

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).

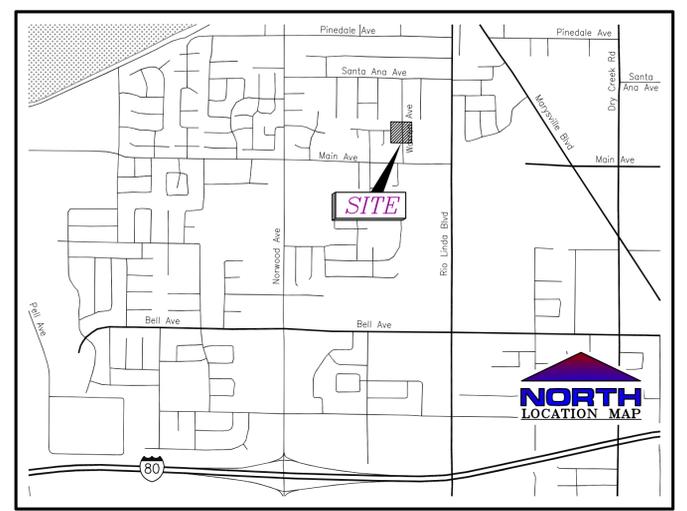
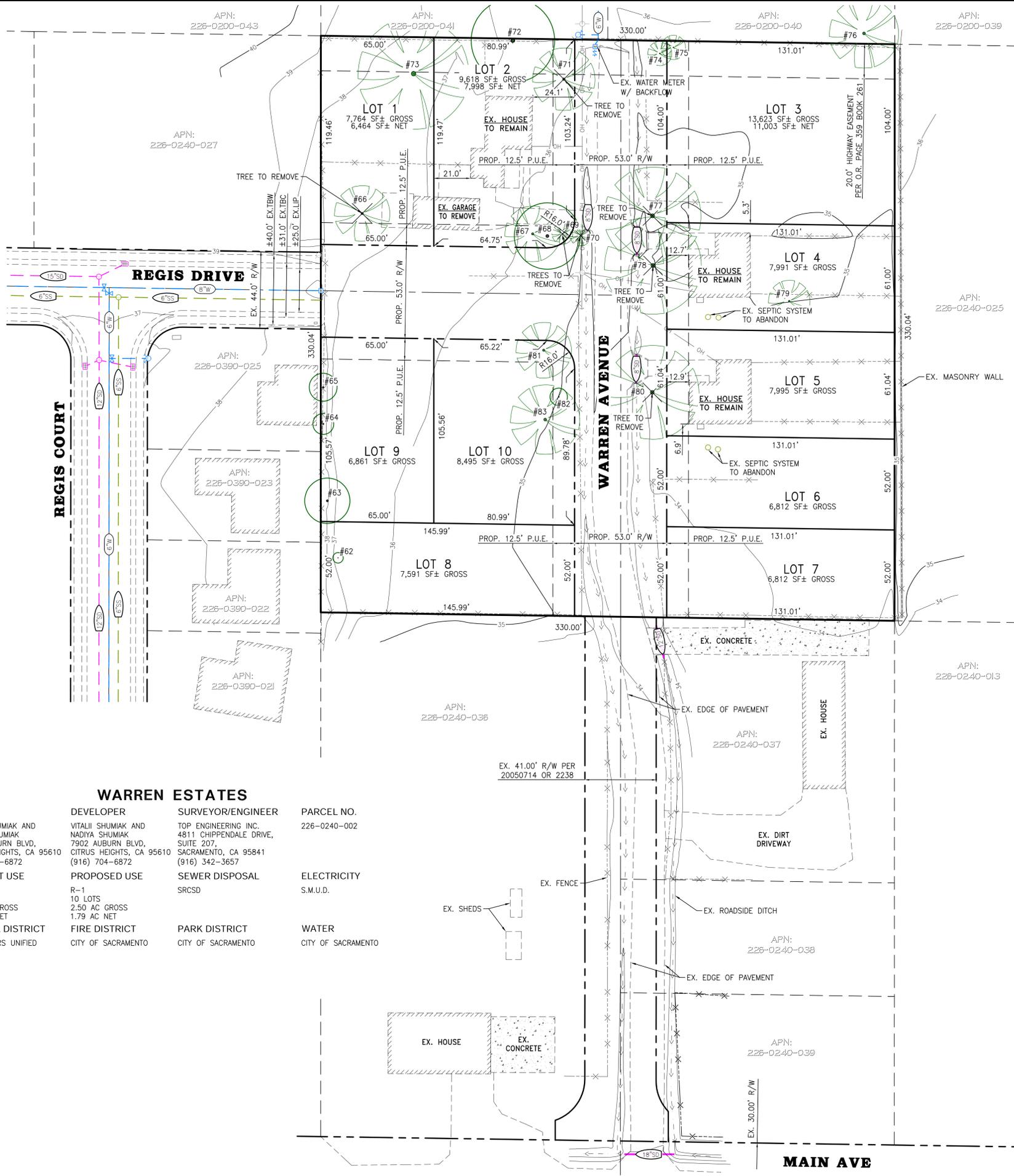
Site Plan and Design Review

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

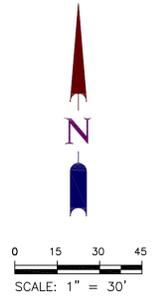
1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection 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	DEVELOPER	SURVEYOR/ENGINEER	PARCEL NO.
VITALII SHUMIAK AND NADIYA SHUMIAK 7902 AUBURN BLVD, CITRUS HEIGHTS, CA 95610 (916) 704-6872	VITALII SHUMIAK AND NADIYA SHUMIAK 7902 AUBURN BLVD, CITRUS HEIGHTS, CA 95610 (916) 704-6872	TOP ENGINEERING INC. 4811 CHIPPENDALE DRIVE, SUITE 207, SACRAMENTO, CA 95841 (916) 342-3657	226-0240-002
PRESENT USE	PROPOSED USE	SEWER DISPOSAL	ELECTRICITY
R-1 1 LOT 2.50 AC GROSS 2.35 AC NET	R-1 10 LOTS 2.50 AC GROSS 1.79 AC NET	SRCS	S.M.U.D.
SCHOOL DISTRICT	FIRE DISTRICT	PARK DISTRICT	WATER
TWIN RIVERS UNIFIED	CITY OF SACRAMENTO	CITY OF SACRAMENTO	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').



DATE: 12/12/2022

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.

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

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

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