

USE PERMIT

Sacramento County
Office of the Department of Community Development
Planning & Environmental Review
827 Seventh Street
Sacramento, California 95814

September 16, 2015

Assessor's Parcel No.: 073-0171-001
Control No.: PLNP2015-00103
Zoned: A-5(Agricultural Residential)

APPLICANT/OWNER:

Tim and Cathi Whiting
7001 Meta Court
Sloughhouse, CA 95683
Attention: Cathi Whiting

BUILDER:

Dave Buford
8475 Buford Lane
Fair Oaks, CA 95608
Attention: Dave Buford

ACTION: ON WEDNESDAY, SEPTEMBER 16, 2015 THE ZONING ADMINISTRATOR APPROVED A USE PERMIT, WITH CONDITIONS, FOR A RESIDENTIAL ACCESSORY DWELLING ON 8.14 ACRES AT 7001 META COURT, AT NORTHEAST INTERSECTION BETWEEN HAYCOCK STREET AND META COURT, IN THE COSUMNES COMMUNITY.

PROPERTY LOCATION: The property is located at 7001 Meta Court, in the Cosumnes Community.

ENVIRONMENTAL DETERMINATION: Recognize the **EXEMPT** status of the request under Section 15303 (a) of the California Environmental Quality Act (CEQA) Guidelines.

FINDINGS AND CONDITIONS OF APPROVAL: See Page 3.

Note: Appeal of this action may be made in writing, including a filing fee of \$3,935.00, to the Secretary of the Board of Zoning Appeals within 10 calendar days of the date of hearing and pursuant to Title I, Chapter 15, Article 3 of the Zoning Code of Sacramento County. The Secretary of the Board of Zoning Appeals is located at 700 H Street, Room 2450, Sacramento, California 95814. For verification of fees

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for filing an appeal or further information contact Planning & Environmental Review at 874-6141 or the Board of Zoning Appeals at 874-7891.

This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. All costs incurred by the County to enforce the conditions listed in this permit shall be the responsibility of the permit holder and/or property owner. The above use will not be conducted to constitute either a public or private nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any construction is planned.

A conditional use permit, if not used for the purpose for which it was granted, shall lapse and shall become void three years following the date on which the permit became effective, unless by condition of the permit a greater time is allowed, or upon the expiration date of a valid building permit obtained after the grant of the conditional use permit, whichever date is last to occur.

MANUEL MEJIA
ZONING ADMINISTRATOR

MM:kb

CONDITIONS OF APPROVAL:

General:

1. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void. Unless otherwise indicated, all conditions of approval shall be implemented prior to or concurrent with the issuance of building permits or approval of improvement plans, whichever occurs first (***Planning and Environmental Review***)
2. The final development plans shall be in substantial compliance with Exhibits “1” (Site Plan), “2” (Floor Plan), “3” (Elevations). (***Planning and Environmental Review***)

Prior to Issuance of a Building Permit:

3. Prior to Issuance of a Building Permit: A soil percolation test and engineered system design must be completed by a Registered Professional (e.g., Professional Engineer, Professional Geologist, or Registered Environmental Health Specialist) for the proposed accessory dwelling. The percolation test results and engineered system design must be submitted to EMD. Please contact Mr. Jack Bellan with the Liquid Waste Program at 916-876-7560 for additional information. (***Environmental Management Department***)
4. Prior to Issuance of a Building Permit: Applicant must submit a septic plot plan approval request to EMD. The purpose of the plot plan approval request is to determine if a septic system will meet EMD construction and siting requirements. Please contact Mr. Jack Bellan with the Liquid Waste Program at 916-876-7560 for additional information. (***Environmental Management Department***).
5. Prior to Issuance of a Building Permit: The residential accessory dwelling must connect to an EMD approved engineered septic system. (***Environmental Management Department***).

Ongoing Measures:

6. Any proposed project not incorporating an entry design that will accommodate access control gates pursuant to Sacramento County Code 17.04, Section 503.6.1 shall not be approved for future access control gates. The existing secondary gate needs to be relocated to meet the setback and visibility requirements, if a gate is proposed. Note: Gate plan submittal is a separate submittal process. [Note: The proposed site plan will need to be redesigned to allow for an adequate turnaround area before a gate can be installed. (***Department of Transportation***)

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must be shown on the project site exhibit and the building plans. Note: There is an existing 30-foot half right-of-way (and 45-foot radius at end of court) on Meta Court. **(Department of Transportation)**

8. Obtain an encroachment permit if constructing a secondary driveway and for any other work performed in the right-of-way (i.e., installation of a drainage culvert under the proposed driveway) pursuant to Sacramento County Improvement Standards. **(Department of Transportation)**

Within 180 days of Approval of the Use Permit:

9. Within 180 days of Approval of the Use Permit upgrade driveways and sidewalks, if necessary, pursuant to the American Disabilities Act, the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. **(Department of Transportation)**

FINDINGS:

- A. **Recommended Findings:** The staff recommendations are based upon the following considerations:

- 1) The request is consistent with the County General Plan Map (*Agricultural Residential General Plan Designation*) and Text in that there are no policies that conflict with the request.
- 2) The proposed development will conform to applicable Zoning Code regulations.
- 3) Staff has identified no effects from the proposal which would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted.
- 4) The granting of the Use Permit will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County in that:
 - a. The proposed residential accessory dwelling meets Zoning Code standards.
 - b. Prior to construction of the accessory dwelling the applicant will be required to submit a soils report and comply with specially designed engineering requirements due to expansive soils and to the satisfaction of the Building, Permits and Inspections Division.

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- c. The applicant will be required to submit percolation test data to design a specially engineered septic system due to poor drainage (impermeable soils).
- d. Because the project site is remote and density is very low land use impacts are not anticipated.
- e. The accessory dwelling will be required to be sprinkled and meet other requirements of Sacramento Metropolitan Fire District.

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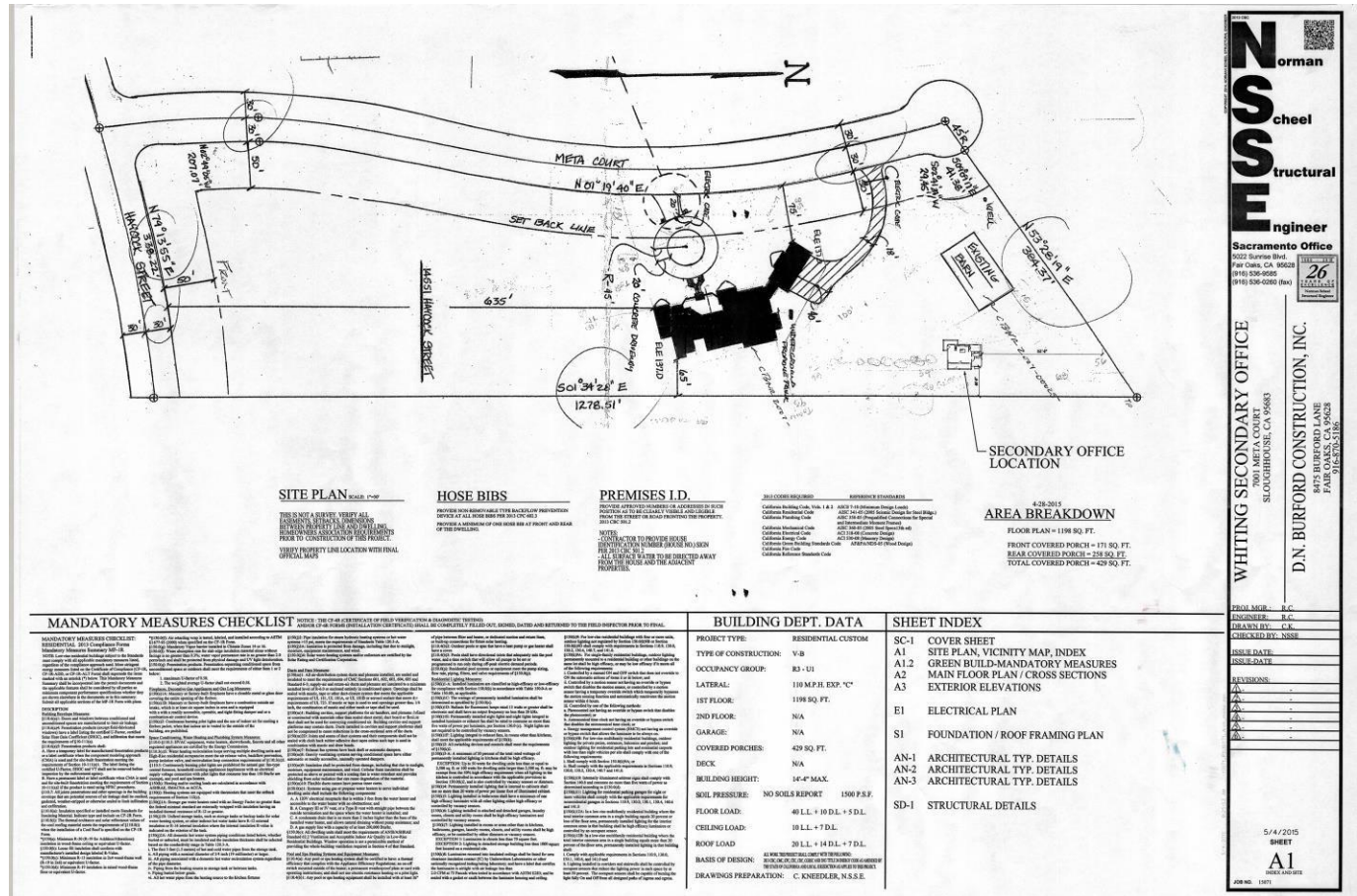
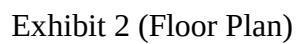


Exhibit 1 (Site Plan)

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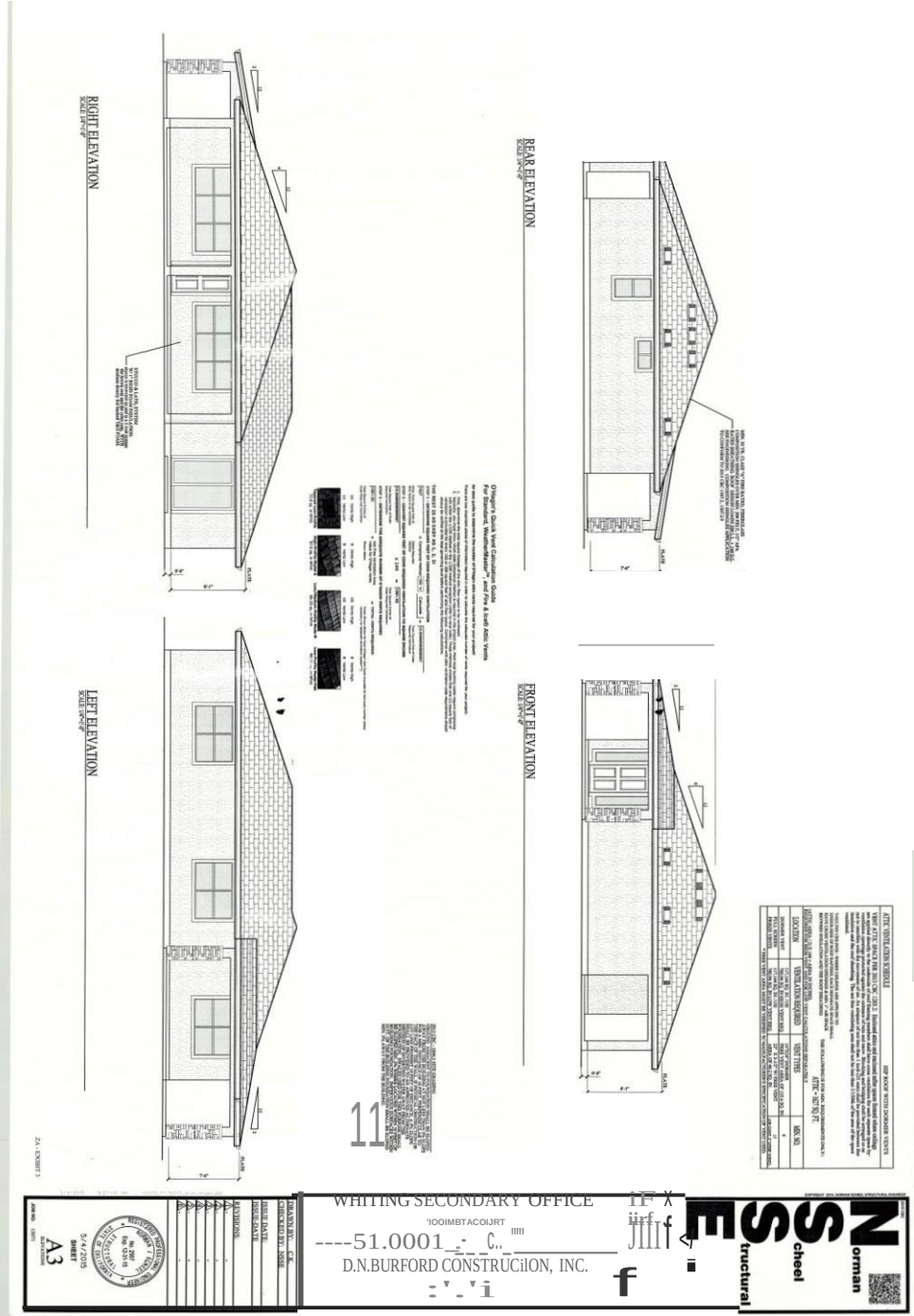


Exhibit 3 (Elevation)