

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommend the Zoning Administrator approve, with conditions, a Tentative Parcel Map; and the Design Director approve, with conditions, Site Plan and Design Review for the project known as **Z24-097 (6534 Benham Way Tentative Parcel Map)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide one 1.07-acre vacant lot into two lots within the Single-Unit Dwelling (R-1) Zone.
2. **Site Plan and Design Review** of the Tentative Parcel Map. No construction is proposed with this map.

PROJECT INFORMATION

Location: 6534 Benham Way
Parcel Number: 030-0171-006-0000
Council District: 7
Applicant: JTS Engineering Consultants c/o Javed T. Siddiqui
1808 J Street
Sacramento, CA 95831

Property Owner: Eugson Wong
352 Deer River Way
Sacramento, CA 95831

Project Planner: Danny Abbes, Associate Planner

Public Hearing Date: May 22, 2025

Land Use Information

General Plan: Neighborhood (N)
Housing Element Site: Yes
Community Plan Area: Pocket
Zoning: Single-Unit Dwelling Zone (R-1)

Surrounding Zoning and Land Use

| | | |
|--------|------|------------------|
| North: | R-1 | Residential |
| South: | R-1 | Residential |
| East: | R-1 | Residential |
| West: | None | Sacramento River |

Site Characteristics

Existing Property Area: 43,720 square feet / 1.07 acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing in the street
 Existing Land Use: Vacant

Other Information

Previous Files: IR11-087 (demolition of a single-unit dwelling)

ATTACHMENTS: Project Plans (Tentative Parcel Map)**PROPOSED PROJECT AND ANALYSIS***Background*

The subject site is a ± 160 -foot-wide by ± 300 -foot-deep vacant interior residential lot within the Pocket neighborhood located with Benham Way at the front and the Sacramento River and levee at the rear. The gross area of the site is $\pm 43,720$ square feet while the net area (due to levee and associated easements) is less than half of that at $\pm 19,505$ square feet. The applicant has proposed to subdivide the subject lot into two almost equally-sized lots. There is no construction proposed with this request. Future development would require approval of a separate Site Plan and Design Review entitlement.

Project Details

The proposed subdivision of the subject site into two residential lots requires entitlements for a Tentative Parcel Map and Site Plan and Design Review to analyze lot size, lot dimensions, site access, and applicable development standards. The project proposal requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Parcel Map and Site Plan and Design Review entitlements

The applicant is proposing to subdivide the 1.07-acre vacant residential lot into two residential lots. Benham Way provides access to both proposed parcels. Table 1 below shows the proposed project's compliance with R-1 Zone development standards for lot size, width, and depth. The existing lot depth is ± 300 feet. Considering the levee and associated easements, the lot depth of the buildable area is approximately 130 feet. No deviations are proposed.

| Table 1: R-1 zone—Lot size, width, and depth. (17.204.230) | | | | | | |
|---|---|------------------|-----------------------------|------------------|------------------------------------|------------------|
| | Lot Size Min. 5,200 square feet | | Lot Width 52 feet | | Lot Depth 100 – 160 feet | |
| Lot | Proposed | Deviation | Proposed | Deviation | Proposed | Deviation |
| 1 | 21,984 sq. ft. | N | ± 80 feet | N | ± 300 feet (Existing) | N |
| 2 | 21,736 sq. ft. | N | ± 80 feet | N | ± 300 feet (Existing) | N |

Staff support the proposed subdivision as it will allow for an additional home ownership opportunity in a location that is within convenient walking and biking distance of Genevieve F. Didion K-8 School, Lewis Park, and commercial services at the western terminus of Florin Road.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, and the Pocket Greenhaven Community Association. Staff did not receive any comments from any community group.

All property owners and residents within 500 feet of the subject site were sent hearing notices for the hearing. 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 comments or questions. At the time of the writing of this report, staff did not receive any public comments.

SUBDIVISION REVIEW COMMITTEE

The proposed map was heard at the Subdivision Review Committee on May 7, 2025. During the meeting, the proposed conditions of approval specific to the map were accepted by the applicant and forwarded by the Committee with a recommendation of approval with conditions.

ENVIRONMENTAL CONSIDERATIONS

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 under Class 15, Section Number 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.

DRAFT FINDINGS OF FACT

Draft Findings of Fact – Environmental Determination: Exempt

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).

Draft Findings of Fact – Tentative Parcel Map

6. 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.
7. 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);
 8. 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);
 9. 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
 10. 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).

Draft 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 Neighborhood and anticipates the provision of housing. There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of the proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposed lots meet lot size, lot width, and lot depth standards, and possess public access via Benham Way.
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 proposal does not involve any physical changes that would impact established neighborhood character.

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 site 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 proposal does not involve any physical changes that would impact established neighborhood character.

200-Year Flood Protection

1. 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).

No Net Loss Findings (Gov. Code, § 65863)

The project does not include a reduction of residential capacity within the meaning of Government Code § 65863 (housing element no net loss) or Government Code § 66300 (housing crisis act no net loss).

DRAFT CONDITIONS OF APPROVAL

Draft Tentative Map Conditions of Approval

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z24-097). The design of any improvement not covered by these conditions shall be to City standards.

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.

Public Works

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 Parcel Map.

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.

SMUD

4. SMUD has existing underground 12kV facilities along the east side (west side of Benham Way) of the PROJECT SITE that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.
5. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area.
6. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
7. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
8. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
9. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

10. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

Sacramento Area Flood Control Agency

11. If existing flood control rights, as required by the State of California's Urban Levee Design Criteria, do not extend 20 feet landward from the landside toe of the existing levee, the applicant shall either dedicate the fee ownership of the levee right-of-way to a line 20 feet landward from the landside toe of the existing levee or provide an additional flood control easement to a line 20 feet landward from the landside toe of the existing levee.
12. Show waterside limits of Levee R/W line. If existing flood control rights, as required by the State of California's Urban Levee Design Criteria, do not extend 15 feet waterward from the waterside toe of the existing levee, the applicant shall either dedicate the fee ownership of the levee right-of-way to a line 15 feet waterward from the waterside toe of the existing levee or provide an additional flood control easement to a line 15 feet waterward from the waterside toe of the existing levee.

Department of Utilities (DOU)

13. 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.
14. The applicant shall grant and reserve easements, as needed for private drainage facilities and surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Reciprocal easements for drainage facilities and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map. A private maintenance agreement specifying future maintenance requirements and cost sharing for any common private utilities shall be recorded prior to the sale of any parcel shown on this map."
15. The applicant shall dedicate a minimum 20-foot levee easement from the landside toe of the Sacramento River Levee and a minimum 15-foot levee easement from the waterside toe of the Sacramento River Levee, along the northwestern property line of Parcel 1 and Parcel 2. No primary or accessory structures or trees may encroach into the levee easement.

Parks

16. 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)

17. 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, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Advisory Notes:

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

18. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, 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.
19. 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. |
20. There must be sufficient space to store a minimum of one garbage and one mixed recycling container per unit, and one organics recycling container per parcel. The space needed is approximately 35 inches by 87 inches per unit. The containers shall be placed out of view from any street, sidewalk, or other public right-of-way by fence, landscaping, building, or other barrier or immediately adjacent to the residential building per City Code Chapter 13.10.100.
21. Project must meet the requirements outlined in City Code Chapter 13.10.
22. There must be sufficient space to set out three containers (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.
23. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and containers safely. Containers must be placed along the curb closest to the property for collection.
24. The applicant shall contact the Central Valley Flood Protection Board for any additional requirements relating to levee setbacks or permitting.
25. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies (Sacramento Area Flood Control Agency) for the construction of this project.
26. The applicant shall mitigate for any increase in impervious area. Per the current DOU Onsite Design Manual, using a static analysis and per the DOU onsite project storage

method, an estimated 10,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.10 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.)

27. This project is in Drainage Basin 70 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368. (Note: The Drainage Pumped Impact Fee is based on increased impervious area and is collected prior to the issuance of a building permit.)
28. This project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of a building permit per City Council Resolution 2023-0338. The fee will be used to upsize City sewer mains and sewer pumps.
29. Finished floor elevations shall be a minimum of 6-inches above the most downstream adjacent City drainage inlet or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
30. 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.
31. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, or back of walk for connected sidewalks.
32. 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.
33. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.
34. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.
35. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.
36. 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).

37. 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.
38. 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.).
39. 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.
40. 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 \$6,042. This is based on the subdivide to create two (2) lots at an average land value of \$265,000 per acre for the Pocket 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.

Draft Site Plan and Design Review Conditions of Approval

Planning/Design Review

1. This approval does not allow for any new construction or physical changes to the property.

Respectfully Submitted: *Danny Abbess*
Danny Abbess
Associate Planner

Recommendation Approved: _____
Marcus Adams
Senior Planner

The decision of the Zoning Administrator and Preservation Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Directors hearing. If an appeal is not filed, the action of the Directors 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.

SURVEY NOTES:

- 1) A PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY, ORDER NO: 01001745-010-PA-CDT, DATE: JUNE 12, 2017 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY. THE RECORD SHOWN HEREON IS RECORD PER GRANT DEED 20111227 O.R. 796, HOLDING THE CENTER LINE OF BENHAM WAY AS SHOWN ON 90 B.M. 24.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) NO ARBORIST REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 7) NO WATER METER SERVICE WAS IDENTIFIED ON SUBJECT SITE.
- 8) NO SEWER SERVICE WAS IDENTIFIED ON SUBJECT SITE.

EXISTING LEGAL DESCRIPTION:

FOR SLS NO 282 LOC IN SEC 33, T 8N, R 4E, M D B 8M DESC AS BEG AT A PT LOC S 29°55'50" W 21.7 3 FT, N 45°08'20" W 801.16 FT, S 44°51'40" W 1 25 FT AND N 45°08'20" W 346.28 FT FR THE INTERSECTION OF THE C/L OF RIVERSIDE BLVD AND THE N E'LY LINE OF SD SLS NO 282 TH FR SD POB N 20°10'05" E 29.98 FT, TH N E'LY ALG THE ARC OF A TA NGENT CURVE CONCAVE TO THE S E, HAVING A RAD OF 1037.48 FT, SUBT BY A CHORD BRG N 23°18'03" E 1 13.39 FT, TH TANGENT TO SD CURVE N 28°26'00" E 14 FT TO THE MOST S'LY COR OF LOT 20, SOUTH LAND PARK RIVIERA, UNIT NO 2, TH N 45°08'20" W 304.88 FT, TH S 20° W 160.05 FT, TH S 45°15' E 288.72 FT TO THE POB

OWNER/
APPLICANT:

WONG FAMILY REV TRUST C/O EUGSON WONG
352 DEER RIVER WAY
SACRAMENTO, CA 95831
PHONE: (916) 529-1459
EMAIL: EUWONG314@GMAIL.COM

ENGINEER:

JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS:

6534 BENHAM WAY
SACRAMENTO, CA 95831

| | EXISTING | PROPOSED |
|----------------|----------------------------|--|
| ZONING: | R-1 | NO CHANGE |
| USE: | RESIDENTIAL, SINGLE FAMILY | NO CHANGE |
| PARCELS: | 1 | 2 |
| AREA: GROSS | 43,720± SF | PARCEL 1: 21,984± SF PARCEL 2: 21,736± SF TOTAL : 43,720± SF GROSS |
| AREA: NET | 19,505± SF | PARCEL 1: 9,549± SF PARCEL 2: 9,956± SF TOTAL : 19,505± SF NET |

FEMA FLOOD ZONE:

ZONE X, AREA WITH
REDUCED FLOOD RISK
DUE TO LEVEE AND ZONE
AE PER FEMA FIRM
06067C0170J, EFFECTIVE
8/16/2012

SCHOOL DISTRICT:

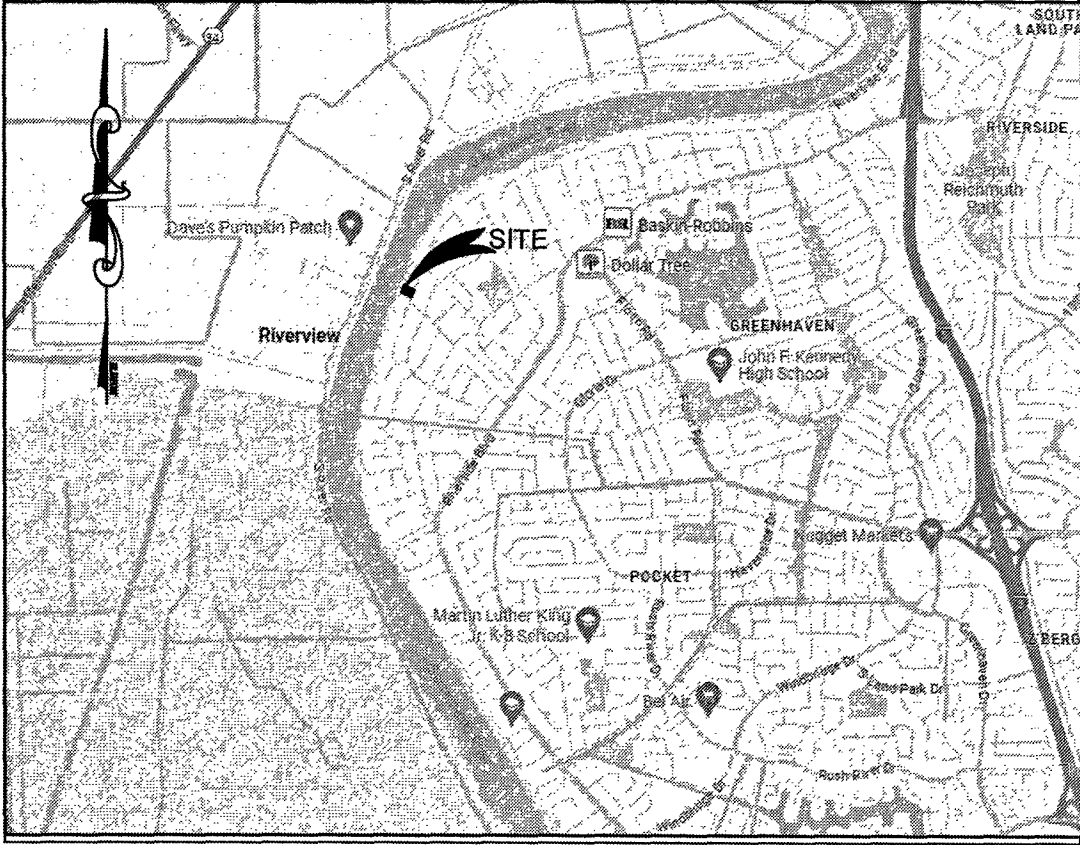
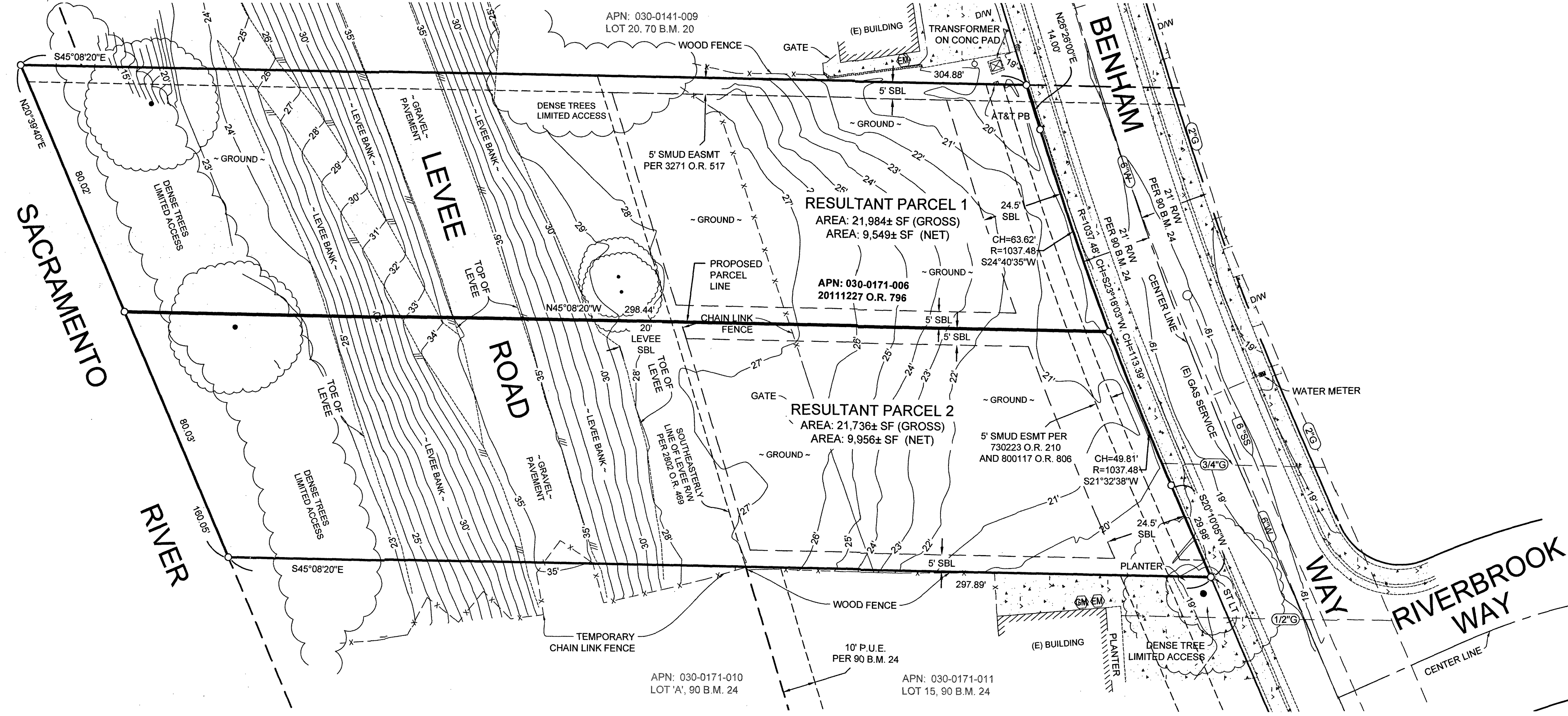
SACRAMENTO CITY UNIFIED

REQUEST:

ENTITLEMENT TO SPLIT ONE (1) EXISTING PARCEL INTO TWO (2) PARCELS.

SET BACK LINES

| | |
|------------|-----------|
| FRONT YARD | 24.5 FEET |
| SIDE YARD | 5 FEET |
| LEVEE TOE | 20 FEET |



VICINITY MAP
NO SCALE

LEGEND

| | |
|------------------------|------------|
| MANHOLE | —○— |
| WATER LINE | —(6" W)— |
| DRAIN LINE | —(12" SD)— |
| SEWER LINE | —(8" SS)— |
| GAS LINE | —(4" G)— |
| FIRE HYDRANT | ⊙ |
| WATER VALVE | ⊗ |
| SEWER CLEAN OUT | ⊙ |
| WATER METER | ⊙ |
| EDGE OF PAVEMENT | —/— |
| CONCRETE CURB | —/— |
| SPOT ELEVATION | 20.00 |
| PARKING LIGHT | ⊙ |
| PULL BOX | ⊙ |
| GAS VALVE | ⊙ |
| UTILITY POLE | ⊙ |
| GAS METER | ⊙ |
| OVER HEAD WIRE | —(O H)— |
| FENCE | —X— |
| WALL | —/— |
| TREE TRUNK | ⊙ |
| TREE | ⊙ |
| VAULT | ⊙ |
| TRANSFORMER | ⊙ |
| PROPERTY LINE | —/— |
| RIGHT OF WAY LINE | —/— |
| ADJACENT PROPERTY LINE | —/— |
| ROAD CENTERLINE | —/— |
| EASEMENT | —/— |
| DIMENSION POINT | ⊙ |
| SET BACK LINE | SBL |

UTILITY CONTACTS

| | | |
|---------------------------|-------------------------------|----------------|
| TELEPHONE | AT&T | (916) 972-2142 |
| GAS | PG&E | (877) 660-6789 |
| ELECTRICITY | SMUD | (888) 742-7683 |
| WATER | CITY OF SACRAMENTO WATER | (916) 808-5454 |
| CABLE | COMCAST | (800) 830-6722 |
| DRAINAGE | CITY OF SAC DEPT OF UTILITIES | (916) 808-5454 |
| SEWER | CITY OF SAC DAPT OF UTILITIES | (916) 808-5454 |
| FIRE | SACRAMENTO FIRE DEPT | (916) 808-1300 |
| UNDERGROUND SERVICE ALERT | UNDERGROUND SERVICE ALERT | (800) 227-2600 |

CONTOUR INTERVALS

MAJOR CONTOUR LINES: 5 FOOT INTERVALS
MINOR CONTOUR LINES: 1 FOOT INTERVALS

BENCHMARK ELEVATION: 14.885' (NAVD88)
SAC CITY ID# 316-67E: "HILT" NAIL ON LIGHT BASE
ON THE SW CORNER OF ARABELLA WAY AND
HARMON DRIVE

CONVERSION CALCULATION:
NAVD1988 ELEVATION: 14.885 FEET
CITY OF SACRAMENTO: 12.787 FEET
DIFFERENCE IN ELEVATION: 2.098 FEET

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

| | |
|------------|-------------------|
| DESIGNED: | N/A |
| DRAWN: | AIT / CTR |
| CHECKED: | OJS / AMIN |
| SUBMITTED: | JAVED T. SIDDIQUI |
| SCALE: | H: 1"=20' |
| V: | |
| RCE: | 25924 |



| NO. | DESCRIPTION | ENGR INIT | APPROVAL BY | DATE |
|-----|-------------|--------------|----------------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

TENTATIVE PARCEL MAP
6534 BENHAM WAY

CITY OF SACRAMENTO

APN: 030-0171-006

CALIFORNIA

| |
|------------------|
| DATE: 10/24/2024 |
| SHEET |
| 1 |
| OF 1 |