

GILL & PULVER ENGINEERS INC.

February 24, 1981

William H. Gill, P.E.
John W. Pulver, P.E.
Rick R. Bettis, P.E.

Ms. Sharon Caudle
Planning Department
City of Sacramento
725 J Street
Sacramento, California 95814

Reference: Riverside Villa

Dear Sharon:

The attached discussion of Section 28 of the Condominium Ordinance presents the alternative to the requirement for separate water and sewer hook-ups as I believe was agreed to by Bob Johnston of Water and Sewers and concurred in by Ron Pecci, Chief Plumbing Inspector.

As you recall, our analysis demonstrated that sewer lines at Riverside Villa are hydraulically designed with a 100% safety factor as required by the ordinance for an alternative to be acceptable.

Please advise if further discussions are necessary to obtain final approval of these alternatives.

Sincerely,

WILLIAM H. GILL

WHG:dw
Enclosure

cc: Paula Sklan

RIVERSIDE VILLA

SECTION 28 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED.

Section 28. Condominiums

c. Condominium Conversions

3. Development Standards, Ordinance No. 4305

(b) Utilities.

(i) Sewer: Each condominium unit shall have a separate sewer service hookup; provided, that the City Council may permit the use of common sewer lines that are oversized by one size or more, or which are hydraulically designed with a 100% safety factor, where the Council with the concurrence of the City Engineer, finds the common sewer lines can adequately service the condominiums.

(ii) Water: Each condominium unit shall have a separate water service hookup or shutoff; provided, that the City Council may permit a single water system to service more than one condominium unit where shutoffs are provided wherever practical and where the Council, with the concurrence of the City Engineer, finds the single water system can adequately service the condominiums.

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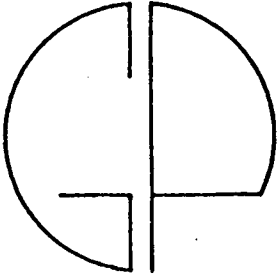
The following measures are proposed as an alternative to the requirement for a separate sewer service:

1. Cleaning of all sewer services and horizontal sewer lines under floor slabs prior to conversion, followed by a program for bi-annual cleaning of these lines. This periodic cleaning operation should be funded by the Homeowners' Association as a regular recurring maintenance activity.

2. Insurance purchased by the Homeowners' Association to compensate any owner for costs resulting from sewage related accidents.

In lieu of separate water service hookup to each condominium unit, it is proposed that the existing system of a shutoff valve for each building be accepted as provided for in the condominium ordinance.

A discussion and evaluation of the sewer and water systems are presented in the property report prepared by Gill & Pulver Engineers and submitted to the City of Sacramento in support of the Special Use Permit.



GILL & PULVER ENGINEERS INC.

March 2, 1981

William.H. Gill, P.E.
John W. Pulver, P.E.
Rick R. Bettis, P.E.

Ms. Sharon Caudle
Planning Department
City of Sacramento
725 J Street
Sacramento, California 95814

Reference: Rivergreens

Dear Sharon:

Attached is a copy of Section 28 of the Condominium Ordinance and the alternative to the requirement for separate water and sewer hook-ups as agreed to by Water and Sewers and concurred in by the Chief Plumbing Inspector.

As discussed in our property report, our analysis demonstrated that building sewer systems at Rivergreens are hydraulically designed with a 100% safety factor as required by the ordinance for an alternative to be acceptable.

Please advise if further discussions are necessary to obtain final approval of these alternatives.

Sincerely,

WILLIAM H. GILL

WHG:dw
Enclosure

cc: Chris Kozell

RIVERGREENS

SECTION 28 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, SEPTEMBER 16, 1980.

Section 28. Condominiums

c. Condominium Conversions

3. Development Standards, Ordinance No. 4305

(b) Utilities.

(i) Sewer: Each condominium unit shall have a separate sewer service hookup; provided, that the City Council may permit the use of common sewer lines that are oversized by one size or more, or which are hydraulically designed with a 100% safety factor, where the Council with the concurrence of the City Engineer, finds the common sewer lines can adequately service the condominiums.

(ii) Water: Each condominium unit shall have a separate water service hookup or shutoff; provided, that the City Council may permit a single water system to service more than one condominium unit where shutoffs are provided wherever practical and where the Council, with the concurrence of the City Engineer, finds the single water system can adequately service the condominiums.

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The following measures are proposed as an alternative to the requirement for separate sewer service:

1. Cleaning of all sewer services and horizontal sewer lines under floor slabs prior to conversion, followed by a program for bi-annual cleaning of these lines. This periodic cleaning operation should be funded by the Homeowners' Association as a regular recurring maintenance activity.

2. Insurance purchased by the Homeowners' Association to compensate any owner for costs resulting from sewage related accidents.

3. Installation of a flusher branch in the line serving Building 41.

In lieu of separate water service hookup to each condominium unit, it is proposed that the existing system of a shutoff valve for each building be accepted as provided for in the condominium ordinance.

A discussion and evaluation of the sewer and water systems are presented in the property report prepared by Gill & Pulver Engineers and submitted to the City of Sacramento in support of the Special Use Permit.