

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map Time Extension, for the project known as **Z26-012 (Boulevard 15 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 May 18, 2028) of a previously approved Tentative Subdivision Map (Z22-084) to subdivide 2 parcels into 15 parcels in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage.

PROJECT INFORMATION

Location: 2001-2005 Del Paso Boulevard

Parcel Number: 275-0042-007-0000, -008

Council District: 2

Applicant: Shaun Taylor, New Faze Development
1825 Del Paso Blvd.,
Sacramento, CA 95815

Property Owner: Boulevard 15, LLC,
1825 Del Paso Blvd.,
Sacramento, CA 95815

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

Hearing Date: April 23, 2026

Land Use Information

General Plan Designation: Residential Mixed Use (RMU)

Community Plan Area: North Sacramento

Housing Element Site: Yes (20 moderate-income units)

Specific Plan: N/A

Zone: General Commercial, Transit Overlay (C-2-TO-SPD)

Special Planning District: Del Paso/Arden Special Planning District

Planned Unit Development: N/A

Design Review Area: North Sacramento

Parking District: Urban

Historic District: N/A
Historic Landmark: N/A

Surrounding Zoning and Land Uses

North:	C-2-SPD	Commercial; Residential
South:	C-2-SPD	Commercial
East:	C-2-SPD	Commercial
West:	R-1; C-2-SPD	Residential; Commercial

Site Characteristics

Existing Property Area: 14,984 square feet / 0.344 acres
Topography: Flat
Street Improvements: Required
Utilities: Required
Existing Land Use of Site: Vacant

Other Information

Previous Files: Z22-084; P06-141

ATTACHMENTS

Attachment 1: Record of Decision, Boulevard 15, File Z22-084
Attachment 2: Tentative Map.

PROPOSED PROJECT AND ANALYSIS

Background

The project is located on two parcels at the northeast corner of Del Paso Boulevard and Fairfield Street within the Del Paso / Arden Way Special Planning District (SPD). The site is approximately 1/3-mile from the Arden/Del Paso Light Rail Station. The project site is comprised of two vacant parcels previously used for commercial uses. The site previously contained two commercial structures which were demolished between late 2006 and early 2007. Surrounding uses include residential uses to the north, and commercial uses to the south, east, and west. The site is served by existing public infrastructure.

The subject Tentative Subdivision Map to subdivide the 0.344-acre site into 15 parcels and Tentative Map Design Deviation to create parcels without public street frontage, was approved by the Zoning Administrator and Design Director on May 18, 2023. As such, the original entitlements were set to expire on May 18, 2026.

Project Details

The applicant is requesting a two-year time extension of the Tentative Subdivision Map entitlement. This request requires Zoning Administrator approval of the Tentative Subdivision Map Time Extension to extend the validity of the entitlements until May 18, 2028. No changes to the previous approval are proposed as part of this request.

Time Extension Entitlement Review

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. SCC section 17.828.17- and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)) allows for an extension of a tentative map up to six years. To date, the applicant has not applied for any time extensions pursuant to SCC sections 17.828.170. The tentative subdivision map has not been finalized and is valid until May 18, 2026. Staff is supportive of the request to extend the Tentative Subdivision Map for 2 years, while the applicant continues to work towards submitting the final map.

The approvals associated with Record No. Z22-084 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: Preservation Sacramento, Benito Juarez Neighborhood Association, Del Paso Boulevard Partnership (PBID), North Sacramento Chamber of Commerce, Old North Sac Neighborhood Association, Old North Sacramento (Uptown/Dixieanne) Community Association, and Rancho Del Paso Neighborhood 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 Z22-084) received CEQA review at the time of approval and the Zoning Administrator 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 Subdivision Map is consistent with the original project and qualifies for the in-fill CEQA exemption.

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 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 May 18, 2028) of a previously approved Tentative Subdivision Map (Z22-084) to subdivide 2 parcels into 15 parcels in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage **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).

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

1. 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

- B1. The entitlements associated with Record No. Z22-084 (Tentative Subdivision Map) are extended until May 18, 2028.
- B2. The project shall comply with the conditions of approval for Record No. Z22-084 as established in the Record of Decision (see Attachment 1).
- B3. Development shall be consistent with the approved plans under Record No. Z22-084 (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:



José Quintanilla
Associate Planner

Recommendation Approved:



Zach Dahla
Senior Planner

The decision of the Zoning Administrator 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 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.



**CITY OF SACRAMENTO
ZONING ADMINISTRATOR
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811**

Project Name: Boulevard 15

Project Number: Z22-084

Project Location: 2001-2005 Del Paso Boulevard

Assessor's Parcel No.: 275-0042-007-0000 through -008

Applicant: DaJshey Chatman, New Faze Development, 1825 Del Paso Blvd., Sacramento, CA 95815

Owner: Boulevard 15, LLC, 1825 Del Paso Blvd., Sacramento, Ca 95815

Action Status: Approved with Conditions Action Date: 5/18/2023


- REQUESTED ENTITLEMENT(S):**
- A. **Environmental Determination:** Exempt (CEQA Guidelines Section 15332, In-Fill Development).
 - B. **Tentative Subdivision Map** to subdivide 2 parcels into 15 parcels in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage.

ACTIONS TAKEN: On May 18, 2023, the Zoning Administrator took the following actions based on the attached findings of fact:

Approved with Conditions entitlements (A) through (B)

Action certified by: 
Kevin Colin, Zoning Administrator

Sent to Applicant: 6/8/2023

By: 
Jose Quintanilla, Associate Planner

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

Appeals of the Zoning Administrator decision of this item to the Planning and Design Commission must be filed within 10 calendar days of this meeting, on or before **Monday, May 29, 2023**

If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

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 15332, In-Fill Development (Categorical Exemption – Class 32).

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the city must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2022 Adequate Progress Annual Report accepted by City Council Resolution No. 2022-0313 on October 11, 2022.

CONDITIONS OF APPROVAL

- B. **Tentative Subdivision Map** to subdivide 2 parcels into 15 lots for residential use in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage **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 (Z22-084). 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 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: All Projects

- B1. 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. *(For 5 or more residential lots)*
- B2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from Lots 1 through 15 at no cost, at the time of sale or other conveyance of either parcel.
- B3. Show all continuing and proposed/required easements on the Final Map.

Public Works: Matthew Ilagan (916) 808-8502

- B4. 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.
- B5. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's eastern property line to Fairfield Street) per City standards to the satisfaction of the Department of Public Works.
- B6. The applicant shall widen the existing alley entrance driveway along Fairfield Street adjacent to the subject property to be 20-ft wide to the satisfaction of the Department of Public Works.
- B7. 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.
- 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.

- B9. The applicant shall relocate any existing utility poles or utility infrastructure in conflict with any of the required improvements per City Standards to the satisfaction of the Department of Public Works.

Department of Utilities: Lorenzo Hernandez (916) 808-4939

- B10. All existing easements and all existing rights-of-way shall be shown on the Final Map, except for all abandoned easements and rights-of-way.
- B11. 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 Final 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."
- B12. Public water, sanitary sewer and drainage mains will not be allowed within the proposed private road and private open spaces.
- B13. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by 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.
- B14. A water supply test will be required for this project. Depending on the water supply test results, a project specific water study may be required for review and approval by the DOU. 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.
- B15. Easements for water meters off of the private water mains within the private road shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Locations of the water meter shall be to the satisfaction of the DOU.)
- B16. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
- B17. 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 5,800 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.26 cfs/acre. The drainage study shall be consistent with the latest Basin 151 drainage model for the project area.

Alternately, the applicant may submit to the City for review and approval, a basin wide drainage study and dynamic model per the requirements of Section 11.3 of the Design and Procedures Manual, to shift the project site from Basin 151 to Basin 154. The project shall implement all mitigation measures determined in the study and demonstrate that there are no adverse drainage impacts to Basin 154.

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.

- B18. The proposed development is not contiguous to an existing public drainage main. The property owner/developer shall construct a drainage main extension as determined by the DOU. The drainage main line shall be placed within the asphalt section of the public right-of-ways per the City's Design and Procedures Manual. (Note: The closest City drainage main for Basin 151 is located at the intersection of Del Paso Boulevard and Dixianne Avenue, manhole #202 and manhole #201.)
- B19. The onsite water, sanitary sewer and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. (Note: A private water service and drainage maintenance agreements are required for any common water and drainage facilities within the private road.)
- B20. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.
- B21. 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 drive. 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.
- B22. 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.
- B23. 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.

- B24. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.
- B25. 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.
- B26. 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.
- B27. 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 an area not served by an existing regional water quality control facility and/or the project has less than one-acre of new or modified impervious area, therefore only source control and certified full capture trash control devices 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 Appendix H for full capture trash control devices.
- B28. A maintenance agreement is required for all on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for full capture trash control. Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details.

Fire Department: King Tunson (916) 808-1358

- B29. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (California Fire Code Sections 503.1.1, 507.5.1)
- B30. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. California Fire Code Section 503.2.3
- B31. 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.
- B32. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.
- B33. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

The City does not have any standard template for the ingress access agreement as specifics can vary from project to project. Any specific questions can be directed to King

Tunson, Program Specialist Fire Planning and Administration:
ktunson@sfd.cityofsacramento.org

- B34. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
- a. Provisions for the necessary repair and maintenance of the roadway surface
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
 - e. Unrestricted use of and access to the roadways covered by the agreements.
 - f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
 - g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

The City does not have any standard template for a maintenance agreement as specifics can vary from project to project. Any specific questions can be directed to King Tunson, Program Specialist Fire Planning and Administration: ktunson@sfd.cityofsacramento.org

Parks: Karina Patwardhan (916) 808-5200

- B35. **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)
- B36. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (*Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243*).

SMUD: John Yu (916) 732-6321

- B37. SMUD has existing overhead 12kV facilities northwest of the PROJECT SITE that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 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.
- B38. 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.

- B39. 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.
- B40. 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.
- B41. 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.
- B42. 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.).
- B43. 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.
- B44. 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>.
- B45. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B46. The applicant shall dedicate an 8-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to the Redwood Avenue Alley.
- B47. The Applicant shall dedicate any private drive, and/or ingress and egress easement as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
- B48. 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.

Miscellaneous

- B49. CC&R's shall be approved by the City and recorded assuring maintenance of the private road/access easement, common lights, common landscaping, common utilities, and all common areas.

Advisory Notes:

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

- B50. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- B51. All future house plans shall comply with City code 17.508 regarding residential driveway spacing requirements which include:
- 17.508.040.J All residential 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.
 - 17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.
- B52. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.
- B53. 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.
- B54. 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).
- B55. 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.
- B56. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks or at the inside edge of the right-of-way for public alleys.
- B57. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.

- B58. 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 \$8,460. This is based on the creation of 15 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.
 - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- B59. Project must meet the requirements outlined in City Code Chapter 13.10.
- B60. There must be sufficient space to store three cans for each dwelling unit (garbage, mixed recycling, and organics recycling). 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. Future development plans must show where cans will be stored.
- B61. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) 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. Cans must be placed along the curb closest to the property for service.
- B62. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
- B63. Applicant must provide a trash management plan that shows where containers will be placed for pickup on service days.

FINDINGS OF FACT

- A. **Environmental Exemption.** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that:
1. The project is consistent with the applicable general plan designation of Urban Corridor Low and all applicable general plan policies as well as with applicable zoning designation and regulations of the General Commercial and Transit Overlay zone.
 2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site is 0.344 acres in size and is located within the Del Paso / Arden Way Special Planning District.
 3. The project site has no value as habitat for endangered, rare, or threatened species.
 4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

5. The site can be adequately served by all required utilities and public services in that there are existing utilities in the project vicinity.

B. **Tentative Subdivision Map** to subdivide 2 parcels into 15 parcels in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage **is approved** based on the following Findings of Fact:

1. None of the conditions described in Government Code section 66476 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 City 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).

