

SYNOPSIS

SUBDIVISION REVIEW COMMITTEE

Chairperson: Doug Holmen

Third Floor Conference
1231 I Street
Sacramento, California

1:30 P.M.
Wednesday
January 20, 1999

Items to be heard:

1. **PROJECT NAME:** *P96-013 Captain's Table Resort and Marina
LOCATION: 4350 Riverside Boulevard (Continued to 2-3-99)

OWNER: Robert Leach
702 Gold Lake Drive
Folsom, CA 95630
(916) 351-1500

Harry C. & Harry W. Schilling
P.O. Box 396
Brentwood, CA 94513
(96) 645-1457

City of Sacramento Parks Division
1231 I Street, Room 400
Sacramento, CA 95814

APPLICANT: Robert Leach
702 Gold Lake Drive
Folsom, CA 95630
(916) 351-1500

ENGINEER: Carlton Engineering Inc.
P.O. Box 1426
Shingle Springs, CA 95682
(530) 677-5515

**PROJECT
PLANNER:** Dawn T. Holm, 264-5851

PROPOSAL: Tentative Map to merge four existing parcels, including the abandonment of a portion of Captain's Table Road, into two parcels totaling 4+ acres. APN:016-0010-023, 025, 036 and 039

2. **PROJECT NAME:** *P98-110 Riverfront Hotel

LOCATION: Capitol Mall and Front Street
OWNER: Redevelopment Agency of the City of Sacramento
1030 15th Street
Sacramento, CA 95814

(916) 264-8645

APPLICANT: Promus Hotel Corp., Tom Murray
755 Crossover Lane
Memphis, TN 38117-4900
(901) 374-5424

Engineer: Vail Engineering Corp., Jeff Townsend
2033 Howe Avenue, Suite 220
Sacramento, CA 95825
(916) 929-3233

**PROJECT
PLANNER:** Mark Kraft, 264-8116

PROPOSAL: Tentative Map to resubdivide 6 existing parcels into two parcels, totaling 1.617+ acres, zoned C-3. APN:006-0133-012,16,17,18; 006-0138-01, 006-0181-004

Conditions:

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. These conditions shall supersede any conflicting information shown on the tentative map:

- A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
- B. Submit a soils test prepared by a registered engineer to be used in street design;
- C. Design street sections to provide for stabilized subgrades and pavement sections under high groundwater conditions;
- D. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- E. Dedicate the following strip of land as a public utility easement for underground public utility facilities and appurtenances except where buildings and structures are located: Within a strip of land 30 feet in width, the south line of which is described as follows: Beginning at the southwest corner of Parcel 1, thence South 71 18' 13" East 73.85 feet.
- F. Show all existing easements;
- G. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards;
- H. Provide street lights. Coordinate street light design with the City's Public Works Electrical Section;

- I. Parcel 2 shall be dedicated as a public utility easement;
- J. Provide for a Class 2 bicycle lane on the south side of Capitol Mall. Provide for Class 3 bicycle routes on Parcel 2 (or that portion of abandoned Front Street) and Neasham Circle. This may include but not be limited to striping, restriping, and signage. All work shall be done to the satisfaction of the City's Bicycle Coordinator and Traffic Engineer;
- K. Prepare a tree preservation plan for the review and approval of the City Arborist, if necessary;
- L. The 12-inch drainage main in Front Street shall be abandoned to the satisfaction of the Department of Utilities;
- M. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned. The Department of Utilities' field crews will abandon the excess water services. The applicant shall pay (City Council Resolution 98-272) to the Department of Utilities for each water service to be abandoned. The applicant should be advised that the tap record research and verification of tap locations by the field crews, prior to sign-off of this condition, may take a considerable amount of time, therefore, all requests should be submitted in a timely manner;
- N. Fire access shall be provided along the abandoned portion of Front Street. This may require some form of paving between and adjacent to the California State Historic Railroad rails. All work shall be done to the satisfaction of, but not limited to, the City's Fire Department, the California State Historic Railroad, and the California Public Utilities Commission;
- O. Capitol Mall, Neasham Circle, and Front Street shall be dedicated and improved to City standards.

The following are conditions for the Special Permit that shall be satisfied prior to the issuance of any building permit:

- A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
- B. Submit a soils test prepared by a registered engineer to be used in street design;
- C. Design street sections to provide for stabilized subgrades and pavement sections under high groundwater conditions;
- D. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards;
- E. Provide street lights. Coordinate street light design with the City's Public Works Electrical Section;
- F. Provide for a Class 2 bicycle lane on the south side of Capitol Mall and Class 3

bicycle routes on Parcel 2 or that portion of abandoned Front Street and Neasham Circle. This may include but not be limited to striping, restriping, and signage. All work shall be done to the satisfaction of the City's Bicycle Coordinator and Traffic Engineer;

- G. Prepare a tree preservation plan for the review and approval of the City Arborist, if necessary;
- H. Fire access shall be provided along the abandoned portion of Front Street. This may require some form of paving between and adjacent to the California State Historic Railroad rails. All work shall be done to the satisfaction of, but not limited to, the City's Fire Department, the California State Historic Railroad, and the California Public Utilities Commission;
- I. Capitol Mall, Neasham Circle, and Front Street shall be dedicated and improved to City standards;
- J. On Capitol Mall, a westbound left turn pocket and a pedestrian crossing are being considered as part of this project. Applicant/developer shall provide for all aspects of the construction of these features including but not limited to the funding, design, construction, and coordination/permitting with other agencies. Coordination shall include but not be limited to CALTRANS, the California Public Utilities Commission, the California State Historical Railroad, the City of West Sacramento, and the City's Downtown Enterprise Department. All work shall done to the satisfaction of the City's Public Works Department. The applicant/developer shall change the current site plan as necessary to accommodate the final design of the above features;
- K. Comply with requirements in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P98-110). These requirements may include but not be limited to modifications to the 3rd Street and L Street intersection and restriping the eastbound right turn lane on Capitol Mall;
- L. The storm drainage flows from this site shall be routed to a separate storm drainage system and not to Sump 107;
- M. Sanitary sewer flows from this project will have an adverse impact to the combined sewer system (CSS). The applicant will be required to enter into an CSS impact mitigation fee agreement with the City;
- N. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- O. **GROUNDWATER DISCHARGE PERMIT**

All new groundwater discharges to the Combined or Separated Sewers must be regulated and monitored by the Department of Utilities (City Council Resolution #92-439). Groundwater discharges to the City's sewer system are defined as follows:

1. Construction dewatering discharges

2. Treated or untreated contaminated groundwater cleanup discharges
3. Uncontaminated groundwater discharges

Foundation or basement dewatering discharges to the CSS are not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.

Groundwater discharges may contain toxic and/or explosive chemicals that could be harmful to the environment and to service workers working in the City's sewer system. Prior to discharging any ground water to the City's sewer system, chemical analysis must be performed to determine if the groundwater contains toxic or explosive chemicals in concentrations of concern.

Currently, two types of groundwater discharges are recognized by the Department of Utilities; limited discharges and long-term discharges. These types of discharges are described as follows:

- A. "limited discharges" are short groundwater discharges of 7-days duration or less. Limited discharges must be approved through the Department of Utilities by acceptance letter.
- B. "long-term discharges" are groundwater discharges of greater duration than 7-days. Long-term discharge must be approved through the Department of Utilities and the City Manager through a Memorandum of Understanding (MOU) process.

The Groundwater MOU has a term of one year and requires the discharger to:

- a. Provide a description of the groundwater discharge,
 - b. Obtain a Regional Sanitation District permit,
 - c. Obtain approval from the Regional Water Quality Board if discharge is part of groundwater cleanup or contains contaminants above MCLs,
 - d. Pay fees based on flow amounts when a fee schedule is established by ordinance,
 - e. Comply with any new pertinent laws,
 - f. Assess and repair sewer lines if the discharge exceeds MCLs,
 - g. Suspend discharges during storm events or at City request,
 - h. Provide shut-off switches accessible to the City, and
 - i. Indemnify the City against all claims related to the MOU,
- P. 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. Since the project is not served by a regional water quality control facility and is greater than one acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be**

considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.

The following are advisory notes regarding the Special Permit:

1. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
2. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

The following are comments on the Project Site Plan (Sheet 1) and the Below Grade Parking Level plan (Sheet 2) dated 10-27-98:

1. The site plan (Sheet 1) should show all existing and proposed improvements in the adjacent public streets i.e. curb, gutter, sidewalk, driveways (and their widths), traffic striping and markings, utility lines, property lines, etc.
2. The below grade parking level plan (Sheet 2) should show the typical parking stall and maneuvering dimensions and location of handicap stalls. Any structural columns that would impact parking should be shown. A variance may be required for the tandem parking.
3. Trash enclosures should be shown.
4. Maximum width for a one-way driveway entrance is 25 feet. The minimum width for a two-way driveway is 24 feet.
5. Bicycle routing should be shown.

3. **PROJECT NAME: P98-017 BLT Transfer Station**

LOCATION: East of Stockton Blvd. & So. of Elder Creek Road between 65th Expressway and Cougar Drive

OWNER: LTM Construction, Inc.
1218 Michigan Street, San Francisco CA 94107
(415)282-0115

APPLICANT: LTM Construction, Inc. c/o Bowdoin Pfeifer

1218 Michigan Street, San Francisco CA 94107
(415)282-0115

ENGINEER: Rose's Engineering
9070 ElkGrove Blvd. Elk Grove CA 95624
(916)686-5445

PROJECT PLANNER: Bridgette Williams, 264-5000

PROPOSAL: Tentative Map to subdivide 6.0 acres into 33 single family lots for future single family residential development in the R-1 and R-1A zone;

Conditions:

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. These conditions shall supersede any conflicting information shown on the tentative map:

- D. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
- E. Submit a soils test prepared by a registered engineer to be used in street design;
- F. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- G. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
- H. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P98-017);
- I. 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;
- J. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- K. Show all existing easements;
- L. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to Elder Creek Road;
- M. Label SMUD's transmission line easement as a "Restricted Building and Use Area";

- N. The developer shall obtain a joint-use agreement from SMUD consenting to the proposed development within SMUD's transmission line easement. Vehicular access shall be provided to steel towers at all times. All cut, fill and grading within the easement must be conducted in a manner so that minimum horizontal and vertical clearances are maintained in accordance with California Public Utilities Commission General Order No. 95. Any violations shall be corrected at the developer's expense. Developer shall contact SMUD's Property Administrator for application procedures;
- O. The developer shall submit grading, landscape, or any other drawings that show changes to the areas within SMUD's transmission line easement to SMUD for approval;
- P. Pursuant to City Code Section 40.10.1019, 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 Department of Public Works after consultation with the U.S. Postal Service;
- Q. Remove all existing structures on the site;
- O. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities 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.
- The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.
- P. The proposed development is located within Sacramento County Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
- Q. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.
- R. 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.

- S. 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.
- T. 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 draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.
- U. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.

ADVISORY NOTES:

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

1. Negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees;
2. The Sacramento Municipal Utility District (SMUD) occupies a transmission line easement within the boundaries of this map and certain uses are not permitted or compatible with the safety, operation, maintenance, and construction of their transmission line facilities. Contact SMUD's Property Administrator for information regarding approvals, acceptable uses, and clearances.

MAP DEPICTION COMMENTS:

1. The **tentative** map needs to show the name **and** registration number of the person who prepared the map (City Code 40.06.606 (c)).