

RESOLUTION NO. 2007-679

Adopted by the Sacramento City Council

September 11, 2007

ADOPTING FINDINGS OF FACT AND APPROVING THE REGENCY PARK – LOT K PROJECT (P07-003)

BACKGROUND

- A. On August 9, 2007, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the Tentative Map with conditions for the Regency Park – Lot K project.
- B. On September 11, 2007, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 16.24.097, and received and considered evidence concerning the Regency Park – Lot K 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 Regency Park – Lot K project, the City Council approves the Tentative Map based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Tentative Map to subdivide an approximately 5.6-acre parcel into 37 single-family parcels in the proposed Single-Family Alternative PUD (R-1A-PUD) zone based on the following findings of fact
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
 - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
 - b. The site is physically suitable for the type of development proposed and suited for the proposed density;

- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
 - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the North Natomas Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);
 5. The City Council has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Section 3. The City Council approves the Tentative Map to subdivide an approximately 5.6-acre parcel into 37 single-family parcels in the proposed Single-Family Alternative PUD (R-1A-PUD) zone subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P07-003). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission 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

1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.
2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements which may be required in order to implement this condition.
3. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P96-058).
5. 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.
6. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering Division, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in

the design process as possible.

DEVELOPMENT ENGINEERING:

7. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the City. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
8. Dedicate and construct "A" Street to a standard 41-foot residential street.
9. 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-foot sight triangle). Walls shall be set back 3 feet 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 feet in height. The area of exclusion shall be determined by the Development Engineering Division.
10. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.

SMUD:

11. Dedicate a standard 12.5-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights-of-ways.

County Sanitation District - 1:

12. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
13. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
14. Sewer easements may 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.

15. CSD-1 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. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
16. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service.

CITY UTILITIES:

17. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities (DOU). Off-site main extensions may be required.
18. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
19. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways per the City's Design and Procedures Manual.
20. Place a 2-inch (minimum) Sch. 40 PVC sleeve under the sidewalks for each single-family lot along all streets with separated curb and sidewalk for irrigation of the landscape planter. Sleeves shall be placed prior to construction of sidewalks (If separated sidewalks are required).
21. Residential water taps shall be sized per the City's Building Division onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
22. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the DOU.
23. Water meter boxes located in driveways shall be as follows: (1) for 1-inch domestic water service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G.

24. The proposed development is located within CSD-1. Satisfy all CSD-1 requirements.
25. Properly abandon under permit, from the Sacramento County Environmental Health Division, any well or septic system located on the property.
26. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the DOU. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose private drainage facilities and private easements to convey these flows. 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. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation. Off-site private drainage easement(s) may be required. Drainage improvements shall be to the satisfaction of the DOU.
27. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
28. 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.
29. This project is greater than 1 acre in area; therefore the project is required to comply with the State "National Pollutant Discharge Elimination System (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 from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment Best Management Practice (BMP)'s, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
30. 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. Since the project is served by a regional water quality control facility, only source control measures are required. Within the proposed multi-family residential development, specific source controls are required for (1) vehicle/equipment wash areas, and (2) waste management areas. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures" for appropriate source control measures.

PARK PLANNING, DESIGN & DEVELOPMENT DIVISION: Parks

31. **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.
32. **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 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:

33. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

SPECIAL DISTRICTS:

34. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

ADVISORY NOTES:

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

35. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

36. 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 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.
37. Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
38. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
39. 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.
40. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 3rd Floor, 915 "I" Street, Sacramento, CA 95814, OR the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834).
41. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - 1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$454,823. This is based on 37 residential units and an average land value of \$687,500 per acre for the North Natomas 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.

- 2 Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee (PIF) due for this project is estimated at \$166,241. This is based on 37 single-family units at \$4,493 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Table of Contents:

Exhibit A: Tentative Map – 1 page

Adopted by the City of Sacramento City Council on September 11, 2007 by the following vote:

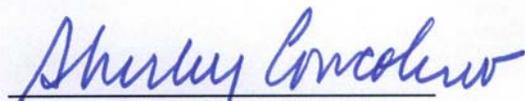
Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, and Waters .

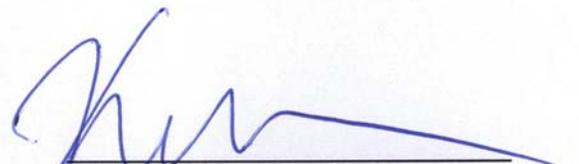
Noes: None.

Abstain: None.

Absent: Mayor Fargo.

Attest:


Shirley Concolino, City Clerk


Kevin McCarty, Vice-Mayor

PROJECT INFORMATION

SITE DESCRIPTION: LOT 17 OF WINDSORPARK PARK PHASE 2 AT 164 PARK 4

EXISTING ZONING: R-1 PUD
PROPOSED ZONING: R-1A PUD

ACCESSOR'S PARCEL No.: 201-0540-051

OWNER: Northgate North, LLC
 2240 Douglas Blvd, Ste. 200
 Roseville, CA 95671

SUBDIVIDER: Community
 1027 Commercial Dr., Ste. 1
 Roseville, CA 95678

ENGINEER: Mackay & Somps
 1777 Tribune Road, Ste. E
 Sacramento, CA 95815
 (916) 929-6892

EXISTING USE: Vacant

PROPOSED USE: Single Family Residential

EXISTING ZONING: R-1 PUD
PROPOSED ZONING: R-1A PUD

FIRE: Sacramento Metropolitan Fire District
SCHOOLS: Rio Lindo Union School District
PARKS: City of Sacramento
MAINTENANCE: City of Sacramento
DISPOSAL: Sacramento Regional Sanitation District
ELECTRICAL: SMD Sacramento
GAS: PG&E
TELEPHONE: SBC

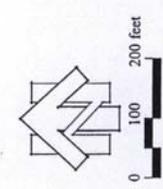
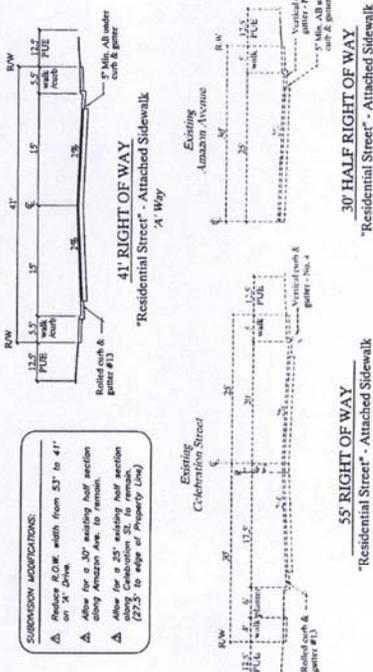
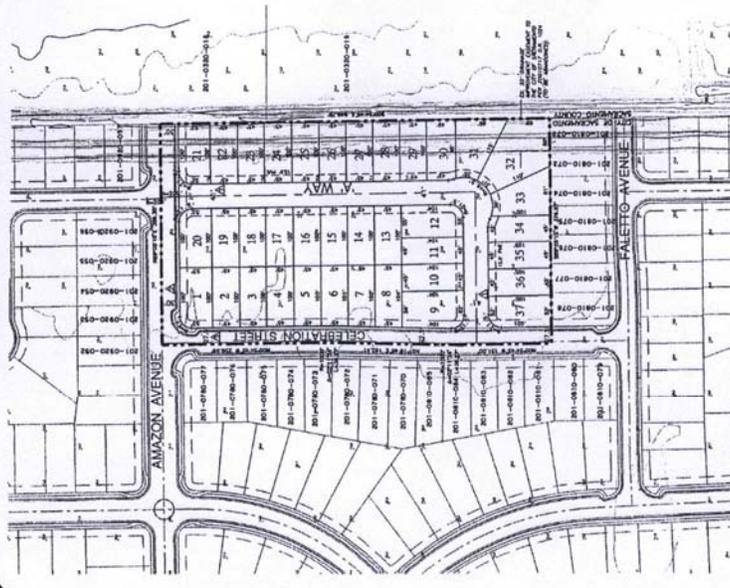
NUMBER OF LOTS: 37; Single Family Lots

ACRES: 5.68 (gross)

- Dimensions & areas shown are approximate and subject to change.
- Subdivider reserves the right to file multiple final maps.
- Final map shall be subject to all applicable laws existing on file.
- 12.5' R.E. proposed along all streets.
- See separate requests for Subdivision Modifications.
- Road improvements exist on site or shown in street sections. No existing R.O.W. on record.

SUBDIVISION MODIFICATIONS:

- Reduce R.O.W. width from 35' to 41' on 'A' Drive.
- Allow for a 30' existing half section along Celebration Street, to remain.
- Allow for a 30' existing half section along Celebration St. (22.5' to edge of Property Line)



Tentative Subdivision Map

Regency Park - Lot K

City of Sacramento, California
 Scale: N.T.S. December 15, 2006
 Revised: June 11, 2007

MACKAY & SOMPS
 CIVIL ENGINEERS & ARCHITECTS
 7967-00

Prepared under direction of: