

Item No: 9
SRC Date: July 7, 2004

File: Z04-098
JN: P243

AMENDED

SRC CONDITIONS: 231 Morey Avenue Tentative Map

TO: Monica May, Planning Division
FROM: Juan Chavez, Development Services Department
DATE: July 9, 2004



CONDITIONS: Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map. 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 Parcel 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. 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;

DEVELOPMENT SERVICES: Streets

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 & Finance Division. Improvements required shall be determined by the city, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
5. Dedicate an additional 6.5 feet of right-of-way (26.5' to centerline) adjacent to Morey Avenue for construction of said street to a 53' street section. The dedication shall be consistent with the required improvements, as noted condition #6. Such dedication shall be to the satisfaction of the Development Engineering and Finance Division.

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6. The applicant shall construct full frontage improvements on Morey Avenue. Frontage improvements shall include construction of Morey Avenue, adjacent to the subject property, to a 53-foot half-street section, including a landscaped planter & separated sidewalk. Sidewalk may be narrowed / re-aligned at segments adjacent to the existing trees, to provide adequate clearance & avoid disturbance of said trees – located within the project site, as shown on the tentative map. The design and construction of such improvements shall be to City Standards and to the satisfaction of the Development Engineering and Finance Division.
7. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering and Finance Division. The center lines of such streets shall be aligned;
8. 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 Development Engineering & Finance Division;

PUBLIC / PRIVATE UTILITIES

9. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
10. Dedicate a 2-foot public utility easement for overhead facilities and appurtenances to cover the existing service crossing over the Proposed Parcel.
11. Dedicate the East 5 feet of the Proposed Parcel as a public utility easement for overhead facilities and appurtenances.

CITY UTILITIES

12. Provide standard subdivision improvements per Section 16.48.110 of the City Code.
13. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered.
14. Place a 2-inch (minimum) sleeve(s) under the sidewalks for each single family lot along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.
15. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.

16. Either the lots must be graded so that drainage does not cross property lines (preferred) or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map:
"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."
17. 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 that flows through the proposed 2 parcels. 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.
18. 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.
19. 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.
20. 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.

PPDD: Parks

21. 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.

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22. 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).

FIRE

23. Any improvements surrounding the existing fire hydrant, located at the southwest corner of the site – as shown on the tentative map, shall provide for Fire Department access requirements. Such improvements shall be to the satisfaction of the Fire Department.

BUILDING

24. Any existing underground utility line (water, sewer) shall be rerouted or removed.

ADVISORY NOTES:

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

25. 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.
26. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate fees.
27. 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.