

**Item No:**  
**File: Z04-360**

SRC CONDITIONS: Grace Ave Tentative Map

TO: Evan Compton, Planning Division.  
FROM: Jesse Gothan, Engineering Division.  
DATE: August 15<sup>th</sup>, 2005

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map for this project (Z04-360). The design of any improvement not covered by these conditions shall be to City standard. Grading of Grace Ave. must conform to existing grades to the east and west of the developing parcel.**

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions:

**GENERAL:**

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Show all continuing and proposed/required easements on the Parcel Map;
3. 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;
4. 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 and Finance Division. Construction of Grace Ave. shall be graded to match existing grades to the East and West.

## **PUBLIC 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 high rise and the 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. Dedicate and construct Grace Avenue curb, gutter and sidewalk per city standards and to the satisfaction of Development Engineering & Finance. Construct Grace Avenue as a half street and 12' travel way in both directions. Street shall be built to the 41' R/W standard; curb, gutter and sidewalk only may not be constructed on the north side if a drainage ditch is provided to the satisfaction of Development Engineering and Finance and Utilities.
7. 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 12.28.01 0 (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 Development Engineering and Finance;

## **PUBLIC/PRIVATE UTILITIES:**

8. Provide separate metered domestic water services to each parcel.
9. Provide 1 new fire hydrant to the satisfaction of the Department of Utilities and the Fire Department.
10. A sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual is required. This study and shed map will determine if the sewer system shall be extended to the west in Grace Avenue, or to the east in Grace Avenue and to the south in Gene Avenue, and shall be approved by the Department of Utilities.
11. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.

12. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required and shall be submitted and approved by the Department of Utilities prior to submittal of improvement plans. If required by the Department of Utilities, the applicant shall develop a SWMM model for the drainage study to determine if a public drainage main and drain inlet in Grace Avenue will be required, or if a drainage main in Gene Avenue to Grace Avenue will be required. Prior to performing the drainage study, the applicant should coordinate with the Department of Utilities the scope of the drainage study. The drainage study shall determine the pipe sizes required to properly development of the drainage shed. The 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.
13. 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. Each proposed lot shall drain independently to Grace Avenue. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
14. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. Finished lot pad elevations shall be accepted by the Department of Utilities.
15. 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.
16. 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.

17. If this project disturbs greater than 1 acre of property, 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.
18. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to all street right of ways.
19. All turning radii for fire access shall be designed as 35' inside and 55' outside.
20. If emergency vehicle access cannot be provided through east end of property then this condition applies toward the creation of these lots. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). Turnaround provisions shall be made no further than five hundred (500) feet into the access way. City Code 16.40.080.
21. Roads used for Fire Department access shall have an unobstructed paved width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

## **LAS: Parks**

22. 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.
23. 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 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, Program Specialist)

### **ADVISORY NOTES:**

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

24. 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.
25. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
26. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

27. Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)
28. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
29. All structures to be developed on proposed parcels shall be located within 150 feet of an approved Fire Department access road and water supply.