

**CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:**

**ITEM # 15  
October 13, 2005  
PAGE 1**

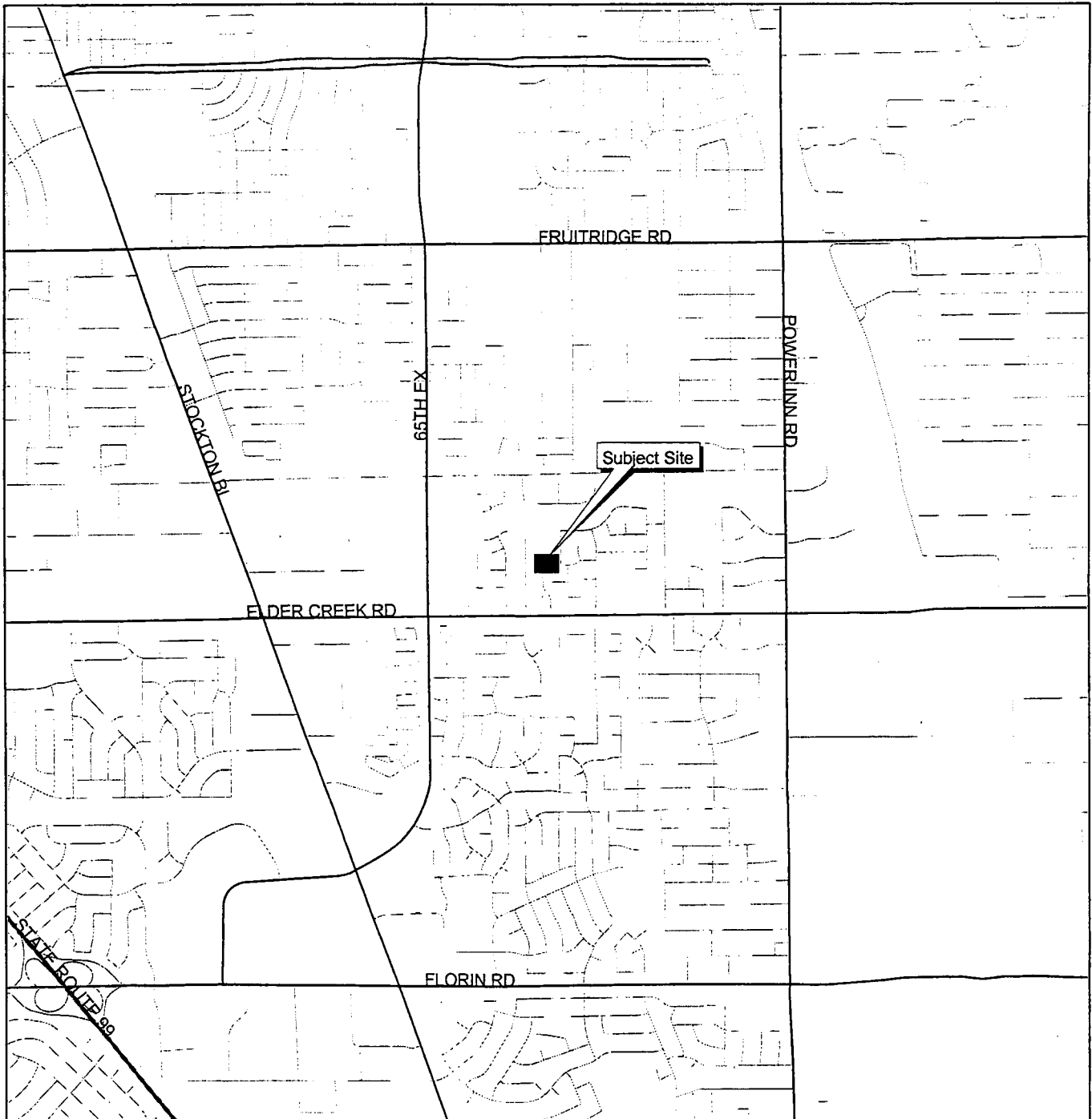
---

P05-082 – Dresher Parkway Tentative Map

- REQUEST:
- A. Environmental Determination: Categorical Exemption (Section 15332)
  - B. Tentative Parcel Map to subdivide approx. 2.3 acres into 14 single family lots in the R-1 zone.
  - C. Subdivision Modification to allow 3 lots with less than 100 feet in depth:

LOCATION: 7190 Dresher Parkway  
APN: 038-0350-006  
South Sacramento Community Plan  
Sacramento City Unified School District  
Council District 6

Owner	Fred Phang 838 Madison Street Albany, CA 94706
Applicant	Dennis Barksdale, Claybar Engineering, INC. 9354 Elk Grove-Florin Road Elk Grove, CA 95624
APPLICATION FILED:	June 1, 2005
APPLICATION COMPLETED:	August 22, 2005
STAFF CONTACT:	Ellen Marshall, 808-5851



0.3 0 0.3 0.6 Miles



Development Services  
Department

Geographic  
Information  
Systems

December 1, 2004

# Vicinity Map P05-082



**SUMMARY:**

The applicant is seeking entitlements to subdivide 2.3± gross acres into 14 single-family lots in the Standard Single-Family Zone (R-1) located at 7190 Dresher Parkway. This subdivision request would also require the approval of a subdivision modification as Lots 8, 9, and 10 do not meet the Subdivision Ordinance's single-family lot requirements of 100 foot minimum lot depth. The lots do meet the 5,200 sq.ft. minimum lot area. Staff is not aware of any opposition to this project and recommends approval of the requested entitlements.

**RECOMMENDATION:**

Staff recommends approval subject to conditions. The recommended approval is based on the projects consistency with the General Plan, the South Sacramento Community Plan, and compliance with Zoning Ordinance requirements.

General Plan Designation:	Low Density Residential 4-15 du/ac
Community Plan Designation:	Residential 4-8 du/ac
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: Residential, R-1  
 South: Residential, R-1  
 East: Residential, R-1  
 West: Residential, R-1

Property Dimensions:	364' x 281'
Property Area:	2.3± net acres
Topography:	Flat
Street Improvements:	To be constructed
Utilities:	Existing

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Building Permit	Building Division

**BACKGROUND INFORMATION:**

The subject site consists of one parcel totaling 2.3± acres in size. The site is located at the terminus of Dresher Parkway, Homestead Way, and Fall River Way. The site is vacant. The applicant is now requesting to subdivide the parcel into 14 single family lots.

**STAFF EVALUATION:** Staff has the following comments:

**A. Policy Considerations**

**General & Community Plan**

The general plan designates the site as Low Density Residential (4-15 units/acre) and the South Sacramento Community Plan designates the site as Residential (4-8 units/acre). As proposed the subdivision will be consistent with these designations as it will have a density of approximately 6 units per acre. Furthermore, the proposed project is consistent with the General Plan in that it:

- develops a residential land use in a manner which is efficient and utilizes existing urban resources (sec 2-15, Goal C);
- promotes infill development as a means to meet housing needs.

**Subdivisions/Zoning**

The subdivision design includes three lots that are 86 feet in depth. While these lots do not meet the 100-foot minimum lot depth, they exceed the minimum lot widths of 52 feet for interior lots and 62 feet for corner lots. In addition, all three lots exceed the minimum lot area of 5,200 sq.ft. for interior lots and 6,200 sq.ft. for corner lots. Since the lot pattern is consistent with the developments to the east and west, Staff believes that the subdivision modification is appropriate for this subdivision.

**B. Site Design**

**Tentative Map design**

The Tentative Map will create 14 lots on 2.3 vacant acres. Access to the subdivision will be via Dresher Parkway, Homestead Way, and Fall River Way. The subdivision will consist of lots fronting on Dresher Parkway, Homestead Way, and Fall River Way.

The map, as proposed, is compatible with the existing adjacent residential subdivision with regard to lot size and overall circulation. In addition, the project density remains consistent with the General Plan and South Sacramento Community Plan land use designations and R-1 zoning.

**C. Development Information**

The applicant does not have specific development plans for the single family residences at this time. The site is zoned R-1 and does not require any additional review from the Planning Department to construct homes.

**PROJECT REVIEW PROCESS:****A. Environmental Determination**

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

**B. Public/Neighborhood/Business Association Comments**

The project was routed to Avondale Action Committee, Southeast Area Neighborhood Association, and Fruitridge Manor Neighborhood Association. No comments were received from the neighborhood associations regarding this project.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies including Development Engineering, Department of Utilities, City Fire, County Sanitation, SMUD, and Parks & Recreation. All applicable comments are addressed in the conditions of approval.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny A, B and C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Environmental Determination: Categorical Exemption (Section 15332)
- B. Tentative Parcel Map to subdivide approx. 2.3 acres into 14 single family lots in the R-1 zone.
- C. Subdivision Modification to allow 3 lots with less than 100 feet deep.

Report Prepared By,

Ellen Marshall

Ellen Marshall, Associate Planner

Report Reviewed By,

Thomas S. Pace

Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Attachment 2	Land Use and Zoning Map

**ATTACHMENT 1****NOTICE OF DECISION AND FINDINGS OF FACT FOR THE DRESHER PARKWAY  
TENTATIVE MAP LOCATED AT 7190 DRESHER PARKWAY SACRAMENTO,  
CALIFORNIA IN THE STANDARD SINGLE FAMILY (R-1) ZONE. (P05-082)**

At the regular meeting of October 13, 2005, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Categorical Exemption (Section 15332)**
- B. Approved a Tentative Parcel Map** to subdivide approx. 2.3 acres into 14 single family lots in the R-1 zone.
- C. Approved a Subdivision Modification** to allow 3 lots with less than 100 feet in depth.

These actions were made based upon the following findings of fact and subject to the following conditions:

**FINDINGS OF FACT**

- A. Environmental Determination:** The City Planning Commission finds that the project is Exempt pursuant to CEQA Section 15332.
- B. The Tentative Subdivision Map** to subdivide 2.3 gross acres into 14 single-family lots in the Standard Single-Family Zone (R-1) located at 6228 7190 Dresher Parkway is approved based on the following findings of fact:
  - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  - 2. The proposed subdivision, together with the provisions for its design and improvement is consistent with the City General Plan, South Sacramento Community Plan, and subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code. The City General Plan designates the site for Low Density Residential and the South Sacramento Community Plan allows for residential development at a density of 6 units per net acre.

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

**C. The Subdivision Modification** to create 3 lots less than 100 feet in depth in the Standard Single-Family (R-1) zone is approved based on the following findings of fact:

1. The property to be divided is of such size or shape that lots meeting the standard subdivision requirements cannot be created due to the narrow width of the site.
2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity in that the single-family lots to be created will be consistent with the existing single-family home to the west;
4. The subdivision modification is consistent with the General Plan and South Sacramento Community Plan in that it facilitates efficient utilization of existing urban resources and provides infill development as a means to meet housing needs.

CONDITIONS OF APPROVAL

- B. The Tentative Subdivision Map** to subdivide 2.3 gross acres into 14 single-family lots in the Standard Single-Family Zone (R-1) located at 7190 Dresher Parkway is approved subject to the following conditions:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P05-082). 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:

**GENERAL:** All Projects



1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Pursuant to City Code Section 16.40.190, 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 Development Engineering & Finance Division after consultation with the U.S. Postal Service.
3. Show all continuing and proposed/required easements on the Final Map.
4. 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.

#### **DEVELOPMENT SERVICES: Streets**

5. 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.
6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering & Finance Division. 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 design and installation of street lights.
7. All residential streets shall be dedicated, designed, and constructed as a 41-foot street section to the satisfaction of the Department of Development Services, unless noted otherwise.
8. Construct full frontage improvements on **Homestead Way**. Frontage Improvements shall include construction of **Homestead Way** to a 20.5-foot half-street section. All improvements shall be designed and constructed to City Standards to the satisfaction of the Department of Development Services.
9. Construct A.D.A. compliant ramps (if not already in place) at the Northeast corner of the intersection of Homestead Way and Dresher Park Way.

10. This project shall require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

#### **PUBLIC/PRIVATE UTILITIES**

11. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
12. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
13. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.
14. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.
15. CSD-1 requires their sewers to be located 10-feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
16. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights of ways.

#### **CITY UTILITIES**

17. Prior to the submittal of improvement plans, the applicant must provide the Department of Utilities (DOU) with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
  - a. 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.
  - b. 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.

Prior to the submittal of improvement plans, the applicant shall submit a water study with pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities prior to improvement plan submittal. Note: A 6" water main is located in Dresher Park Way, and an 8" water main is located in Fall River Way. A fire hydrant is located approximately 180 feet south of the subdivision on Fall River Way. Another fire hydrant is located approximately 70 feet east of the subdivision on Dresher Park Way. A water main extension and a new fire hydrant will be required for this subdivision.

18. Provide separate metered domestic water services to each new parcel.
19. Properly abandon under permit, from the City and County Environmental Management Department, any well or septic system located on the property.
20. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. If required by the Department of Utilities, the applicant shall develop a SSWMM model for the drainage study. Prior to performing the drainage study, the applicant should coordinate with the Department of Utilities the scope of the drainage study. The Drainage system will need to be extended to serve the new lots. Detention will be required in oversized pipes or the street section per the Design and Procedures Manual. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the Department of Utilities. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation.
21. 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 Department of Utilities. The proposed development shall not block existing off-site drainage. If necessary, private facilities shall be constructed to convey existing off-site drainage and if necessary, the owner shall execute a drainage agreement with the City assuring maintenance of the private drainage facilities.
22. 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 subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

23. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.
24. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.

**PPDD: Parks**

25. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.
26. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager).

**ADVISORY NOTES:**

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

- 27. Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
  
- 28. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

---

CHAIRPERSON

ATTEST:

---

SECRETARY TO CITY PLANNING COMMISSION

---

DATE (P05-082)

Exhibit 1A – Tentative Map  
Attachment 2 – Land Use and Zoning Map

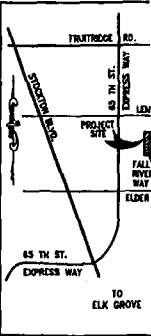
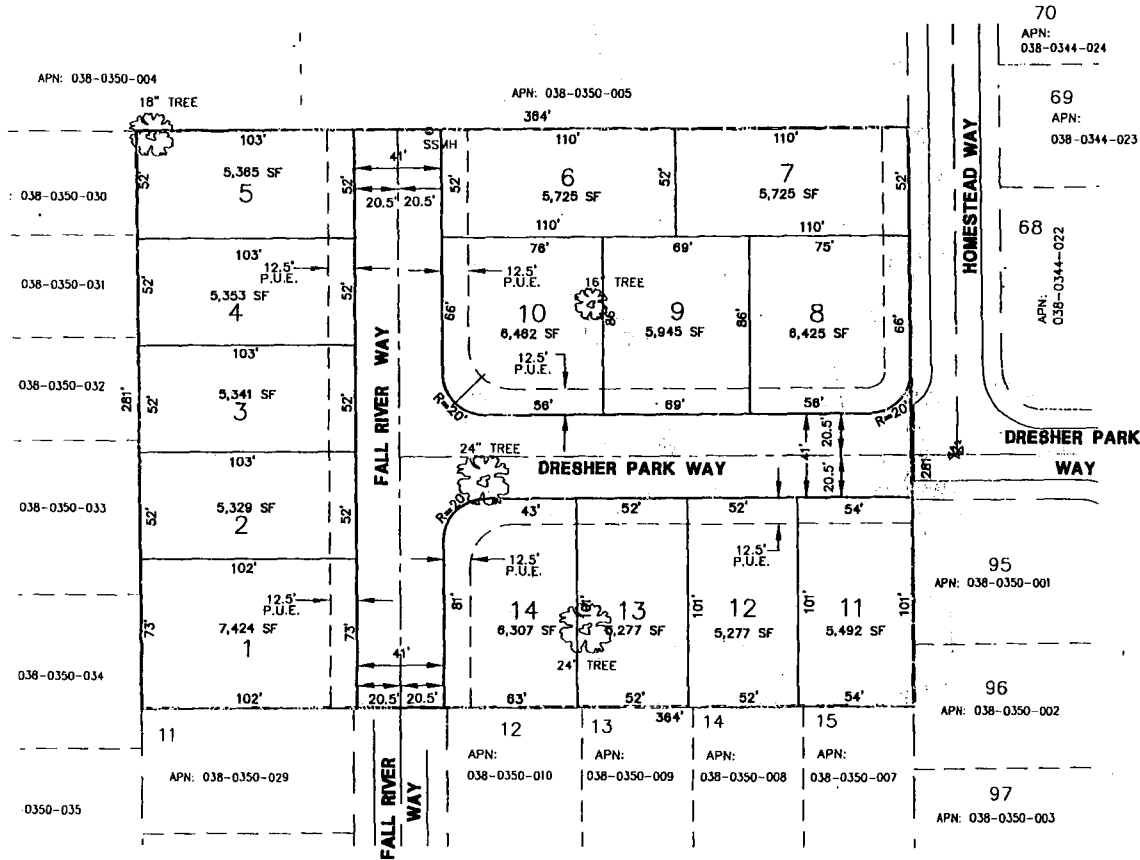
October 13, 2005

P05-082

Exhibit 1A - Tentative Map

# TENTATIVE MAP OF DRESHER PARKWAY SUBDIVISION

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA  
REVISED MAY 2005



VICINITY

**PROJECT INFORMATION**

**OWNER:**  
FRED PHANG  
836 MADISON STREET  
ALBANY, CA 94708

**APPLICANT/DEVELOPER:**  
FRED PHANG  
836 MADISON STREET  
ALBANY, CA 94708

**PLANNER/ENGINEER:**  
CLAYBAR ENGINEERING  
9354 ELK GROVE-FLOREN  
ELK GROVE, CA 95624  
PH: 916-684-7301  
CONTACT: DENNIS BARKS

**PROPERTY DESCRIPTION:**  
APN: 038-0350-008

**EXISTING ZONING:**  
R1

**PROPOSED ZONING:**  
SINGLE FAMILY, DETACHED

**PRESENT USE:**  
SINGLE FAMILY (1 HOUSE)

**STREETS:**  
PUBLIC WITH 41' RIGHT-OF-WAY

**EASEMENTS:**  
12.5' PUBLIC UTILITIES (ALONG ALL PUBLIC STREETS)

**UTILITIES:**

- ELECTRIC . . . S.M.U.D.
- GAS . . . PACIFIC GAS & ELECTRIC
- PHONE . . . PACIFIC BELL
- WATER . . . SACRAMENTO CITY WATER
- SEWER . . . COUNTY OF SACRAMENTO
- CABLE T.V. . . . COMCAST

**PARKS & RECREATION:**

CITY OF SACRAMENTO RECREATION AND PARK DISTRICT

**FIRE DISTRICT:**

SACRAMENTO CITY FIRE DISTRICT

**SCHOOL DISTRICT:**

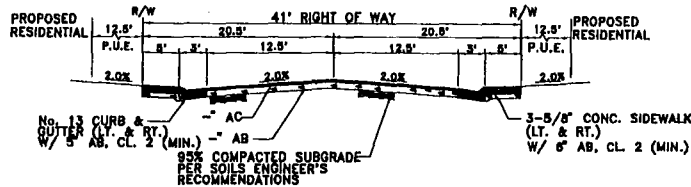
SACRAMENTO UNIFIED SCHOOL DISTRICT

**PROJECT AREA:**

TOTAL PROJECT AREA: 102,272 SF; 2.348 ACRES  
TOTAL STREET AREA: 20,819 SF; 0.478 ACRES

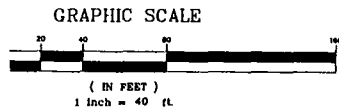
**LOT AREAS:**

- LOT 1 = 7,424 SF
- LOT 2 = 5,329 SF
- LOT 3 = 5,341 SF
- LOT 4 = 5,353 SF
- LOT 5 = 5,365 SF
- LOT 6 = 5,725 SF
- LOT 7 = 5,725 SF
- LOT 8 = 6,425 SF
- LOT 9 = 5,945 SF
- LOT 10 = 6,462 SF
- LOT 11 = 5,492 SF
- LOT 12 = 5,277 SF
- LOT 13 = 5,277 SF
- LOT 14 = 6,307 SF



TYPICAL STREET CROSS SECTION - 41' R/W

N.T.S.



THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION:

DENNIS C. BARKSDALE, P.E.

DATE:

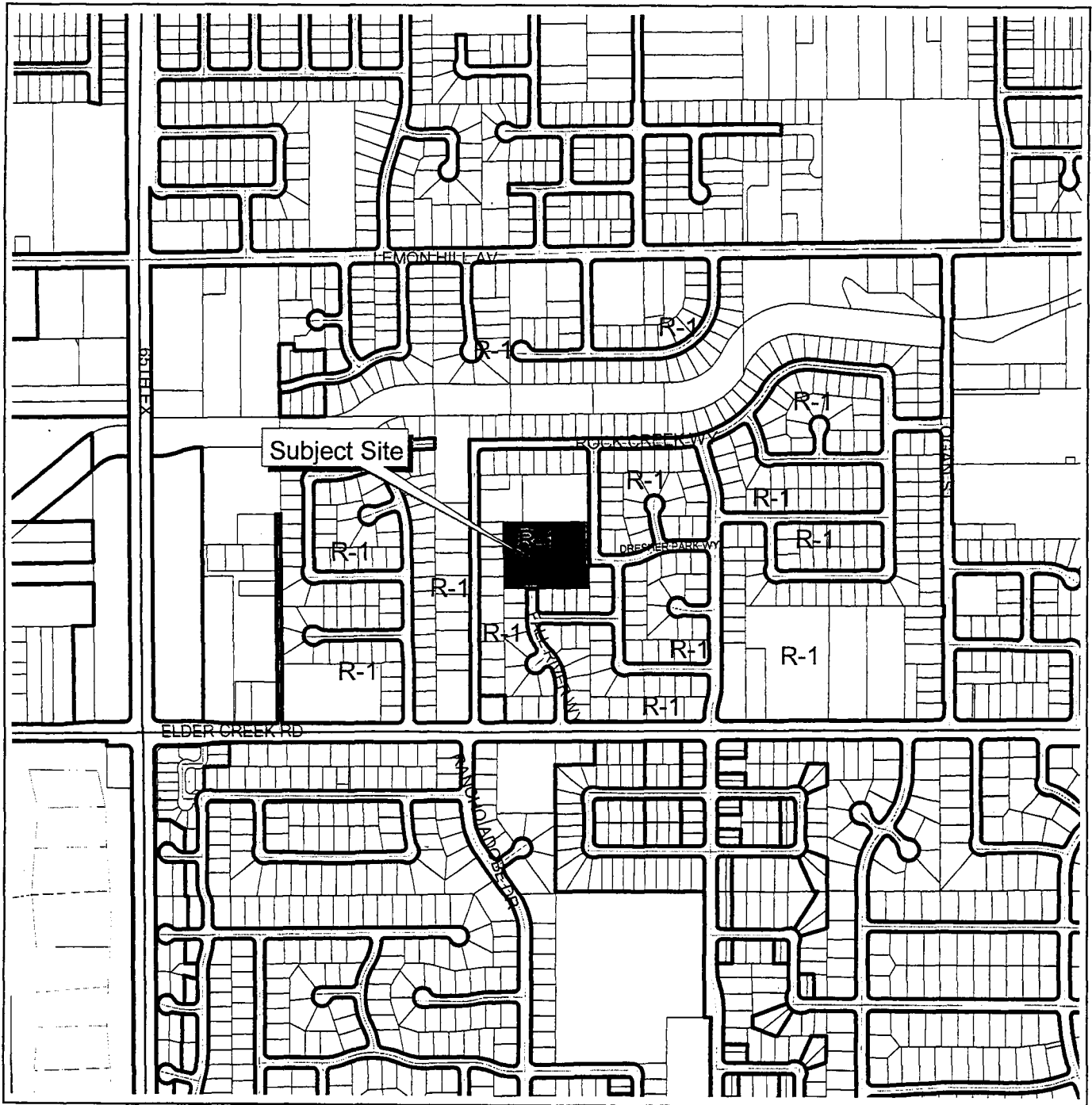


CLAYBAR ENGINEERING INC.


9354 ELK GROVE-FLOREN  
ELK GROVE, CA 95624  
Ph.: 916-684-7301  
Fax: 916-684-2627

Attachment 2

Land Use and Zoning Map



400 0 400 800 Feet



Development Services  
Department

Geographic  
Information

Land Use & Zoning  
P05-082

