

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator and Design Director approve, with conditions, a Tentative Parcel Map to subdivide one parcel into two parcels and Site Plan and Design Review of the tentative map layout for the project known as **Z25-003 (4971 Michele Lane Tentative Map)**. Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide one 0.59-acre parcel into two parcels within the Single-Unit Dwelling (R-1-EA-4) Zone and the Executive Airport Overlay Zone.
2. **Site Plan and Design Review** to review the tentative map layout and deviations to minimum lot width, interior-side setback, front-yard setback, and maximum lot coverage requirements.

PROJECT INFORMATION

Location: 4971 Michele Lane
 Parcel Number: 017-0162-043-0000
 Council District: 7
 Applicant: Kris Klima, Kris Klima Land Surveys
 5716 Folsom Boulevard, Suite #271
 Sacramento, CA 95819
 Property Owner: Mark LaRocque
 4971 Michele Lane
 Sacramento, CA 95822
 Project Planner: Michael Crampton, Assistant Planner, (916) 808-8951
 Hearing Date: April 24, 2025

Land Use Information

General Plan Designation: Neighborhood (N)
 Community Plan Area: Land Park
 Zoning: R-1 (Single-Unit Dwelling Zone; Executive Airport Overlay Zone)
 Special Planning District: N/A
 Design Review Area: Citywide
 Paring District: Suburban
 Planned Unit Development: N/A
 Historic District: N/A

Surrounding Zoning and Land Uses

North:	R-1-EA-4	Single-Unit Dwellings
South:	R-1-EA-4	Single-Unit Dwellings

East:	R-1-EA-4	Single-Unit Dwellings
West:	R-1-EA-4	School, K-12

Site Characteristics

Property Area:	±25,501 S.F., ±0.59-acre
Proposed parcels:	
Parcel 1:	±91' wide and ±140' deep / ±0.29-acres
Parcel 2:	±50' wide and ±134' deep/ ±0.31-acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Single-unit dwelling and accessory structures

Other Information

Previous Files: N/A

ATTACHMENTS

Attachment 1: Tentative Map

PROJECT INFORMATION

BACKGROUND

The project site is a ±0.59-acre parcel generally located south of Potrero Way, bounded by Michele Lane to the west and Harian Way to the south. The site is currently developed with a single-unit dwelling and several accessory structures. Surrounding uses include single-unit dwellings to the north, south and east and an elementary school to the west.

The project site is located within the Single-Unit Dwelling (R-1-EA-4) zone and Executive Airport Overlay zone. The purpose of the R-1 zone is to accommodate low-density residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. The purpose of the Executive Airport Overlay zone is to protect the health, safety, and general welfare of people in the vicinity of the Sacramento Executive Airport and to improve air navigation safety.

PROPOSED PROJECT AND ANALYSIS

The project requires entitlements for a Tentative Map to subdivide the property into two parcels and Site Plan and Design Review to review the tentative map layout. The request is for Zoning Administrator approval for the Tentative Map and Design Director approval for Site Plan and Design Review of the tentative map layout.

Tentative Map

The project proposes to subdivide an existing ±0.59-acre parcel into two parcels. The R-1 zone has minimum requirements for lot size, width, and depth as detailed below in Table 1.

Table 1: R-1 Development Standards: Lot size, lot width, and lot depth (17.204.230)					
		Required	Parcel A	Parcel B	Deviation
Lot	Size (sqft)	5,200 (min.)	12,736	13,574	No
	Width (ft)	52 (min.)	91	50*	Yes (Parcel B)
	Depth (ft)	100 (min.)	±134.4	122.87-145.91	No
160 (max.)					

* existing

The Tentative Map portion of the project does not require any deviation from lot size or lot depth development standards, but the project proposes a deviation from lot width standards.

- 1) Parcel B has a minimum lot width of 50 feet, where a minimum of 52 feet is required.

Planning supports the deviation to minimum lot width as it is an existing nonconformance. The subdivision will allow for additional residential development in a location that is within walking distance of commercial centers along Freeport Boulevard. Furthermore, the subdivision is consistent with the City's 2040 general plan's desire to see new growth "accommodated primarily through infill of vacant and underutilized properties."

Site Plan and Design Review

Site Plan and Design Review is required to evaluate the tentative map layout and identify any deviations from applicable development standards and design guidelines. The site is currently developed with a single-unit dwelling, a carport, a detached garage, and two enclosed accessory structures (sheds). No new construction is being proposed with this request.

The R-1 zone has standards for density, lot coverage, floor area ratio (FAR), and setbacks as detailed below in Table 2.

Table 2: R-1 Development Standards: Density, Lot Coverage, FAR, and Setbacks (17.204.220, -240)					
		Required	Parcel A	Parcel B	Deviation
Density	Dwelling units per net acre (du/na)	3 (min.)	3.4	N/A	No
Lot	Coverage (%)	40 (max.) or 50 (if ≤ 2,500 sqft)	±43.1	N/A	Yes (Parcel A)
Floor Area Ratio (FAR)		1 (max)	0.43	N/A	No
Setbacks	Front-yard (ft)	20 (min.) or equal to or in between the front setback of the two nearest buildings.	5	N/A	Yes (Parcel A)
	Rear-yard (ft)	15 (min.)	15	N/A	No
	Interior side-yard (ft)	5 feet	4.6, 5.2	N/A	Yes (Parcel A)

The project requests deviations to minimum front-yard setback requirements, minimum interior side-yard, and maximum lot coverage for Parcel A.

1. Parcel A has a lot coverage of 43.1%, where a maximum of 40% is permitted.
2. Parcel A has an interior side-yard setback of 4.6', where a minimum of 5' is required.
3. The carport on Parcel A is located within the front-yard setback where an accessory structure is not permitted.

Setbacks for odd-shaped lots

Pursuant to 17.600.155, the application of setbacks for odd-shaped lots is determined through the site plan and design review process. Typical parcels that abut two street frontages fall into one of two lot types: corner lot or through lot. This parcel's unique shape results in a parcel that does not satisfy either lot type definition. This parcel does not meet the requirements to be considered a corner lot as Michele Lane and Harian Way do not intersect. Additionally, this parcel does not meet the requirements to be considered a through lot as the abutting street frontages are not parallel.

Planning will refer to guidance for corner lots when determining the front of a parcel that abuts two non-parallel street frontages. The lot line that abuts the shorter street frontage, Harian Way, is considered the front of the existing parcel. This determination will be used in the next section to further explain how the tentative map will re-orient the setbacks for the existing structures on Parcel A.

Re-orientation of the existing residence on Proposed Parcel A

The proposed tentative map changes the setback orientation and setback distances of the existing residence on Parcel A. The front lot line will be re-oriented from Harian Way to Michele Lane—reducing the front-yard setback to 5 feet. The re-orientation of the front lot line will relocate the rear lot line to the eastern lot line, increasing the rear-yard setback from 4.6 feet to 15 feet. The side lot lines will be reduced from 23 and 15 feet to 4.6 and 5.2 feet.

The existing rear-yard setback deviation will be removed as the rear-yard will comply with the 15-foot minimum rear-yard setback requirement, but a new deviation will be created for the interior side-yard setback as the existing residence's new interior side-yard setback of 4.6 feet is unable to meet the 5-foot minimum side yard setback requirement for the R-1 Zone.

Front-yard setback deviations on Proposed Parcel A

Existing structures on the site include a residence and several accessory structures—including a carport. The carport is located west of the home and covers the residence's driveway to Michele Lane. The carport is currently located within the parcel's rear-yard setback area, conforming with accessory structure setback requirements. Re-orienting the front lot line for Parcel A to Michele Lane will result in the carport being located within the front-yard and interior side-yard setback area. The project requires deviations to front- and side-yard setback requirements to accommodate for the existing carport. Planning supports the requested deviation as there has is a history of a carport in this location. Under IR08-361, a previous carport (and attached patio cover) in this location was reviewed and approved for demolition. Additionally, the property is located at the end of a private drive, meaning that the carport is largely screened from the public right-of-way.

Access to Proposed Lots, Public Street Frontage

Per City Code Section 17.500.010(C), all subdivisions shall result in lots that can be used or built upon, and all residentially zoned lots—except for lots within a planned unit development—shall not have less than 20 feet of public street frontage, approved private street frontage, or alley frontage. Lot A will have frontage to the private drive (Michele Lane), whereas lot B will have frontage access to Harian Way.

Executive Airport Overlay Zone

The subject site is in the Executive Airport Overlay overflight zone (EA-4). Properties within the overflight zone are under the aircraft traffic pattern for the airport. “Residential dwellings” are compatible land uses in the overflight zone.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Land Park Community Association, Sacramento Riverfront Association, and South Land Park Association.

The site was posted with project information at the time of application submittal. All property owners and occupants within 500 feet of the project site were mailed a public hearing notice. A hearing notice was also posted at the project site at least 10 days prior to the hearing. At the time of writing this report, staff did not receive any comments related to the proposed project.

Agency Comments: The proposed tentative map has been reviewed by the City of Sacramento’s Utilities, Parks, and Fire Departments, the Building Division, and the Department of Engineering Division of the City’s Public Works department, as well as Sacramento Municipal Utility District (SMUD). Conditions of approval from the Department of Utilities, Public Works, and SMUD are included within the project’s draft conditions of approval within this report.

Subdivision Review Committee: The proposed tentative map was heard by the Subdivision Review Committee on April 16, 2025. The Tentative Parcel Map conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 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 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

DRAFT FINDINGS OF FACT

Draft Findings of Fact – Environmental

1. The Zoning Administrator and Design Director have determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15). The project is

consistent with the Neighborhood (N) General Plan designation and the Single-Unit Dwelling (R-1) zone.

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations with approval of deviation requests.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.
- f. The subject property is within an urbanized area zoned for residential use.
- g. The parcel does not have an average slope greater than 20 percent.

Draft Findings of Fact – Tentative 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).

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. Deviations proposed to reduce lot size and lot width standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lot configurations 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 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

2. 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).

DRAFT FINDINGS OF FACT

Draft Tentative Map Conditions of Approval

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z25-003). 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.

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.
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.

Urban Forestry:

5. The following Tree Protection Notes shall be included on the final Tentative Map plans as well as all future plans for development.

Required Tree Preservation Measures for City and Private Protected Trees

1. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall

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.

2. 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.
3. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
4. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
5. There shall be no soil compaction within the dripline of protected trees.
6. 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, including excavation, grade changes, trenching, root or canopy pruning, or boring.
7. All trees shall be watered regularly according to the recommendation of the Project Arborist.

SMUD:

6. SMUD has existing overhead 21kV and Low Voltage/Secondary facilities along the south side of proposed Parcel 1 (north side of proposed Parcel 2) and the west side of proposed Parcel 2 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.
7. SMUD has existing underground low voltage/secondary facilities along the north property line of proposed parcel 2 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.
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. 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. 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.
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. 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.

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

Planning:

13. The existing accessory structures on Parcel B shall be demolished prior to the recording of the final parcel map.
14. Fencing located within the front-yard setback on Parcel B shall either be removed or modified to be compliant to SCC 17.620.110 prior to the recording of the final parcel map.
15. The project approval is for the subdivision of one parcel into two parcels as shown on the approved Tentative Map.
16. Deviations to the following development standards are approved as follows:
 - a. Parcel B has a lot width of 50 feet.
 - b. Parcel A has a lot coverage exceeding 40% ($\pm 43.1\%$).
 - c. Parcel A has a front-yard setback of 5 feet.
 - d. Parcel A has an interior side-yard setback on the north lot line of 4.6 feet.
17. Any additional changes, additions, or modifications to the approved plans with respect to the layout, setback, etc. shall require additional review and approval from Planning Division staff.
18. This approval is valid for three years from approval date, subject to SCC 17.828.160.

Department of Utilities (DOU):

19. 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.
20. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Private easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

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, Brent Mueller, (916)808-5715, bmuller@cityofsacramento.org*).

Advisory Notes:

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

23. 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.
24. 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.
 - a. Future development plans must show where cans will be placed for service.
25. The existing structures on either parcel once split, are required to comply with CBC 705.5
26. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-


6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

27. 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.
28. 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.
29. 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.).
30. 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.
31. 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 to subdivide one 0.59-acre parcel into two parcels, 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.

Respectfully Submitted: _____



Michael Crampton
Assistant Planner

Reviewed By: 
Marcus Adams (Apr 18, 2025 12:48 PDT)

Marcus Adams
Senior Planner

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.

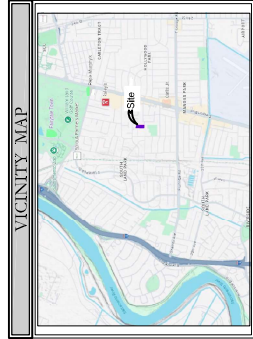
TENTATIVE PARCEL MAP



"LaROCQUE PM"
4971 MICHELE LANE
 CITY OF SACRAMENTO
 OCTOBER 2024

PROPERTY DATA

APN:	014182040 014182040
FILE DISTRICT:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
PARK DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO WATER
SEWER DISTRICT:	CITY OF SACRAMENTO SEWER & GAS SERVICES
STORM DRAIN DISTRICT:	CITY OF SACRAMENTO
SANITARY SEWER DISTRICT:	SPICED
LAND USE ZONING:	PD-DM-HIGH DENSITY MULTIFAMILY RESIDENTIAL
PROPOSED ZONING:	RM-1
PROPOSED PARCEL A:	NET: 28,110 S.F. 3,000 S.F. D.
PROPOSED PARCEL B:	17,796 S.F. 11,874 S.F. D.



OWNER / APPLICANT
 MARK LA ROCQUE
 4971 MICHELE LANE
 SACRAMENTO, CA 95822
 mlr@laROCQUE.com

SURVEYOR
 KLIMALAND SURVEYS
 1715 CALIFORNIA BLVD. #71
 SACRAMENTO, CA 95818
 info@klimaland.com

NOTES
 DATE OF BEARING: 10/04/2024
 ONLY THESE UTILITIES WERE LOCATED. CONTRACTOR TO VERIFY UNDERGROUND CALLS!
 NO PROPOSED DEVELOPMENT AT THIS TIME.



DATE: 3/13/25
 KRES KLIMA

LEGEND

- POUND HOLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC WALK
- STORMWATER INLET
- UNKNOWN WALK
- WALK VALVE
- FIRE HYDRANT
- WATER METER
- SEWER STOP VALVE
- CLEANOUT
- GAS VALVE
- GAS METER
- TREE BIRCH AND JUNIPER
- OH — OVERHEAD LINES
- SD — STORM DRAIN LINE
- W — WATER LINE
- S — SEWER LINE
- E — UNDERGROUND ELECTRIC LINE
- G — GAS LINE
- □ — WOOD FENCE

SCALE: 1" = 20'

