

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Parcel Map and recommends the Design Director approve with conditions the Site Plan and Design Review of the map with deviations to the minimum required public street frontage and to reduce the minimum required lot width for the project known as **Z24-101**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Environmental Determination:** Exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section Number 15332, In-Fill Development.
2. **Tentative Parcel Map** to subdivide one 0.5-acre parcel into 3 residential lots.
3. **Site Plan and Design Review** for review of the map with deviations to the minimum required public street frontage and to reduce the minimum required lot width in the single-unit dwelling (R-1) zone.

### PROJECT INFORMATION

Location: 465 Bowman Avenue

Parcel Number: 262-0121-017-0000

Council District: 3 – Karina Talamantes

Applicant/Property Owner: Ahsan Sana, Rising Investment Properties Inc.  
1409 Grace Ave,  
Sacramento, CA 95838

Project Planner: Jose Quintanilla, Associate Planner, (916) 808-5879

Hearing Date: June 26, 2025

#### Land Use Information

General Plan Designation: Neighborhood (N)

Community Plan Area: South Natomas

Specific Plan: N/A

Zoning: R-1 (Single-Unit Dwelling)

Special Planning District: N/A

Planned Unit Development: N/A

Design Review Area: Citywide

Parking District: Suburban

Historic District: N/A

Existing Land Use of Site: Vacant

### Surrounding Zoning and Land Uses

North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1; RMX-SPD	Residential; Commercial

### Site Characteristics

Existing Property Area:	21,780 square feet / 0.5 acres
Topography:	Flat
Street Improvements:	Required
Utilities:	Required

### Other Information

Previous Files:	W6559 (Demolition of Residential Building)
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## **ATTACHMENTS**

Attachment 1: Tentative Parcel Map

Attachment 2: Driveway Variance, DRV25-0012

## **PROPOSED PROJECT AND ANALYSIS**

### *Background*

The project site (North ½ of Lot 63, Gardenland Subdivision No. 2, April 1926) is a rectangular-shaped property in the Gardenland area of South Natomas. Aerial imagery and building permit records indicate that there was once a dwelling on the site that was demolished in October 1973. There has been no development on the site since, with the site being used as storage space for the adjacent property.

The project site is landlocked with access from Bowman Avenue available through a 15-foot-wide easement on the neighboring property at 455 Bowman Ave (APN: 262-0121-018-0000). The property adjacent to the subject site, 501 Bowman Ave (APN: 262-0121-016-0000) is similarly landlocked, with access also available through the subject site and 455 Bowman, except that this property has a 20-foot-wide access easement as opposed to the 15-foot-wide easement benefiting the subject site.

There is no home construction proposed with this application and any future request to develop the parcel with dwellings will require review and approval of a separate Site Plan and Design Review entitlement.

### *Project Details*

The project proposes the subdivision of one 0.5-gross-acre parcel into three residential parcels. The proposed project requires entitlements for a Tentative Parcel Map (TPM), and Site Plan and Design Review with deviations to the minimum required public street frontage and to reduce the minimum required lot width. No house plans are proposed with this request.

This request requires a public hearing before the Zoning Administrator and Design Director.

### Tentative Parcel Map (TPM) and Site Plan and Design Review (SPDR)

The applicant is proposing to subdivide the existing parcel into three residential parcels with easements for shared driveways. This map requires deviations to the minimum required public street frontage and to reduce the minimum required lot width. Applicable R-1 zone standards for new lots are shown in Table 1, below. Staff supports the deviation requests as the parcels can accommodate

residential development and adequate access, and turnaround areas have been provided on site through a private driveway.

<b>Table 1: R-1 Development Standards: Lot sizes, width, and depth (17.204.230)</b>							
<b>Lot</b>	<b>Min. Lot Size (sq. ft.):</b> 5,200 / 6,200 (corner)		<b>Min. Lot Width (ft.):</b> 52 (interior) / 62 (corner)		<b>Required Lot Depth (ft.):</b> Min. 80 - Max. 160		<b>Street Frontage</b>
	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>	<b>Deviation</b>
All	5,949 – 9,885	N	48.94 - 97.89	Y	100.95 – 121.61	N	Y
1	9,885	N	97.89	N	100.95	N	Y
2	5,949	N	48.94	Y	121.61	N	Y
3	5,949	N	48.94	Y	121.61	N	Y

Because of the existing narrow easement that this development will use to access the new parcels, the Fire Department and Recycling and Solid Waste have provided conditions of approval necessary to safely serve the site. The Fire Department has conditioned any future residential development to include fire sprinklers beyond those typically required of this type of development. Specifically, fire sprinklers are required in bathrooms, closets, and attics. Recycling and Solid waste has indicated that a garbage truck cannot access the site and has provided an advisory informing the applicant that all trash service for this development will be on Bowman Avenue, meaning that residents will need to wheel their trash bins to Bowman Avenue because of the narrow access easement.

#### *Site Access*

As mentioned above, access to the site is from Bowman Avenue through a 15-foot-wide easement on the neighboring property at 455 Bowman Ave (APN: 262-0121-018-0000). Because of the narrowness of the easement, a driveway variance was required by the Department of Public Works. City Code requires that driveways serving two or more units be 24-foot-wide and be located more than 5 feet away from the side property line. The approved variance (DRV25-0012) will allow the existing 15-foot driveway, which is located at the property line, to serve the proposed development.

#### *Public Street Frontage*

Per City Code Section 17.500.010(C) all subdivisions shall result in lots that can be used or built upon and except for lots within a planned unit development, all residentially zoned lots shall have not less than 20 feet of public street frontage, approved private street frontage, or alley frontage. This project includes a deviation request to create parcels without public street frontage. All of the proposed lots require a deviation to this requirement. Staff is supportive of this deviation as adequate access to the site has been provided.

#### *Subdivision Review Committee*

The proposed map was heard at the Subdivision Review Committee on May 21, 2025. During the meeting, the proposed conditions of approval for the TPM were accepted by the applicant and forwarded by the Committee. The resulting conditions are provided in the Conditions of Approval.

### **PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to Benito Juarez Neighborhood Association, Gardenland/Northgate Neighborhood Association, Natomas Chamber of Commerce, Natomas Community Association, Rancho Del Paso Neighborhood Association, South Natomas Improvement Association, South Natomas United, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff received comments from the immediate neighbor inquiring about the scope of

the project and expressing concerns about the access easement on his property which benefits the project site.

All property owners and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a public hearing notification. The site was posted with project information after submittal and prior to the Public Hearing.

## **ENVIRONMENTAL DETERMINATION**

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development. The project is consistent with the Neighborhood general plan designation and the R-1 zone. The site is within city limits on a 0.5-acre parcel that is substantially surrounded by developed urban areas. The project has no value as habitat for endangered, rare, or threatened species. Lastly, the site can be adequately served by all required utilities and public services, and approval of the project would not result in any significant effects regarding traffic, noise, air quality, or water quality.

## **FLOOD HAZARD ZONE**

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the city must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

## **FINDINGS OF FACT**

### **A. Environmental Exemption: Exemption, (Per California Environmental Quality Act (CEQA) Guidelines, Class 32, Section 15332, In-Fill Development).**

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator and Design Director have determined the project is exempt from review under Section 15332, In-Fill Development of the California Environmental Quality Act (CEQA) The project qualifies for this exemption for the following reasons:
  - a. the project is consistent with the Neighborhood general plan designation and the R-1 zoning designation in that the proposed project is an allowable use under the zoning designation.

- b. the proposed development occurs within Sacramento city limits on a project site of no more than five acres that is substantially surrounded by developed urban areas.
- c. the project has no value as habitat for endangered, rare, or threatened species.
- d. approval of the project would not result in any significant effects regarding traffic, noise, air quality, or water quality.
- e. the site can be adequately served by all required utilities and public services.

**B. Tentative Parcel Map** to subdivide one 0.5-acre parcel into 3 residential lots **is approved** based on the following Findings of Fact:

1. None of the conditions described in Government Code section 66476 exist with respect to the proposed subdivision as follows:
  - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
  - b. The design and improvement of the proposed subdivision is consistent with the General Plan, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
  - c. The site is physically suitable for the type of development.
  - d. The site is physically suitable for the proposed density of development.
  - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
  - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.
  - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The City has considered the effect of the approval of this tentative parcel map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

C. **Site Plan and Design Review** for review of the map with deviations to the minimum required public street frontage and to reduce the minimum required lot width in the single-unit dwelling (R-1) zone **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan designation of Neighborhood, in that this designation allows for single-unit dwelling subdivisions at a density between three to eight dwelling units per net acre; and
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards. This development requires deviations to reduce the minimum required lot width. The deviations are consistent with the purpose and intent of the Planning and Development Code in that 1) the two deviating parcels are of equal size and width and can adequately accommodate future infill development; and 2) the project otherwise meets applicable development standards within the R-1 zone; and
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that the proposed private driveway has been reviewed by the Department of Public Works and a Driveway Variance has been processed for the driveway's narrow width and proximity to the interior side property line; and
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed layout accounts for safe and efficient vehicle, bicycle, and pedestrian circulation; and
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged in that the proposed project must comply with CalGreen Building Code regulations; and
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that this project develops a vacant and underutilized property.

## **CONDITIONS OF APPROVAL**

- B. **Tentative Subdivision Map** to subdivide one 0.5-acre parcel into 3 residential lots **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z24-101). 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 Final 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 at the discretion of the Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to Zoning Administrator approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

### **General: All Projects**

- B1. This tentative map approval expires on June 26, 2028, 36 months from its approval date.

Time extensions to extend the expiration date of the tentative map may be granted as provided in [Section 17.828.170.A](#). Time extensions are discretionary and not the automatic right of the applicant.

- B2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from appropriate parcels at no cost, at the time of sale or other conveyance of either parcel.

- B3. Show all continuing and proposed/required easements on the Final Parcel Map.

### **Public Works:**

Zarah Lacson (916) 808-8494, [ZLacson@cityofsacramento.org](mailto:ZLacson@cityofsacramento.org)

- B4. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards.
- B5. 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 Department of Public Works.

**Sacramento Municipal Utilities District (SMUD):**

Ellen Springer, (916) 732-5989, [Ellen.Springer@smud.org](mailto:Ellen.Springer@smud.org)

- B6. SMUD has existing overhead secondary facilities on the project site that will need to remain. SMUD also has existing overhead 12kV and low voltage/secondary facilities on the north side of Lot 2 and Lot 3 that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- B7. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area.
- SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
- B8. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B9. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B10. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the County's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.



Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

- B11. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B12. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- B13. The Applicant shall dedicate 2.5-feet of Lot 2 and 2.5' of Lot 3 along the shared property line of Lot 2 and Lot 3 as a public utility easement for underground facilities and appurtenances. The PUE area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, a height limit of fifteen feet tall at full maturity and weed abatement. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B14. Maintain proper clearance for bioretention/detention basins from PUE and/or SMUD easements.

#### **SacSewer**

Robb Armstrong, (916) 876-6104, [armstrongro@sacsewer.com](mailto:armstrongro@sacsewer.com)

- B15. Prior to the RECORDATION OF THE PARCEL SPLIT: The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the installation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."
- B16. Prior to RECORDATION OF THE FINAL MAP: Permanent structures, walls, signs and footings will not be permitted within the SacSewer easement area or private sewer easement area unless express written permission is obtained from SacSewer.
- B17. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.
- B18. Prior to the APPROVAL OF IMPROVEMENT PLANS: The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located in the right-of-way when possible. The design engineer must satisfactorily demonstrate that placing the main line within a road ROW is not possible before locating a main line in a dedicated public sewer easement as approved by SacSewer. These improvements must be shown on the plans.
- B19. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
- B20. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed onsite sewer crossing parcel boundaries is prohibited.

- B21. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. Buildings on separate parcels must have a separate connection to a private or public sewer main line collector built to SacSewer's standards. This includes pipes designed at a minimum of 8-inches in diameter and 48-inch manholes as needed. If a private sewer main line is desired, a Private Sewer Maintenance Agreement must be executed with SacSewer before plan approval to ensure the private owner properly maintains the private main line collector. These improvements must be shown on the plans.
- B22. Prior to the APPROVAL OF IMPROVEMENT PLANS: Private sewer main lines shall meet SacSewer Standards for collectors. A Private Sewer Maintenance Agreement shall be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the onsite sewer, including the private main line.
- B23. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements will be required to service this parcel. All public sewer easements will be dedicated to SacSewer in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SacSewer will only provide maintenance in public right-of-ways and SacSewer dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.
- B24. Prior to the APPROVAL OF IMPROVEMENT PLANS: Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.
- B25. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.
- B26. Prior to the APPROVAL OF IMPROVEMENT PLANS: All manholes not within public right of way must be accessible with an all-weather access road.
- B27. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
- B28. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: For this project, SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.

- B29. Prior to the APPROVAL OF IMPROVEMENT PLANS. Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.

**Department of Utilities (DOU):**

Saraí Jimenez, (916) 808-5426, [SJimenez@cityofsacramento.org](mailto:SJimenez@cityofsacramento.org)

- B30. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
- B31. The applicant shall grant and reserve easements, as needed for private drainage facilities and surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for drainage facilities and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map. A private maintenance agreement specifying future maintenance requirements and cost sharing for any common private utilities shall be recorded prior to the sale of any parcel shown on this map."
- B32. Easements for water meters shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.
- B33. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) 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, (2) 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 water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval. (Note: A water service agreement is required for the proposed common private water line and shall be to the satisfaction of the DOU.)
- B34. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage

study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

- B35. This project is in Drainage Basin 102 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
- B36. The onsite storm drainage and water systems shall be private systems operated and maintained by the property owners. Prior to the initiation of any storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that outlines the operation, maintenance, and repair of the onsite storm drainage facilities within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. The CC&Rs must provide that the City-approved provisions regarding surface and subsurface storm drainage facilities may not be revised without City consent.
- B37. Finished floor elevations shall be a minimum of 1-foot above the most downstream adjacent City drainage inlet or 1.5-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
- B38. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
- B39. 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 DOU.
- B40. 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 construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B41. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area.
- B42. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as A99 zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). As of July 1, 2024, new regulations to this area apply as contained in the current Comprehensive Flood Management Plan (CFMP). Any new construction of and/or substantial improvement to any structure must have the lowest floor, including the basement, elevated at least 12-inches above the highest adjacent 100-year event HGL of the City's drainage system and at least 18-inches above the Controlling Overland Release Point in the public right-of-way. Also, a Hold Harmless Agreement, and an Elevation or Floodproofing Certificate or both (commercial properties have the option of floodproofing if elevation is not feasible) will be required.

**Fire Department:**

King Tunson (916) 808-1358, [KTunson@sfd.cityofsacramento.org](mailto:KTunson@sfd.cityofsacramento.org)

- B43. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). California Fire Code Section 503.2.5 ***The proposed turn-around appears to have an inside radius of only 25' instead of the required 35'.***
- B44. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. California Fire Code Section 503.2.1 ***The first 228' of the entrance drive is shown as having only 15' of ingress/egress easement with fencing that reduces the overall drive lane down to approximately 13' 9". An approved Alternate Means or Method for compliance may be required if the minimum required width of 20' is not obtainable.***
- Per agreement with the City of Sacramento Fire Department, a modified 13D sprinkler system that includes sprinkler coverage required to be provided in bathrooms, closets, garages and attics, etc. will be considered an approved Alternate Means or Method of compliance.***
- B45. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. California Fire Code Section 503.2.3 ***Access roads shall be designed and maintained to support the imposed loads of fire apparatus (70,000 Lbs) and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25-year storm and a surface consisting of a minimum of a single layer of asphalt.***
- B46. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1. ***An onsite fire hydrant is required if the distance from a public fire hydrant exceeds 250' to the farthest portion of a residence.***
- B47. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.
- B48. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:
- a. Provisions for the necessary repair and maintenance of the roadway surface
  - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
  - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
  - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
  - e. Unrestricted use of and access to the roadways covered by the agreements.
  - f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.

- g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

**Park Planning and Development Services (PPDS):**

Dana Repan (916) 808-2762, [DRepan@cityofsacramento.org](mailto:DRepan@cityofsacramento.org)

- B49. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
- B50. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (*Contact Infrastructure Finance, Brent Mueller, (916)808-5715, [bmueller@cityofsacramento.org](mailto:bmueller@cityofsacramento.org)*)

**Miscellaneous**

- B51. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

**Advisory Notes:**

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

- B52. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, 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.

*Public Works*

- B53. The subject property has been granted a driveway variance permit (DRV25-0012) to allow a driveway serving more than two residential units to be less than 24-ft in width and to be located within 10-ft of the side property line.

*Department of Utilities*

- B54. The proposed development is located within Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.
- B55. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
- B56. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

### *SacSewer*

- B57. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com) or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- B58. ONGOING: Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

### *SMUD*

- B59. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre- engineering meeting with all utilities to ensure property clearances are maintained.
- B60. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- B61. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

### *Park Planning and Development Services*

- B62. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$4,617. This is based on the subdivide to create three lots at an average land value of \$135,000 per acre for the South Natomas Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
  - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

### *Recycling and Solid Waste*

- B63. Applicant to provide a trash management plan detailing the storage of containers on each parcel and the placement of containers for collection on Bowman Avenue when submitting building plans.
- B64. The Recycling and Solid Waste Division reserves the right to mandate bin (dumpster) service to ensure efficient collection.



- C. **Site Plan and Design Review** for review of the map with deviations to the minimum required public street frontage and to reduce the minimum required lot width in the single-unit dwelling (R-1) zone **is approved** subject to the following Conditions of Approval:

**Planning & Design Review:**

Jose R. Quintanilla (916) 808-5879, [JQuintanilla@cityofsacramento.org](mailto:JQuintanilla@cityofsacramento.org)

*General*

- C1. This discretionary permit expires on June 26, 2028, three (3) years from the effective date of approval
- Time extensions to establish a use, construct a development project, or to demolish a structure may be granted as provided in Section 17.808.400.B. Time extensions are discretionary and not the automatic right of the applicant.
- C2. This approval is for the subdivision of one parcel into 3 residential lots as shown on the approved Tentative Parcel Map.
- C3. Development of the site shall be in compliance with the approved plans and these conditions of approval. Any modification(s) to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- C4. No building permit shall be applied for until after the expiration of the 10-day appeal period, unless approved through a concurrent review. If an appeal is filed, no permit shall be issued until final approval is received.
- C5. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

**Sacramento Municipal Utilities District (SMUD):**

Ellen Springer, (916) 732-5989, [Ellen.Springer@smud.org](mailto:Ellen.Springer@smud.org)

- C6. SMUD has existing overhead secondary facilities on the project site that will need to remain. SMUD also has existing overhead 12kV and low voltage/secondary facilities on the north side of Lot 2 and Lot 3 that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- C7. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- C8. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area.
- SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition



of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

- C9. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- C10. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- C11. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- C12. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the County's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- C13. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
- C14. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- C15. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- C16. The Applicant shall dedicate 2.5-feet of Lot 2 and 2.5' of Lot 3 along the shared property line of Lot 2 and Lot 3 as a public utility easement for underground facilities and appurtenances. The PUE area shall be subject to SMUD's landscaping and tree placement guidelines within the

easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, a height limit of fifteen feet tall at full maturity and weed abatement. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

- C17. Maintain proper clearance for bioretention/detention basins from PUE and/or SMUD easements.

**SacSewer**

Robb Armstrong, (916) 876-6104, [armstrongro@sacssewer.com](mailto:armstrongro@sacssewer.com)

- C18. Prior to the RECORDATION OF THE PARCEL SPLIT: The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the installation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."
- C19. Prior to RECORDATION OF THE FINAL MAP: Permanent structures, walls, signs and footings will not be permitted within the SacSewer easement area or private sewer easement area unless express written permission is obtained from SacSewer.
- C20. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.
- C21. Prior to the APPROVAL OF IMPROVEMENT PLANS: The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located in the right-of-way when possible. The design engineer must satisfactorily demonstrate that placing the main line within a road ROW is not possible before locating a main line in a dedicated public sewer easement as approved by SacSewer. These improvements must be shown on the plans.
- C22. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
- C23. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed onsite sewer crossing parcel boundaries is prohibited.
- C24. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. Buildings on separate parcels must have a separate connection to a private or public sewer main line collector built to SacSewer's standards. This includes pipes designed at a minimum of 8-inches in diameter and 48-inch manholes as needed. If a private sewer main line is desired, a Private Sewer Maintenance Agreement must be executed with SacSewer before plan approval to ensure the private owner properly maintains the private main line collector. These improvements must be shown on the plans.

- C25. Prior to the APPROVAL OF IMPROVEMENT PLANS: Private sewer main lines shall meet SacSewer Standards for collectors. A Private Sewer Maintenance Agreement shall be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the onsite sewer, including the private main line.
- C26. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements will be required to service this parcel. All public sewer easements will be dedicated to SacSewer in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SacSewer will only provide maintenance in public right-of-ways and SacSewer dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.
- C27. Prior to the APPROVAL OF IMPROVEMENT PLANS: Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.
- C28. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.
- C29. Prior to the APPROVAL OF IMPROVEMENT PLANS: All manholes not within public right of way must be accessible with an all-weather access road.
- C30. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
- C31. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com) or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- C32. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: For this project, SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.
- C33. Prior to the APPROVAL OF IMPROVEMENT PLANS. Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.

**Department of Utilities (DOU):**

Saraí Jimenez, (916) 808-5426, [SJimenez@cityofsacramento.org](mailto:SJimenez@cityofsacramento.org)

- C34. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
- C35. Easements for water meters shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.
- C36. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) 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, (2) 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 water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval. (Note: A water service agreement is required for the proposed common private water line and shall be to the satisfaction of the DOU.)
- C37. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
- C38. This project is in Drainage Basin 102 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
- C39. The onsite storm drainage and water systems shall be private systems operated and maintained by the property owners. Prior to the initiation of any storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that outlines the operation, maintenance, and repair of the onsite storm drainage facilities within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. The CC&Rs must provide that the City-approved provisions regarding surface and subsurface storm drainage facilities may not be revised without City consent.

- C40. Finished floor elevations shall be a minimum of 1-foot above the most downstream adjacent City drainage inlet or 1.5-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
- C41. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
- C42. 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 DOU.
- C43. 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 construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- C44. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area.
- C45. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as A99 zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). As of July 1, 2024, new regulations to this area apply as contained in the current Comprehensive Flood Management Plan (CFMP). Any new construction of and/or substantial improvement to any structure must have the lowest floor, including the basement, elevated at least 12-inches above the highest adjacent 100-year event HGL of the City's drainage system and at least 18-inches above the Controlling Overland Release Point in the public right-of-way. Also, a Hold Harmless Agreement, and an Elevation or Floodproofing Certificate or both (commercial properties have the option of floodproofing if elevation is not feasible) will be required.

**Fire Department:**

King Tunson (916) 808-1358, [KTunson@sfd.cityofsacramento.org](mailto:KTunson@sfd.cityofsacramento.org)

- C46. 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. California Fire Code Section 501.4
- C47. Upon submitting improvement plans for review, provide means of identifying that the farthest projection of the exterior wall of a building shall be accessible from within 200 ft of an approved Fire Department access road (minimum 20' wide) and 250' approved water supply as measured by an unobstructed route around the exterior of the building. (California Fire Code Sections 503.1.1 & 507.5.1)
- C48. Upon submitting improvement plans for review, identify that roads used for Fire Department access less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

- C49. Upon submitting improvement plans for review, identify that Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. California Fire Code Section 503.2.3 ***Access roads shall be designed and maintained to support the imposed loads of fire apparatus (70,000 Lbs) and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25-year storm and a surface consisting of a minimum of a single layer of asphalt.***
- C50. Upon submitting improvement plans for review, provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at [DOUdevelopmentreview@cityofsacramento.org](mailto:DOUdevelopmentreview@cityofsacramento.org) California Fire Code Section 507.4
- C51. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.
- Per agreement with the City of Sacramento Fire Department, a modified 13D sprinkler system that includes sprinkler coverage required to be provided in bathrooms, closets, garages and attics, etc. will be required.***

**Park Planning and Development Services (PPDS):**

Dana Repan (916) 808-2762, [DRepan@cityofsacramento.org](mailto:DRepan@cityofsacramento.org)

- C52. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
- C53. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure, Finance, Brent Mueller, (916)808-5715, [bmueller@cityofsacramento.org](mailto:bmueller@cityofsacramento.org)).

**Recycling and Solid Waste:**

Adam Roitman, (916) 808-3508, [aroitman@cityofsacramento.org](mailto:aroitman@cityofsacramento.org)

- C54. Project must meet the requirements outlined in City Code Chapter 13.10.
- C55. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit and one organics recycling container per parcel. The space needed is approximately 35 inches by 87 inches per unit. The containers shall be placed out of view from any street, sidewalk, or other public right-of-way by fence, landscaping, building, or other barrier or immediately adjacent to the residential building per City Code Chapter 13.10.100.
- C56. There must be sufficient space to set out three containers (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required.

C57. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and containers safely. Containers must be placed along the curb closest to the property for collection.

a. All containers shall be placed on Bowman Avenue for service.

**Advisory Notes:**

*Building Division*

C58. The plans are required to comply with the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12)

*Fire Department*

C59. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. California Fire Code Section 503.2.1 The first 228' of the entrance drive is shown as having only 15' of ingress/egress easement with fencing that reduces the overall drive lane down to approximately 13' 9". An approved Alternate Means or Method for compliance may be required if the minimum required width of 20' is not obtainable.

***Per agreement with the City of Sacramento Fire Department, a modified 13D sprinkler system that includes sprinkler coverage required to be provided in bathrooms, closets, garages and attics, etc. will be considered an approved Alternate Means or Method of compliance.***

*Recycling & Solid Waste*

C60. Applicant to provide a trash management plan detailing the storage of containers on each parcel and the placement of containers for collection on Bowman Avenue when submitting building plans.

C61. The Recycling and Solid Waste Division reserves the right to mandate bin (dumpster) service to ensure efficient collection.

C62. Standard Bin and Can Dimensions

Size	Height	Depth	Width
32 gal. can	39 in.	24 in.	19 in.
64 gal. can	40 in.	30 in.	28 in.
96 gal. can	47 in.	35 in.	29 in.
1 yd. bin	4 ft.	2 ft., 9 in.	6 ft., 10 in.
2 yd. bin	4 ft., 5 in.	4 ft.	6 ft., 10 in.
3 yd. bin	5 ft., 1 in.	3 ft., 7 in.	6 ft., 10 in.
4 yd. bin	5 ft., 9 in.	4 ft., 8 in.	6 ft., 10 in.
5 yd. bin	5 ft., 3 in.	5 ft., 9 in.	6 ft., 10 in.
6 yd. bin	6 ft.	5 ft., 10 in.	6 ft., 10 in.



C63. Standard Truck Dimensions

Type	Height Clearance	Length	Width	Inside Turning Circle Diameter	Pickup Clearance
Side Loader	13 ft.	32 ft.	10 ft.	62 ft.	17 ft.
Rear Loader	13 ft.	35 ft.	10 ft.	47 ft.	13 ft.
Front Loader	14 ft.	33 ft.	10 ft.	49 ft.	25 ft.

*Department of Utilities*

- C64. The proposed development is located within Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.
- C65. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
- C66. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

*Urban Forestry*

Kevin A. Hocker (916) 808-4996, [KHocker@cityofsacramento.org](mailto:KHocker@cityofsacramento.org)

Erica Allen, (916) 808-6943, [EAllen@cityofsacramento.org](mailto:EAllen@cityofsacramento.org)

- C67. Urban Forestry recognizes that there are existing trees on site that meet the definition of a private protected tree. The creation of this tentative map itself does not necessitate the removal of any of the private protected trees on site.

When future applications are submitted for site plan and design review of the individual parcels, the applicant will need to obtain any necessary tree removal permits through the entitlements process at that time.

No tree removal permits have been issued at this time. Private protected trees shall not be removed before a tree removal permit has been issued.

*SacSewer*

- C68. ONGOING: Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.



*Park Planning and Development Services*

C69. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

- a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$4,617. This is based on the subdivide to create three lots at an average land value of \$135,000 per acre for the South Natomas Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
- b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.



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Jose Quintanilla  
Associate Planner

*Garrett Norman*

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Garrett Norman  
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

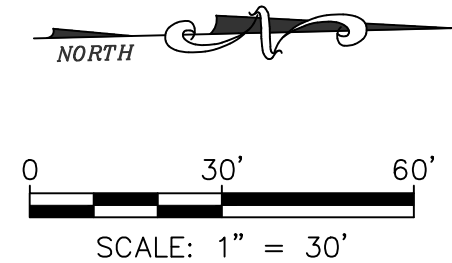
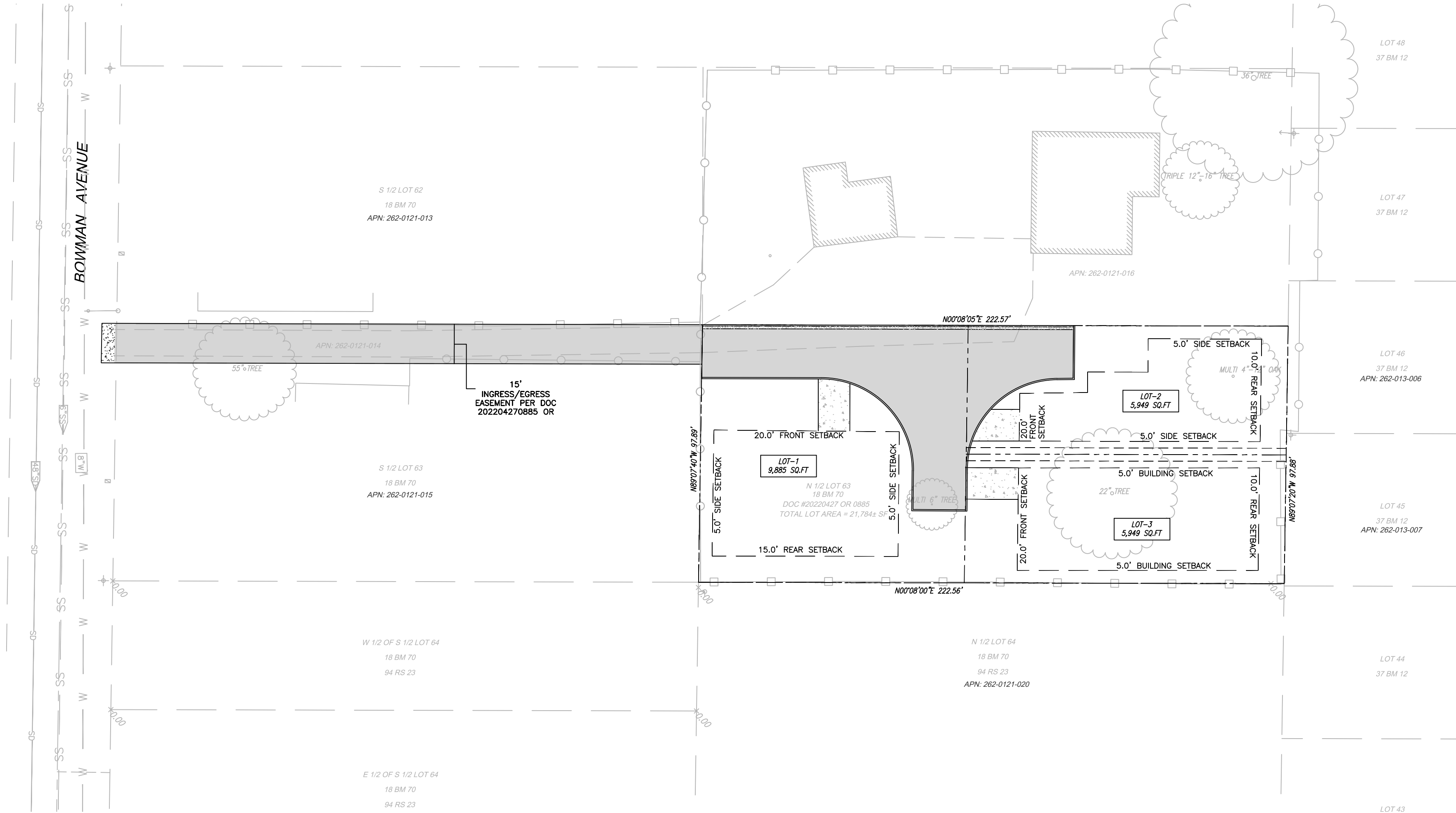
LEGEND

	PROPERTY BOUNDARY
	EX BUILDING
	ASPHALT
	CONCRETE
	EX CONCRETE
	ASPHALT
	EX FENCE
	EX TREE
	(N) FIRE ACCESS LANE
	EX WATER LINE
	EX SANITARY SEWER
	EX OVERHEAD LINE
	EX STORM DRAIN
	WATER PIPE
	SANITARY SEWER PIPE
	SANITARY SEWER MANHOLE
	WATER METER
	BACKFLOW PREVENTION
	FIRE HYDRANT

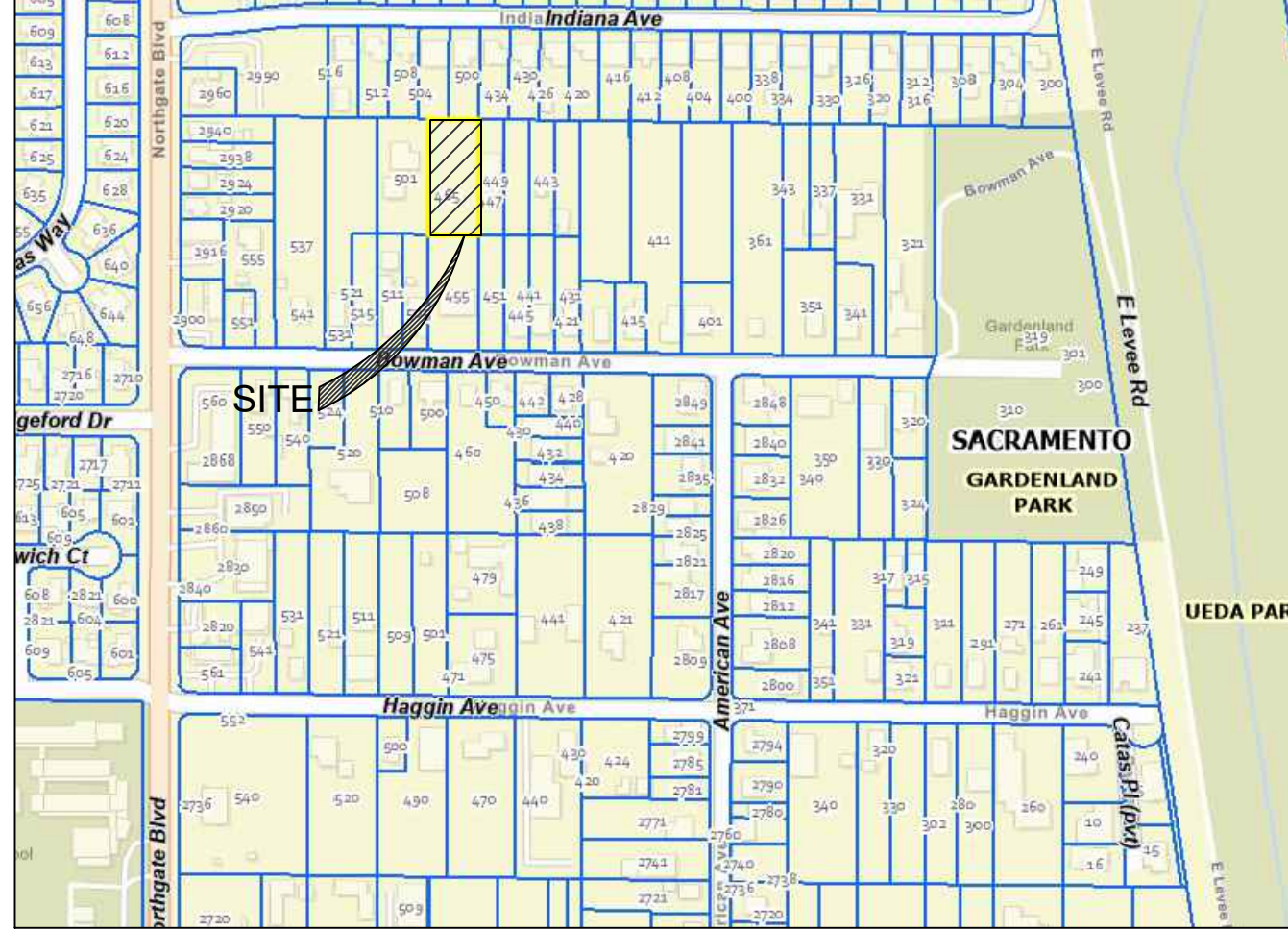
ABBREVIATIONS

A.P.N.	ASSESSOR'S PARCEL NUMBER
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CATV	CABLE TELEVISION
CBX	COMMUNICATION BOX
CO	CLEAN OUT
CB	CATCH BASIN
CONC	CONCRETE
E	EAST
ELEV	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GM	GAS METER
GS FF	GARAGE SLAB FINISH FLOOR
HP	HIGH POINT
INV	INVERT
LG	LIP OF GUTTER
LS	LANDSCAPE SURFACE
(N)	NEW
P.L.	PROPERTY LINE
SS	SANITARY SEWER
SD	STORM DRAIN
SW	SIDEWALK
TW	TOP OF WALL
12" TREE	TREE W/SIZE
W	WATER LINE
WM	WATER METER
WV	WATER VALVE
+-	PLUS OR MINUS (NOT EXACT)
W/	WITH

TENTATIVE PARCEL MAP FOR  
465 BOWMAN AVE  
SACRAMENTO, CA 95833  
APN: 262-0121-017



VICINITY MAP  
N.T.S.



SHEET INDEX (CIVIL)

C-1.0	COVER SHEET
C-1.1	NOTE SHEET
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	PROPOSED TENTATIVE PARCEL MAP
C-4.0	PRELIMINARY GRADING & DRAINAGE PLAN
C-5.0	PRELIMINARY UTILITY PLAN

PROPERTY DETAILS

APN	262-0121-017
AREA	0.50 AC
ZONING	R1
ADDRESS	465 BOWMAN SACRAMENTO, CA 95833

OWNER CONTACT

RIISING INVESTMENT PROPERTIES, INC.  
Phone: 916-370-7774  
Email: -ahsankana@yahoo.com

CIVIL ENGINEER OF RECORD

ROBERT LILLY, PE  
EMAIL: -navjot@roseseng.com  
PH: (916)-761-0642

REVISIONS

NO.	DESCRIPTION	DATE	BY

BENCH MARK 277-F5D ELEV. 21.631' (NAVD88)  
RANSET NAIL IN LIGHT BASE SW CORNER BOWMAN AVE AND  
AMERICAN AVE (CITY OF SACRAMENTO BENCHMARK - NAVD88  
DATUM)

FIELD BOOK

SCALE:  
AS NOTED

CITY OF SACRAMENTO

DRAWN BY: N.S.	DESIGNED BY: N.S.	PROJECT MANAGER: B.L.
DATE: 2/26/2025	DATE: 2/26/2025	R.C.E. 55812 DATE: 2/26/2025

COVER SHEET

465 BOWMAN AVENUE

APN#: 262-0121-017

SACRAMENTO COUNTY



PREPARED BY:  
**ROSE'S ENGINEERING**  
ENGINEERING PLANNING SURVEYING  
9612 KENT STREET  
ELK GROVE, CA 95624  
(916) 837-6058

SHEET

C-1.0



GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED NOVEMBER 2020 AND ALL APPLICABLE ADDENDA.
2. THE CONTRACTOR SHALL BE IN RECEIPT OF CITY ACCEPTED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT-OF-WAY. ACCEPTANCE OF PLANS BY THE CITY OF SACRAMENTO IS BASED ON INFORMATION CONTAINED ON THE PLANS AND SUPPORTING DOCUMENTS, AND DOES NOT SUBROGATE THE DESIGN ENGINEER'S RESPONSIBILITY FOR THIS PROJECT. ANY AND/OR ALL ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER.
3. CONTACT THE CITY OF SACRAMENTO CONSTRUCTION SECTION AT 808-8300 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2444, 48 HOURS BEFORE WORK IS TO BEGIN
5. RESPONSIBILITY FOR FINAL ACCEPTANCE OF LINE AND GRADE BY THE CITY OF SACRAMENTO WILL BE ASSUMED ONLY IF CONSTRUCTION STAKES ARE SET BY THE CITY SURVEY CREWS OR THEIR DESIGNATED REPRESENTATIVE. CITY WILL SET CONSTRUCTION STAKES ONLY IF SO INDICATED ON THE "NOTICE TO PROCEED" WITH CONSTRUCTION ISSUED FOR THIS PROJECT. CONTACT CITY OF SACRAMENTO CONSTRUCTION SECTION TWO (2) WORKING DAYS IN ADVANCE FOR CONSTRUCTION STAKES WITHIN PUBLIC RIGHT-OF-WAY.
6. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (2424 ARDEN WAY, SUITE 165, SACRAMENTO --PHONE 916-263-2800) PRIOR TO BEGINNING ANY EXCAVATION.A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BRIDGES, BARRICADES, FLAGMEN, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR THE PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC. CONSTRUCTION OPERATIONS SHALL COMPLY WITH THE WORK AREA AND TRAFFIC CONTROL HANDBOOK (WATCH). THE CONTRACTOR SHALL PROVIDE TO THE CITY TRAFFIC ENGINEER FOR REVIEW, A PLAN SHOWING TRAFFIC CONTROL MEASURES AND/OR DETOURS FOR VEHICLES AFFECTED BY THE CONSTRUCTION WORK. THE APPROVED PLAN SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO THE IMPLEMENTATION OF TRAFFIC CONTROL MEASURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS FOR ALL WORK THROUGHOUT THE COURSE OF CONSTRUCTION. SUCH DRAWINGS SHALL RECORD THE LOCATION AND GRADE (CITY DATUM) OF ALL UNDERGROUND IMPROVEMENTS CONSTRUCTED AND SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO, AND IN CONSIDERATION, OF THE CITY'S ACCEPTANCE OF WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE AND SEWER IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
11. IF UNUSUAL AMOUNTS OF BONE, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF THE AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DEVELOP, IF NECESSARY, MITIGATION MEASURES TO REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
12. COST TO REMOVE AND REPLACE EXISTING PAVEMENT OVER UTILITY LINE TRENCHES SHALL BE INCLUDED IN THE BID PRICE. TRENCHES SHALL BE BACKFILLED AND PAVEMENT SHALL BE REPLACED PER CITY DETAIL T-80. PAVEMENT SHALL BE REPLACED IN KIND (MINIMUM OF 4"AC ON 12"AB) AS DETERMINED IN THE FIELD BY THE CITY INSPECTOR. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE RESTORED (IN THERMOPLASTIC).
13. PAVEMENT REPAIR NECESSARY DUE TO SUBSIDENCE RESULTING FROM TRENCH FAILURE OR OTHER DEFECTS IN WORKMANSHIP SHALL CONSIST OF KEY CUTTING AND OVERLAYING BETWEEN THE TWO NEAREST INTERSECTIONS, AS DETERMINED BY THE CITY INSPECTOR
14. SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL ROUND CORNERS UNLESS OTHERWISE SHOWN. RAMPS SHALL COMPLY WITH THE MOST RECENT CITY STANDARD RAMP DETAILS, WHICH ARE AVAILABLE FROM THE CITY INSPECTOR.
15. PIPE AND MANHOLE DIMENSIONS ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED.
16. ALL TAPS 24 INCHES & SMALLER INTO SEWER & DRAIN MANHOLES SHALL BE CORE BORED WITH KOR-N-SEAL TAPS OR APPROVED EQUAL.
17. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICES TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS MUST BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
18. UNLESS OTHERWISE APPROVED, DRAIN PIPE MATERIAL SHALL BE EITHER REINFORCED CONCRETE PIPE CONFORMING TO ASTM, DESIGNATION C76 Class III, IV, V OR PVC SDR-35 OR AS SPECIFIED ON PLANS. USE RCP CLASS III OR PVC SDR-35 WITH 18" OR MORE MINIMUM COVER, RCP CLASS IV WITH 12" - 18" MINIMUM COVER, RCP CLASS IV ENCASED IN CDF WITH 6" - 12" MINIMUM COVER, AND CLASS 150 CEMENT MORTAR LINED DUCTILE IRON PIPE CONFORMING TO AWWA C151 ENCASED IN CDF WITH 0" - 6" MINIMUM COVER. IN ALL CASES, PROVIDE RUBBER GASKETED JOINTS. (NOTE: MINIMUM COVER IS FROM TOP OF AB TO TOP OUTSIDE DIAMETER OF DRAIN PIPE)
19. DI INLET LEADS SHALL BE RCP CLASS III OR PVC SDR-35 WITH 18" OR MORE MINIMUM COVER, PVC C-900 CLASS 150 OR RCP CLASS IV WITH 12" - 18" MINIMUM COVER, RCP CLASS IV OR PVC C-900 BOTH ENCASED IN CDF WITH 6" - 12" MINIMUM COVER, OR DUCTILE IRON PIPE ENCASED IN CDF WITH 0" - 6" MINIMUM COVER. IN ALL CASES, PROVIDE RUBBER GASKETED JOINTS. (NOTE: MINIMUM COVER IS FROM TOP OF AB TO TOP OUTSIDE DIAMETER OF DRAIN PIPE)
20. SANITARY SEWER PIPE MAINS SHALL BE CONSTRUCTED OF V.C.P., A.B.S. OR PVC UNLESS OTHERWISE SPECIFIED ON THE PLANS.

21. ALL SEWER SERVICES SHALL BE CONSTRUCTED OF A.B.S. PIPE PER CITY STANDARD DRAWINGS S-260 AND S-265, UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEWER SERVICES SHALL BE 4"DIAMETER UNLESS OTHERWISE NOTED.
23. AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED: 2010, SECTION 25.
24. THE CONTRACTOR SHALL VIDEO RECORD ALL DRAIN AND SEWER PIPES PER CITY STANDARD SPECIFICATIONS.
25. UNLESS OTHERWISE APPROVED, THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND DRAIN SYSTEMS PRIOR TO VIDEO RECORDING. THESE SYSTEMS SHALL BE FREE OF DEBRIS PRIOR TO ACCEPTANCE OF WORK.
26. A STORM WATER PERMIT MUST BE OBTAINED WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE OF ONE (1) OR MORE ACRES. THE STATE WATER RESOURCES CONTROL BOARD, DIVISION OF WATER QUALITY, STORM WATER PERMIT UNIT, P.O. BOX 1977, SACRAMENTO, CA 95812-1977, SHALL BE CONTACTED TO OBTAIN THE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
27. IF WORK SHOWN ON THESE PLANS HAS NOT COMMENCED WITHIN TWO YEARS FROM THE DATE OF THE CITY'S ACCEPTANCE OF THE PLANS, A SUBSEQUENT PLAN REVIEW AT THE CITY'S DISCRETION AND THE DEVELOPER'S EXPENSE MAY BE NECESSARY.
28. CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL.
29. CONSTRUCT SURVEY MONUMENT WELL PER STD. DWG. T-350 AT LOCATIONS INDICATED ON THE FINAL MAP.
30. CONCRETE RESTORATION: COLOR OF NEW CONCRETE SHALL MATCH ADJACENT EXISTING CONCRETE BY ADDING LAMP BLACK.
31. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.

GRADING NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS.
2. CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS DATED: NOVEMBER 2020 AND ALL APPLICABLE ADDENDA.
3. ALL GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOIL AND GEOLOGICAL INVESTIGATION PREPARED BY (NAME OF FIRM AND DATE OF REPORT).
4. ALL SLOPE BANKS ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
5. MAXIMUM TOLERANCE FROM PAD ELEVATIONS SHALL BE +/- 0.2'.
6. ANY GRADING OPERATIONS OUTSIDE OF SUBDIVISION BOUNDARY SHALL REQUIRE A RIGHT-OF-ENTRY.
7. ALL GRADING SHALL BE IN CONFORMANCE WITH THE CITY OF SACRAMENTO GRADING, EROSION, AND SEDIMENT CONTROL ORDINANCE (ORD.NO.93-068).
8. NO GRADING, TRENCHING, CUTTING AND/OR FILLING WITHIN THE DRIP LINE OF THOSE TREES, DESIGNATED ON THE SITE PLAN FOR PRESERVATION, SHALL OCCUR. NO ACTIONS SHALL BE TAKEN THAT WILL HARM THE HEALTH, VITALITY OR LONGEVITY OF THOSE TREES IDENTIFIED ON THE SITE PLAN FOR PRESERVATION.

LANDSCAPING NOTES

LANDSCAPE MAINTENANCE:

1. THE DEVELOPER / OWNER IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING A MINIMUM 6 MONTHS UPON COMPLETION OF INSTALLATION OF LANDSCAPING.
2. THE DEVELOPER'S / OWNER/S MAINTENANCE PERIOD STARTS FROM THE DATE NOTICE OF COMPLETION IS ISSUED.
3. THE DURATION OF MAINTENANCE PERIOD SHALL BE PER THE SUBDIVISION AGREEMENT.
4. THE MAINTENANCE PERIODS WILL BE A MINIMUM OF SIX MONTHS OR A MAXIMUM OF 2 YEARS FROM NOTICE OF COMPLETION.
5. FOR STREETSCAPES THAT ARE INDEPENDENT FROM SUBDIVISIONS, MAINTENANCE PERIODS WILL BEGIN AT NOTICE OF COMPLETION.
6. THE CITY WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE DURING THE MONTHS OF JANUARY OR JULY.
7. THE DEVELOPER / OWNER SHALL NOTIFY THE ASSIGNED CITY INSPECTOR TO SCHEDULE FINAL INSPECTION WITH CITY STREETSCAPES ONE MONTH PRIOR TO CITY ACCEPTANCE.


SANITARY SEWER NOTES

REVISED 01/26/2022

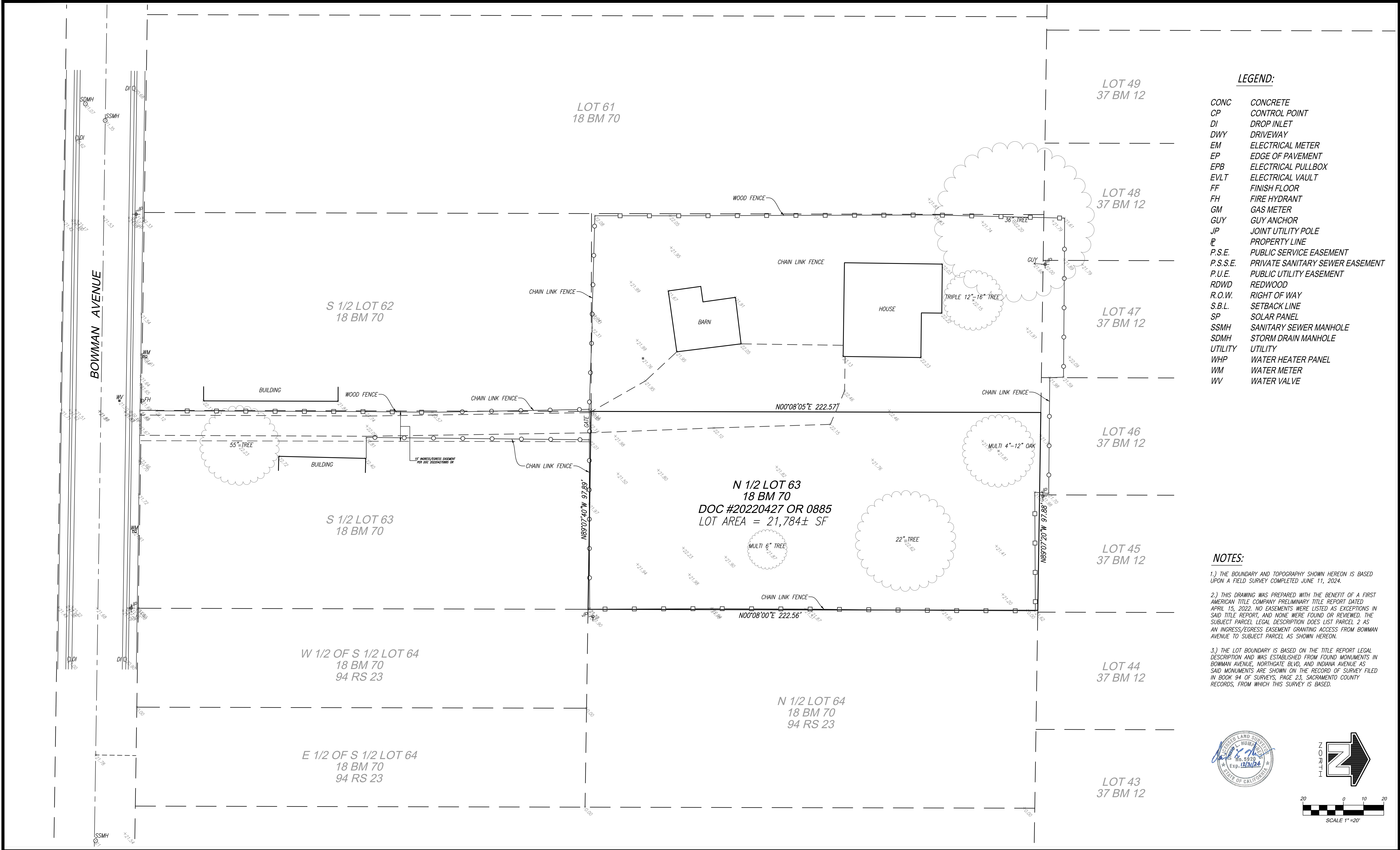
1. ALL CONSTRUCTION AND MATERIALS USED WITHIN THE PIPE ZONE MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SASD STANDARDS AND SPECIFICATIONS (STANDARDS). THE LATEST STANDARDS EDITION AT THE TIME OF PLAN APPROVAL WILL TAKE PRECEDENCE. THE CONTRACTOR MUST USE ALL APPLICABLE ADDENDUMS. INTERMEDIATE BACKFILL, FINAL BACKFILL, AND ALL ROAD SECTIONS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING JURISDICTION STANDARD CONSTRUCTION SPECIFICATIONS.
2. THE CONTRACTOR MUST NOTIFY THE APPROPRIATE INSPECTION OFFICE AT LEAST FIVE WORKING DAYS IN ADVANCE OF BEGINNING WORK:
- a.FOR COLLECTOR LINES (GENERALLY SMALLER THAN 12-INCH DIAMETER)
- i. CONTACT THE SACRAMENTO COUNTY CONSTRUCTION MANAGEMENT AND INSPECTION DIVISION AT 916-875-2700 FOR PROJECTS LOCATED WITHIN THE UNINCORPORATED COUNTY AND CITIES OF CITRUS HEIGHTS, RANCHO CORDOVA, AND ELK GROVE.
- ii. CONTACT THE PUBLIC UTILITIES DEPARTMENT AT 916-808-6810 FOR PROJECTS LOCATED WITHIN THE CITY OF SACRAMENTO.
- b.FOR PUMP STATIONS, FORCE MAINS, AND TRUNK LINES (GENERALLY 12-INCH DIAMETER AND LARGER)
- i. CONTACT THE SACRAMENTO COUNTY CONSTRUCTION MANAGEMENT AND INSPECTION DIVISION AT 916-875-2700.
3. PLANS MUST BE RESUBMITTED FOR APPROVAL IF CONSTRUCTION OF SEWER FACILITIES HAS NOT STARTED WITHIN ONE YEAR FROM THE PLAN APPROVAL DATE.
4. ALL WORK MUST BE INSPECTED BY THE SASD INSPECTOR BEFORE BACKFILLING THE PIPE ZONE.
5. DIMENSIONS SHOWN ON PLANS ARE TO THE CENTERLINE OF PIPES AND OR MANHOLES UNLESS OTHERWISE NOTED.
6. TYPE II OR TYPE III BEDDING AND BACKFILL IS REQUIRED UNLESS OTHERWISE NOTED.
7. MAXIMUM STANDARD LENGTH PIPE SECTIONS MUST BE USED EXCEPT WHERE OTHERWISE SPECIFIED ON THE PLANS OR STANDARD DRAWINGS.
8. GRAVITY LOWER LATERALS MUST BE CONSTRUCTED OF EXTRA STRENGTH VCP, ABS SCHEDULE 40, HDPE DR 17, PVC C900, OR PVC SDR 26, AND BEDDED AND CONSTRUCTED PER STANDARD DRAWINGS P-01 AND LL-01A, RESPECTIVELY. PLANS MUST SPECIFY THE PIPE MATERIAL.
9. CONSTRUCTION OF A CLEANOUT TO GRADE FOR ALL LOWER LATERALS IS REQUIRED PER STANDARD DRAWING LL-02.
10. ANY WATER ENTERING THE SEWER SYSTEM CONSTRUCTED UNDER THESE PLANS MUST NOT BE DISCHARGED TO THE EXISTING SEWER SYSTEM. APPROPRIATE WATERTIGHT PLUGS MUST BE INSTALLED AS NECESSARY IN EXISTING PIPES. ALL WATER AND DEBRIS IN NEW SYSTEMS MUST BE REMOVED BEFORE FIELD ACCEPTANCE. CARE MUST BE EXERCISED IN PLACING PLUGS TO AVOID INTERRUPTING SERVICE CONNECTIONS. MECHANICAL PLUGS OR BRICK AND MORTAR MUST BE USED. INFLATABLE PLUGS ARE NOT ALLOWED.
11. SASD REQUIRES TELEVISION INSPECTION OF ALL CONSTRUCTED MAIN LINES IN ACCORDANCE WITH SECTION 331 OF THE STANDARDS. THE SASD INSPECTOR MUST SIGN PLANS ON PROVIDED SIGNATURE BLOCK "OK TO SUBMIT FOR GRID NUMBERING" AFTER INSTALLATION OF ALL SEWER FACILITIES BEFORE OBTAINING GRID NUMBERS FOR TELEVISION INSPECTION.
12. FOR THE CURRENT LIST OF SASD APPROVED TV CONTRACTORS GO TO [https://www.sacsewer.com/sites/main/files/file-attachments/sasd\\_approved\\_tv\\_contractors\\_2019\\_list\\_-\\_new\\_assets.pdf?1604447584](https://www.sacsewer.com/sites/main/files/file-attachments/sasd_approved_tv_contractors_2019_list_-_new_assets.pdf?1604447584) OR CALL 916-876-PLAN (7526)
13. DEWATERING MUST BE PERFORMED AS NECESSARY TO PROVIDE A STABLE TRENCH BOTTOM FOR PLACEMENT OF SEWER FACILITIES. BEFORE THE CONTRACTOR PLACES MATERIALS IN THE TRENCH, THE BOTTOM OF THE TRENCH MUST BE CERTIFIED BY A GEOTECHNICAL ENGINEER VERIFYING THAT THE TRENCH MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT. ADDITIONAL REQUIREMENTS FOR UNSTABLE CONDITIONS MUST BE AT THE WRITTEN DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER OF RECORD AND APPROVED BY SASD. GEOTEXTILE FABRIC IS REQUIRED AS SHOWN AND DETAILED IN STANDARD DRAWING P-01.
14. AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION, THE CONTRACTOR MUST POTHOLE EXISTING CONNECTION POINTS AND CRITICAL UTILITY CROSSINGS IF THESE CONNECTION POINTS AND CRITICAL UTILITY CROSSINGS WERE NOT POTHOLED DURING DESIGN. NOTIFY SASD INSPECTOR OF ANY CHANGES FROM THE APPROVED PLANS. CHANGES FROM THE APPROVED PLANS MUST BE SUBMITTED TO AND APPROVED BY SASD AS A PLAN REVISION BEFORE CONSTRUCTION MAY START.

REQUIRED TREE PRESERVATION MEASURES FOR CITY AND PRIVATE PROTECTED TREES

1. THIS PROJECT SHALL CONTRACT WITH A PROJECT ARBORIST EXPERIENCED WITH TREE PROTECTION AND CONSTRUCTION THAT IS REQUIRED TO:
- i. ATTEND THE PRE CONSTRUCTION MEETINGS TO APPROVE OF AND INFORM CONTRACTORS OF ALL TREE PROTECTION MEASURES.
- ii . VISIT THE SITE BEFORE AND AFTER DEMOLITION, GRADING AND LANDSCAPING AS WELL AS AT LEAST TWICE EACH MONTH DURING CONSTRUCTION TO ENSURE THAT TREE PROTECTION MEASURES ARE IMPLEMENTED AND MAINTAINED.
- iii. BE RESPONSIBLE FOR CORRECTING ANY SITE CONDITIONS THAT MAY NEGATIVELY IMPACT THE TREES AND REVISIT THE SITE TO ENSURE CORRECTIVE ACTION WAS PROPERLY IMPLEMENTED.
- iv. THE PROJECT ARBORIST SHALL REPORT IN WRITING TO URBAN FORESTRY ALL VIOLATIONS AND TREE PROTECTION FAILURES ALONG WITH CORRECTIVE ACTION TAKEN AND EXPECTED OUTCOMES.
2. ALL CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE RETAINED THROUGHOUT CONSTRUCTION TO PROTECT THE 2 ROOTS AND SOIL FROM THE IMPACTS OF CONSTRUCTION ACTIVITIES
- i. EXISTING DRIVEWAYS SHALL BE USED AS THE SOLE ACCESS TO THE SITE. WHERE THERE ARE NO EXISTING DRIVEWAYS, ACCESS SHALL BE LIMITED TO A ONE OR TWO LOCATIONS OUTSIDE THE DRIPLINE OF PROTECTED TREES THAT HAVE PROTECTION FROM SOIL COMPACTION WITH THE USE OF ONE OR MORE OF THE FOLLOWING: A 6-INCH LAYER OF HARDWOOD CHIPS COVERED BY 3/4-INCH PLYWOOD OR TRENCH PLATES, GEOTEXTILE FABRIC COVERED BY A 6-INCH LAYER OF HARDWOOD CHIPS OR AN ALTERNATIVE THAT IS APPROVED BY THE CITY ARBORIST.
3. RIGHT-OF-WAY PLANTERS AND CITY TREES SHALL BE SEPARATED FROM THE CONSTRUCTION SITE WITH A SIX-FOOT HIGH CHAIN LINK FENCE THAT SHALL REMAIN THROUGHOUT THE DURATION OF THE PROJECT TO PROTECT TREES AND TO PREVENT CONSTRUCTION TRAFFIC FROM COMPACTING THE SOIL IN THE PLANTERS.
4. CONSTRUCTION TRAILERS AND PORT-A-POTTIES SHALL BE PLACED ON EXISTING HARDSCAPE OR BRIDGED OVER THE TREE PROTECTION ZONE OR PLANTER SO AS NOT TO COMPACT SOIL.
5. ANY REGULATED WORK WITHIN THE DRIPLINE OR TREE PROTECTION ZONE OF A REGULATED TREE SHALL BE SEPARATELY PERMITTED PRIOR TO THE START OF CONSTRUCTION AND SUPERVISED BY A CERTIFIED ARBORIST. SUBMIT A TREE PERMIT APPLICATION AND A TREE PROTECTION PLAN CREATED BY A CERTIFIED ARBORIST TO [URBANFORESTRY@CITYOFSACRAMENTO.ORG](mailto:URBANFORESTRY@CITYOFSACRAMENTO.ORG) AND REFER TO THE PLANNING PROJECT NUMBER OR OFF-SITE PROJECT NUMBER.
6. ALL EXCAVATION, GRADING, OR TRENCHING WITHIN THE DRIPLINE OF A PROTECTED TREE FOR THE PURPOSE OF UTILITY INSTALLATION, CONSTRUCTING FOUNDATIONS, FOOTINGS, SIDEWALKS, CURBS, GUTTERS, OR ANY OTHER REASON SHALL EMPLOY ONE OF THE FOLLOWING METHODS: HYDRO-EXCAVATION, PNEUMATIC EXCAVATION, OR HAND DIGGING AND SHALL BE DIRECTLY SUPERVISED BY A CERTIFIED ARBORIST.
7. THERE SHALL BE NO EXCAVATION DEEPER THAN THE EXISTING EXCAVATION FOR SIDEWALKS WITHIN THE DRIPLINE OF PROTECTED TREES.
8. THERE SHALL BE NO GRADE CHANGES WITHIN THE DRIPLINE OF PROTECTED TREES. ALL GRADE CHANGES SHALL BE ACCOMMODATED ONSITE.
9. THERE SHALL BE NO SOIL COMPACTION WITHIN THE DRIPLINE OF PROTECTED TREES.
- 10 THERE SHALL BE NO NON-NATIVE SOIL, NON-ORGANIC MATTER OR STRUCTURAL SOIL ADDED TO THE RIGHT-OF- WAY PLANTER.
11. THE FOLLOWING IS A LIST OF ACTIVITIES THAT REQUIRE A TREE PERMIT IF THEY ARE TO OCCUR OR BE USED WITHIN THE RIGHT-OF-WAY PLANTER AND/OR WITHIN THE TREE PROTECTION ZONE OF PROTECTED TREES: ANY REGULATED WORK AS DEFINED IN SCC 12.56, EXCAVATION, GRADE CHANGES, TRENCHES, ROOT OR CANOPY PRUNING, OR BORING.
12. THE FOLLOWING IS A LIST OF ACTIVITIES THAT ARE PROHIBITED WITHIN THE RIGHT-OF-WAY PLANTER AND/OR TREE PROTECTION ZONE OF PROTECTED TREES: PEDESTRIAN AND EQUIPMENT TRAFFIC THAT COULD COMPACT THE SOIL OR PHYSICALLY DAMAGE ROOTS, PARKING VEHICLES, EQUIPMENT AND/OR PORT-A-POTTIES, STORING OF SOIL, CONSTRUCTION MATERIALS, PETROLEUM PRODUCTS, WATER OR BUILDING REFUSE, DISPOSING OF WASH WATER, PAINT, CEMENT, FUEL OR OTHER POTENTIALLY DAMAGING LIQUIDS, AND ANY OTHER ACTIVITIES THAT MAY HAVE NEGATIVE IMPACTS ON THE TREES AND SOIL.
13. ALL TREES SHALL BE WATERED REGULARLY ACCORDING TO THE RECOMMENDATION OF THE PROJECT ARBORIST.
14. THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.

REVISIONS				BENCH MARK 277-F5D ELEV. 21.631' (NAV088)	FIELD BOOK	CITY OF SACRAMENTO			NOTES SHEET			PREPARED BY: <b>ROSE'S ENGINEERING</b> ENGINEERING PLANNING SURVEYING 9612 KENT STREET ELK GROVE, CA 95624 (916) 837-6058	I	I	I	SHEET  <b>C-1.1</b>				
NO.	DESCRIPTION	DATE	BY																	
				RAMSET NAIL IN LIGHT BASE SW CORNER BOWMAN AVE AND AMERICAN AVE (CITY OF SACRAMENTO BENCHMARK - NAV088 DATUM)	SCALE:  AS NOTED	DRAWN BY: <u>N.S</u> DATE <u>2/26/2025</u>			DESIGNED BY: <u>N.S</u> DATE <u>2/26/2025</u>			PROJECT MANAGER <u>B.L</u> R.C.E. <u>55812</u> DATE <u>2/26/2025</u>			APN#: 262-0121-017			SACRAMENTO COUNTY		



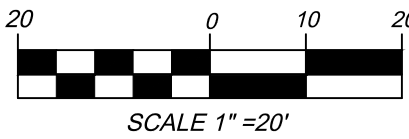



LEGEND:

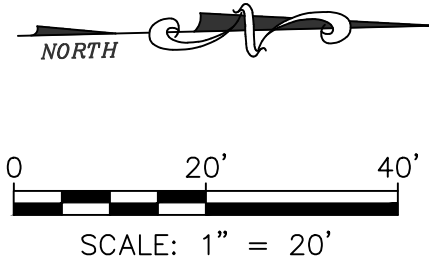
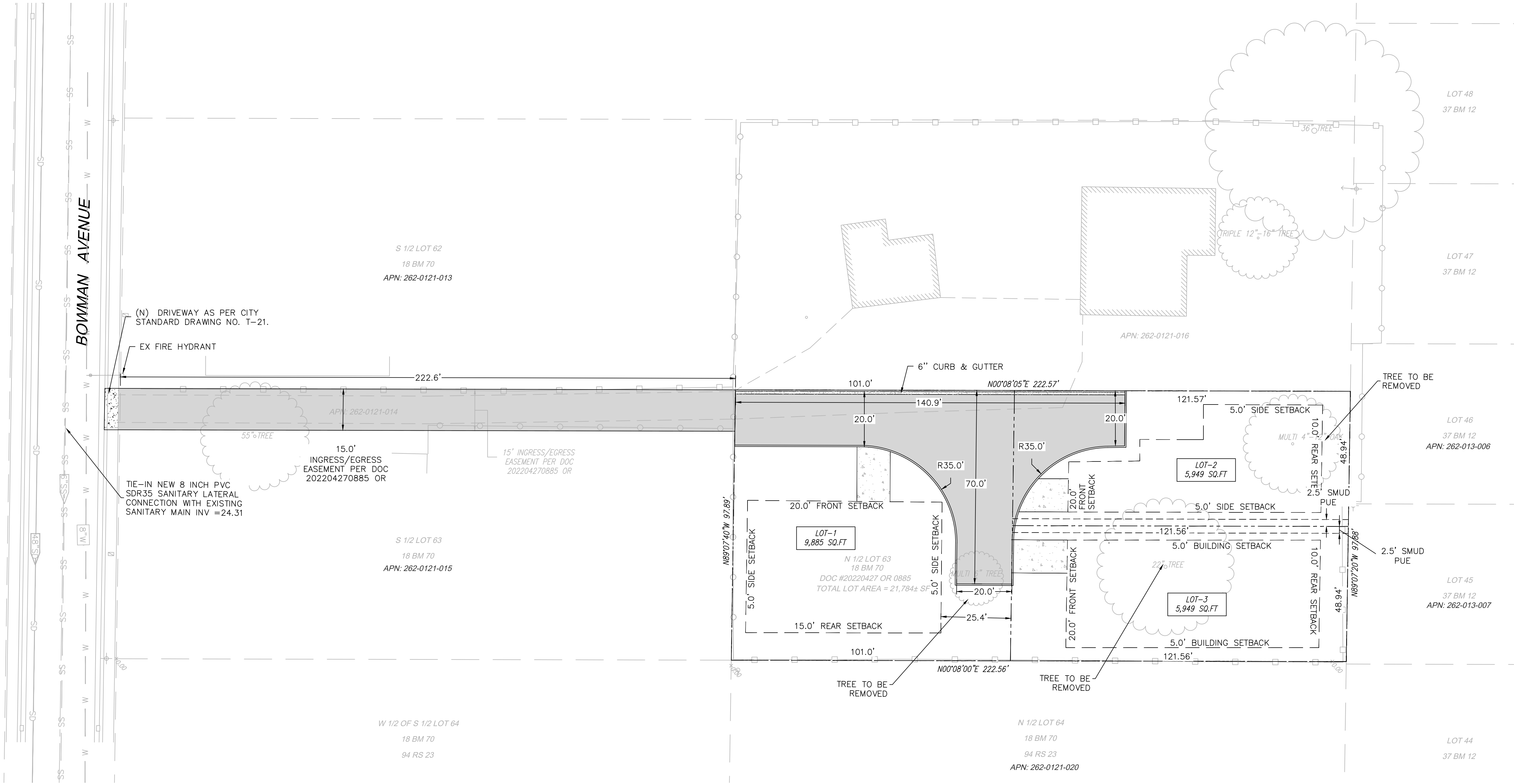
CONC	CONCRETE
CP	CONTROL POINT
DI	DROP INLET
DWY	DRIVEWAY
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
EPB	ELECTRICAL PULLBOX
EVL	ELECTRICAL VAULT
FF	FINISH FLOOR
FH	FIRE HYDRANT
GM	GAS METER
GUY	GUY ANCHOR
JP	JOINT UTILITY POLE
PL	PROPERTY LINE
P.S.E.	PUBLIC SERVICE EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
RDWD	REDWOOD
R.O.W.	RIGHT OF WAY
S.B.L.	SETBACK LINE
SP	SOLAR PANEL
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
UTILITY	UTILITY
WHP	WATER HEATER PANEL
WM	WATER METER
WV	WATER VALVE

NOTES:

- 1.) THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED UPON A FIELD SURVEY COMPLETED JUNE 11, 2024.
- 2.) THIS DRAWING WAS PREPARED WITH THE BENEFIT OF A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT DATED APRIL 15, 2022. NO EASEMENTS WERE LISTED AS EXCEPTIONS IN SAID TITLE REPORT, AND NONE WERE FOUND OR REVIEWED. THE SUBJECT PARCEL LEGAL DESCRIPTION DOES LIST PARCEL 2 AS AN INGRESS/EGRESS EASEMENT GRANTING ACCESS FROM BOWMAN AVENUE TO SUBJECT PARCEL AS SHOWN HEREON.
- 3.) THE LOT BOUNDARY IS BASED ON THE TITLE REPORT LEGAL DESCRIPTION AND WAS ESTABLISHED FROM FOUND MONUMENTS IN BOWMAN AVENUE, NORTHGATE BLVD, AND INDIANA AVENUE AS SAID MONUMENTS ARE SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 94 OF SURVEYS, PAGE 23, SACRAMENTO COUNTY RECORDS, FROM WHICH THIS SURVEY IS BASED.



<b>REVISIONS</b>			BENCH MARK 277-F50 ELEV. 21.631' (NAVD88)		FIELD BOOK		CITY OF SACRAMENTO			TOPOGRAPHIC SURVEY 465 BOWMAN AVENUE				PREPARED BY: <b>ROSE'S ENGINEERING</b> ENGINEERING PLANNING SURVEYING 9612 KENT STREET ELK GROVE, CA 95624 (916) 837-6058		SHEET <b>1</b>					
NO.	DESCRIPTION	DATE	BY	RAMSET NAIL IN LIGHT BASE SW CORNER BOWMAN AVE AND AMERICAN AVE (CITY OF SACRAMENTO BENCHMARK - NAVD88 DATUM)		SCALE: <b>1" = 20'</b>		DRAWN BY: <u>DLH</u> DATE <u>06/16/23</u>			DESIGNED BY: _____ DATE _____			PROJECT MANAGER _____ R.C.E. _____ DATE _____			APN#: 262-0121-017		SACRAMENTO COUNTY		



LEGEND

- PROPERTY BOUNDARY
- (N) ASPHALT
- (N) CONCRETE
- EX CHAIN LINK FENCE
- EX CHAIN LINK FENCE
- EX TREE TO BE REMOVED

LOT AREA

LOT-1	
GROSS AREA=	9,885 SQ.FT
NET AREA=	6,727 SQ.FT
LOT-2	
GROSS AREA=	5,949 SQ.FT
NET AREA=	4,898 SQ.FT
LOT-3	
GROSS AREA=	5,949 SQ.FT
NET AREA=	5,949 SQ.FT

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK 277-F5D ELEV. 21.631' (NAVD88)  
RANSET NAIL IN LIGHT BASE SW CORNER BOWMAN AVE AND AMERICAN AVE (CITY OF SACRAMENTO BENCHMARK - NAVD88 DATUM)

FIELD BOOK  
SCALE:  
AS NOTED

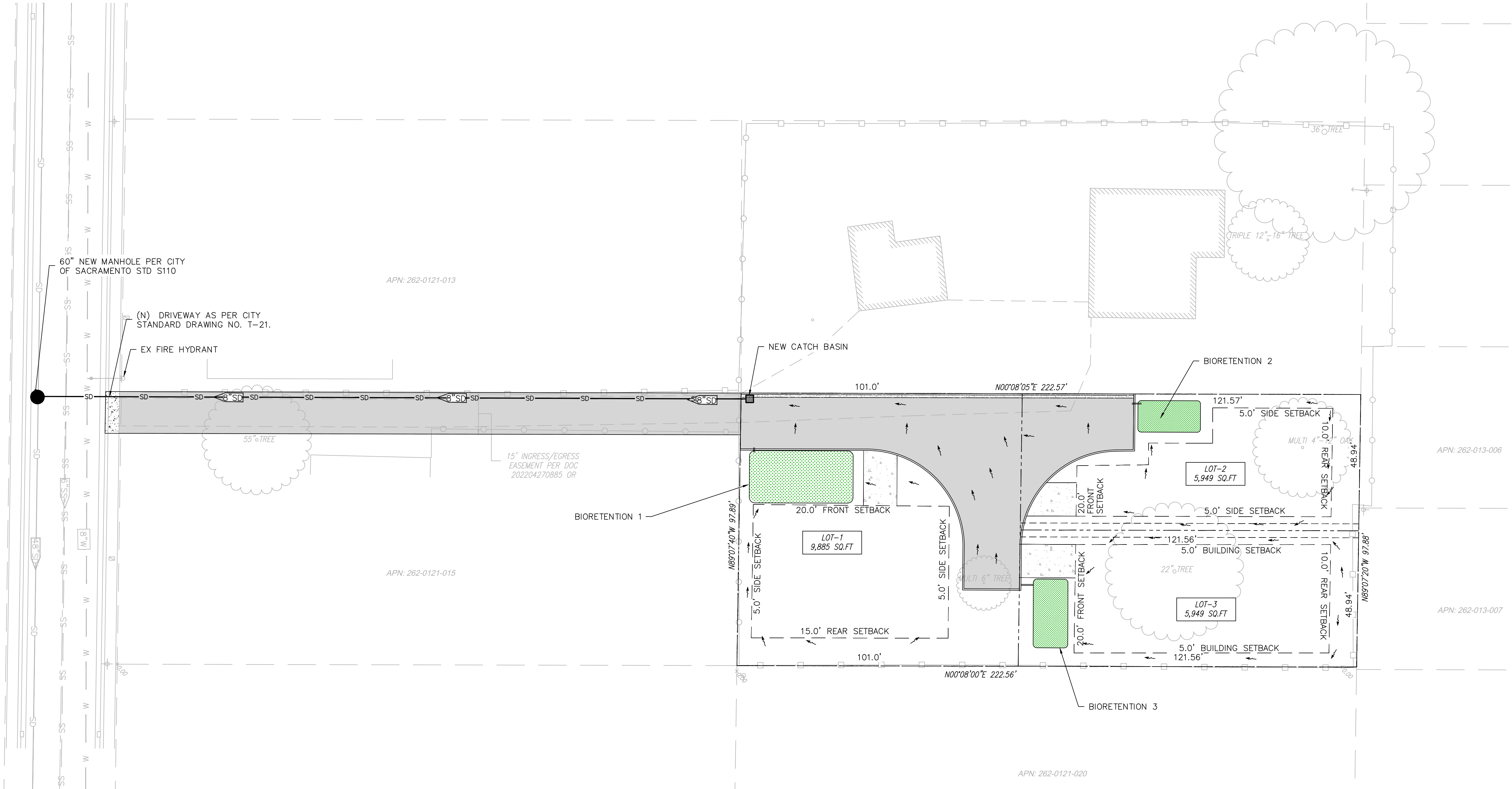
CITY OF SACRAMENTO			
DRAWN BY: N.S.	DESIGNED BY: N.S.	PROJECT MANAGER: B.L.	
DATE: 2/26/2025	DATE: 2/26/2025	R.C.E. 55812 DATE: 2/26/2025	

PROPOSED TENTATIVE MAP  
465 BOWMAN AVENUE  
APN#: 262-0121-017  
SACRAMENTO COUNTY



PREPARED BY:  
**ROSE'S ENGINEERING**  
ENGINEERING PLANNING SURVEYING  
9612 KENT STREET  
ELK GROVE, CA 95624  
(916) 837-6058  
SHEET  
C-2.0





LEGEND

- PROPERTY BOUNDARY
- (N) ASPHALT
- (N) CONCRETE
- EX CHAIN LINK FENCE
- EX CHAIN LINK FENCE
- EX TREE
- EX STORM DRAIN
- EX WATER LINE
- EX SANITARY SEWER
- WATER PIPE
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER METER
- BACKFLOW PREVENTION
- FIRE HYDRANT

PRELIMINARY ONSITE DRAINAGE DETENTION/RETENTION CALCULATIONS

STORAGE REQUIRED

Lot-1			
Proposed pervious area (landscape)	=	4,287 sq. ft.	
Proposed impervious area (building/roof)	=	2,200 sq. ft.	
Proposed impervious area (concrete)	=	241 sq. ft.	
Proposed impervious area (asphalt)	=	3,157 sq. ft.	
Total area	=	9,885 sq. ft.	

Total proposed impervious area	=	5,598 sq. ft.	
Drainage detention requirement for proposed impervious area	=	7,600 cu ft/acre	City's requirement

Required drainage detention for proposed impervious area.	=	977 cu ft
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Lot-2			
Proposed pervious area (landscape)	=	2,750 sq. ft.	
Proposed impervious area (building/roof)	=	2,200 sq. ft.	
Proposed impervious area (concrete)	=	63 sq. ft.	
Proposed impervious area (asphalt)	=	936 sq. ft.	
Total area	=	5,949 sq. ft.	

Total proposed impervious area	=	3,199 sq. ft.	
Drainage detention requirement for proposed impervious area	=	7,600 cu ft/acre	City's requirement

Required drainage detention for proposed impervious area.	=	558 cu ft
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Lot-3			
Proposed pervious area (landscape)	=	3,508 sq. ft.	
Proposed impervious area (building/roof)	=	2,200 sq. ft.	
Proposed impervious area (concrete)	=	241 sq. ft.	
Total area	=	5,949 sq. ft.	

Total proposed impervious area	=	2,441 sq. ft.	
Drainage detention requirement for proposed impervious area	=	7,600 cu ft/acre	City's requirement

Required drainage detention for proposed impervious area.	=	426 cu ft
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BIORETENTION VOLUME CALCULATIONS

BIORETENTION-1 VOLUME				
	SF	DEPTH (FT)	VOID RATIO	CF
PONDING AREA	695	0.5	1	347.5
SOIL MEDIA (25%)	695	1.5	0.25	261
GRAVEL (40%)	695	1.5	0.4	417
TOTAL VOLUME				1025

BIORETENTION-2 VOLUME				
	SF	DEPTH (FT)	VOID RATIO	CF
PONDING AREA	400	0.5	1	200
SOIL MEDIA (25%)	400	1.5	0.25	150
GRAVEL (40%)	400	1.5	0.4	240
TOTAL VOLUME				590

BIORETENTION-3 VOLUME				
	SF	DEPTH (FT)	VOID RATIO	CF
PONDING AREA	300	0.5	1	150
SOIL MEDIA (25%)	300	1.5	0.25	113
GRAVEL (40%)	300	1.5	0.4	180
TOTAL VOLUME				443

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK 277-F5D ELEV. 21.631' (NAVD88)  
RAMSET NAIL IN LIGHT BASE SW CORNER BOWMAN AVE AND AMERICAN AVE (CITY OF SACRAMENTO BENCHMARK - NAVD88 DATUM)

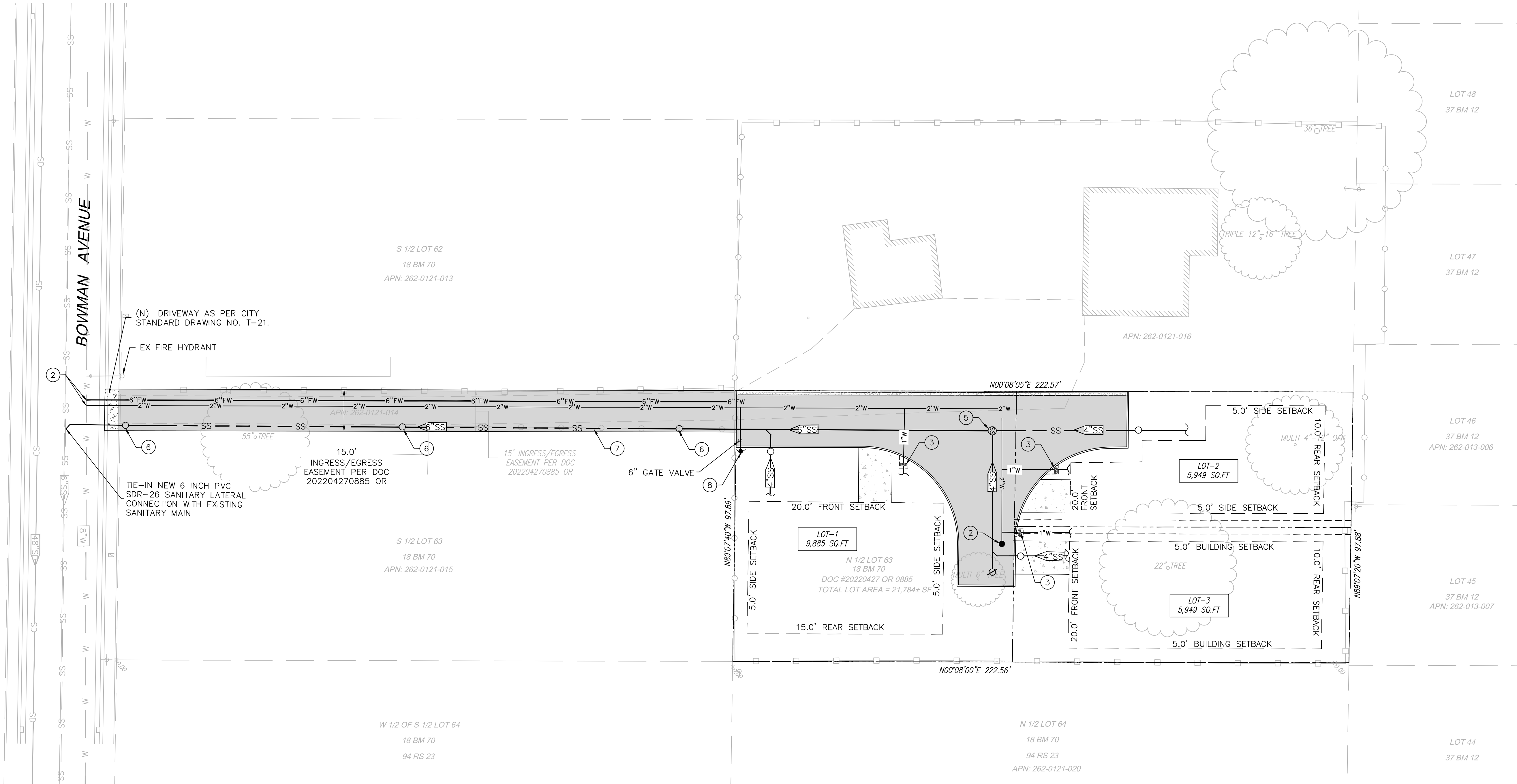
FIELD BOOK  
SCALE:  
AS NOTED

CITY OF SACRAMENTO			
DRAWN BY: N.S.	DESIGNED BY: N.S.	PROJECT MANAGER: B.L.	
DATE: 2/26/2025	DATE: 2/26/2025	R.C.E. 55812 DATE: 2/26/2025	

PRELIMINARY GRADING AND DRAINAGE PLAN  
465 BOWMAN AVENUE  
APN#: 262-0121-017  
SACRAMENTO COUNTY



PREPARED BY:  
**ROSE'S ENGINEERING**  
ENGINEERING PLANNING SURVEYING  
9612 KENT STREET  
ELK GROVE, CA 95624  
(916) 837-6058  
SHEET  
C-3.0



LEGEND

(N) ASPHALT

(N) CONCRETE

EX CHAIN LINK FENCE

EX CHAIN LINK FENCE

EX TREE

EX STORM DRAIN

EX WATER LINE

EX SANITARY SEWER

WATER PIPE

SANITARY SEWER PIPE

SANITARY SEWER MANHOLE

WATER METER

BACKFLOW PREVENTION

FIRE HYDRANT

SANITARY CLEANOUT

UTILITY NOTES

1

 2" BLOW OFF AS PER CITY OF SACRAMENTO STANDARD DRAWING NO. W-301.

2

 WATER MAIN "CUT-IN" INSTALLATIONS AS PER CITY OF SACRAMENTO STANDARD DRAWING NO. W-105.

3

 WATER METER AS PER CITY OF SACRAMENTO STANDARD DRAWING NO. W-401.

4

 REDUCED PRESSURE BACKFLOW PREVENTION AS PER CITY OF SACRAMENTO STANDARD DRAWING NO. W-406.

5

 MANHOLE AS PER CITY OF SACRAMENTO STANDARD DRAWING NO. S-90.

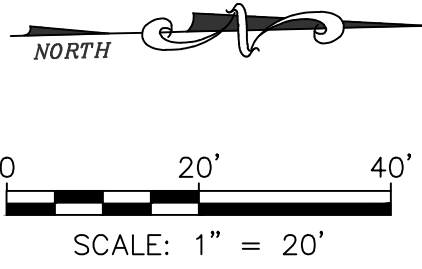
6

 TWO WAY CLEANOUT AS PER CITY OF SACRAMENTO STANDARDS.

7

 NEW 6" PVC SDR-26 SEWER SERVICE.

8

 FIRE HYDRANT AS PER CITY OF SACRAMENTO STANDARD DRAWINGS NO. W-201.

REVISIONS				BENCH MARK 277-F5D ELEV. 21.631' (NAVD88) RANSET NAIL IN LIGHT BASE SW CORNER BOWMAN AVE AND AMERICAN AVE (CITY OF SACRAMENTO BENCHMARK - NAVD88 DATUM)	FIELD BOOK	CITY OF SACRAMENTO			PRELIMINARY UTILITY PLAN 465 BOWMAN AVENUE			PREPARED BY: <b>ROSE'S ENGINEERING</b> ENGINEERING PLANNING SURVEYING 9612 KENT STREET ELK GROVE, CA 95624 (916) 837-6058		SHEET  <b>C-4.0</b>
NO.	DESCRIPTION	DATE	BY			SCALE: AS NOTED			APN#: 262-0121-017 SACRAMENTO COUNTY					
							DRAWN BY: N.S. DATE 2/27/2025	DESIGNED BY: N.S. DATE 2/27/2025	PROJECT MANAGER B.L. R.C.E. 55812 DATE 2/27/2025					

*Transportation Division*

*City Hall  
915 I Street, 2<sup>nd</sup> Floor  
Sacramento, CA  
95814-2604  
916-808-8494*

**04/17/2025**

**DRV25-0012**

**NOTICE OF APPROVAL OF DRIVEWAY PERMIT VARIANCE FOR 465 BOWMAN AVENUE**

Dear Property Owner:

This notice serves to inform you that the City of Sacramento has received a request for a variance to its "Driveway Permit Regulations" (City Code Section 17.508.040.I and 17.508.050.B) for the property located on 465 Bowman Avenue. The variance will allow a driveway serving more than two residential units to be located within 10-ft of the side property line and to be less than 24-ft in width. **This letter shall serve as notice that the City will consider this variance to be approved with the Planning Entitlement approval of Z24-101. In the event that Z24-101 is denied, withdrawn or expired, this driveway variance approval shall be considered null and void.**

Per City Code Section 17.508.140, approval of this variance may be appealed to the Director of Public Works. If you would like to file an appeal, you will need to pay the appeal fee of \$300.00 and submit a written letter within 10 days of receiving this notice. You can submit the written letter and pay the appeal fee by a check in the mail or at the Public Counter at 300 Richards Blvd, 3rd floor. If you choose to provide the written letter and check through mail, please send the documents to the address below.

City of Sacramento  
Department of Public Works  
Transportation Division  
915 I Street, 2nd Floor  
Sacramento, CA 95814

If you have any questions, comments or concerns regarding this notice, the requested variance, or your right to appeal, please call Zarah Lacson, Assistant Civil Engineer, at (916) 808-8494.

Sincerely,

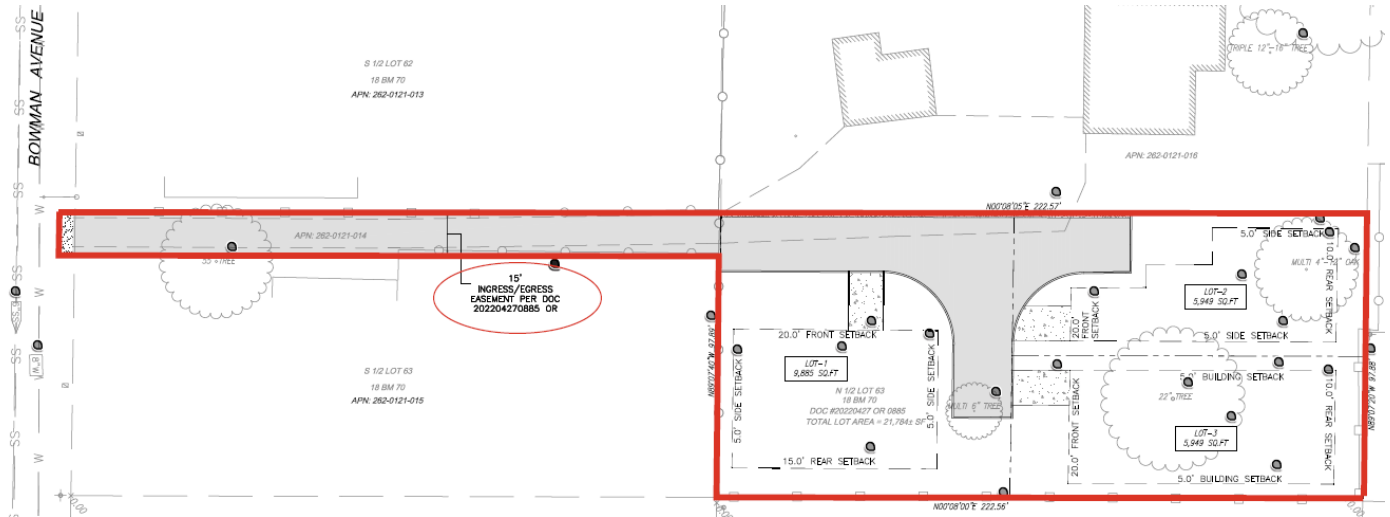
Megan Carter  
City Traffic Engineer  
Department of Public Works



Transportation Division

City Hall  
915 I Street, 2<sup>nd</sup> Floor  
Sacramento, CA  
95814-2604  
916-808-8494

465 BOWMAN AVE  
SACRAMENTO, CA 95833  
APN: 262-0121-017



465 BOWMAN AVE  
SACRAMENTO, CA 95833  
APN: 262-0121-017

