DIRECTOR REPORT

STAFF RECOMMENDATION
Staff recommends the Zoning Administrator and Design Director approve with conditions the Tentative Parcel Map and Site Plan and Design Review entitlements to subdivide one lot into two lots with a deviation to lot width development standards, and to construct a new single-unit dwelling for the project known as Z23-003. Draft Findings of Fact and Conditions of Approval are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide one 0.30-acre lot into two lots within the Single-Unit Residential (R-1-EA-4) zone.

2. **Site Plan and Design Review** for the Tentative Parcel Map with a deviation to lot width development standards, and for the construction of a new dwelling unit. The existing house is proposed to be demolished (IR23-016).

PROJECT INFORMATION

Location: 1601 Wentworth Avenue

Parcel Number(s): 017-0142-010-0000

Council District: 7 (Councilmember Rick Jennings)

Applicant: JTS Engineering Consultants c/o Javed T. Siddiqui, P.E.
1808 J Street
Sacramento, CA 95811

Property Owner: Lynda Munoz
1516 Sherwood Avenue
Sacramento, CA 95822

Project Planner: Danny Abbes, Associate Planner, (916) 808-5873

Hearing Date: June 27, 2024

**Land Use Information**

<table>
<thead>
<tr>
<th>General Plan Designation:</th>
<th>Suburban Neighborhood Low Density (SNLD)</th>
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<tbody>
<tr>
<td>Community Plan Area:</td>
<td>Land Park</td>
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<tr>
<td>Specific Plan:</td>
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<tr>
<td>Zoning:</td>
<td>Single-Unit Dwelling (R-1-EA-4)</td>
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<td>Special Planning District:</td>
<td>N/A</td>
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<tr>
<td>Planned Unit Development:</td>
<td>N/A</td>
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<td>Design Review Area:</td>
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<tr>
<td>Parking District:</td>
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<td>Historic District:</td>
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<tr>
<td>Existing Land Use of Site:</td>
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Surrounding Zoning and Land Uses

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-1</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>R-1</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>R-1</td>
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</tr>
<tr>
<td>West</td>
<td>R-1</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Site Characteristics

- Existing Property Area: 1 lot: 12,870 square feet / 0.30 acres
- Proposed Property Areas: 2 lots: 6,435 sq. ft. / 0.15 acres each
- Topography: Flat
- Street Improvements: Existing
- Utilities: Existing

ATTACHMENTS

Attachment 1: Project Plans (Tentative Parcel Map, Site Plan, Floor Plan, Elevations)
Attachment 2: Arborist Report
Attachment 2: Demolition Request Preservation Review

PROPOSED PROJECT AND ANALYSIS

Background

The subject site is an interior residential lot located on Wentworth Avenue between Mead Avenue and Monterey Way. The lot contains one existing dwelling unit which is proposed for demolition (IR23-016). One of the proposed new lots would contain a new single-story, ±1,770 square foot dwelling unit.

Project Details

The proposed split of the subject site into two residential lots and construction of a new dwelling unit requires entitlements for a Tentative Parcel Map (TPM) to analyze lot size, lot width and lot depth, and Site Plan and Design Review (SPDR) to analyze compatibility with development standards and design guidelines. This request requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Parcel Map (TPM)

The applicant is proposing to subdivide the existing 0.30-acre residential lot into two residential lots and is requesting deviations to minimum lot width development standards. Table 1 below shows the proposed dimensions of the lots with deviations identified, where applicable. Staff supports the lot width deviation requests since 1) the deviations are minor (2 feet, 4 percent), 2) the proposed parcels can accommodate residential development, and 3) it would result in an additional individual home ownership opportunity within a neighborhood that is walkable to William Land Park, Sacramento City College, commercial stores (including grocery), and multiple schools [Sutterville Elementary, Leonardo Da Vinci (K-8), Hollywood Park Elementary, and Saint Robert (K-8)].

<table>
<thead>
<tr>
<th>Lot</th>
<th>Proposed Lot Size</th>
<th>Deviation</th>
<th>Proposed Lot Width</th>
<th>Deviation</th>
<th>Proposed Lot Depth</th>
<th>Deviation</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>6,435 sq. ft.</td>
<td>± 50 feet</td>
<td>Y</td>
<td>± 128 feet</td>
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<td></td>
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<tr>
<td>2</td>
<td>6,435 sq. ft.</td>
<td>± 50 feet</td>
<td>Y</td>
<td>± 128 feet</td>
<td>N</td>
<td></td>
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</tbody>
</table>
Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on August 16, 2023. During the meeting, the proposed conditions of approval for the Tentative Parcel Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

Site Plan and Design Review (SPDR)

New house

The proposed ±1,770 square foot single-unit dwelling on proposed Parcel 2 meets applicable development standards including setbacks, height, and lot coverage. Table 2 below shows the R-1 zone development standards and Parcel 2 project compliance.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
<th>Proposed</th>
<th>Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Setback (N)</td>
<td>15'</td>
<td>39'</td>
<td>No</td>
</tr>
<tr>
<td>Front Setback (S)</td>
<td>18 - 36'</td>
<td>25'</td>
<td>No</td>
</tr>
<tr>
<td>Internal Side-Yard Setback (E)</td>
<td>3'</td>
<td>5'</td>
<td>No</td>
</tr>
<tr>
<td>Internal Side-Yard Setback (W)</td>
<td>3'</td>
<td>5'</td>
<td>No</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>≤ 50%</td>
<td>37%</td>
<td>No</td>
</tr>
<tr>
<td>Building Height</td>
<td>35'</td>
<td>12'</td>
<td>No</td>
</tr>
</tbody>
</table>

The proposed home has three bedrooms, two bathrooms, and a two-car garage. It is designed with exterior materials, including painted stucco and stone veneer at the front bedroom pop-out and porch column, and scalloped siding decorating the gable ends. As designed, the dwelling is consistent with the principles of the Single Unit and Duplex Dwelling Design Guidelines and compatible with the surrounding neighborhood.

On-site Trees

There are three existing private protected trees at the site (#7, #34, #40 within attached Arborist Report). No regulated trees are proposed for removal with this project. The proposed new house on proposed Parcel 2 does not encroach into the dripline of any on-site protected tree. Future development of Parcel 1 will need to take into account a 28-inch camphor tree located near the middle of that parcel.

Demolition of Existing House

The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years).

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to the Land Park Community Association, the South Land Park Neighborhood Association, Preservation Sacramento, Civic Thread, and Sacramento Area Bicycle Advocates.

All property owners and residents within 500 feet of the subject site were mailed a public hearing notification. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions. At the time of the writing of this report, staff has not received any comments.
ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15301 - Existing Facilities, 15303 - New Construction or Conversion of Small Structures and Sections 15315 - Minor Land Divisions.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

Conditions of Approval – Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z23-003). The design of any improvement not covered by these conditions shall be to City standard.

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

GENERAL: All Projects

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

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

Public Works

3. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 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 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.

4. 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.

Solid Waste

5. Project shall meet the requirements outlined in City Code Chapter 13.10. Sacramento City Code can be found online at: Chapter 13.10: http://www.qcode.us/codes/sacramento/view.php?topic=13-13_10

6. Solid waste trucks shall be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely per City standards to the satisfaction of the Solid Waste Division.

SMUD

7. SMUD has existing overhead 21kV and low voltage/secondary facilities along the north side of both parcels that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

8. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

9. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

10. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

11. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City’s IOD.

12. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

13. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical
utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

**Department of Utilities (DOU)**

14. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

15. Records show one domestic water and sewer service for the property. The applicant shall provide separate domestic water and sewer service for Parcel 2.

16. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 10,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.11 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

17. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

18. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

19. 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.

20. 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 construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

**Parks**

21. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
22. 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 Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

**Urban Forestry**

23. The following Tree Preservation Measures shall be included in all future plans in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet. This does not replace any request for a Project Arborist’s tree protection plan.

**Required Tree Preservation Measures for Private Protected Trees**

1. This project shall contract with a Project Arborist experienced with tree protection and construction that is required to:
   a. Attend preconstruction meetings to approve of and inform contractors of all tree protection measures.
   b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
   c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
   d. The Project Arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
   a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

3. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

4. Any Regulated Work within the dripline or Tree Protection Zone of a regulated tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

5. All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a Certified Arborist.

6. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

7. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
8. There shall be no soil compaction within the dripline of protected trees.
9. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
10. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.
11. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.
12. All trees shall be watered regularly according to the recommendation of the Project Arborist.

Advisory Notes:

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

24. 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.

25. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
   17.508.040.J All driveways shall be at least 5-ft away from the property line.
   17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.

26. Future development plans must show where cans will be stored on the property and placed for collection:
   a. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.
   b. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required. All lots must place their cans along Wentworth Avenue for service.

27. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City’s web site at http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition. Please contact the Solid Waste C&D team if you have any questions:
   Phone: (916) 808-0965
28. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

29. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

30. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

31. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

32. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

33. There are existing private protected trees at the Tentative Map site. No regulated trees are proposed for removal with this project.

34. Subdivision of this parcel may result in a change to how a private protected tree is defined. Native trees are protected at 12 inches in diameter on any parcel. Non-native trees on parcels that have a single-family home, or a duplex are protected at 32 inches in diameter. On a parcel without a single-family home or a duplex, non-native trees are protected at 24 inches. If this tentative map subdivision results in trees 24 inches in diameter or greater on an undeveloped lot, they will become private protected trees and will be subject to the provisions in Sacramento City Code 12.56.

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

   a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $2,565. This is based on the creation of 1 new unit at an average land value of $225,000 per acre for the Land Park 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. The fee is due at the time of the final map.

   b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
Conditions of Approval – Site Plan and Design Review

Planning and Design Review

1. Provide the following building materials as indicated per approved plans.
   a) Smooth painted stucco
   b) Stone veneer at front bedroom pop-out and porch column
   c) Fiber cement scalloped siding and vents at gable ends
   d) Vinyl windows

2. HVAC unit(s) shall be ground-mounted and screened from street view.

3. The applicant shall obtain all necessary building permits prior to commencing construction.

4. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

5. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

Department of Utilities

6. Records show one domestic water and sewer service for the property. The applicant shall provide separate domestic water and sewer service for Parcel 2.

7. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 10,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.11 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

8. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

9. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

10. 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.

Parks

11. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland
Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

12. 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 Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Advisory Notes

Department of Utilities (DOU)

13. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

Building Division

14. Alternate Water Systems Requirement. Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details. (BLDG) Complete building permit applications (including payment of all required fees) filed with and accepted by the City’s Building Division prior to July 1, 2023, will not be subject to Alternate Water Systems requirements. Applicants are advised to plan for alternate water systems beginning with initial early design. For more information, please visit the City’s website: https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Climate_Change/Onsite-Water-Reuse-Study

Regional Sanitation

15. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

Parks

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

a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $2,565. This is based on the creation of 1 new unit at an average land value of $225,000 per acre for the Land Park 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. The fee is due at the time of the final map.

b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
Flood Finding

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Findings of Fact – Environmental Determination: Exempt

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 Zoning Administrator finds that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301(l) which consists of the demolition and removal of individual small structures, Class 3, Section Number 15303 consists of the new construction or conversion of small structures and Class 15 Section Number which consists of the minor land divisions in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels.

Findings of Fact – Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
   a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
   b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
   c. The site is physically suitable for the type of development;
   d. The site is physically suitable for the proposed density of development;
   e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
   f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
   g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (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); and

5. The Zoning Administrator 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).

Findings of Fact – Site Plan and Design Review
1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Suburban Neighborhood High Density (SNHD). There is no specific plan or transit village plan applicable to this project.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to reduce lot width standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lots can accommodate residential site development.

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.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the layout and design of the proposed new dwelling is compatible with the design of existing neighborhood dwellings.

5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.

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 the project design is compatible with surrounding development.
The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator’s hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.
April 4, 2024

Frank and Lynda Munoz
1601 Wentworth Avenue
Sacramento, CA 95678
VIA Email: Athena16@comcast.net

RE: Project Arborist Consulting Services for the Tentative Parcel Map 1601 Wentworth Avenue, Parcel 017-0142-010. City of Sacramento jurisdiction

Arborist Report Addendum

Mr. & Mrs Munoz,

Thank you for contacting Focal Point Arboriculture Consulting to provide an Addendum to the previous arborist report for your project prepared by Consulting Trees, Kelly Gilleran, dated January 2, 2024. The trees surveyed by Mr. Gilleran are located solely on the property at 1601 Wentworth Avenue in the City of Sacramento, California. The new trees included as a part of this report are located on the neighboring properties at 1613 Wentworth, 1514 Sherwood Avenue, and 1529 Wentworth. (See Supporting Information – Tree Location Map.)

I visited the property on April 4th, 2024, to evaluate the offsite trees. There are 9 additional trees which are included in the summary (Table 1) below which are now included in the inventory and shown on the plans.

A total of 3 trees are protected by the City of Sacramento. Two are located along the property line between 1529 Wentworth and 1601. One is located in the northeast corner on the property 1613 Wentworth.

### Table 1 - Summary of Tree Data

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Trees inventoried</th>
<th>Trees located on the Parcel</th>
<th>Protected Trees</th>
<th>Total Protected Trees for Removal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coast Live Oak, Quercus agrifolia</td>
<td>3</td>
<td>(7) 1(^1)</td>
<td>3</td>
<td>0(^2)</td>
</tr>
<tr>
<td>Camphor, Cinnamomum camphora</td>
<td>4</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

\(^1\) One tree, #40, appears to be fully located on this parcel. Tree #7 is offsite and tree #34 appears to span 2 parcels.

\(^2\) Two of these trees will need protection during any construction activities including demolition of the existing structures.
<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Trees inventoried</th>
<th>Trees located on the Parcel</th>
<th>Protected Trees</th>
<th>Total Protected Trees for Removal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chinese Hackberry, Celtis sinensis</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Chinese Pistache, Pistacia chinensis</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0 ³</td>
</tr>
<tr>
<td>Chinese Tallow Tree, Triadica sebifera</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Citrus sp.</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Glossy Privet, Ligustrum lucidium</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pin Oak, Quercus palustris</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pittosporum sp.</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Valley Oak, Quercus lobata</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Walnut, Juglans sp.</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>23</td>
<td>13</td>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

Tree #32, the camphor previously listed with 2 different measurements, measures 28” DSH at 12” above the ground. See Site Photographs, Appendix 3, for verification.

A comparison of the submitted plans from January 2023 and October 2023 shows the following changes:

1. Trees 42-45 were not originally included in the January 2023 plan. The previous arborist report lists these trees as stumps but does not indicate any of these trees were protected before removal.

2. Two trees are shown on the property between the existing house and the neighbor’s property (1613 Wentworth) were removed. The January plan shows the locations closer to the backyard than the street views and I suspect there may have been more trees, however, the street views do not show any substantially sized trees that would be considered protected. Of the two trees shown that can be verified with the street views (if we assume the locations are incorrect) the smaller tree was privet. The larger tree appeared to be Ginkgo. Neither tree appears to have been of a size to be considered protected. The street views show them present in December 2020 and then removed before the next view, November 2022.

See Appendix 4 – Historical Google Imagery.

Methodology and other details about the information contained within this report is not included in this brief summary. If you need further information, please contact me.

³ This tree will also need protection during demolition and may need clearance pruning.
Respectfully Submitted:

Nicole Harrison  
Registered Consulting Arborist #719  
ISA Certified Arborist and Municipal Specialist #WE-6500AM  
ISA Qualified Tree Risk Assessor

Attachments  
  Appendix 1 – Site and Tree Location Map  
  Appendix 2 – Tree Data  
  Appendix 3 – Site Photographs  
  Appendix 4 – Historical Google Imagery
The project arborist for your development project is a consulting arborist with experience in the interpretation of the County ordinances and requirements, preparation of Tree Protection Plans, onsite supervision of mechanical equipment during grading near trees, and communications with the County regarding tree preservation issues. The project arborist is responsible for notification to the County of the anticipated impacts to the individual trees and woodlands, as well as verification of the actual impacts at the end of the project. The project arborist will provide an unbiased professional opinion as to the likelihood of survival of the trees retained during development.

**Arborist Rating**

Arborist condition ratings are subjective to condition and are based on both the health and the structure of the tree. All of the trees were rated for condition per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The ratings are calculated based on a level 2 visual assessment from the ground. No exploratory excavation, sounding, or other investigative actions were taken to determine if unseen defects may be present. The color coding in the legend indicates the overall condition of the tree.

1. **G0** - Dead
2. **G1** - Very Poor
3. **G2** - Poor
4. **G3** - Fair
<table>
<thead>
<tr>
<th>#</th>
<th>Tree Protected</th>
<th>Species Common Name</th>
<th>Species Botanical Name</th>
<th>DBH</th>
<th>DSH</th>
<th>Canopy</th>
<th>Notes</th>
<th>Arborist Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No</td>
<td>Pin Oak</td>
<td>Quercus palustris</td>
<td>12</td>
<td>12</td>
<td>14</td>
<td>Codominant Junction at 6 feet narrow otherwise fair too good</td>
<td>Not Rated</td>
</tr>
<tr>
<td>2</td>
<td>No</td>
<td>Glossy Privet</td>
<td>Ligustrum sp.</td>
<td>6, 5, 4</td>
<td>10</td>
<td>8</td>
<td>Mult stem, couldn't be seen behind fence</td>
<td>Not Rated</td>
</tr>
<tr>
<td>3</td>
<td>No</td>
<td>Chinese Pistache</td>
<td>Pistacia chinensis</td>
<td>14</td>
<td>14</td>
<td>20</td>
<td>Not measured. Lower not visible behind fence</td>
<td>Not Rated</td>
</tr>
<tr>
<td>4</td>
<td>No</td>
<td>Chinese Tallow Tree</td>
<td>Triadica sebifera</td>
<td>5, 4, 5</td>
<td>9</td>
<td>10</td>
<td>Not measured. Lower not visible behind fence</td>
<td>Not Rated</td>
</tr>
<tr>
<td>5</td>
<td>No</td>
<td>Chinese Tallow Tree</td>
<td>Triadica sebifera</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>Not measured. Lower not visible behind fence</td>
<td>Not Rated</td>
</tr>
<tr>
<td>6</td>
<td>No</td>
<td>Chinese Tallow Tree</td>
<td>Triadica sebifera</td>
<td>4, 4</td>
<td>6</td>
<td>8</td>
<td>Not measured. Lower not visible behind fence</td>
<td>Not Rated</td>
</tr>
<tr>
<td>7</td>
<td>Yes</td>
<td>Coast Live Oak</td>
<td>Quercus agrifolia</td>
<td>16</td>
<td>16</td>
<td>25</td>
<td>Not measured. 2 stems above fence, growing thru fence, pruned for high voltage</td>
<td>3 - Fair</td>
</tr>
<tr>
<td>8</td>
<td>No</td>
<td>Pittosporum</td>
<td>Pittosporum sp.</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td></td>
<td>Not Rated</td>
</tr>
<tr>
<td>9</td>
<td>No</td>
<td>Citrus sp.</td>
<td>Citrus sp.</td>
<td>4, 5, 4</td>
<td>9</td>
<td>6</td>
<td></td>
<td>Not Rated</td>
</tr>
<tr>
<td>32</td>
<td>No</td>
<td>Camphor</td>
<td>Cinnamomum camphora</td>
<td>28</td>
<td>28</td>
<td>30</td>
<td></td>
<td>Not Rated</td>
</tr>
<tr>
<td>33</td>
<td>No</td>
<td>Citrus sp.</td>
<td>Citrus sp.</td>
<td>13</td>
<td>13</td>
<td>8</td>
<td></td>
<td>Not Rated</td>
</tr>
<tr>
<td>34</td>
<td>Yes</td>
<td>Coast Live Oak</td>
<td>Quercus agrifolia</td>
<td>28</td>
<td>28</td>
<td>30</td>
<td></td>
<td>3 - Fair</td>
</tr>
<tr>
<td>Offsite</td>
<td>Tree #</td>
<td>Protected</td>
<td>Species Common Name</td>
<td>Species Botanical Name</td>
<td>DBH</td>
<td>DSH</td>
<td>Canopy</td>
<td>Notes</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>-----------</td>
<td>---------------------</td>
<td>------------------------</td>
<td>-----</td>
<td>-----</td>
<td>--------</td>
<td>-------</td>
</tr>
<tr>
<td>35</td>
<td>No</td>
<td>Camphor</td>
<td>Cinnamomum camphora</td>
<td>6</td>
<td>6</td>
<td>12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>No</td>
<td>Camphor</td>
<td>Cinnamomum camphora</td>
<td>10</td>
<td>10</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>No</td>
<td>Glossy Privet</td>
<td>Ligustrum sp.</td>
<td>4, 4</td>
<td>6</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>No</td>
<td>Camphor</td>
<td>Cinnamomum camphora</td>
<td>6</td>
<td>6</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>No</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>7</td>
<td>7</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>Yes</td>
<td>Coast Live Oak</td>
<td>Quercus agrifolia</td>
<td>21</td>
<td>21</td>
<td>30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>No</td>
<td>Citrus sp.</td>
<td>Citrus sp.</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>No</td>
<td>Chinese Hackberry</td>
<td>Celtis sinensis</td>
<td>10</td>
<td>10</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>No</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>10</td>
<td>10</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>No</td>
<td>Walnut</td>
<td>Juglans sp.</td>
<td>18</td>
<td>18</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>No</td>
<td>Chinese Hackberry</td>
<td>Celtis sinensis</td>
<td>8</td>
<td>8</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix 3 – Site Photographs

Tree #32. Measured at 1' due to widening of codominant attachment, total is 28".
Current view of the East side of the house. Right to Left: Tree 1 (pin oak on the right at front), tree #2 privet (showing second with leaves), tree #3 Chinese pistache (still dormant), smaller trees are the Chinese tallows, and then tree #7 (the protected coast live oak). The other trees were all removed.
Tree #7 growing thru the fence. Note one-sided from utility pruning.

Tree #8 shown as extending over the fence.
Appendix 4 – Historical Google Imagery

Historical images show 2 trees along the side of the house that are no longer there. Note: neither appears large enough to be considered private-protected.
DEMOLITION REQUEST PRESERVATION REVIEW (DRPR)

SECTION 1: To be completed by Planning Staff.

☐ Yes ☐ No The project proposes demolition of 50-percent or more of building footprint, or 50-linear feet or more of exterior wall?
   If checked NO, No DRPR or Demolition I&R Form required.
   If checked YES, proceed to Section 2 below.

SECTION 2: To be completed by Planning Staff.

☐ Yes ☐ No The project proposes only demolition and is not part of a development proposal.
   If checked NO, proceed to Section 3 below.
   If checked YES, No DRPR required. Complete Demolition I&R (Form CDD-0113).

SECTION 3: To be Completed by Planning Staff. Attach color photos. Large format printed or digital preferred.

Project Information

| Date of Pre-Application Meeting: | N/A |
| Date Application Submitted:     | 1-18-23 |
| Date Application Deemed Complete: | 1-18-23 |
| Application Number:             | IR23-016 |
| Address:                       | 1601 Wentworth Avenue |
| Assigned Planner:              | Danny Abbes |
| Planner Phone Extension:       | (916) 808-5873 |

Type of Structure:

☐ Accessory
☐ Residential (1 or 2 units)
☐ Commercial (3+ units, or other commercial/industrial)
☐ Other (bridge, water tower, etc.) Description: ____________________________

Scope of Work

☐ Demolition and New Construction
☐ Demolition of ACCESSORY STRUCTURE ONLY and New Construction
☐ Residential Addition
☐ Commercial Addition (3+ units, or other commercial/industrial)
☐ Other Description: ____________________________

PAGE 2 TO BE COMPLETED BY THE PRESERVATION DIRECTOR
HISTORIC RESOURCE PRELIMINARY EVALUATION

SECTION 4: To be completed by the Preservation Director.

☐ Project is part of a discretionary development proposal such as a SPDR Entitlement: Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ Project is part of a ministerial review, such as an ADU I&R: Route to Preservation Director prior to completing Record of Decision. Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ The 45-day review period has expired, and the property is deemed not eligible for listing in the Sacramento Register: Attach completed DRPR to Record of Decision.

SECTION 5: Preservation Director determination or request for information.

☐ PROPOSED WORK COMPLIES WITH HISTORIC STANDARDS: Therefore, whether the property includes a historical resource, there would not be a significant impact on any historical resources for CEQA purposes.

☐ NOT ELIGIBLE: The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years)

☐ ELIGIBLE: The Preservation Director has made a preliminary determination that the structure IS ELIGIBLE as a historical resource for CEQA purposes and may be eligible as a historic resource for listing in the Sacramento Register. Project requires evaluation for compliance with historic standards or for possible impacts to historical resource and additional environmental review.

☐ ADDITIONAL RESEARCH NEEDED: The Preservation Director has determined that additional research and evaluation on the history and potential significance of the structure is required in order to make a preliminary determination, and:
 ☐ $500 research fee required (may be a deposit); or
 ☐ Applicant will hire qualified historical consultant to research and evaluate the property.

☐ REQUEST MEETING WITH APPLICANT: The Preservation Director has questions about the property, the photos provided, or the project and would like to meet with the applicant to discuss the project, its potential compliance with the historic standards, or to determine if an eligibility determination is warranted.

Notes:

Preservation Director's Signature: ___________________________ Date: 6-18-24
Guidelines for photographing a project site

1. Take pictures of all sides of the building/site to be reviewed and each of the adjacent properties. If access to the rear of the project is limited, take photos on the corner of the lot within actual property lines. *Please upload all photos as a single PDF attachment, rather than as individual files.*

2. If your application involves a historic property with work proposed for publically-accessible interiors, provide color pictures of surfaces of each interior area where work is proposed.

3. Submit an aerial photograph showing your property and the immediately adjoining parcels.