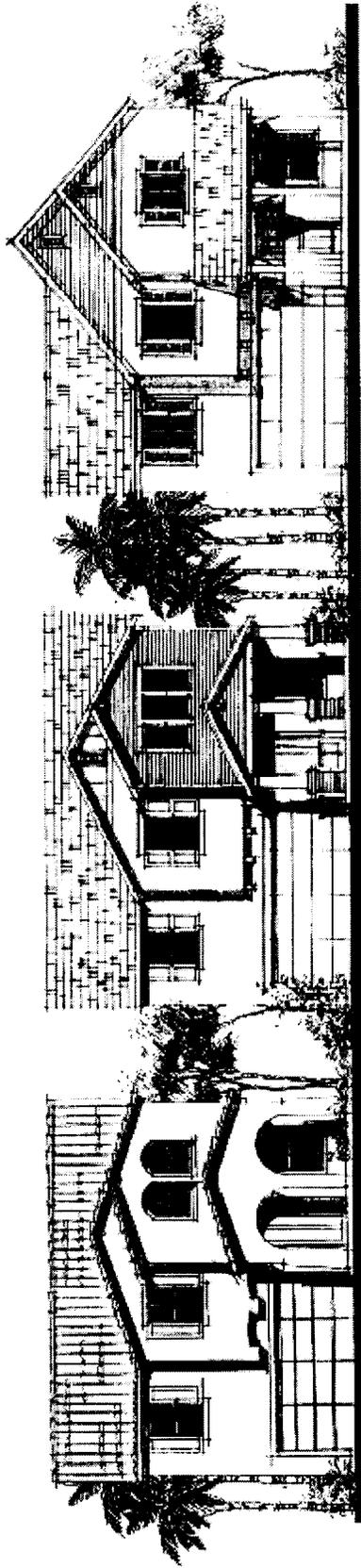
Room	Area	Perimeter	Volume
Garage	1,200	1,200	1,200
Family	1,200	1,200	1,200
Master Bedroom	1,200	1,200	1,200
Bedroom 2	1,200	1,200	1,200
Bedroom 3	1,200	1,200	1,200
Bedroom 4	1,200	1,200	1,200
Master Bath	1,200	1,200	1,200
Bath	1,200	1,200	1,200
Hall	1,200	1,200	1,200
Stairs	1,200	1,200	1,200
Nook	1,200	1,200	1,200
Entry	1,200	1,200	1,200
Other	1,200	1,200	1,200
<b>Total</b>	<b>12,000</b>	<b>12,000</b>	<b>12,000</b>

**NHT**  
NORTH HAVEN TOWNSHIP

PLAN 4

SHELDON ROAD





Plan 4 pasadene

Plan 4 craftsman

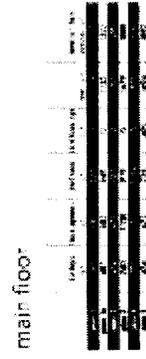
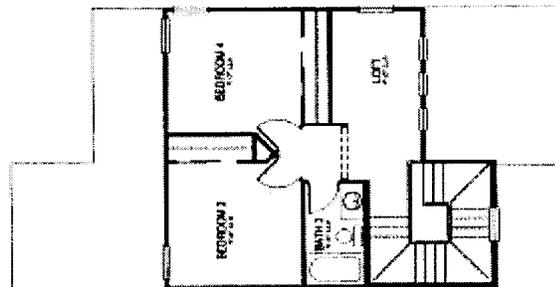
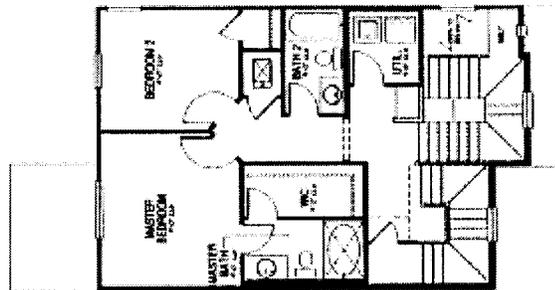
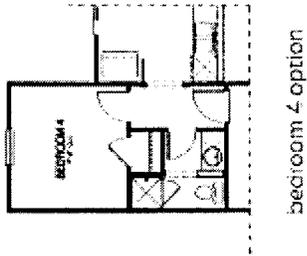
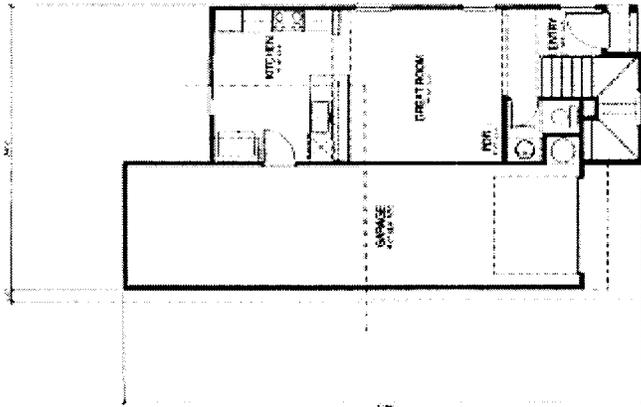
Plan 4 cottage

ELEVATIONS

SHELDON ROAD

NH  
Structural House

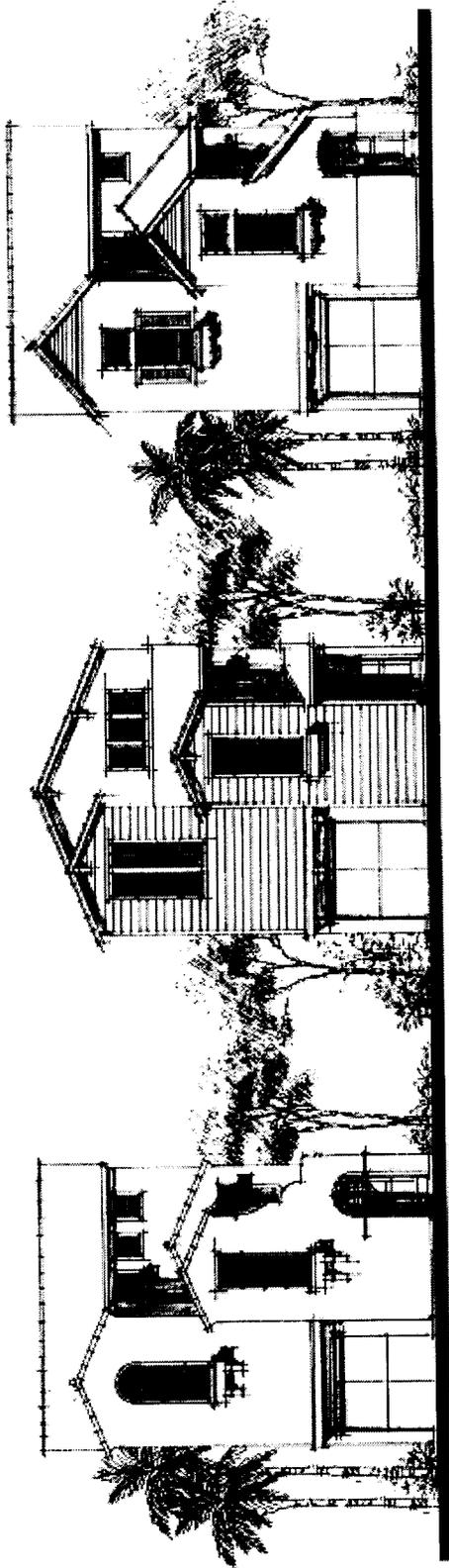
SI  
Structural House



PLAN 5

SHELDON ROAD





Plan 5 cottage

Plan 5 craftsmen

Plan 5 basacena

ELEVATIONS

SHIELDON ROAD

NH  
Newport Homes

