THE FOLLOWING IS A COMPLETE SET OF CONDITIONS, INCLUDING APPLICABLE AMENDMENTS, APPROVED BY THE ZONING ADMINISTRATOR ON May 17, 2017

USE PERMIT

Department of Community Development
Planning & Environmental Review Division
827 Seventh Street
Sacramento, California 95814

May 17, 2017

Control No.: PLNP2016-00447
Assessor's Parcel No.: 206-0142-019
Zoning: AR-2 (Agricultural/Residential)
Property Location: The property is located at 125 M Street, in the Rio Linda community.

APPLICANT/OWNER:
Victor Rodriguez
125 W M Street
Rio Linda, CA 95673

PERMISSION IS GRANTED TO USE THE SUBJECT LOCATION FOR THE FOLLOWING DESCRIBED USE: A **Use Permit** to allow the conversion of an existing 826 square-foot garage inti a residential accessory dwelling up to 1,200 square feet, on approximately 4.77 acres in the AR-2 zone.

ENVIRONMENTAL DETERMINATION: The Zoning Administrator recognized the EXEMPT status of the request under Section 15303 (a) of the California Environmental Quality Act (CEQA).

CONDITIONS:

Sacramento County Department of Planning and Environmental Review (PER)

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. ***All***
2. Final development plans shall be in substantial conformance with approved Attachments 4 (Site Plan), 5 (Floor Plan), and 6 (Elevation) of the Zoning Administrator report.

3. Removal of non-native tree canopy for development shall be replaced by planting new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the 15-year shade coverage value for tree species.

Sacramento County Department of Transportation (DOT)

4. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, obtain an encroachment permit if upgrading the existing driveway or, 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.

Sacramento County Environmental Management Department (EMD)

5. PRIOR TO ISSUANCE OF A BUILDING, DEMOLITION, OR GRADING PERMIT, the applicant must update site plan with the existing septic system layout, remove reference to the Sacramento Area Sewer District, and add private septic system for sewage disposal.
6. PRIOR TO ISSUANCE OF A BUILDING, DEMOLITION, OR GRADING PERMIT, the parcel owner shall provide authorization for EMD to conduct an abandoned well survey on the property. Currently, there is no cost for the survey inspection. If an abandoned well is found on the property, it must either be issued for an inactivation permit (subject to review and approval from EMD) or, it must be destroyed at the parcel owner's cost and in compliance with EMD's well permitting and inspection program requirements. Contact EMD's abandoned well program at EMD-abndwells@saccount.net to schedule the survey or for additional information.
7. PRIOR TO ISSUANCE OF A BUILDING PERMIT, the applicant must confirm whether public water or a private domestic water supply well will be used for the residential structures.
8. PRIOR TO ISSUANCE OF A BUILDING PERMIT, applicant must submit a septic system plot plan approval request to EMD for the proposed accessory dwelling. The purpose of the plot plan approval request is to determine if a septic system will meet EMD construction and siting requirements. Please contact Jack Bellan at bellanj@saccounty.net or Tom Vohoska at vohoskat@saccounty.net for additional information.
9. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, applicant must obtain an approved new septic system construction permit from EMD. Please contact Jack Bellan at bellanj@saccounty.net or Tom Vohoska at vohoskat@saccounty.net for additional information.
10. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, all residential structures on the parcel must connect to an EMD approved septic system. Please contact Jack Bellan at bellanj@saccounty.net or Tom Vohoska at vohoskat@saccounty.net for additional information.

Sacramento County Department of Water Resources (DWR)

11. PRIOR TO ISSUANCE OF BUILDING PERMIT, complete the elevation certificate for the proposed accessory dwelling structure with the Department of Water Resources to

ensure compliance with the County Floodplain Management Ordinance. Contact Eugene Balinski at balinskie@saccounty.net or 9916)874-2765 for additional information.

Sacramento Metropolitan Fire Department

12. PRIOR TO GRANTING FINAL OCCUPANCY, approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.
13. PRIOR TO GRANTING FINAL OCCUPANCY, any proposed gates shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.
14. PRIOR TO GRANTING FINAL OCCUPANCY, residential roof coverings shall consist of materials having a minimum Class C rating.

ADVISORY NOTICES

These are advisories from County Departments or Agencies regarding fees or circumstance that may arise associated with the project requiring additional action by the applicant.

DOT

15. ADVISORY NOTICE: 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. Any proposed access gates need to meet the setback and visibility requirements. Note: Gate plan submittal is a separate submittal process.
16. ADVISORY NOTICE: All building, fence, and gate setbacks shall be based on the ultimate right-of-way, all of which must be shown on the project site exhibit and the building plans.
17. ADVISORY NOTICE: A curb, gutter, and sidewalk replacement project is tentatively scheduled for M Street beginning 1/1/2018. At the time of completion of said project, a three-year trench cut moratorium will be in effect in which no curb, gutter, or sidewalk trenching for utilities shall occur. Then, a five-year trench cut moratorium will be in effect in which curb, gutter, or sidewalk trenching can occur, but the maximum trench cut fee will be imposed and must be paid prior to approval of improvement plans. Please contact Ken Wick at (916)875-5336 after December 2017 for more information.

EMD

18. ADVISORY NOTICE, all well-related construction and repair work requires review through EMD's Well Permitting and Inspection program. Please contact Chris Hunley at hunleyc@saccounty.net or Lisa Christy at Christyl@saccounty.net for additional information.

SMFD

19. ADVISORY NOTICE: All portions of the exterior walls of the first story of any proposed building shall be within 150 feet of an approved fire access roadway. If that condition is not met, show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet

inside and 50 feet outside dimension on improvement plans. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.

20. ADVISORY NOTICE: If a fire access roadway is required for the proposed project, provide a note on the plan that reads "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."
21. ADVISORY NOTICE: Show the location of the required fire hydrants for this project on the improvement plans, if required. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway, if necessary. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.
22. ADVISORY NOTICE: Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.

SMUD

23. ADVISORY NOTICE: All structural setbacks shall be a minimum of 14-feet from the edge of the roadway right-of-way. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.
24. ADVISORY NOTICE: The Applicant shall not alter existing SMUD facilities on the subject property. If the Applicant requires the relocation or removal of existing SMUD facilities, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
25. ADVISORY NOTICE: 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.

FINDINGS:

1. Staff has identified no effects from the proposed project which would result in a significant detrimental impact on adjoining or neighboring properties if the approved conditions are carried forward.
2. The requests are consistent with County General Plan Policies for Agricultural-Residential in that no

conflicts have been identified.

3. The request is consistent with the Rio Linda Community Plan in that no conflicts have been identified.
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 use is consistent with the General Plan and all applicable provisions of this Code and applicable state and federal regulations;
   b. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;
   c. The proposed use is consistent with any applicable use-specific standards, set forth in Chapter 3, "Use Regulations;"
   d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
   e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
   f. Facilities and services (including sewage and waste disposal, water, gas, electricity, sheriff and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

<u>CAUTION:</u> THIS USE PERMIT IS OF NO FORCE AND EFFECT UNTIL THE EXPIRATION OF A 10-DAY APPEAL PERIOD FROM AND AFTER THE DATE OF THE HEARING ON THE USE PERMIT.

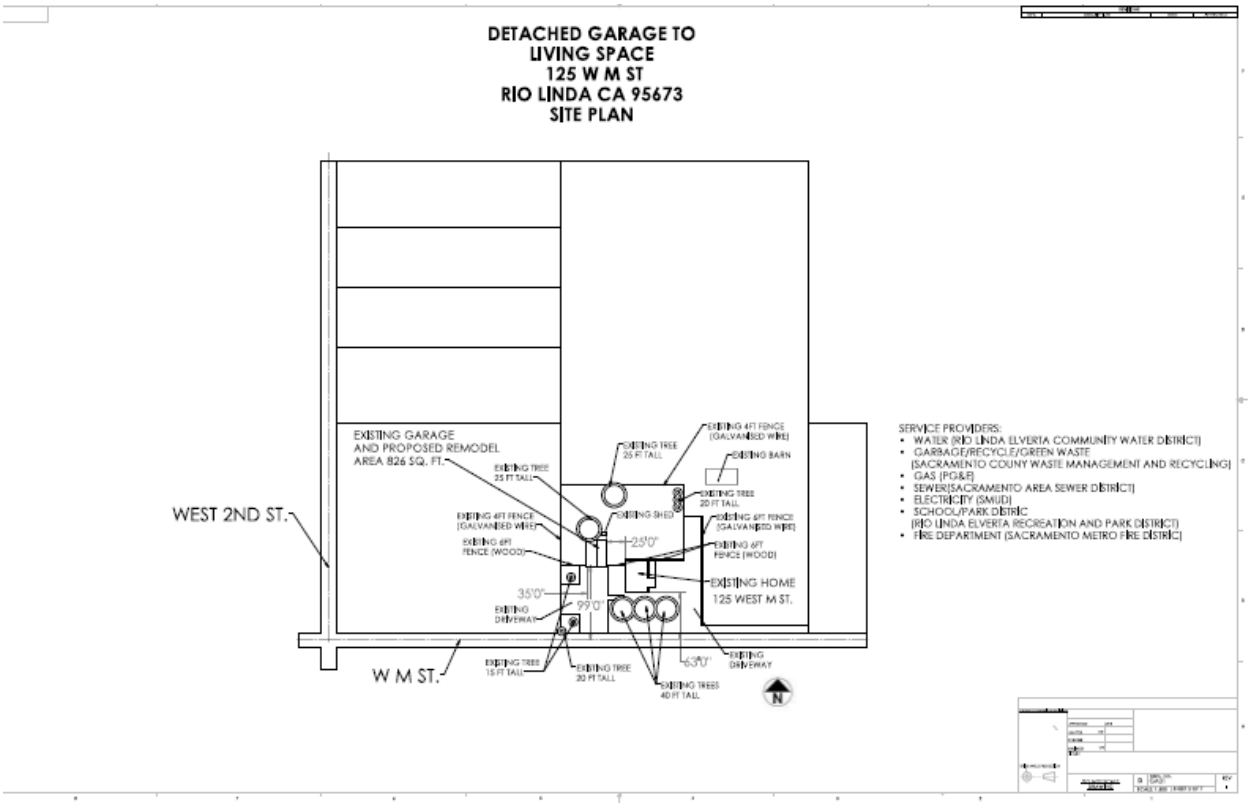
Note: Appeal of this action may be made in writing, including a filing fee of $3,935.00, to the Secretary of the Board of Zoning Appeals within 10 calendar days of the date of hearing and pursuant to Section 6.1.3 of the Zoning Code of Sacramento County. The Secretary of the Board of Zoning Appeals is located at 700 H Street, Room 2450, Sacramento, California 95814. For verification of fees 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.

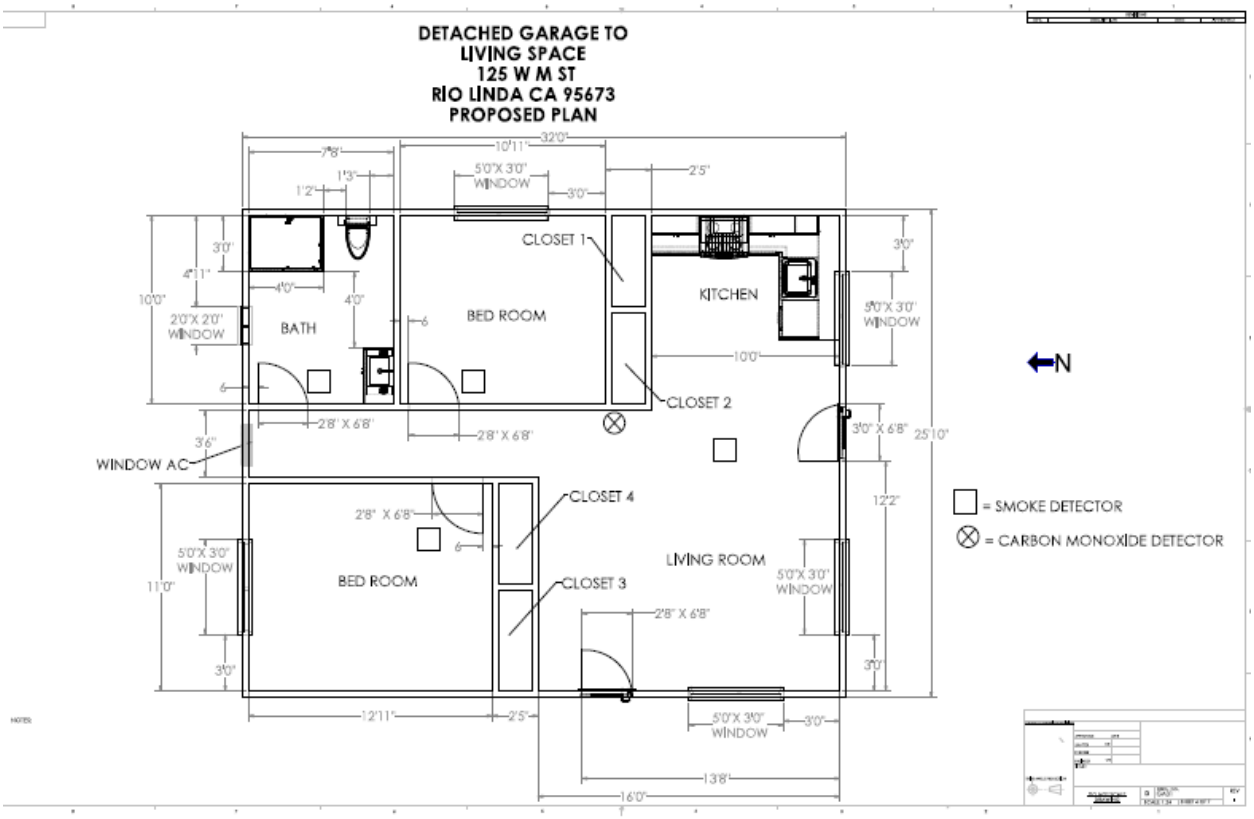
A use permit, if not used for the purpose for which it was granted, shall lapse and shall become void three years following the date on which the permit became effective, unless by condition of the permit a greater time is allowed, or upon the expiration date of a valid building permit obtained after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

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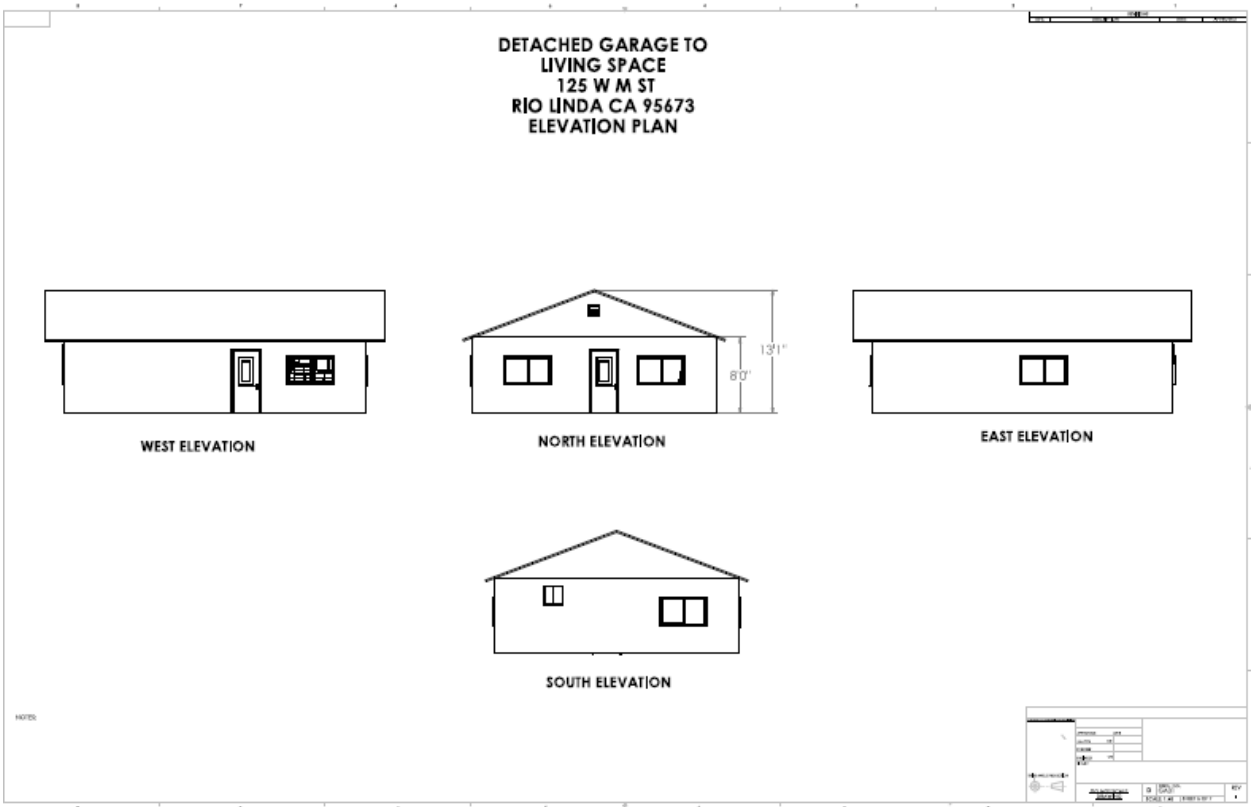
MARK MICHELINI
ZONING ADMINISTRATOR



Attachment 4: Site Plan



Attachment 5: Floor Plan



Attachment 6: Elevations