

Agenda

Director Hearing

Published by the
Community Development Department
(916) 264-5011

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Jordyn Tanaka, Administrative Technician

Thursday March 05, 2026
1:00 p.m.

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1. MyOutDesk Outbuilding Addition (Z25-029) (Noticed 1/23/2026)[Continued from 2/05/2026]

Location: 1661 Garden highway; APN(s): 274-0030-071-0000; (District 3)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion of Small Structures); **Item B.** Conditional Use Permit Major Modification of a deemed Conditional Use Permit (CUP) to construct a new office building in the Flood (F) Zone; and **Item C.** Site Plan and Design Review for the construction of a new 4,808-square-foot office building.
Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, JQuintanilla@cityofsacramento.org

Item continued to a date uncertain.

2. Marshall School Tentative Map (Z25-050) (Noticed 2/20/2026)

Location: 2718 G Street; APN(s): 003-0202-001-0000; (District 4)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion of Small Structures, 15332-Infill Development); **Item B.** Tentative Map to subdivide a 1.18-acre parcel within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District into three lots, including one lot for the Marshall School landmark and two lots for condominium purposes resulting in 12 residential airspace units within six duplexes on each lot; and **Item C.** Site Plan and Design Review of the Tentative Map.
Contact: Zach Dahla, Senior Planner, (916) 808-5584, ZDahla@cityofsacramento.org

3. 486 Pinedale Avenue Tentative Parcel Map (Z25-078) (Noticed 2/20/2026)

Location: 486 Pinedale Ave; APN(s): 226-0151-006-0000; (District 1)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15135-Minor Land Divisions, 15332-Infill Development); and **Item B.** Tentative Parcel Map to subdivide a ±0.44 gross acre lot in the Single-Unit Dwelling (R-1) Zone into 2 lots.
Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, JQuintanilla@cityofsacramento.org

4. Warren Estates Tentative Map Time Extension (Z26-004) (Noticed 2/20/2026)

Location: 4851 Warren Avenue; APN(s): 226-0240-002-0000; (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill

Development); **Item B.** Tentative Subdivision Map Time Extension for two years (until February 23, 2028) of a previously approved Tentative Parcel Map (Z22-063) to subdivide one 2.5-acre parcel developed with 3 single-unit dwellings into 10 parcels in the Single-Unit Dwelling (R-1) zone; and **Item C.** Site Plan and Design Review Time Extension for two years (until February 23, 2028) for review of the tentative map layout and applicable development standards for the three existing single-unit dwellings.

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879,

JQuintanilla@cityofsacramento.org

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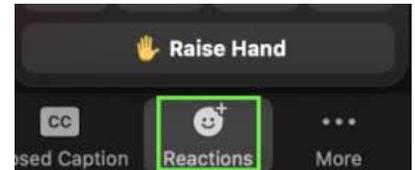
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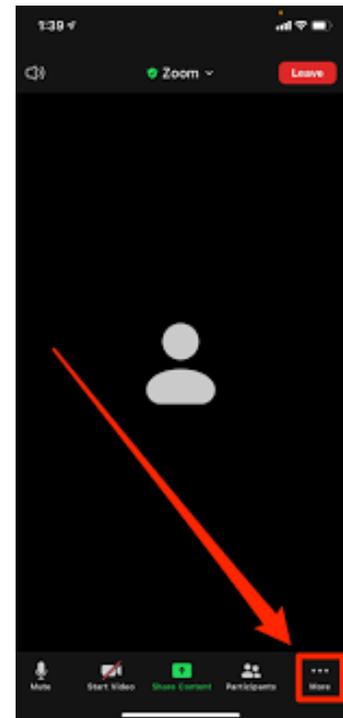
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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Parcel Map, for the project known as **Z25-078 (486 Pinedale Avenue Tentative Parcel Map)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide a ±0.44 gross acre lot into two lots in the Single-Unit Dwelling (R-1) zone.

PROJECT INFORMATION

Location: 486 Pinedale Avenue

Parcel Number: 226-0151-006-0000

Council District: 1

Applicant: Steve Norman, CNA Engineering, Inc.
2575 Valley Road
Sacramento, CA 95821

Property Owner: Boris Semenov
486 Pinedale Avenue
Sacramento, CA 95821

Project Planner: Jose Quintanilla, Associate Planner, (916) 808-5879

Hearing Date: March 5, 2026

Land Use Information

General Plan Designation: Neighborhood (N)

Community Plan Area: North Sacramento

Housing Element Site: No

Specific Plan: N/A

Zone: R-1 (Single-Unit Dwelling)

Special Planning District: N/A

Planned Unit Development: N/A

Design Review Area: North Sacramento

Parking District: Suburban

Historic District: N/A

Historic Landmark: N/A

Surrounding Zoning and Land Uses

North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Church; Residential

Site Characteristics

Existing Property Area:	19,140 square feet / 0.44 gross acres, 0.424 net acres
Topography:	Flat
Street Improvements:	Required
Utilities:	Required
Existing Land Use of Site:	Residential

Other Information

Previous Files: Z04-293, ER04-068, Z11-076

ATTACHMENTS

Attachment 1: Vicinity Map

Attachment 2: Tentative Parcel Map

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is a rectangular 0.44-acre parcel located in the Robla community of North Sacramento within the Single-Unit Dwelling (R-1) zone. Building permit records indicate that a single-unit dwelling formerly existed on the site and was demolished in 1980. A new detached single-unit dwelling was constructed in 2005 and currently occupies the property. The site is surrounded by residential on all sides, and a church to the west.

Project Details

The applicant proposes to subdivide one parcel into two parcels in the Single-Unit Dwelling (R-1) zone. Currently the site contains a 2,369-square-foot home (1793-square-foot living space and 576-square-foot garage) built in 2005. The proposed split will create two interior lots which meet the minimum development standards in the R-1 zone. Parcel 1, containing the existing dwelling, will be approximately 138.5 feet deep and 72 feet wide (9,973 square feet) and Parcel 2 will be 138.5 feet deep and 60 feet wide (8,311 square feet).

The proposed project requires Zoning Administrator approval of a Tentative Parcel Map to subdivide the site into 2 lots.

Entitlement Review

As shown in Table 1, the proposed lots are consistent with the requirements of R-1 zone, and no deviations are requested. The proposed layout and configuration of the proposed parcels are adequate to accommodate future developments. Any future residential development of the newly created lot will be reviewed under a separate application for consistency with the with the permitted minimum density standards of the General Plan Map LUP-8 designation and development standards of the R-1 zone. As such, staff is supportive of the proposed tentative parcel map.

Table 1: R-1 (17.204.230): Lot sizes, width, and depth						
	Min. Lot Size (sq. ft.): 5,200 (interior) / 6,200 (corner/duplex)		Min. Lot Width (ft.): 52 (interior) / 62 (corner/duplex)		Required Lot Depth (ft.): Min. 100 - Max. 160 /	
Lot	Proposed	Deviation	Proposed	Deviation	Proposed	Deviation
1	9,973	N	72	N	138.5	N
2	8,311	N	60	N	138.5	N

The Zoning Administrator previously approved tentative parcel maps for the site in 2004 (Z04-293) and in 2011 (Z11-076); however, neither map was recorded and both approvals have since expired.

City records, including Code Enforcement Case No. 12-018988 and review of aerial imagery, indicate that the western portion of the site has been used in conjunction with the adjacent church property at 440 Pinedale Avenue for storage and overflow parking. A portable structure is also located within this portion of the site and is required to be removed prior to recordation of the tentative parcel map.

Use of the property for overflow church-related parking is not currently authorized. Establishment of a stand-alone parking facility in the R-1 zone would require approval of a Zoning Administrator Conditional Use Permit. Alternatively, use of the site for church parking would require modification of the church's existing Conditional Use Permit.

Subdivision Review Committee (SRC)

The proposed map was reviewed by the SRC on February 18, 2026. During the meeting, the proposed conditions of approval for the Tentative Parcel Map (TPM) were accepted by the applicant and forwarded by the Committee. The resulting conditions are provided in the Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

As part of the application review process, this project was routed to North Sacramento Chamber of Commerce, Robla Neighbors United, and Robla Park Community Association. All property owners, residents, and neighborhood associations within 500 feet of the subject site were also mailed a public hearing notification and public hearing notice was posted at the site. Staff received no 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 Section 15315, Minor Land Divisions (Categorical Exemption – Class 15)

and Section 15332, Infill Development (Categorical Exemption – Class 32).

The project qualifies for section 15315 (Minor Land Divisions) as it applies to projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The project qualifies for section 15332 (Infill Development) as it applies to projects consistent with General Plan land use designations and zoning regulations, on parcels within city limits on no more than five acres, where the site has no value as habitat for rare, threatened or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality.

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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

A. Environmental Determination: Exempt, Sections 15315 and 15332

1. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions. This project qualifies for this exemption as it applies to projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent; and
2. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development. This project qualifies for this exemption as it applies to parcels within city limits on no more than five acres, where the site has no value as habitat for rare, threatened, or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

B. Tentative Parcel Map to subdivide a ±0.44 gross acre lot in the Single-Unit Dwelling (R-1) zone into 2 lots is approved based on the following Findings of Fact:

1. None of the conditions described in Sacramento 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, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
 - 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 avoidable 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).
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).

C. **200-Year Urban Level of Flood Protection Finding**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

CONDITIONS OF APPROVAL

- B. **Tentative Parcel Map** to subdivide a ±0.44 gross acre lot in the Single-Unit Dwelling (R-1) zone into 2 lots **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z25-078). The design of any improvement not covered by these conditions shall be to City standard.

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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to Zoning Administrator approval. The improvements required of a Tentative Map can be costly and are completely

dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

General: All Projects

- B1. This tentative map approval is effective for 36 months from its approval date, per Sacramento City Code section 17.828.160.

Time extensions to extend the expiration date of the tentative map may be granted as provided in [Section 17.828.170.A](#). Time extensions are discretionary and not the automatic right of the applicant.

- B2. Show all continuing and proposed/required easements on the Final Map.

Public Works:

Zarah Lacson (916) 808-8494, ZLacson@cityofsacramento.org

- B3. 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.
- B4. The applicant shall dedicate 1.5-ft of additional right-of-way and construct Pinedale Avenue adjacent to the subject property to a 53-ft right-of-way local residential street section (half-street only) per City standards to the satisfaction of the Department of Public Works.
- B5. The applicant shall relocate any existing utility pole(s) that is in conflict with the required public frontage improvements per City standards to the satisfaction of the Department of Public Works and the concerned utility agency.
- B6. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
- B7. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
- B8. 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:

Kevin A. Hocker (916) 808-4996, KHocker@cityofsacramento.org

Erica Allen, (916) 808-6943, EAllen@cityofsacramento.org

- B9. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of the Urban Forestry.

Sacramento Municipal Utilities District (SMUD):

Ellen Springer, (916) 732-5989, Ellen.Springer@smud.org

- B10. SMUD has existing overhead 12kV and secondary facilities along Pinedale Avenue 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.
- B11. SMUD has existing underground 240V facilities on the northwest corner of 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.
- B12. 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. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
- B13. 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.
- B14. 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.

- B15. 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. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.
- B16. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B17. 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.
- B18. 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.
- B19. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Park Planning and Development Services (PPDS):

Dana Repan (916) 808-2762, DRepan@cityofsacramento.org

- B20. **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)
- B21. **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, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org.*)

Planning

- B22. Prior to recordation of the parcel map, all accessory structures on Parcel 2 shall be demolished as indicated on the approved map.

Advisory Notes:

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

- ADV.B1. 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.

Public Works

- ADV.B2. 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. |

Planning

- ADV.B3. The use of the subject parcel for church-related parking is not currently authorized.
- ADV.B4. The unauthorized use of the property for overflow parking and any parking on unimproved surfaces shall cease immediately. Continued violation may result in further code enforcement action.
- ADV.B5. City records indicate that the portable structure currently located within the area of Proposed Parcel 2 was originally approved under a modification to the deemed Conditional Use Permit for the adjacent church property (File No. Z21-122). The structure's current placement on the subject site is not consistent with the approved plans associated with that entitlement.

Prior to recordation of the tentative parcel map, the portable structure shall either be removed from the subject property or relocated to a location consistent with the approved Conditional Use Permit and applicable zoning regulations, subject to review and approval by the Planning Division. Any modification to the approved Conditional Use Permit shall require separate application and approval.

Urban Forestry

- ADV.B6. There are existing trees on site. It appears that the only tree that may qualify as a private protected tree is the oak tree, listed as a 14" diameter tree, at the southwest corner of the lot. If the tree is a Valley Oak, Blue Oak, Coast Live Oak, or Interior Live Oak, then it is protected at 14 inches diameter.

Removal of private protected trees for development requires a tree entitlement and at least a director level hearing.

ADV.B7. It appears that the oak tree is located in close proximity to the adjacent property lines. It is the responsibility of the property owner to ensure that the tree is surveyed properly to confirm owner status. If the tree is located on an adjacent parcel or is shared between multiple property owners, the applicant shall obtain written permission from all tree owners prior to conducting any regulated work, and prior to obtaining a tree permit.

While not required by city code for unprotected trees, the applicant has an obligation to protect trees owned by others on adjacent properties and should obtain permission to perform any work such as pruning or excavation within the dripline of such tree. Reasonable care should be taken to protect trees owned by others.

ADV.B8. If there are development plans submitted for this site in the future, Urban Forestry will require an arborist report to be submitted along with the development plans.

Department of Utilities

Saraí Jimenez (916) 808-5426, SJimenez@cityofsacramento.org

ADV.B9. This project is served by the Separated Sewer System. However, based on the project's description, the applicant will not be required to pay the combined sewer system impact fee.

ADV.B10. 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 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.21 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.)

ADV.B11. 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.

ADV.B12. 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.

SacSewer

Robb Armstrong (916) 876-6104, armstrongro@sacsewer.com

ADV.B13. 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.

ADV.B14. 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.

SMUD

ADV.B15. 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.

ADV.B16. 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.).

ADV.B17. 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.

Park Planning and Development Services

ADV.B18. 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 \$1,140. This is based on the tentative subdivision map to create two (2) residential lots in the R-1 Zone. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of \$100,000 per acre for the North Sacramento 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 finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.
- b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Respectfully Submitted:



Jose Quintanilla
Associate Planner

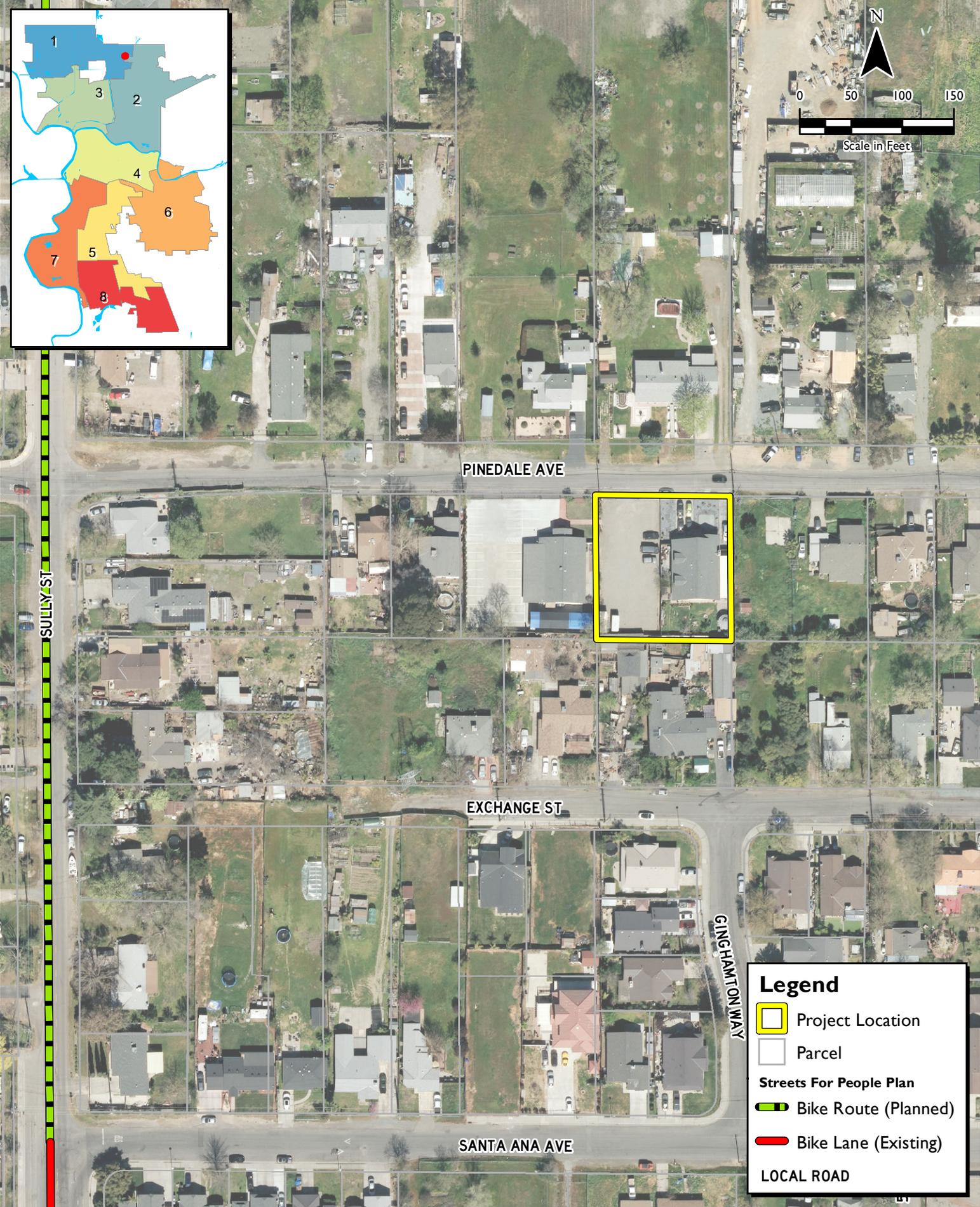
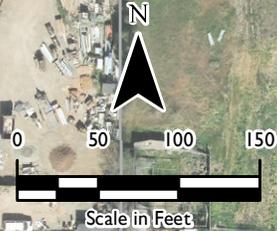
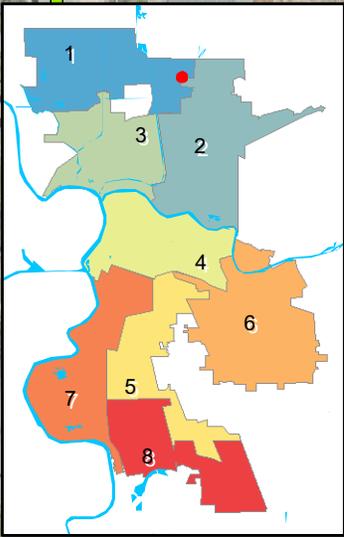
Recommendation Approved:



Zach Dahla
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design 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.



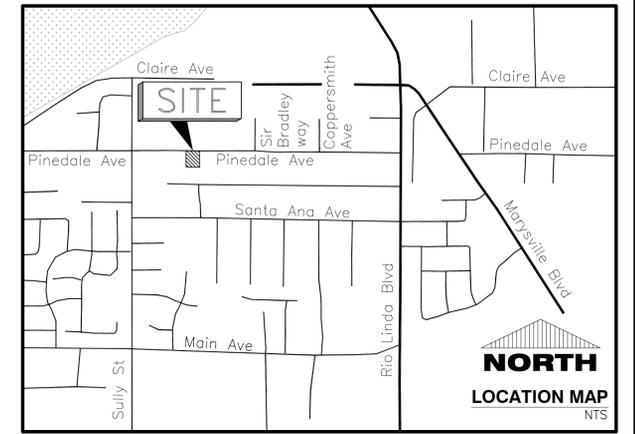
Legend

- Project Location
- Parcel
- Streets For People Plan**
- Bike Route (Planned)
- Bike Lane (Existing)
- LOCAL ROAD**

TENTATIVE PARCEL MAP FOR: 486 PINEDALE AVENUE

A.P.N.: 226-0151-006

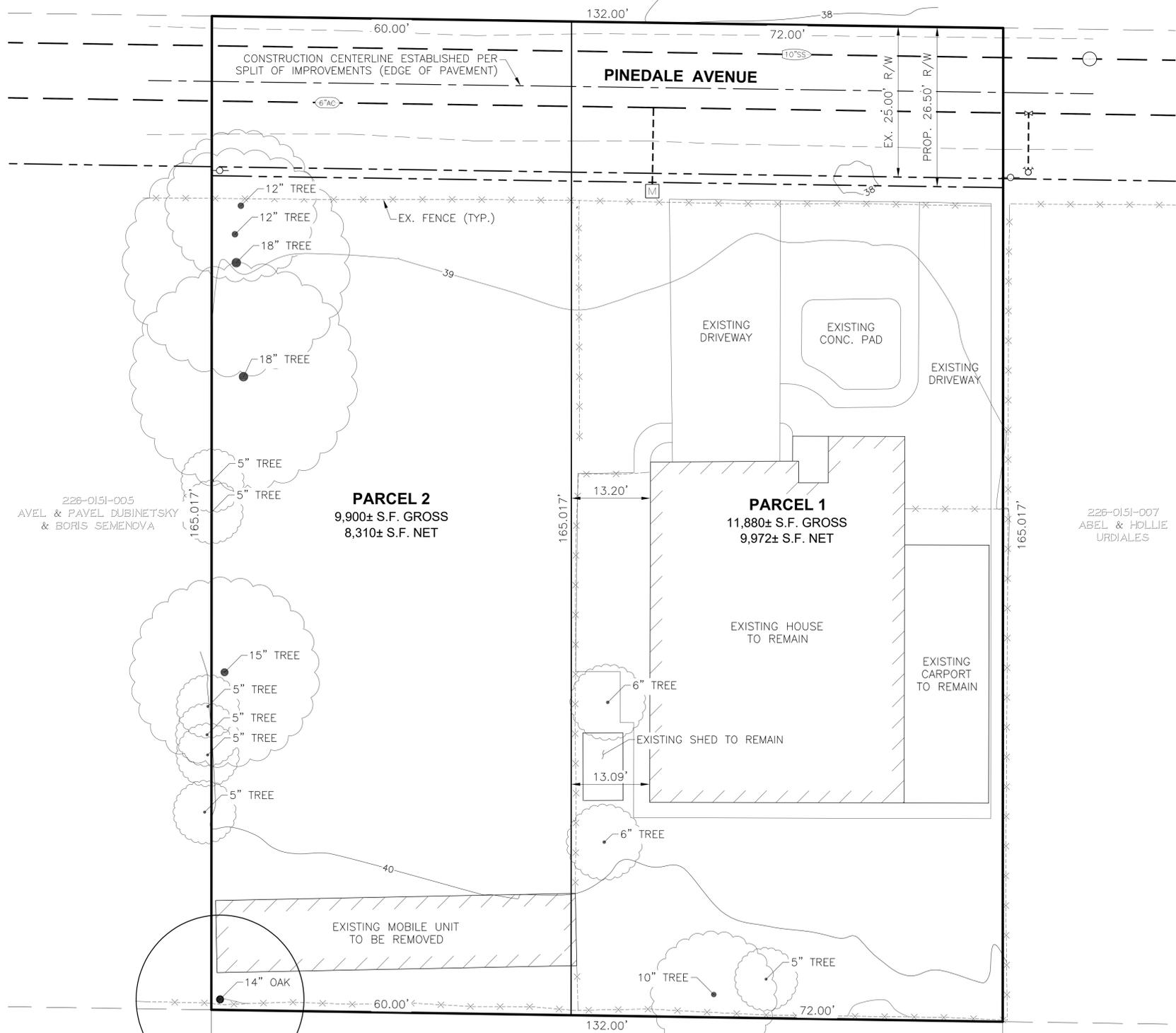
CITY OF SACRAMENTO STATE OF CALIFORNIA
FEBRUARY 2026 SHEET 1 OF 1 SCALE 1" = 10'
CNA ENGINEERING INC.



NO.	REVISIONS	DESCRIPTION	APPROVED BY	DATE

LEGEND

CENTERLINE (CL)	---
RIGHT-OF-WAY (R/W)	---
BOUNDARY LINE	---
PROP. LOT LINE	---
EX. LOT LINE	---
EASEMENT LINE	---
SETBACK LINE	---
OFFSITE P/L	---
CURB, GUTTER & SDWK	---
FENCE	---
SANITARY SEWER	12"SS
STORM DRAIN	12"SD
WATER MAIN	6"W
MAINTENANCE HOLE	o
FIRE HYDRANT	⊕
WATER METER	M
WATER VALVE	X
JOINT POLE	o
TREE (PROTECTED)	●
TREE	○



486 PINEDALE AVENUE

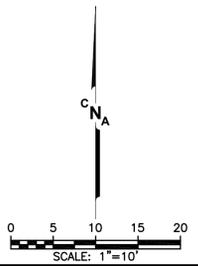
OWNER BORIS SEMENOV 486 PINEDALE AVENUE SACRAMENTO, CA 95838 (916) 432-0987	DEVELOPER BORIS SEMENOV 486 PINEDALE AVENUE SACRAMENTO, CA 95838 (916) 432-0987
ENGINEER CNA ENGINEERING INC. 2575 VALLEY ROAD SACRAMENTO, CA 95821 (916) 485-3746	PARCEL NO. 226-0151-006
PRESENT USE R-1 SINGLE FAMILY RESIDENTIAL 1 LOTS 0.500 AC GROSS 0.424 AC NET	PROPOSED USE R-1 SINGLE FAMILY RESIDENTIAL 2 LOTS 0.500 AC GROSS 0.424 AC NET
SEWER DISPOSAL SRCSO	ELECTRICITY S.M.U.D.
FIRE DISTRICT CITY OF SACRAMENTO	WATER DISTRICT CITY OF SACRAMENTO
SCHOOL DISTRICT TWIN RIVERS UNIFIED & ROBLA ELEMENTARY SCHOOL DISTRICT	PARK DISTRICT CITY OF SACRAMENTO

CNA ENGINEERING INC.
CIVIL ENGINEERING: LAND SURVEYING
PLANNING: STRUCTURAL DESIGN
PHONE: (916) 485-3746
2575 VALLEY ROAD, SACRAMENTO, CA 95821
admin@cnaeng.com



SCALE	PREPARED BY
HORIZ. 1" = 10'	DRAFTED BY: JG
VERT. 1" = N/A	DESIGNED BY: STEVE N.
FLD. BK.: N/A	CHECKED BY: CHRIS O.
ASSESSOR PARCEL NO.: 226-0151-006	

TENTATIVE PARCEL MAP FOR:
486 PINEDALE AVENUE
A.P.N.: 226-0151-006
CITY OF SACRAMENTO STATE OF CALIFORNIA



BENCHMARK ELEV.: 38.819 (NAVD88), CITY OF SACRAMENTO B.M.: 257-H7C
HILTI NAIL LIGHT BASE NE CORNER SULLY ST. AND MARLIN SPIKE WAY.
(1992) C.I.

SITE PLAN
SCALE: 1"=10'

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Preservation Director approve Site Plan and Design Review and Tree Permit for the project known as **Z25-050 (Marshall School Tentative Map)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a 1.18-acre parcel within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District into three lots, including one lot for the Marshall School landmark and two lots for condominium purposes resulting in 12 residential airspace units within six duplexes on each lot.
2. **Site Plan and Design Review** of the tentative map layout.

PROJECT INFORMATION

Location: 2718 G Street
Parcel Number: 003-0202-001-0000
Council District: 4
Applicant/Property Owner: KBLH LLC (Katherine Bardis-Miry)
350 University Avenue, Suite 180
Sacramento, CA 95825
Project Planner: Zach Dahla, Associate Planner
Hearing Date: March 5, 2026

Land Use Information

General Plan: Traditional Neighborhood Medium Density (TNMD)
Housing Element Site: Yes (four lower-income units)
Community Plan Area: Central City
Specific Plan: Central City
Zoning: Multi-Unit Dwelling (R-3A-SPD)
Special Planning District: Central City
Planned Unit Development: N/A
Design Review Area: Central City Neighborhood
Parking District: Traditional (AB 2097)

Open Space District: Traditional
 Historic Landmark: Yes
 Historic District: N/A

Surrounding Land Use and Zoning

North:	R-1B-SPD	Residential
South:	R-3A-SPD	Residential
East:	R-3A-SPD	Commercial / Residential
West:	R-3A-SPD	Residential

Site Characteristics

Existing Property Area: 52,074 square feet / ±1.19 acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Existing Land Use: Marshall Elementary School Landmark

Other Information

Concurrent Files: N/A
 Previous Files: PB24-017

ATTACHMENTS

Attachment A: Tentative Map

PROPOSED PROJECT AND ANALYSIS

SITE CONTEXT

The approximately ±1.19-acre project site is located within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District (SPD) on the half-block bound by Government Alley to the south, G Street to the north, 27th Street to the west, and 28th Street to the east. The site is developed with the Marshall Elementary School (Marshall School), which consists of the main elementary school structure centered on the site, with an accessory annex building adjacent to 27th Street (west) and surface parking lot adjacent to 28th Street (east). The Marshall School is surrounded by existing residential development as well as a commercial storefront at the southeast corner of 28th and G Streets. The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utility connections in G, 27th, and 28th Streets as well as Government Alley.

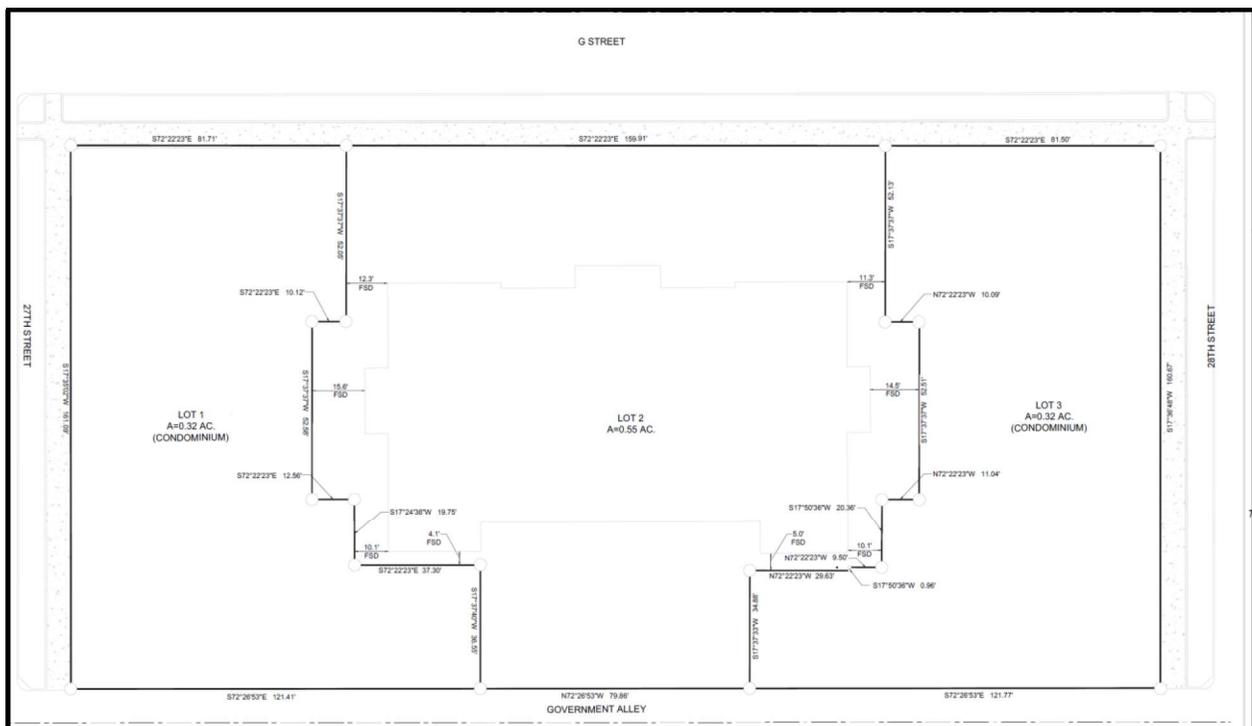
Historical Context

The Marshall School, constructed in 1903, is the oldest existing elementary school building within the Central City area and is listed as a landmark on the Sacramento Register of Historic and Cultural Resources.

Previous Planning File

On March 20, 2025, the Preservation Director approved the Marshall School Adaptive Reuse project (PB24-017), which included Site Plan and Design Review and Tree Permit entitlements to facilitate the adaptive reuse of the historic Marshall School into a 36-unit residential apartment complex and the construction of 12, two-story duplex dwellings with six duplexes along 27th Street and six duplexes along 28th Street.

Figure 1: Tentative Map



PROJECT DETAILS / ENTITLEMENT REVIEW

The applicant is now proposing to subdivide the 1.18-acre project site into three lots, including one lot to contain the renovated Marshall School apartment complex, one lot to contain 6 duplex dwellings along 27th Street, and one lot to contain 6 duplex dwellings along 28th Street. The applicant is also requesting to subdivide the two parcels containing the duplexes for condominium purposes resulting in 12 residential airspace units within six duplexes on each lot.

The project requires Zoning Administrator approval of a Tentative Map to subdivide the project site; and Preservation Director approval of Site Plan and Design Review for review of the tentative map layout.

Table 1: R-1 (17.208.430): Lot sizes, width, and depth						
	Min. Lot Size (sq. ft.): 1,600		Min. Lot Width (ft.): 20 (interior) 38 (corner/duplex)		Required Lot Depth (ft.): Min. 80 - Max. 160 /	
Lot	Proposed	Deviation	Proposed	Deviation	Proposed	Deviation
1	14,123	N	81.71	N	161*	N
2	23,842	N	159.91	N	161*	N
3	14,013	N	81.5	N	161*	N

*Lot depth is an existing condition. No changes are proposed.

Tentative Map

The applicant is requesting to subdivide 1.18-acres within the R-3A-SPD zone and Central City SPD into 3 lots, including a 0.55-acre parcel to contain the Marshall School, 0.32-acre parcel to contain the six duplex dwellings along 27th Street, and one 0.32-acre parcel to contain the six duplex dwellings along 28th Street.

As shown in Table 1, the proposed lots are consistent with the requirements of R-3A zone, and no deviations are requested. The proposed subdivision configuration and layout has demonstrated to adequately support development (and associated utility runs) as detailed by the approved Marshall School Adaptive Reuse project (PB24-017). Lots 1 and 3 that are proposed for condominiums are required to form a privately funded maintenance district or homeowners' association to ensure the maintenance of the utility systems, as well as record a maintenance agreement with the Sacramento County Clerk/Recorder to ensure maintenance of interior roadways and the fire protection system. The existing parcel and its proposed subdivision will maintain adequate access to the public street and available utility infrastructure and is sized to accommodate the approved development density under PB24-017 and is free from constraints that would prohibit development of the parcel.

The proposed Tentative Map was heard at the Subdivision Review Committee on September 17, 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.

Site Plan and Design Review

Although no new development is proposed with this map, Site Plan and Design Review is required for the review of map layout. The R-3A-SPD zone contains prescriptive development standards for setbacks for improvements in existing and new lots. The lot splits would establish new interior lot lines that would need to be reviewed for consistency with setback standards. Per Sacramento City Code section 17.208.440.C, there is no minimum interior side-yard setback requirement. Additionally, there are no changes to the existing front-yard setbacks along G Street and rear-yard setbacks along Government Alley. As such, the project remains consistent with the setback requirements of the R-3A-SPD zone and staff supports the proposal.

ENVIRONMENTAL CONSIDERATIONS

The proposed development is a “project” as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval.

The existing building is listed on the Sacramento Register of Historic and Cultural Resources (Sacramento Register) as a local Landmark and is therefore considered a historical resource pursuant to CEQA. Staff has determined that the alteration of the local Landmark and site improvements would not result in a substantial adverse change in the significance of the historical resource. Additionally, as identified in the analysis above, the project follows the Secretary of the Interior's Standards for the Treatment of Historic Properties. Pursuant to CEQA Guidelines section 15064.5(b)(3), projects that follow these guidelines shall be considered to be mitigated to a level of less than a significant impact on the historical resource.

Environmental Planning Services of the Community Development Department has reviewed this project and determined that this is exempt from the provisions of the CEQA pursuant to CEQA Guidelines section 15332, Infill Development Projects (Categorical Exemption – Class 32). The project is consistent with the TNMD General Plan designation, the R-3A-SPD zone, and the Central City SPD. The project site is in the city limits on a site that is less than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the TNMD General Plan designation, the R-3A-SPD zone, and the Central City SPD. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access.

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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

The site was posted with project information at the time of submittal. Additionally, this project was routed to the Marshall-New Era Neighborhood Association and Preservation Sacramento. All property owners and residents within 500 feet of the subject site, as well as the neighborhood

association, were mailed a public hearing notice on February 20, 2026, and a notice was posted at the project site. Staff has received no public comments and there is no known opposition.

FINDINGS OF FACT

ENVIRONMENTAL

1. The Preservation Director finds:
 - a. Pursuant to CEQA Guidelines section 15064.5(b)(3), the project will not result in a substantial adverse change in the significance of a historical resource because the design complies with the Secretary of the Interior Standards for the Treatment of Historic Properties.
 - b. That the project is exempt from the CEQA pursuant to CEQA Guidelines section 15332, Infill Development Projects (Categorical Exemption – Class 32) and finds as follows:
 - i. The project is consistent with the Traditional Neighborhood Medium Density (TNMD) General Plan designation, the Multi-Unit Dwelling (R-3A-SPD-PUD) zone, and the Central City Special Planning District (SPD).
 - ii. The project site is in the city limits on a site that is less than five acres and is substantially surrounded by urban uses.
 - iii. The project site has no value as habitat for endangered, rare, or threatened species.
 - iv. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the TNMD General Plan designation, the RMX-SPD zone, and the Central City SPD.
 - v. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access.
 - c. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

TENTATIVE MAP

2. None of the conditions described in Sacramento City Code (SCC) 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; and
 - 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.
- 3. 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);
 - 4. 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);
 - 5. 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
 - 6. The Zoning Administrator has considered the effect of the approval of this Tentative 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).

SITE PLAN & DESIGN REVIEW

- 7. Site Plan and Design Review for the review of the tentative map layout is approved because the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the goals and policies of the City of Sacramento Planning and Development Code. The proposed development is 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 meets all applicable development standards for the R-3A-SPD zone.

200-YEAR FLOOD PROTECTION

- 8. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood

protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

NO NET LOSS

9. 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).

CONDITIONS OF APPROVAL

TENTATIVE MAP

These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z25-050). 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.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

General

- A1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
- A2. Pursuant to City Code Section 17.500.190, indicate easements on the Parcel Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
- A3. Show all continuing and proposed/required easements on the Parcel Map.

Public Works

- A4. 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.

- A5. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley (Government Alley) adjacent to the subject property from 27th Street to 28th Street per City standards to the satisfaction of the Department of Public Works.
- A6. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
- A7. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
- A8. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.
- A9. 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.

Electrical

- A10. This project will require the installation of streetlights on all public streets to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City Lighting Standard for illumination follows the IES RP-8 guidelines: Lighting Zone 1) the illumination levels are 0.10 footcandles minimum for residential applications. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights. SMUD Rate Schedule: A new metered service pedestal with SMUD service point is required for the installation of all streetlights. New streetlights cannot be connected to an unmetered service pedestal.

SMUD:

- A11. SMUD has existing overhead 21kV and low voltage/secondary facilities along the south side of the property (south side of the Government Alley) that will need to remain. SMUD also has existing overhead 21 kV and low voltage/secondary facilities at the northeast

corner of the property (south side of G Street) 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.

- A12. SMUD has existing underground 21kV facilities on the south side of the property (north side of the Government Alley) 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.
- A13. 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.
- A14. 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.
- A15. 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.
- A16. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- A17. The Applicant shall dedicate a 6-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to Government Alley. The 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.

- A18. Transformer space on the property will be required. The location of this space must meet all SMUD location, spacing and access requirements. The overall size of this space will depend on the requested service size and additional space for a switch may be required depending on the overall service requirements. Separate transformer(s) will be needed for the proposed duplexes. Please contact SMUD Line Design for additional information.

PG&E:

- A19. The Z25-050 Marshall School Tentative Map and Condominiums Project will require the relocation of existing PG&E gas service facilities. The applicant must contact the resources below to apply for the relocation of any existing PG&E gas and services that exist on the subject parcels.

To request delineation maps for review of PG&E's existing facilities, please submit to the following mailbox for gas maps: DelineationMapRequests@pge.com. For electric maps, submit through PG&E's JUMP Portal: Joint Use Map Portal. Please note, when a request is submitted, the Delineation Team will confirm if a Nondisclosure Agreement needs to be completed.

For any requests to modify or relocate PG&E's existing facilities, or to request gas and/or electric service, please submit an application to PG&E's Service Planning department through PG&E's Your Project Portal: Sign In (yourprojects-pge.com). Please note, any request to relocate PG&E facilities from an easement or other land right on private property will require an equivalent easement or land right in the new location on private property, satisfactory to PG&E.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

DOU

- A20. 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: "Reciprocal 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."
- A21. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. 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 water related requirements. Failure to submit the water study may delay review and approval.

- A22. The proposed developments on Lot 2 and Lot 3 are not contiguous to existing public water mains. Dependent on the results of the water study analysis, the property owner/developer may be required to construct off-site water main extensions as determined by the DOU. (Note: There are no public water mains located in 27th Street and 28th Street, the owner/developer may be required to extend the water mains to connect to the nearest water main in Fat Aly.)
- A23. The proposed developments on Lot 2 and Lot 3 are not contiguous to existing public combined sanitary sewer mains in 27th and 28th Streets. The property owner/developer may be required to construct off-site combined sewer main extensions within 27th Street and 28th Street or as determined by the DOU. (Note: There are no combined sanitary sewer mains located in 27th Street and 28th Street.)
- A24. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
- A25. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.
- A26. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.
- A27. There is an existing City combined sanitary sewer main in the Alley that is over 80 years old. Prior to design, the applicant shall provide a CCTV report the City of Sacramento Utilities Department Sewer CIP Section to determine if the main requires repair or replacement. In which case, the applicant prior to any alley resurfacing, shall coordinate the work and any required agreements with DOU Sewer CIP. Note: The owner/developer must provide a CCTV report that complies with the City of Sacramento Specifications and Standards, Section 26-12 Procedures for Closed-Circuit Television (CCTV) Inspections of Piping Systems. (Note: CCTV data shall be of the combined sanitary sewer main between MH123 DD17 to MH915 CC16.)
- A28. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 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 onsite drainage related requirements. Failure to submit the drainage study may delay

review and approval. (Note: The orifice structure will be required to be located upstream of the point of service manhole. A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

- A29. A water, sewer, and drainage service maintenance agreement is required for any proposed common water, sewer, and/or drainage services for the project.
- A30. Prior to the initiation of water, sewer and storm drainage service to the development, a privately funded maintenance district or a homeowners association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water, sewer and surface and subsurface storm drainage facilities within the private streets, drives aisles, alleys and common areas. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- A31. Onsite sewer and drainage facilities shall be separated systems.
- A32. 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.
- A33. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site drainage systems shall be designed to the standard specified in the DOU onsite design manual.
- A34. 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.
- A35. 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.

FIRE

- A36. The furthest projection of the exterior wall of a building shall be accessible from within 150' (200 ft when protected by an automatic fire sprinkler system) of an approved Fire Department access roadway as measured by an unobstructed route around the exterior of the building. (California Fire Code Sections 503.1.1, 507.5.1)
- A37. Maintenance agreements shall be provided for fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction.

Parks

- A38. **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)
- A39. **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, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org*).

Miscellaneous

- A40. Form a Homeowner's Association with CC&R's for Lots 1 and 3 (condominium) to be approved by the City. CC&R's shall be recorded assuring maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, common areas, etc.
- A41. For Lots 1 and 3 (condominium):
- a. New condominiums shall comply with the development standards in SCC section 17.716.040 for new condominium developments.
 - b. No final building permit inspection shall be performed for any dwelling until/unless the Final Map is recorded.

Advisory Notes

- ADV.A1. **General.** 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.
- ADV.A2. **Fire.** The plans are required to comply with the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12)
- ADV.A3. **Fire.** The plans are required to demonstrate how the existing structures on Lot 2 comply with CBC 705.5 for exterior wall fire-resistance ratings, based on the fire separation distance to the proposed lot lines.
- ADV.A4. **Fire.** The plans are required to include detailed information demonstrating compliance with CBC 705.8 for all existing structures located on Lot 2 for the maximum allowable area of exterior wall openings, based on the fire separation distance to the proposed lot lines and the required degree of opening protection per CBC Table 705.8.
- ADV.A5. **SacSewer.** 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.

- ADV.A6. **SacSewer.** 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.
- ADV.A7. **SMUD.** 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.).
- ADV.A8. **SMUD.** The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
- ADV.A9. **SMUD.** 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.
- ADV.A10. **Parks.** 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 \$78,797. This is based on the tentative subdivision map to create three (3) residential lots, with Lots 1 and 3 containing six (6) duplexes each and Lot 2 with 36 multi-dwelling units in the R-3A-SPD zone. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of \$360,000 per acre for the Central City 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 Quimby in-lieu fee is assessed to this subdivision to permit separate ownership of two or more existing residential dwelling units when all units are less than five years old (SCC §17.512.110.B). The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.
 - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- ADV.A11. **Building.** The plans are required to comply with the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

ADV.A12. **Building.** The revised tentative map for Z25-050 dated 12/05/2025 was reviewed for compliance with the 2022 California Building Code (CBC) provisions related to fire separation distance and maximum allowable exterior wall openings for Lot 2 as measured to the newly proposed lot lines. This advisory review is limited in scope to Lot 2 only. CBC compliance for proposed construction on Lots 1 and 3 was not reviewed and is not included as part of this advisory.

Recommendation Approved: _____



Zach Dahla
Senior Planner

The decision of the Zoning Administrator may be appealed to the Planning and Design Commission and the decision of the Preservation Director may be appealed to the Preservation Commission. An appeal must be filed within 10 days of the Director's 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.

Attachment A

Tentative Map

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map Time Extension, and the Design Director approve, with conditions, Site Plan and Design Review Time Extension, for the project known as **Z26-004 (Warren Estates Tentative Map Time Extension)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Time Extension** for two years (until February 23, 2028) of a previously approved Tentative Parcel Map (Z22-063) to subdivide one 2.5-acre parcel developed with 3 single-unit dwellings into 10 parcels in the Single-Unit Dwelling (R-1) zone.
2. **Site Plan and Design Review Time Extension** for two years (until February 23, 2028) for review of the tentative map layout and applicable development standards for the three existing single-unit dwellings.

PROJECT INFORMATION

Location: 4851 Warren Avenue

Parcel Number: 226-0240-002-0000

Council District: 2

Applicant: Val Tarasov, Top Engineering, Inc.,
4811 Chippendale Drive, Suite 207,
Sacramento, CA 95841

Property Owner: Nadiya Shumiak
7902 Auburn Blvd.,
Citrus Heights, CA 95610

Project Planner: Jose Quintanilla, Associate Planner, (916) 808-5879

Hearing Date: March 5, 2026

Land Use Information

General Plan Designation: Neighborhood (N)

Community Plan Area: North Sacramento

Housing Element Site: No

Specific Plan: N/A

Zone: R-1 (Single-Unit Dwelling)

Special Planning District: N/A

Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: Suburban
Historic District: N/A
Historic Landmark: N/A

Surrounding Zoning and Land Uses

North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Religious Assembly
West:	R-1	Residential

Site Characteristics

Existing Property Area: 108,900 square feet / 2.50 gross acres, 1.79 net acres
Topography: Flat
Street Improvements: Required
Utilities: Required
Existing Land Use of Site: Residential

Other Information

Previous Files: Z22-063

ATTACHMENTS

Attachment 1: Record of Decision, Warren Estates Tentative Map, File Z22-063

Attachment 2: Tentative Map.

PROPOSED PROJECT AND ANALYSIS

Background

The project is located on one parcel of approximately 2.50 acres within the Single-Unit Dwelling (R-1) zone. The parcel is currently developed with 3 detached single-unit dwellings fronting Warren Avenue, a private access road. Surrounding uses include residential uses to the North, South, and West and a religious assembly use to the East. The site is served by existing public infrastructure.

The subject Tentative Parcel Map and Site Plan and Design Review to subdivide the 2.5-acre site into 10 parcels and retain the existing 3 detached single-unit dwellings, each on their own parcel, was approved by the Zoning Administrator and Design Director on February 23, 2023. As such, the original entitlements were set to expire on February 23, 2026.

Project Details

The applicant is requesting a two-year time extension of the Tentative Subdivision Map and Site Plan and Design Review entitlements. This request requires Zoning Administrator approval of the Tentative Subdivision Map Time Extension and Design Director approval of the Site Plan and Design Review

Time Extension to extend the validity of the entitlements until February 23, 2028. No changes to the previous approval are proposed as part of this request.

Sacramento City Code (SCC) section 17.828.170 requires that a tentative map be finalized within three years of approval unless a time extension is approved. The Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)) allows for an extension of a tentative map up to six years, while SCC section 17.808.400 allows for a 5-year extension of site plan and design review. To date, the applicant has not applied for any time extensions pursuant to SCC sections 17.828.170 and 17.808.400. The tentative subdivision map has not been finalized and was valid until February 23, 2026. An application for the time extension was submitted to the city and paid for on January 20, 2026. Staff is supportive of the request to extend the Tentative Subdivision Map and Site Plan and Design Review for 2 years, while the applicant continues to work towards submitting the final map.

The approvals associated with Record No. Z22-063 are included as attachments to this report.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This hearing was noticed to property owners and residents within 500 feet of the subject site, and the site was posted for the hearing. Neighborhood associations which were notified of the hearing include: North Sacramento Chamber of Commerce, Preservation Sacramento, Rancho Del Paso Neighborhood Association, Robla Neighbors United, and Robla Park Community Association. Staff has not received any objection from the above listed groups and any members of the public at the writing of this report.

ENVIRONMENTAL DETERMINATION

The original approval (project Z21-079) received CEQA review at the time of approval and the Zoning Administrator and Design Director determined that the project was exempt from environmental review pursuant to CEQA Guidelines, Section 15332, In-Fill Development. The request to extend the entitlements for the Tentative Parcel Map and Site Plan and Design Review is consistent with the original project and qualifies for the in-fill CEQA exemption.

FLOOD HAZARD ZONE

1. The property is located in an area of potential flooding of 3 feet or less from sources other than local drainage or potential flooding from local drainage that meets the criteria of the national Federal Emergency Management Agency standard of flood protection.
2. 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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

A. Environmental Determination: Exempt, Sections 15315 and 15332

1. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development. This project qualifies for this exemption as it applies to parcels within city limits on no more than five acres, where the site has no value as habitat for rare, threatened, or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

B. Tentative Subdivision Map Time Extension for two years (until February 23, 2028) of a previously approved Tentative Parcel Map (Z22-063) to subdivide one 2.5-acre parcel developed with 3 single-unit dwellings into 10 parcels in the Single-Unit Dwelling (R-1) zone **is approved** based on the following Findings of Fact:

1. None of the conditions described in Sacramento 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, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
 - 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 avoidable 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).
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).

C. **Site Plan and Design Review Time Extension** for two years (until February 23, 2028) for review of the tentative map layout and applicable development standards for the three existing single-unit dwellings **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan Neighborhood designation; and
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and
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; and
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized, and use of renewable energy sources is encouraged; and
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.

D. **200-Year Urban Level of Flood Protection Finding**

1. The property is located in an area of potential flooding of 3 feet or less from sources other than local drainage or potential flooding from local drainage that meets the criteria of the national Federal Emergency Management Agency standard of flood protection.
2. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood

protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

CONDITIONS OF APPROVAL

- B1. The entitlements associated with Record No. Z22-063 (Tentative Map, and Site Plan and Design Review) are extended until February 23, 2028.
- B2. The project shall comply with the conditions of approval for Record No. Z22-063 as established in the Record of Decision (see Attachment 1).
- B3. Development shall be consistent with the approved plans under Record No. Z22-063 (see Attachment 2). No modifications or design changes have been authorized per this review. Any changes, additions, or modifications to the plans shall require Planning review and approval.

Respectfully Submitted:



Jose Quintanilla
Associate Planner

Recommendation Approved:



Zach Dahla
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design 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.

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Appeals of the Zoning Administrator decision of this item to the Planning and Design Commission must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before Monday, March 6, 2023. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

CONDITIONS OF APPROVAL

Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z22-063). The design of any improvement not covered by these conditions shall be to City standard.

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

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to Zoning Administrator approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL:

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
3. Show all continuing and proposed/required easements on the Final (Parcel) Map.

PUBLIC WORKS:

4. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
5. 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.
6. The applicant shall dedicate and construct Regis Drive adjacent to the subject property to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.
7. The applicant shall dedicate and construct Warren Avenue adjacent to the subject property to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

8. The applicant shall install ADA compliant ramps at the corners of the intersection of Regis Drive and Warren Avenue per City standards to the satisfaction of the Department Of Public Works.
9. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, speed lumps, stop signs at intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.
10. The applicant shall install street name sign(s) per City standards to the satisfaction of the Department of Public Works.
11. The applicant shall install "No Parking" pole signs along both sides of Warren Avenue between the subject property's southerly property line and the intersection with Main Avenue per City standards to the satisfaction of the Department of Public Works.
12. The applicant shall install temporary barricades at the termination of all new sidewalks along Warren Avenue, as well as along the northern end of Warren Avenue adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
13. The applicant shall relocate any existing utility poles and/or utility appurtenances that are in conflict with any of the required public frontage improvements per City standards to the satisfaction of the Department of Public Works.
14. All right-of-way and street improvement transitions that result from changing the right- of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
15. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
16. 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:

17. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of the Urban Forestry.
18. Trees 63, 68, 72,73, and 79 as shown on the tentative map are private protected trees and shall be retained.
19. The following general tree protection measures shall be incorporated into all construction plans for the project:

Required Tree Preservation Measures for Private Protected Trees

- a. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
- b. 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 qualified arborist.
- c. There shall be no grade changes within the dripline of protected trees.
- d. There shall be no soil compaction within the dripline of protected trees.

ELECTRICAL:

20. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

SOLID WASTE:

21. 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
22. 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:

23. 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.
24. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
25. 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.
26. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-foot adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
27. 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.
28. 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.
29. SMUD has existing overhead 12kV facilities along Warren Ave 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.

30. 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.

PG&E:

31. In accordance with Subdivision of Premises provision of Rule 16, when PG&E's service facilities are located on private property that is subsequently subdivided into separate premises with ownership divested to someone other than the applicant, the subdivider is required to provide PG&E with easement rights that are satisfactory to PG&E for its existing facilities. Additionally, the subdivider is to notify property owners of the subdivided premises of the existence of the rights-of-way being granted.
32. In the event that adequate rights-of-way are not granted as a result of the property subdivision, PG&E does have the right, upon written notice to the applicant, to discontinue service without obligation or liability. The existing owner, applicant, or customer would then have to pay to PG&E the total estimated cost of any required relocation or removal of PG&E's facilities.
33. The existing gas main appears to be outside of the proposed 12.5' PUE along the westerly boundary of Warren Avenue and within the proposed Warren Avenue private right-of-way. Contact PG&E's Land Services Office at LandServReqSacramento@pge.com to ensure that an easement is reserved for facilities that may be affected and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services the applicant may require.

SRCSD:

34. Prior to the RECORDING OF THE FINAL MAP: 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 recordation of the Final Map.

DOU:

35. 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.
36. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies.
37. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by Department of Utilities (DOU) Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
38. Current City records indicate that the existing water service is shared amongst Parcel 2, Parcel 4 and Parcel 5. The applicant shall provide separate water service to each parcel to the satisfaction of the DOU.
39. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for

- this project. 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 water related requirements. Failure to submit the water study may delay review and approval.
40. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All City water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
 41. Properly abandon under permit from the County Environmental Health Division, any unused well and/or septic system located on the property. For general questions or requirements on well or septic systems contact the County Environmental Health Division at 916-875-8400.
 42. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
 43. The proposed development is not contiguous to an existing public water, sewer, and drainage mains. The property owner/developer shall construct off-site water, sewer, and drainage main extensions per the approved studies and as determined by the DOU.
 44. Prior to or concurrent with the submittal of improvement plans, 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 7,000 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.2 cfs/acre. The drainage study shall be consistent with the existing Basin 157 Drainage Master Plan prepared by West Yost Associates dated September 2007. 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.)
 45. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.
 46. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
 47. 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.
 48. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

49. 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.
50. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is in an area not served by an existing regional water quality control facility, and the project is less than 20-acres of gross area for single family residential. Therefore, only source control measures will be required. However, if the private area of the project exceeds one-acre of impervious area, then Low Impact Development (LID) measures will be required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region", Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures. (Note: A maintenance agreement is required LID measures.)

FIRE:

51. Provide the required fire the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

PARKS:

52. **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)

Advisory Notes:

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

53. 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.
54. 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.
55. 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.
 - a. Future development plans must show where cans will be stored on each parcel.
56. 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.
57. Cans must be placed along the curb closest to the property for collection.
 - a. Please note that Lot 3 will be required to place their cans at the curb toward the south end of the lot closest to lot 4 on service day.
58. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks.
59. 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.
60. The applicant is responsible for obtaining all necessary permits, and approvals from federal, state, and local agencies for the construction of this project.
61. 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).
62. 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.
63. 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.).
64. 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>.
65. 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 \$7,980. This is based on the creation of 7 new parcels at an average land value of \$100,000 per acre for the North Sacramento 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.

Site Plan and Design Review

PLANNING

1. This approval shall expire in three years from the approval date.
2. The applicant shall obtain all necessary building permits to demolish the existing accessory structure prior to finalizing the map.

DOU

Z22-063

1. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by Department of Utilities (DOU) Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
2. Current City records indicate that the existing water service is shared amongst Parcel 2, Parcel 4 and Parcel 5. The applicant shall provide separate water service to each parcel to the satisfaction of the DOU.
3. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. 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 water related requirements. Failure to submit the water study may delay review and approval.
4. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All City water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
5. Properly abandon under permit from the County Environmental Health Division, any unused well and/or septic system located on the property. For general questions or requirements on well or septic systems contact the County Environmental Health Division at 916-875-8400.
6. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
7. The proposed development is not contiguous to an existing public water, sewer, and drainage mains. The property owner/developer shall construct off-site water, sewer, and drainage main extensions per the approved studies and as determined by the DOU.
8. Prior to or concurrent with the submittal of improvement plans, 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 7,000 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.2 cfs/acre. The drainage study shall be consistent with the existing Basin 157 Drainage Master Plan prepared by West Yost Associates dated September 2007. 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.)
9. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

10. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
11. 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.
12. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
13. 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.
14. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is in an area not served by an existing regional water quality control facility, and the project is less than 20-acres of gross area for single family residential. Therefore, only source control measures will be required. However, if the private area of the project exceeds one-acre of impervious area, then Low Impact Development (LID) measures will be required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region", Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures. (Note: A maintenance agreement is required LID measures.)

Advisory Notes:

15. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks.
16. 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.
17. The applicant is responsible for obtaining all necessary permits, and approvals from federal, state, and local agencies for the construction of this project.
18. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4
19. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

20. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

FINDINGS OF FACT

Environmental Determination: Exempt

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide one 2.5 acre parcel, developed with three existing single unit dwellings, into 10 parcels. Seven lots will be available for future single-unit dwelling construction, subject to separate entitlement approvals. This project is consistent with the standards of the Suburban Neighborhood Low Density (SNLD) General Plan designation in that it provides a density less than the maximum 8 dwelling units per net acre. The project is also consistent with the Single Unit Dwelling (R-1) zoning designation in that the new parcels comply with the minimum lot size requirements and are sufficient in size to accommodate new single-unit dwellings on the newly created vacant parcels. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

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).

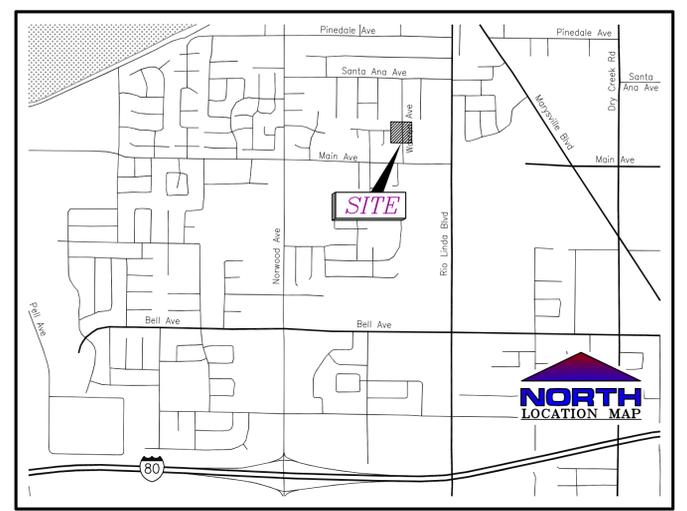
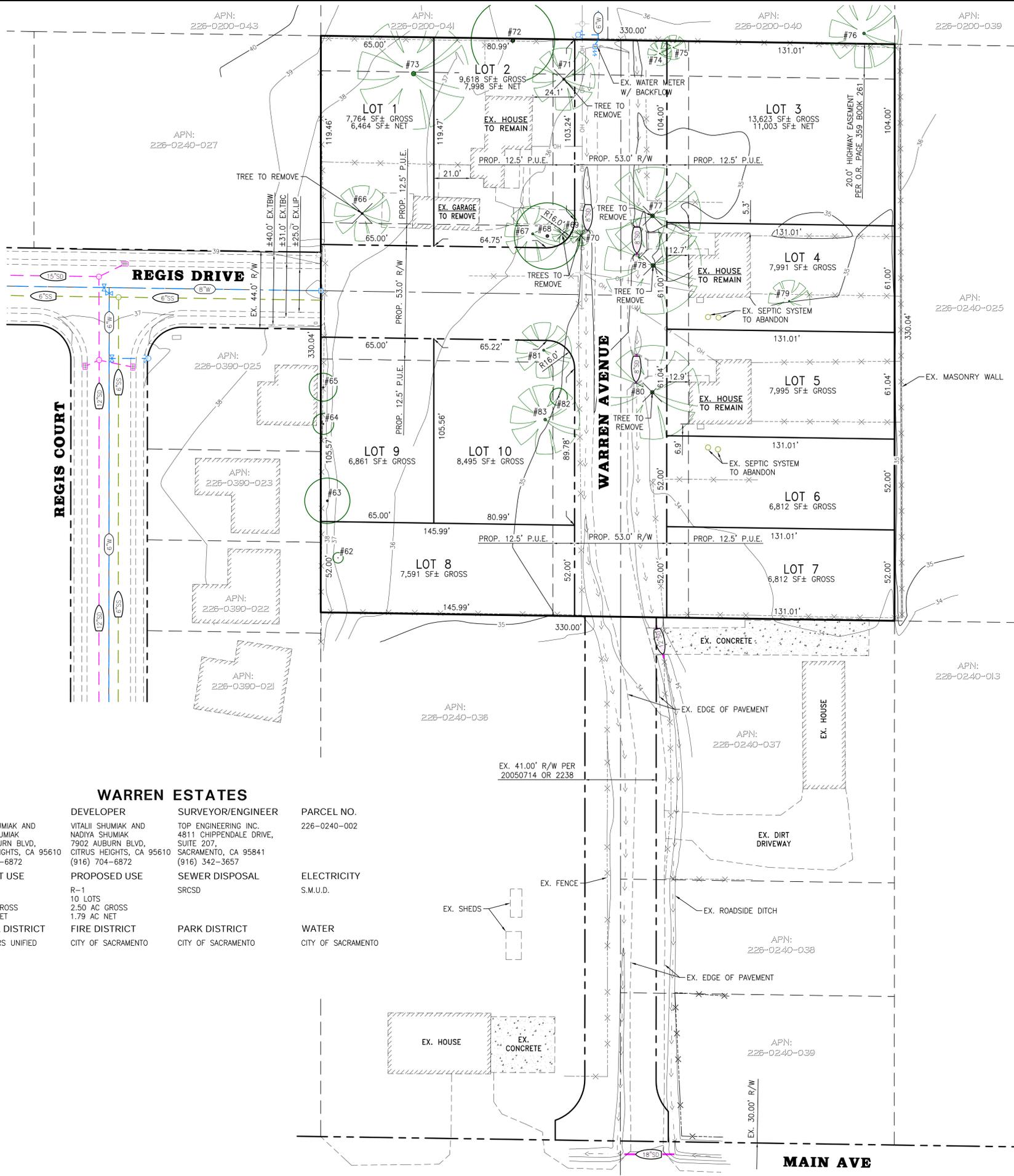
Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Suburban Neighborhood Low Density (SNLD) and with the General Plan goals and policies related to infill development, housing diversity, promoting family-friendly neighborhoods, and enhancing neighborhoods. The proposal also provides a density of six dwelling units per net acre which is consistent with the Suburban Neighborhood Low Density designation. 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 in that the size, width and depth of the lots are adequate for new single-unit dwellings and comply with the minimum lot size requirements of the R-1 zone. The existing homes on Lots 4 and 5 have a pre-existing nonconforming front-yard setback. Pursuant to Sacramento City Code section 17.232.070, these homes are considered to have a deemed site plan and design review deviation for front-yard setbacks.
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 as the subject site offers improvements to existing roads and will provide infrastructure to meet the needs of the new residential units.
4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood. No development is proposed with this request and the existing single unit dwellings will continue to have access as currently exists until the land is subdivided, after which all parcels will have access through the new public roadway.
5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and existing driveways.
6. The design, layout, and physical characteristics of the proposed development as conditioned 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 is creating ten lots to facilitate the construction of seven new single-unit dwellings, whereby the proposed lots are consistent with lot size requirements of the City Code and thus large enough to accommodate new single-unit

dwellings consistent with those relative development standards, such as height, setbacks, and lot coverage.

200-Year Flood Protection

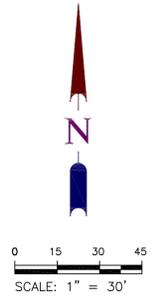
1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection 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 SAFCA2022 Adequate Progress Annual Report accepted by the City Council on October 11, 2022 (Resolution No. 2022-0313).



**TENTATIVE SUBDIVISION MAP FOR:
WARREN ESTATES**
(4851 WARREN AVENUE)
APN: 226-0240-002
CITY OF SACRAMENTO STATE OF CALIFORNIA
DECEMBER 2022 SCALE 1"=30'
SHEET 1 OF 1

LEGEND

- DROP INLET
- MAINTENANCE HOLE
- SANITARY SEWER
- STORM DRAIN
- WATER MAIN
- WATER METER
- FIRE HYDRANT
- CENTER LINE
- RIGHT-OF-WAY
- MASONRY WALL
- SLOPE
- CURB, GUTTER & SDWK
- FENCE
- DITCH FLOW DIRECTION
- FLOW DIRECTION
- OAK TREE
- TREE (NOT OAK)
- STREET LIGHT
- POWER POLE & ANCHOR
- ELEVATION
- OVERHEAD LINES



WARREN ESTATES

OWNER VITALII SHUMIAK AND NADIYA SHUMIAK 7902 AUBURN BLVD, CITRUS HEIGHTS, CA 95610 (916) 704-6872	DEVELOPER VITALII SHUMIAK AND NADIYA SHUMIAK 7902 AUBURN BLVD, CITRUS HEIGHTS, CA 95610 (916) 704-6872	SURVEYOR/ENGINEER TOP ENGINEERING INC. 4811 CHIPPENDALE DRIVE, SUITE 207, SACRAMENTO, CA 95841 (916) 342-3657	PARCEL NO. 226-0240-002
PRESENT USE R-1 1 LOT 2.50 AC GROSS 2.35 AC NET	PROPOSED USE R-1 10 LOTS 2.50 AC GROSS 1.79 AC NET	SEWER DISPOSAL SRCS	ELECTRICITY S.M.U.D.
SCHOOL DISTRICT TWIN RIVERS UNIFIED	FIRE DISTRICT CITY OF SACRAMENTO	PARK DISTRICT CITY OF SACRAMENTO	WATER CITY OF SACRAMENTO

LEGAL DESCRIPTION:
NORTH 330.035 FEET OF TRACT NO. 58, BEING THE NORTH HALF OF TRACT 58, MEASUREMENTS BEING COMPUTED FROM THE CENTER LINE OF MAIN AVENUE WHICH IS ALSO THE SOUTH BOUNDARY OF TRACT 58, ROBLA ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MAY 20, 1913, IN BOOK 14 OF MAPS, MAP NO. 25.

DIMENSION NOTE:
EXISTING LOT DIMENSIONS ARE PER 20220425 OFFICIAL RECORDS, PAGE 1501 AND 14 BM 25. ACTUAL DIMENSION MAY SLIGHTLY VARY AND WILL BE DETERMINED DURING FINAL MAP PROCESS.

CONTOUR INTERVAL:
CONTOUR INTERVAL IS ONE FOOT (1').



Z22-063

CITY OF SACRAMENTO BENCHMARK: 257-J7C
BENCHMARK CITY OF SACRAMENTO DATUM ELEV.: 37.072
HILTI NAIL LIGHT BASE NE CORNER HUNTERS CREEK DRIVE AND RIO LINDA BLVD.

NO.	REVISIONS	DESCRIPTION	ENGR. INT.	COUNTY APPROVED BY	DATE

TOP ENGINEERING INC.
CIVIL ENGINEERING, LAND SURVEYING
PLANNING, GENERAL ENGINEERING CONSTRUCTION
PHONE: (916) 342-3657
main@topenginc.com

SCALE	VERT. N/A	PREPARED BY	DESIGNED BY: VT
HORIZ. 1"=30'		DRAFTED BY: VT	CHECKED BY: VT

**TENTATIVE SUBDIVISION MAP FOR:
WARREN ESTATES
APN: 226-0240-002**

STATE OF CALIFORNIA
CITY OF SACRAMENTO

DATE : 12/12/2022
FN.: 22028_2
SHEET
1 OF 1 SHEETS