Contact Information: Jose Quintanilla, Associate Planner, jqquintanilla@cityofsacramento.org, (916) 808-5879

Project Name: Natomas Fountains Apartments (P21-025)

Subject: Revised Planning and Police Department Conditions

Attachments
1: Revised conditions (redlined and final).

Planning condition B16 revised to require a minimum of 483 vehicle spaces, consistent with project plans.

Police conditions B99, B100, and B103 removed (duplicated conditions removed); New condition provided by the Police Department added (new condition B101).
B8. Carport plans shall be provided to Planning staff for review prior to issuance of building permits. All carports shall be designed to match the colors and materials of the project.

B9. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Obtrusive industrial wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

B10. All signage is subject to a separate review and approval process.

B11. The project shall comply with the tree shading requirements for parking lots, prescribed in the Planning and Development Code section 17.612.040.

B12. Provide articulation of building mass with planar changes, varied rooflines, and color blocking per approved plans.

B13. Provide outdoor recreational amenities for residents (e.g., shaded seating areas; picnic tables; an informal seating plaza; pool; barbeque areas; dog park; dog washing station; and open lawn areas) as shown on the approved plans.

B14. Provide the following design elements at all elevations as shown on the approved plans:
   a. Brick.
   b. Cementitious Panel.
   c. Cementitious Siding.
   d. Aluminum Canopy.
   e. Horizontal siding.
   f. Aluminum Railing.
   g. Storefront windows.

B15. Provide a minimum of 32 short-term bicycle parking stalls and 152 long-term parking stalls. Location and number of short- and long-term bicycle parking shall be provided as indicated on the approved plans. All bicycle parking facilities shall comply with the City’s Bike Rack Design & Placement Design Standards.

B16. Provide a minimum of 570 parking spaces which meet all requirements of City Code Chapter 17.608.

B17. Private balconies shall have a minimum depth of 3 feet.

B18. All gutters and downspouts shall be painted to match building color scheme.

B19. Rooftop mechanical equipment shall be screened from view from adjacent streets and public area and concealed behind parapets or architecturally integrated screens.

B20. Site mechanical equipment and utility vaults shall be incorporated into the project site as provided including generators, SMUD transformers, fire pump, etc. Backflow prevention devices shall be placed at a location that will minimize street and pedestrian views. The applicant shall submit final site mechanical locations for review and approval by Design
B95. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B96. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

B97. Property management shall be responsible for the daily removal of all litter from the site.

B98. Applicant shall install a law enforcement “Knox Box” for police access to common areas on the premises, including, but not limited to the main vehicle entrance, community rooms, lobby entrance to each building, etc.

B99. Applicant shall employ on-site uniformed security at the premises no less than 12 hours a day. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

B100. Applicant shall employ uniformed security to respond to disturbances when on-site security is absent. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

B101. Applicant shall place a security/police phone in the parking lot. The phone pole shall be equipped with a blue light.

B102. A final security plan for the project shall be submitted for review and approval by the Sacramento Police Department CPTED Sergeant (or designee) prior to the issuance of a building permit. The security plan MUST be prepared by a qualified professional (Qualified Manager of a licensed PPO or Certified Professional Designation from ASIS International).

B103. Applicant, property management, or designee shall employ a uniformed Private Patrol
Operator (PPO) security company to conduct random patrols of the premises after business hours (3 visits per night minimum). Guards shall patrol the premises and provide courtesy patrol logs. The PPO shall be dispatched to the premises when receiving calls from management or directly from residents regarding on-site disturbances 24/7. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

B104-B102. A final security plan for the project shall be submitted for review and approval by the Sacramento Police Department CPTED Sergeant (or designee) prior to the issuance of a certificate of occupancy. The security plan MUST be prepared by a qualified professional (Qualified Manager of a licensed PPO or Certified Professional Designation from ASIS International).

During Construction:

B105-B103. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

B106-B104. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

B107-B105. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

PARK PLANNING AND DEVELOPMENT SERVICES

B108-B106. 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, Jessica Steinhauer, (916) 808-8243).

Urban Forestry

B109-B107. Tree Protection Measures – The following tree protection measures shall be included on the construction plans on the following pages: General Notes, Utility Plans, Demolition Plan and on the Landscape Plan and on the off-site plans.

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:

   a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.

   b. Visit the site before and after demolition, grading and landscaping as well as
FINDINGS OF FACT

A. **Mitigated Negative Declaration Addendum and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164).** On January 5, 2017, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring Program and adopted Findings of Fact (Resolution No.2017-0005) and approved the Natomas Fountains project (P16-012) (Original Project).

The Natomas Fountains Apartments Project (Current Project) (P21-025) is requesting entitlements to construct a 303 multi-unit dwelling apartment complex on approximately 10.59 acres in the Shopping Center, and Coral Business Center Planned Unit Development (SC-PUD) zone and to amend the Coral Business Center Schematic Plan to designate the site for residential uses.

1. The Planning and Design Commission finds as follows:

   a. On January 5, 2017, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council adopted a Mitigated Negative Declaration and a Mitigation Monitoring Plan (Resolution No. 2017-0005) and approved the Natomas Fountains project (P16-012) (Original Project).

   b. The Natomas Fountains Apartments Project (Current Project) (P21-025) is requesting entitlements to construct a 303 multi-unit dwelling apartment complex on approximately 10.59 acres in the Shopping Center, and Coral Business Center Planned Unit Development (SC-PUD) zone and to amend the Coral Business Center Schematic Plan to designate the site for residential uses.

   c. Based on its review and evaluation of the Natomas Fountains Apartments project, staff determined that the proposed changes to the original Project did not require the preparation of a subsequent MND. An addendum to the previously adopted Mitigated Negative Declaration was then prepared to address the modification.

2. The Planning and Design Commission has reviewed and considered the information contained in the previously adopted Mitigated Negative Declaration (MND) for the Original Project, and all oral and documentary evidence received during the hearing on the Current Project. The Planning and Design Commission has determined that the previously adopted MND and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Current Project and finds that no additional environmental review is required based on the reasons set forth below:
a. No substantial changes are proposed by the Current Project that will require major revisions of the previously adopted Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

b. No substantial changes have occurred with respect to the circumstances under which the Current Project will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

c. No new information of substantial importance has been found that shows any of the following:
   i. The Current Project will have one or more significant effects not discussed in the previously adopted MND.
   ii. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND.
   iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Current Project; or
   iv. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.

3. The mitigation monitoring program for the Project remains in effect and applies to the Current Project. The mitigation monitoring program meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15091.

4. Upon approval of the Current Project, the City Manager shall file or cause to be filed a Notice of Determination in compliance with current State guidelines at the time and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

5. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the Planning and Design Commission has based its decision, including the previously adopted MND, are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City.

B. **Site Plan and Design Review** for the construction of a 303-unit apartment complex on ±10.59-acres in the Shopping Center Zone (SC-PUD) within the Coral Business Center Planned Unit Development 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 Land Use Designation of Regional Commercial Center (RC) and its Goals and Policies because it develops a vacant, underutilized parcel within the City limits with multi-unit residential that supports neighboring
commercial, office, and employment-generating services. Furthermore, the proposed project is consistent with General Plan policy related to commercial centers that offer enhanced design characteristics by improving the street frontage and association streetscape with a well landscaped corridor. Lastly, in allowing development in the Shopping Center (SC) zone at a density that is allowed by the zone and lower than that allowed in the RC designation, the project would not interfere with the long-term General Plan vision for the Regional Commercial designation, in that the proposed multi-unit development: 1) implements the vision of the Regional Commercial designation contributing to a mix of uses; 2) supports General Plan goals and policies related to reducing vehicle use by locating residential uses near existing and future light rail, office, commercial, and retail uses; and 3) will support commercial development in the Regional Commercial designated area adjacent to the project site through the addition of new residential units. There is no specific plan or transit village plan associated with this project.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards. The proposed buildings adequately address the parcels in terms of setbacks, lot coverage, and landscaping.

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 project provides onsite and offsite improvements to sufficiently serve the project and its users through appropriate stormwater management, extension of necessary public and private utility infrastructure, and parking and landscaping improvements.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding developments in that the surrounding neighborhood is a mix of commercial, office and other employment generating uses. The proposed design utilizes a similar material and color pallets from nearby buildings ensuring a compatible architectural design, while also creating a distinctive sense of place for the new project. The onsite improvements will enhance the existing streetscape creating uniformity with adjacent development.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged. The project meets the 50-percent shade requirement which helps shade the buildings and heat absorbent surfaces such as asphalt, ultimately reducing the urban heat island effect, which translates to reduced energy consumption needed to condition or cool the interior of the building.

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 the project is part of larger master-planned area that provides a variety of land uses such as retail, commercial, and office which the proposed apartment complex use will help support those uses by increasing the local population by adding additional residential uses. Lastly, the project has been conditioned to ensure a long-lasting operation that will function harmoniously with the surrounding uses.
C. **200-Year Flood Protection**

1. 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 2021 Adequate Progress Annual Report** accepted by City Council Resolution No. 2021-0328 on November 9, 2021.

**CONDITIONS OF APPROVAL**

B. **Site Plan and Design Review** for the construction of a 303-unit apartment complex on ±10.59-acres in the Shopping Center Zone (SC-PUD) within the Coral Business Center Planned Unit Development is **approved** subject to the following conditions:

**PLANNING**

B1. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.

B2. This project is within the Natomas Basin Habitat Conservation Plan area. The project applicant/developer shall complete the pre-construction surveys for potential special status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert and will be reviewed by EPS, CDFW, USFWS, and the Natomas Basin Conservancy.

B3. This approval is for the development of six (6) three-story buildings per the attached exhibits and conditions of approval.

B4. The building elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.

B5. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

B6. All mechanical equipment shall be screened to prevent visibility from all street frontages.

B7. Pedestrian crossings shall utilize alternative paving. Alternative paving may include a change in grade, texture, material, color, or finish of paved areas. Final design to be reviewed by Planning and Design Review staff.
B8. Carport plans shall be provided to Planning staff for review prior to issuance of building permits. All carports shall be designed to match the colors and materials of the project.

B9. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Obtrusive industrial wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

B10. All signage is subject to a separate review and approval process.

B11. The project shall comply with the tree shading requirements for parking lots, prescribed in the Planning and Development Code section 17.612.040.

B12. Provide articulation of building mass with planar changes, varied rooflines, and color blocking per approved plans.

B13. Provide outdoor recreational amenities for residents (e.g., shaded seating areas; picnic tables; an informal seating plaza; pool; barbeque areas; dog park; dog washing station; and open lawn areas) as shown on the approved plans.

B14. Provide the following design elements at all elevations as shown on the approved plans:
   a. Brick.
   b. Cementitious Panel.
   c. Cementitious Siding.
   d. Aluminum Canopy.
   e. Horizontal siding.
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   g. Storefront windows.

B15. Provide a minimum of 32 short-term bicycle parking stalls and 152 long-term parking stalls. Location and number of short- and long-term bicycle parking shall be provided as indicated on the approved plans. All bicycle parking facilities shall comply with the City’s Bike Rack Design & Placement Design Standards.

B16. Provide a minimum of 483 parking spaces which meet all requirements of City Code Chapter 17.608.

B17. Private balconies shall have a minimum depth of 3 feet.

B18. All gutters and downspouts shall be painted to match building color scheme.

B19. Rooftop mechanical equipment shall be screened from view from adjacent streets and public area and concealed behind parapets or architecturally integrated screens.

B20. Site mechanical equipment and utility vaults shall be incorporated into the project site as provided including generators, SMUD transformers, fire pump, etc. Backflow prevention devices shall be placed at a location that will minimize street and pedestrian views. The applicant shall submit final site mechanical locations for review and approval by Design
Review staff prior to Building Permit submittal.

B21. Trash enclosures shall meet all requirements of Sacramento City Code section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, and signs.

B22. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

PUBLIC WORKS

B23. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

B24. The applicant shall participate in the North Natomas Financing Plan, adopted Resolution No. 94-495 on August 9, 1994, and updated by Resolution No.2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.

B25. Comply with and meet all the requirements of the Development Agreement for the Coral Business Center (P90-157, P93-179, and P97-026 etc.).

B26. Comply with the North Natomas Development Guideline and the PUD guidelines and all subsequent PUD Guideline Amendments approved for the Coral Business Center, unless amended with these conditions, to the satisfaction of the Department of Public Works.

B27. The applicant shall dedicate a 14-ft bike trail (10-ft pavement with 2-ft shoulder on each side) in the form of an Irrevocable Offer of Dedication (I.O.D.) or coordinate with RD-1000 to secure an IOD for said bike trail easement (if not already in place) per City standards and in compliance with the City’s current Bikeway Masterplan to the satisfaction of the Department of Public Works.

B28. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

B29. The applicant shall remove the existing internal vehicular access/connection that is located between the subject property and the property directly to the east (identified as Parcel 2 or B on the Natomas Fountains Tentative Map Z21-019) by constructing a landscape area with vertical curb and/or parking stalls as shown on the site plan dated February 14, 2022 to the satisfaction of the Department of Public Works.

B30. The applicant shall coordinate with the City, prepare a Signal Timing Optimization Technical Memorandum and pay for the optimization of the signal timing design of the existing traffic signal at the intersection of the project driveway/N Freeway Blvd and
Gateway Park Boulevard as recommended by the traffic study completed for this project to the satisfaction of the Department of Public Works.

B31. At its discretion, the City may require the inclusion of traffic calming devices along the private streets. These devices may include, but are not limited to, speed lumps, stop signs, crosswalks, etc. as determined by the Department of Public Works.

B32. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

B33. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

B34. This project will require the installation of streetlights on all private streets to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

B35. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).

B36. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signage and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

B37. The design of walls fences and signage 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 at maturity. The area of exclusion shall be determined by the Department of Public Works.

UTILITIES

B38. 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.

B39. Concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution 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.
B40. Common landscaping areas greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.

B41. Public water and drainage mains will not be allowed within private properties.

B42. 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 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 4,300 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.40 cfs/acre or per the latest approved onsite criteria. The drainage study shall be consistent with the existing Basin 20 Storm Drainage Masterplan. 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.)

B43. City records indicate that there is an existing 54” City drainage main and associated 30-foot drainage easement along the western property line. The applicant shall continue to provide unrestricted vehicular and personnel access from Truxel Road for the maintenance and repair the drainage facilities and its appurtenances. (Note: No new private utilities will be allowed within the existing drainage easement (including but not limited to electrical conduits, lights, bioretention basins, trees, pet wash station, etc.). Any proposed fencing within the existing drainage easement shall be reviewed and approved by the DOU. No continuous fence footing shall be located within the existing drainage easement or on top of the existing drainage main.)

B44. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, bioretention basins, trees, pet wash station, tool shed and similar structures) shall be constructed on top of drainage pipelines or anywhere within the associated utility easement, unless approved by the director upon execution of a hold harmless agreement approved by the city attorney.

B45. The design of the bike trail shall be reviewed and accepted by the DOU. The pathway and access roads need to accommodate DOU’s maintenance vehicles and equipment. No landscape shall be placed on the west side of the multi-use trail which would restrict continuous channel access. Multi-Use trail shall have pull-out areas for maintenance vehicles that shall meet the current Design and Procedures Manual Plate 11-6 DOU Access Driveways. (Note: If a gate is required at the Truxel Road bike-trail entrance then the design shall be review and accepted by DOU.)

B46. The onsite water and storm drain systems shall be private systems operated and maintained by the property owner or other approved entity.

B47. All on-site drainage systems shall be designed to the standards specified in the DOU Onsite Manual.

B48. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-
foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

B49. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney. (Note: There appears to be an existing drainage system and possibly a detention basin that is located on the subject property that is taking drainage from the development to the east. Prior to design, the applicant shall verify if there are any offsite drainage that is coming through this site. The property owner will be required to mitigate all existing offsite flows.)

B50. 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.

B51. This project will disturb more than one acre of land; therefore, the project is required to comply with the State’s “Construction General Permit”. To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State’s Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

B52. 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.

B53. 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. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

B54. A separate maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento Region” for appropriate measures.

B55. The Reclamation District No. 1000 (RD 1000) maintains the existing East Drainage Canal locate along the western property line of the subject site. Any proposed improvements within the maintenance road, RD 1000 Ingress-Egress Easement, or
construction of the bike-trail shall be reviewed and accepted by the RD 1000.

B56. The proposed development is located within the RD 1000. The applicant shall comply with all RD 1000 requirements and pay all required fees.

B57. The applicant shall coordinate with RD 1000 to establish the minimum setback requirements for buildings or other improvements from the existing RD 1000 levee. The RD 1000 minimum setback requirements shall be obtained in writing and provided to the DOU.

B58. Any proposed development on the RD 1000 easement may require an agreement with RD 1000. This may affect final site design and site configuration and therefore, should be considered during the planning stages.

B59. The applicant may be required to reimburse RD 1000 for their staff and consultant time necessary to review and approve the proposed plans and monitor construction within their easement.

B60. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

FIRE

B61. 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. CFC 501.4

B62. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20’ wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1, 507.5.1)

B63. All turning radii for fire access shall be designed as 35’ inside and 55’ outside. CFC 503.2.4

B64. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45’ radius cul-de-sac or city standard hammerhead). CFC 503.2.5

B65. 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. CFC 503.2.3

B66. Roads used for Fire Department access that are 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.

B67. All turning radii for fire access shall be designed as 35’ inside and 55’ outside. CFC 503.2.4

B68. 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. CFC 503.2.3
B69. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

B70. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C102.1 as amended the Sacramento Municipal Code.

B71. Provide appropriate Knox access for site. CFC Section 506

B72. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.

B73. Minimum gate width shall provide 20 feet clear access. Gate shall have AC power and be provided with Key override switch (Knox) and Radio operated controller (Click2Enter). For gates that do not fail safe in the open position upon loss of AC power or are provided with battery back-up power, an approved pedestrian gate shall be installed within 10 feet of all vehicle gates. An approved key box (Knox) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.

POLICE

Lighting:

B74. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

B75. Light poles, if applicable, shall be no higher than 16’.

B76. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

B77. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.

B78. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

B79. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

B80. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

B81. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
Landscaping:

B82. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

B83. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security:

B84. Fencing shall be of decorative tubular steel, no climb type and a minimum of 6’ in height.

B85. The main entrance shall have a large, protected map of the premises clearly identifying building numbers and unit numbers for wayfinding.

B86. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

B87. Manager with access to VASS storage shall be able to respond to any activation within two hours.

B88. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.

B89. Each driveway entrance and exit shall be covered by a camera set at 100 pixels per foot or higher.

B90. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.

B91. VASS shall be capable of storing no less than 30 days’ worth of activity.

B92. VASS shall provide comprehensive coverage of:

- areas of ingress and egress
- all vehicle entrances to capture license plates and driver faces
- parking lot
- coverage of all four (4) exterior sides of the property
- adjacent public rights of way

B93. No more than 10 percent of the square footage of windows and clear doors for retail purposes (e.g., leasing office) shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures an unobstructed view of the interior of the premises from the exterior. All signs shall comply with the City Code.

B94. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall be slatted to allow visual surveillance of the interior.
B95. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B96. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

B97. Property management shall be responsible for the daily removal of all litter from the site.

B98. Applicant shall install a law enforcement “Knox Box” for police access to common areas on the premises, including, but not limited to the main vehicle entrance, community rooms, lobby entrance to each building, etc.

B99. Applicant shall place a security/police phone in the parking lot. The phone pole shall be equipped with a blue light.

B100. A final security plan for the project shall be submitted for review and approval by the Sacramento Police Department CPTED Sergeant (or designee) prior to the issuance of a building permit. The security plan MUST be prepared by a qualified professional (Qualified Manager of a licensed PPO or Certified Professional Designation from ASIS International).

B101. Applicant shall employ uniformed security to conduct no less than eight (8) site inspections daily, remaining on the property for no less than 10 minutes each inspection. Uniformed security shall be contracted to respond to disturbances on the property, called in by management or residents, 24/7. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

B102. A final security plan for the project shall be submitted for review and approval by the Sacramento Police Department CPTED Sergeant (or designee) prior to the issuance of a certificate of occupancy. The security plan MUST be prepared by a qualified professional (Qualified Manager of a licensed PPO or Certified Professional Designation from ASIS International).

During Construction:

B103. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

B104. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

B105. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

PARK PLANNING AND DEVELOPMENT SERVICES
B106. **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, Jessica Steinhauer, (916) 808-8243).

**Urban Forestry**

B107. **Tree Protection Measures** – The following tree protection measures shall be included on the construction plans on the following pages: General Notes, Utility Plans, Demolition Plan and on the Landscape Plan and on the off-site plans.

**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:
   a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
   b. 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.
   c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
   d. 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 roots and soil from the impacts of construction activities. 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 ¾-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 protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan.
plan created by a Qualified Arborist to 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 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 qualified 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 the 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.

SASD (Sac Sewer)
B108. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD 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.

B109. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD’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 or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.

B110. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at 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.

REGIONAL SANITATION

B111. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100 or by email at PermitServices@sacsewer.com.

SMUD

B112. SMUD has existing underground 69kV facilities along the western boundary of the parcel and 12kV facilities along the south side of the property, along the east side of the property following Truxel Rd, and along the west side following Gateway Park Blvd. that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.

B113. 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.

B114. 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.

B115. 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.

B116. 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.
B117. 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.).

B118. 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 City’s IOD.

B119. 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.

B120. 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.

B121. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

B122. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Advisories:

B123. The proposed project is located in the Special Flood Hazard Area (SFHA), designated as A99 zone Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA does not require elevating or flood proofing in A99 zone. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in A99 zone requires a Hold Harmless Agreement regarding risk of flooding on property. (DOU)

B124. As of January 1, 2018, all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner. (DOU)

B125. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements. (Note: City records shows that there is an existing 10” County sewer main in Truxel Road.) (DOU)

B126. Water meters shall be located at the point of service, which is back of curb for separated sidewalks or back of walk for connected sidewalks. (DOU)
B127. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems. (POLICE)

B128. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $817,334. The Park Development Impact Fee due for this project is based on the Remainder City Zone Rate of $2.94 per square foot for residential projects, with a minimum rate of $2,214 for units under 750 square feet and a maximum of $5,903 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation. (PPDS)

c. PPDS is requesting the applicant provide landscaping and access within their project along the west property line over the levee for the future bike trail as approved by PPDS. The landscaping should include trees to provide shade for trail users.

B129. ONGOING: The existing site is currently stubbed for connection to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards and Specifications apply to any onsite and offsite public sewer construction. (SASD)

B130. ONGOING: SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.

B131. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence. (Regional San)

B132. To help reduce temperatures in the immediate vicinity of the project, as well as to contribute regionally to a reduction in the urban heat island effect, Sac Metro Air District recommends the following:

a. All project structures certified cool roofs. The 2019 California Building Energy Efficiency Standards suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and minimum thermal emittance of 0.75. The Cool Roof Rating Council provides a product directory of roofs.

b. Pavement for the project is “cool pavement,” with an albedo of at least 0.25-0.5. For guidance on cool pavement strategies, please visit Sac Metro Air District’s Recommended Cool Pavement Strategies.

c. Plant as many trees as possible to provide shade for buildings, pavement, and
walkways. While the project plans indicate that the project is complies with the City’s parking lot shade ordinance, if there were more complete shade coverage of the pavement in the parking lot, it would reduce temperatures in and around the project. Please see the Sacramento Tree Foundation’s Shady Eighty guide for a directory of air-quality supportive trees. (SMAQMD)

B133. All projects are subject to Sac Metro Air District rules in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. (SMAQMD)

B134. Projects undergoing any CEQA review are subject to Sac Metro Air District Basic Construction Emission Control Practices, also available on our website. (SMAQMD)

EXHIBITS:

Exhibit A: Project Plans