

RESOLUTION NO. 2008-645

Adopted by the Sacramento City Council

September 16, 2008

ADOPTING FINDINGS OF FACT AND APPROVING THE TENTATIVE MAP, SPECIAL PERMIT AND PLAN REVIEW FOR THE POINT WEST PLAZA PROJECT (P05-027) (APN: 225-0080-027)

BACKGROUND

- A. On August 28, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the Point West Plaza project.
- B. On September 16, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Sections 16.24.097, 17.212.030, 17.220.030, and 17.200.010(C)(2)(a), (b), and (c) (publication, posting and mail 500') received and considered evidence concerning the Point West Plaza project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the Point West Plaza project, the City Council approves the Tentative Map, Special Permit and Plan Review based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Tentative Map to subdivide approximately 45.1 acres into 10 parcels in the Shopping Center PUD (SC-PUD) zone based on the following findings of fact:

- 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
 - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
 - b. The site is physically suitable for the type of development proposed and suited for the proposed density;

- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
 - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - e. 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 City General Plan, the North Natomas Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (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 Council has considered the effect of the approval of this Tentative Subdivision 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).

Section 3. The City Council approves the Special Permit to construct drive-through facilities within the proposed Shopping Center PUD (SC-PUD) zone based on the following findings of fact:

1. The design and location of the facility will not contribute to increased congestion on public or private streets or alleys adjacent to the subject property.
2. The design and location of the facility will not impede access to or exit from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement; and

3. The design and location of the facility will not create a nuisance for adjacent properties.

Section 4. The City Council approves the Plan Review to construct approximately 403,849 square feet of retail use and 44,600 of office use in the proposed Shopping Center PUD (SC-PUD) zone based on the following findings of fact:

1. The proposed development is consistent with the General Plan and North Natomas Community Plan goals and policies to provide efficient growth that is compatible with surrounding uses;
2. The development of the site is consistent with applicable City standards in relation to utilities, access roads, sanitation and drainage and the proposed improvements are properly related to existing and proposed streets and highways;
3. The property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements;
4. Granting the Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The project use is compatible with the uses in the vicinity of the project site;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural designs of the proposed buildings are consistent with the PUD Guidelines.

Section 5. The City Council approves the Tentative Map to subdivide approximately 45.1 acres into 10 parcels in the Shopping Center PUD (SC-PUD) zone subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P05-027). The design of any improvement not covered by these conditions or the PUD Guidelines 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 Transportation (DOT)

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission 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:

DEPARTMENT OF TRANSPORTATION: TES

- H1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.
- H2. The applicant shall participate in the North Natomas Financing Plan, adopted by 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.
- H3. Execute a Development Agreement to the satisfaction of the City of Sacramento. Comply with and meet all requirements of said agreement.
- H4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P05-027) to the satisfaction of the Planning Director and DOT.
- H5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-027).
- H6. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.
- H7. 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, maneuvering, and parking easement shall be conveyed to and reserved from all Parcels, at no cost, at the time of sale or other conveyance of either parcel.
- H8. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in

place to the satisfaction of the Departments of Utilities, DOT.

- H9. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the DOT, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.
- H10. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the DOT. 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. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the DOT.
- H11. 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 DOT.
- H12. Developer is required to install permanent street signs to the satisfaction of the DOT.
- H13. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the DOT:
- a El Centro Road/Duckhorn Drive
 - b El Centro Road/Bonfair Drive
- H14. Construct traffic signals at the following intersections to the satisfaction of the DOT (if not already in place):
- a El Centro Road/Duckhorn Drive
 - b El Centro Road/Bonfair Drive

NOTE: The DOT shall determine the need for signals, based on CalTrans signal warrants and known pending development projects prior to the Issuance of any building permit. If required, signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the DOT and may be subject to reimbursement as set forth in the

Development Agreement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the DOT.

- H15. The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the Cities Design and Procedures Manual to the DOT for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
- H16. The applicant shall pay a fair share towards the future construction of the Del Paso Interchange Off-Ramp signals to the satisfaction of the DOT. Fair share will be based on trip generation of the entire project.
- H17. The applicant shall pay a fair share towards the existing signal at Arena Boulevard/Stemmler Drive to the satisfaction of the DOT. Fair share will be based on trip generation of the project through that intersection. The Actual cost of the signal is \$163,111.43 and the project trips at this intersection are 13.63 percent. Total fair share amount is $\$163,111.43 \times .1363 = \$22,232.09$.
- H18. The applicant shall pay a fair share towards the future construction of the pedestrian signal on Del Paso Road near the Middle School to the satisfaction of the DOT. Fair share will be based on trip generation of the project.
- H19. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Regional Transit;
- H20. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the DOT.

PRIVATE/PUBLIC UTILITIES:

SMUD

- H21. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways.

SASD

- H22. Connection to the District's sewer system shall be required to satisfaction of the District. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
- H23. Each parcel with a sewage source shall have a separate connection to the District public 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

shall have a separate connection to a private on-site sewer line or the District public sewer line.

- H24. Private sewer service laterals will not be permitted to connect directly to the 15-inch and 18-inch diameter trunk sewer lines in Del Paso Road and El Centro Road.
- H25. In order to obtain sewer service construction of District sewer infrastructure will be required.
- H26. Sewer easements may be required. All sewer easements up shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The district will provide maintenance only in public right-of-ways and easements dedicated to the District.
- H27. The subject project owner(s) and successors in interest thereof, shall be responsible for the repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operations, including landscaping, channelization's, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If repair is of decorative or stamped concrete, the District will only replace with standard concrete.
- H28. The District requires their sewers to be located in minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities such as storm drain and other 'dry' utilities (electrical, telephone, cable etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case-by-case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

CITY UTILITIES:

- H29. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water and drainage facilities to the satisfaction of the Department of Utilities.
- H30. All existing easements and all existing right-of-ways shall be shown on the Final Map.

- H31. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water and storm drain main extensions. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.
- H32. If required by the Department of Utilities, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book____, Page____)."

FIRE:

- H33. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- H34. 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.
- H35. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (503.2.3)
- H36. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

SPECIAL DISTRICTS: Assessment Districts

- H37. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.

ADVISORY NOTES:

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

- H38. This project shall require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.
- H39. The use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the

easement by the Grantor. This includes landscaping.

- H40. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Parcel Map or issuance of Building Permits, whichever is first. Applicants should contact the Fee Quote desk at 876-6100 for sewer impact fee information.
- H41. The proposed project is an area expected to be redesigned into a 100-year flood plain, designated as an AE zone of the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs); the DOU expects the re-designation will be effective December 08, 2008. Contact Nancy Dorfer (916.808.3539) for more information and updates.

Section 6. The City Council approves the Special Permit to allow drive-through facilities is subject to the following conditions of approval:

- 11. A minimum stacking distance of 180 feet shall be provided to each pick-up window or automated machine.
- 12. A facility with a separate ordering point and pick-up window shall provide stacking space for at least 4 vehicles in advance of each ordering point and stacking space for at least 4 vehicles between each ordering point and pick-up window.
- 13. Entrances to drive-up lanes shall be at least 25 feet from driveways entering a public or private street or alley.
- 14. Drive-up service facilities shall not be considered as justification for reducing the number of required parking spaces.
- 15. The minimum width of each drive-through lane shall be 11 feet. The entrance to the lane and the direction of traffic flow shall be clearly designated by signs and pavement marking or raised curbs
- 16. Operation of the drive-up service facility shall be restricted to between the hours of 7:00a.m. and 10:00 p.m. when the site is contiguous to residentially zoned or used property(s).
- 17. "Franchise architecture" is strongly discouraged.
- 18. Drive-through facilities shall be architecturally compatible with the best examples of nearby structures and compliment existing or planned streetscape elements.
- 19. Building design, location and parking areas should be designed to provide pedestrian orientation and clearly identify areas for pedestrian access.
- 110. Windows provided for aesthetics in dining and entry areas should be used abundantly to provide visibility to the street and pedestrian view into the building.

111. Outdoor seating with high quality hardscape areas (such as brick, cobblestone, and decorative pavers) and high quality outdoor furniture is encouraged.
112. Building P1 on Lot 9 at the southwest corner of Del Paso and El Centro roads shall be restricted to financial/banking use only and the applicant is required to file a Special Permit modification for any other use.

ADVISORY NOTES:

POLICE

Gas Station

1. The proprietor or his agent is responsible for reasonably controlling the conduct of persons on or immediately adjacent to the site and shall control behavior and noise, immediately disperse loiterers, and prevent nuisance or unreasonable interference with adjacent properties.
2. In order to limit the potential for this site to become an attractive location for loitering and other inappropriate or illegal behavior, the Police Department: a) requires adequate signage be installed prohibiting trespassing, loitering, and noise in accordance with Section 602(k) of the California Penal Code and Section 9.16.140 of the Sacramento City Code, b) requires that no public pay telephones shall be installed on the exterior of the premises and c) all public pay telephones shall be restricted from receiving incoming calls.
3. Signs shall be posted prohibiting consumption of alcoholic beverages in the business or in the parking areas. Signs shall read; "It is unlawful to enter or remain on these premises, adjacent parking lot, or adjacent public sidewalk with an open alcoholic beverage container. P.C. 647e(a)". Lettering to be block style and a minimum of 2 ½ inches in height. Signs will be clearly visible to the patrons of the business parking lot and to persons on the public sidewalk.
4. All illegal activities observed on or around the business shall be promptly reported to the Police Department.
5. There shall be no video/arcade machines maintained upon the premises at any time.

Building and Site Security

Security Measures:

1. It is recommended that the applicant equip the premises with the following security devices with the intent to prevent violent crimes and thereby protect employees and the consumer public.

- A. A security camera system capable of recording and retrieving an image to assist in offender identification and apprehension.
 - B. A drop safe or cash management device for restricted access to cash receipts.
 - (1) Safes shall have a minimum rating of TL-15 or class "C". So that the cashier can make frequent drops to reduce the amount of cash on hand, it is also required that the cashier booth be provided with a time delay drop type safe.
 - (2) A cash management policy to limit the cash on hand at all times after 11 p.m.
 - C. Provide at least two employees on the premises at all times after 11 p.m. and before 5 a.m.
 - D. Install for use by employees at all times after 11 p.m. and before 5 a.m. a secured safety enclosure of transparent polycarbonate or other material that meets at least one of the following minimum standards:
 - (1) American Society for Testing and Materials Standard D3935 (classification PC110 B 30800700) and that has a thickness of at least .375 inches and has an impact strength of at least 200 foot pounds
 - (2) Underwriters Laboratory Standard UL 752 for medium power small arms (level one), Bullet Resistant Equipment
 - E. The applicant should consider a prepayment policy after dark and restrict the cashier to stay inside the building.
 - F. Lock the business premises throughout the hours of 11 p.m. to 5 a.m., and only transact business through an indirect pass-through trough, trapdoor, or window.
 - G. A conspicuous notice at the entrance to the premise, which states that the cash register contains \$50 or less.
 - H. Height markers at the entrance of the convenience business which display height measures.
 - I. A lighted parking lot illuminated at an intensity of at least 1.5 foot-candles per square foot at 18 inches above the surface.
2. Due to this facility's close relationship to the state highway and the potential for this facility to become a neighborhood loitering location, the use of CCTV cameras with recording capability of security and safety is recommended.
- A. Cameras shall be installed inside the business to cover the cashier transaction and entire sales floor areas.

- B. Cameras shall be installed outside the building to cover any outside transaction drawer location and the entire property, to discourage, record, and detect loitering and other criminal or disruptive activity.
- C. The recording device shall be kept in a secure area remote from the cash transaction area.
- D. The cashier booth shall be equipped with at least a central station silent robbery alarm system and a telephone.
- E. Any office, which contains a safe or will be used to count receipts shall be equipped with a 180 degree viewing device.
- F. All exterior doors, as well as the doors to the storage room and office, shall be provided with deadbolt locks with a 1 ½ " minimum throw.
- G. Window signage shall not cover more than 25 percent of window surface.
- H. Window signage shall allow a clear and unobstructed view from outside the building and in a normal line of sight of the cash register sales transaction area.
- I. Windows shall not have tinting that reduces exterior or interior view in a normal line of sight.
- J. Windows shall be left unobstructed by display racks, shelving and/or merchandise in order to allow viewing of the interior of the store by patrolling police personnel.

Alcoholic Beverages

The Police Department cannot independently support a position to prohibit the sale of alcoholic beverages from this site. However, in this site's specific case, alcoholic beverages could significantly complicate loitering and other negative behavioral problems. The Police Department reserves the right to make additional physical and procedural conditions in relation to alcohol sales.

1. Beer, ale and/or malt liquor shall be sold in manufacturer packaging and shall not be sold in quantities of less than one six pack.
2. Wine coolers shall not be sold in quantities of less than factory packs of four.
3. No advertising of beer or wine sales shall be allowed on the exterior signs or window signs on the site.
4. The word beer, wine, or liquor shall not appear in the name or on any sign.
5. The applicant shall install buzzers on doors of the cold box to notify clerks that the door is open.

Section 7 The City Council approves the Plan Review City Council approves the Special Permit to construct drive-through facilities within the proposed Shopping Center PUD (SC-PUD) zone is subject to the following conditions of approval:

PLANNING

- J1. The building footprints and elevations shall be in conformance with the approved site plans and elevations, except as conditioned. The building elevations shall include specified materials and architectural embellishments indicated as shown on the attached exhibits. Any modifications shall be reviewed and approved by Planning staff and/or Planning Commission prior to issuance of building permits.
- J2. A Special Permit shall be required for any retail tenant that meets the will occupy more than ninety thousand (90,000) gross square feet and where more than ten (10) percent of the gross floor area is devoted to sales of non-taxable merchandise and is not a wholesale club, or other establishment selling primarily bulk merchandise and charging membership dues or otherwise restricting merchandise sales to customers paying a periodic assessment or fee.
- J3. Project shall comply with the following height and setback requirements unless otherwise approved:

Height (Major Retail & Inline Tenants)	Maximum 50'-0" (with the exception of 15'-0" for architectural details)
Height (Office)	Maximum 35'-0" (with the exception of 15'-0" for architectural details)
Front setback (adjacent to public street)	Minimum 12.5'
Interior Side setback	12.5'
Street side setback (adjacent to public street)	Minimum 20'
Rear setback	15'

- J4. On-site truck traffic, loading dock operations, truck idling and parking shall be permitted only between the hours of 7:00 AM and 10:00 PM. Any loading dock and related service area must be screen from view by site planning, landscaping, or walls.
- J5. Prior to issuance of building permits the applicant shall submit to the Solid Waste Division statement of recycling, and to provide adequate trash and recycling receptacles for the site to comply with the City's Trash Enclosure and Recycling

Ordinance. The enclosures shall be painted to match the main wall color of the respective buildings they serve.

- J6. An approved Transportation Management Plan shall be required prior to issuance of a building permit. Requirements and implementation of the TMP shall be demonstrated and/or provided on site prior to the issuance of the Certificate of Occupancy.
- J7. The applicant shall obtain all necessary building permits prior to construction.
- J8. The project shall participate in the North Natomas Financing Plan.
- J9. All signage shall comply with the planned sign program standards as defined by the Point West Plaza PUD Guidelines and the City of Sacramento's Sign Ordinance. A sign permit is required for any new signage.
- J10. The developer shall comply with the mitigation measures described in the Mitigation Monitoring Plan kept on file in the Planning Division office (P05-027).
- J11. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
- J12. The trash enclosures shall meet all requirements of the Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations), including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, signs and setbacks.
- J13. Building awnings shall be maintained throughout the life of the building of which the awning is located on.
- J14. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.
- J15. Electrical panels and other mechanical appurtenances shall be painted to match the building elevation or screened from view for all buildings along El Centro and Del Paso Roads; specifically on the north elevation of building R1 and the east elevation of buildings R7, R9, P3 and P6.
- J16. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.050). Bicycle parking shall be located in a secure area located in close proximity public view.

DEPARTMENT OF TRANSPORTATION: TES

- J17. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Traffic Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Traffic Engineering Division.
- J18. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the DOT:
- a. El Centro Road/Duckhorn Drive
 - b. El Centro Road/Bonfair Drive
- J19. Construct traffic signals at the following intersections to the satisfaction of the DOT (if not already in place):
- a. El Centro Road/Duckhorn Drive
 - b. El Centro Road/Bonfair Drive

NOTE: The DOT shall determine the need for signals, based on CalTrans signal warrants and known pending development projects prior to the Issuance of any building permit. If required, signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the DOT and may be subject to reimbursement as set forth in the Development Agreement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the DOT.

- J20. The applicant shall submit a signal design concept report (SDCR) per section 15.18 of the Cities Design and Procedures Manual to the DOT for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SDCR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
- J21. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Traffic Engineering Division.
- J22. The minimum throat distance for all signalized site driveways shall be 200' measured from the existing flow line (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).

- J23. The minimum throat distance for all unsignalized site driveways on El Centro and Del Paso shall be 100' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- J24. The minimum throat distance for all unsignalized site driveways on Manera Rica Drive shall be 75' measured from the existing flow line (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- J25. The site plan shall conform to A.D.A. requirements in all respects.
- J26. 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 Traffic Engineering Division.

FIRE

- J27. 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.
- J28. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- J29. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)
- J30. Provide appropriate Knox access for site
- J31. 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.
- J32. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
- J33. 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.

- J34. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8
- J35. Gas Pump Canopies located on buildings P-3 and P-6 lots shall have a minimum vertical height of 13'-6".

UTILITIES

- J36. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
- J37. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities. Each parcel shall have it's own separate irrigation service.
- J38. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area that is served by a regional water quality control facility (proposed lake), only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.
- J39. This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items, but not limited to, shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

- J40. 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 improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- J41. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- J42. Drain inlets shall be at least 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.8 feet above the controlling flow overland release elevation.
- J43. Prior to submittal of improvement plans for each project, prepare project specific drainage studies for review and approval by the DOU. The 10-year and 100-year hydraulic grade lines (HGL's) for these studies shall be calculated using the approved Master Drainage Plan for the Natomas Central development. Sufficient off-site and on-site spot elevations shall be provided in the drainage studies to determine the direction of storm drain runoff. The drainage studies shall include overland flow release maps for the proposed projects.

ADVISORY NOTES:

ARBORIST

General Comments:

- 1. Planters will need a minimum width of 7' to sustain medium or large canopy species trees. The extensive use of small square mid row tree planters is likely to provide poor growing conditions for parking lot shade trees.
- 2. Minor revision of species selection will be required to eliminate trees that are not well suited to site conditions of the parking lot.
- 3. Some revision of planter dimensions and planting distances will be required to reduce potential for pavement lifting and to improve growing conditions for shade trees.

Specific Comments:

- 4. Parking lot trees in small isolated mid-row planters (7'x7' or smaller) generally do not perform well and fail to reach 15 year growth targets.

5. Converting square planters into a 7' x 15' net planter area can improve growing conditions and shade coverage.
6. Thorough planting preparation, (per City Parking Lot Tree Shading Design Guidelines) and the installation of an 8' to 10' wide strip of permeable pavement between square planters may also improve growing conditions and help trees reach 15 year growth targets.

Species Selection:

7. *Celtis australis* generally does not perform well as a parking lot tree in confined planting areas; recommend substitution of Vanguard elm or Halka Zelkova.
8. *Ginkgo biloba* 'Saratoga' frequently has tattered discolored leaf margins and is one of the least vigorous *Ginkgo* cultivars. Replace with Autumn Gold, Halka or Magyar, (Princeton Sentry may be a good choice next to buildings).
9. *Liriodendron tulipifera* is poorly adapted to planting in confined spaces, is sensitive to root pruning and is susceptible to aphid drip. Reduce number of trees shown on plan. May substitute or inter plant with Urbanite Ash or *Quercus phellos*.
10. *Koelreuteria paniculata*, only use 'Elegans' cultivar and list alternative species such as *Ostrya virginiana* since Elegans may not be widely available.
11. *Pistacia chinensis* is susceptible to verticillium wilt. Only use "Keith Davey" cultivar.
12. *Quercus coccinea* generally holds dead leaves during dormancy and should only be in planters w/a minimum width of 7.5'. Replace with Shumard oak, (if planters are less than 7' wide replace with *Nyssa sylvatica* or approved alternate).
13. *Sequoia sempervirens* have a high water requirement and can outgrow the 9' wide planter along the west side of the project. Reduce planting by a minimum of 15 trees per red line using seven Shumard oak trees.

Large canopy trees that may be added to the species list:

Acer	freemanii	Autumn Fantasy maple
Fagus	grandiflora	American beech
Fagus	sylvatica	Green beech
Fraxinus	pennsylvanica, 'Oconee'	Georgia Gem ash
Ginkgo	biloba, 'The President'	Presidential Gold ginkgo
Gymnocladus	dioicus, 'Espresso'	Kentucky coffee tree
Quercus	austrina	Bluff oak
Quercus	buckleyii	Texas red oak
Quercus	castaniefolia	Persian oak

Quercus	cerris	Turkey oak
Quercus	comptonae	Compton oak
Quercus	dentata	Daimyo oak
Quercus	falcate	Southern red oak
Quercus	frainetto	Hungarian oak
Quercus	imbricaria	Shingle oak
Quercus	lyrata	Overcup oak
Quercus	nuttallii	Nuttall's oak
Quercus	phellos	Willow oak
Ulmus	japonica x wilsonii	Accolade elm
Ulmus	parvifolia, 'Bosque'	Bosque elm

Medium canopy trees that may be added to the species list:

Acer	campestre 'Evelyn'	Queen Elizabeth maple
Acer	platanoides 'Princeton Gold'	Princeton Gold maple
Acer	rubrum 'Autumn Flame'	Autumn Flame maple
Acer	truncatum x platanoides	Norwegian Sunset maple
Fraxinus	ornus 'JFS Coate'	Urban Bouquet ash

Small canopy trees that may be added to the species list:

Chionanthus	retusus	Chinese Fringe tree
Fraxinus	excelsior 'Aureafolia'	Golden Desert ash

Irrigation:

14. All trees in the City of Sacramento right of way are to be irrigated on a non-turf station by a minimum of two pop-up heads w/ 4' radius nozzles installed 40" to 50" from the trunk, other designs may be approved by City landscape architecture or UFS review.

Planting notes:

15. All trees in the City of Sacramento right of way or parking lots are to be planted in a gradual mound 2" to 3" above the surrounding grade and mulched w/ wood chips, (playground fiber or coarser) approximately 3" deep. No turf groundcover or turf will be planted within 3' of any tree.

POLICE
Site Plan

1. The perimeter of the site shall be adequately fenced with a chain link fence containing necessary construction gates to be locked after normal construction hours while project is under construction.
2. A security person shall be provided to patrol the project after normal working hours during all phases of construction as necessary.
3. Security lighting shall be provided to illuminate vulnerable equipment and

materials.

- A. Lighting shall be at a level to allow adequate visibility of the presence of any person on or about the site during hours of darkness.

Lighting

1. Parking areas and driveways shall be illuminated with high intensity discharge fixtures and with sufficient lumens to provide adequate illumination to:
 - A. Provide a safe, secure environment for persons, property, and vehicles.
 - B. Such lighting shall be equipped with vandal-resistant covers and photocell control.
 - C. A minimum illumination intensity of 1.5 foot-candles per square foot at 6-18 inches above the surface to discourage loiters and others seeking to use those locations for criminal or mischievous purposes.
 - D. All required exterior lighting shall be Metal Halide in type.
2. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
 - A. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
 - B. Exterior door, perimeter, parking area, and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting
3. All hallways, parking areas, and walkways should be well lit.
 - A. Walkways should be illuminated at a minimum intensity of 1.5 foot-candles per square foot at 6 to 18 inches above the surface.
 - B. Parking areas should be illuminated at a minimum intensity of 1.0 foot-candle per square foot at 6 to 18 inches above the surface and should be observable by as many people as possible.

Landscaping

Landscaping should not create blind spots or hiding spots and should be situated in locations that maximize observation while still providing the desired degree of aesthetics. Landscaped areas should be planned for maximum growth while at the

same time providing unobstructed observation of buildings, parking areas, and walkways, day and night. The following guidelines are recommended:

1. Groundcover plants, including perennial and annual wildflowers, should be used within five feet (5') of the edge of walkways and areas requiring visual surveillance.
2. Groundcover plants should not exceed a height of two feet (2') at maturity in order to allow for adequate natural surveillance.
3. Shrubs should be placed five feet (5') from the edge of walkways requiring natural surveillance and should not be placed within five feet (5') of any fire hydrant or cluster-type postal receptacle.
4. The height of shrubs should not exceed three (3) feet at maturity. Shrubs that exceed a height of three feet (3') due to natural growth are not recommended with the exception of security-planting materials utilized as barrier plants.
5. Security-planting materials are recommended along property lines and under vulnerable windows throughout landscaped areas.
6. Security-planting materials containing thorns or needles, or those dense in structure may exceed three feet (3') and should be used adjacent to perimeter walls, fences and other walls where desirable to discourage pedestrian cut-through-traffic.
7. Landscaping rock such as river rock and other masonry material such as brick, etc. that are normally used for landscaping accents or borders, frequently lend themselves for use as weapons and/or tools for the commission of crimes. When river-rock and other masonry materials are used, the material should be grouted to prevent removal by hand. River rock should be grouted so that only one-third (1/3) of the rock is exposed above ground
8. Landscaping should not cover any exterior doors or windows; block or screen the visibility of building address numbers from a public or internal street; block or screen the view of any seated driver from oncoming vehicles or pedestrians at driveways.
9. Trees of an appropriate number, size and species are encouraged throughout landscaped areas and shall be maintained at a minimum distance of eight feet (8') from the lowest branch to the ground.
10. The use of trees, maintained at a minimum distance of eight feet (8') from the lowest branch to the ground, may also be used in such areas to provide shade for pedestrians.
11. Trees shall be placed as not to inhibit the light pattern of electroliers.
12. A minimum distance of fifteen (15) feet from the fixture shall be maintained when planting trees in order to meet required illumination levels.
13. Trash dumpsters and enclosures should not create blind spots or hiding places and should be clearly visible and well lit.
14. All dumpsters must be kept locked.

Bikeways / Open Space

1. Recreational areas should be located so that they can be observed from nearby businesses.

2. Lighting should be provided around the perimeter and interior (where appropriate) of recreational areas in accordance with minimum IES lighting standards.
3. Pedestrian walkways and bicycle paths should not be isolated to encourage use and discourage criminal activity.
4. Trail or path names, directional signs, and markings are encouraged to identify trail or needs such as biking or walking.
5. Information signs shall be posted at all official access points to the trail and must minimally include the following information: Trail Rules, Applicable Laws, "You Are Here" Map, Police Emergency Cellular Number: 732-0100.
6. Traffic Control Signs (e.g. yield, stop, cross traffic ahead, etc) shall be placed throughout the entire trail as deemed applicable by the City of Sacramento Traffic Engineer.
7. All Traffic control signs and roadway signs shall meet the requirements of the City of Sacramento Traffic Engineer
8. Lane stripping shall be applied throughout the entire length of the trail.
9. Shrubs shall be regularly cut back and maintained to provide a clearing of twenty-five feet (25 ft) from the trail. Shrubbery beyond 25 feet shall be thinned out in order to provide visual access to users of the trail.
10. Milepost markers shall be placed minimally every one quarter mile ($\frac{1}{4}$ mi.) and shall display specific information indicating that location on the trail.
11. Master trail maps displaying all locations shall be provided to: The Sacramento Police Department, Sacramento Sheriff's Department, Sacramento City Fire Department, and Sacramento Metro Fire Department.
12. Trash receptacles shall be constructed from durable, vandal-resistant materials.
13. Benches shall be constructed in a manner to discourage long-term use.
14. Benches shall be no longer than 3 feet in length or shall be constructed with a seat divider to eliminate or discourage sleeping or skateboarding.
15. Where multiple benches are utilized, benches shall be spaced a minimum of 2 $\frac{1}{2}$ (two and one-half) feet apart.
16. Metal type benches shall be constructed with a mesh design bottom to discourage sleeping and shall contain devices or coatings to discourage unwanted skateboarding.
17. Free standing seat walls shall contain devices or coatings to discourage unwanted skateboarding, rollerblading, and biking and to reduce incidents of vandalism.

18. Retaining walls shall contain devices or coatings to discourage unwanted skateboarding, rollerblading, and biking and to reduce incidents of vandalism.
19. Signage indicating emergency phone numbers for police and fire emergencies shall be posted.
20. Sacramento Police Emergency Cellular Number: 732-0100, shall be included.
21. Numbers to report graffiti and vandalism shall be included.

Building Design

1. A clear definition must be made where the transition is made between the public realm and the private or semi-private realm with regard to private residences, commercial private property and semi-private public buildings and facilities. Clear transitions can be achieved by a variety of methods such as decorative fencing, landscaping, elevated entries, and changes in pavement type.
2. The perimeter-landscaped areas shall incorporate security type plant materials to discourage persons from cutting through parking areas or trampling the vegetation or climbing perimeter fences or walls.
3. Where practical, buildings situated on corner lots or adjacent to parking lots (particularly those with shallow setbacks) should be designed with angled or rounded corners to allow for early recognition of potential threats or conflicts.
 - A. Hallways within commercial or public buildings should also be designed with rounded or angled corners when practical.
4. Public entrances should be clearly defined by walkways and signage and should be observable by as many people as possible.
5. The applicant shall install bicycle security racks at the front of the businesses.
6. Benches and trash receptacles should be designed to be vandal resistant. Wrought iron designs are fireproof, can be easily secured to the ground and cannot be easily broken and utilized as a weapon or projectile.
7. Business rules shall be posted in the business interior in a conspicuous place.
8. Front and rear parking areas should be visible from windows.
 - A. Tire stops shall be installed in all parking spaces that do not overhang a 6-foot wide landscape or sidewalk area.
 - B. Handicapped spaces shall be clearly marked and properly sign posted.
9. Windows and exterior doors should be visible from the street or neighboring buildings.
 - A. Windows should be located on all four facades where possible.

- B. Windows shall not have tinting that reduces exterior or interior view in a normal line of sight.
10. The jamb on all aluminum-framed, swinging doors shall be so constructed or protected to withstand 1600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike.
 11. Glass doors shall be secured with a deadbolt lock with a minimum throw of one inch. The outside ring should be free moving and case hardened.
 12. Doors with glass panels and doors with glass panels adjacent to the door's frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
 13. On pairs of doors, the active leaf shall be secured with the type of lock required for single doors in this section. The inactive leaf shall be equipped with automatic flush extension bolts protected by hardened material with a minimum throw of three-fourths inch at head and foot and shall have no doorknob or surface-mounted hardware. Multiple point locks, cylinder activated from the active leaf and satisfying the requirements, may be used in lieu of flush-bolts.
 14. Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum of one throw bolt at both the top and bottom rails.
 15. Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts.
 16. Employee/pedestrian doors shall be of solid core wood or hollow sheet metal with a minimum thickness 1-3/4 inches and shall be secured by a deadbolt lock with a minimum throw of one inch.
- A. The following doors shall be addressed – all storage room doors, all office doors, and all exit doors not panic equipped.
 - 1) Outside hinges on all exterior doors shall be provided with non-removable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
 - 2) Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.
 - 3) Any office containing a safe or will be used to count receipts shall be equipped with a 180 degree viewing device.
17. Outside hinges on all exterior doors shall be provided with non-removable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
 18. All hatchway openings on the roof of any building shall be secured as follows:
 - A. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
 - B. The hatchway shall be secured from the inside with a slide bar or slide

- bolts. The use of crossbar or padlock must be approved by the fire department.
- C. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
19. All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
- A. Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
- B. A steel grill of at least 1/8" material or two inch mesh and securely fastened.
- C. If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.
20. In order to limit the potential for this site to become an attractive location for loitering and other inappropriate or illegal behavior, the Police Department:
- A. Requires adequate signage be installed prohibiting trespassing, loitering, and noise in accordance with Section 602(k) of the California Penal Code and Section 9.16.140 of the Sacramento City Code.
- 1) The property should be posted for "No Trespassing" and sign an agreement with the Police Department to prosecute all violators.
- 2) This agreement shall be kept on file on the premises and in the Police Department.
- B. Requires that no public pay telephones shall be installed on the exterior of the premises.
- C. All public pay telephones shall be restricted from receiving incoming calls.

Addressing

1. Street numbers shall be displayed in a prominent location on the building. Numbers shall be placed in such a position that the number is easily visible to approaching pedestrian and vehicular traffic.
2. Numerals shall be a minimum of 6 inches in height and of contrasting color to the background to which they are attached.
3. All address numerals shall be illuminated during hours of darkness.

Commercial Retail

1. Landscaped areas should be planned for maximum growth, while at the same time provide unobstructed observation of parking lots, buildings, and pathways; day and night.

- A. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.
2. Parking areas should be laid out to allow a high degree of observation. Close in employee parking for people working late should be provided adjacent to the employee entrances.
3. Where applicable, a secure Central Security Office with restricted access, adjacent to the entrance should be included to monitor:
 - A. Intrusion detection annunciators in all projected phases.
 - B. Closed circuit TV monitors
 - C. Base station radio equipment
 - D. Telephones
 - E. Fire protective devices
 - F. Emergency-power supply equipment
 - G. Public safety communications systems and inter-com system
 - H. Documented procedures manuals for emergency operations
4. Entrances should be clearly visible to patrol and the public and held to a minimum number.
5. Height markers which display height measures are required at the entrance of the business.
6. Security personnel should be provided to monitor activity 24 hours, 7 days per week, including during time of construction.
7. Security lighting shall be provided for courtyards and entryways.
8. Commercial establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15 or class "C".
 - A. The cash on hand shall be limited, and frequent drops into the safe should be made.
 - B. The safe should be equipped with duress alarm capability.
 - C. The cash area (where applicable) should be covered by a CCTV system with a recorder.
9. The cash area (where applicable) should be covered by a CCTV system with a recorder. Intrusion detection for stairwell doors in the building, as well as a capability to electronically open stairwell doors in case of emergency.

Restaurants

1. Business rules shall be posted in the business interior in a conspicuous place.

2. Public entrances should be clearly defined by walkways and signage and should be observable by as many people as possible.
3. Drive-thru windows shall be engineered for maximum visibility by vehicular and pedestrian traffic.
4. Height markers which display height measures are required at the entrance of the business.
5. No more than twenty-five percent (25%) of any storefront/restaurant window shall be obstructed by signage, and/or display racks, shelving, and merchandise in order to allow viewing of the business interior by patrolling police/security.
6. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
 - A. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
 - B. Exterior door, perimeter, parking area, and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.
7. The jamb on all aluminum-framed, swinging doors shall be so constructed or protected to withstand 1600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike.
7. Glass doors shall be secured with a deadbolt lock with a minimum throw of one inch. The outside ring should be free moving and case hardened.
8. Doors with glass panels and doors with glass panels adjacent to the door's frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
9. On pairs of doors, the active leaf shall be secured with the type of lock required for single doors in this section. The inactive leaf shall be equipped with automatic flush extension bolts protected by hardened material with a minimum throw of three-fourths inch at head and foot and shall have no doorknob or surface-mounted hardware. Multiple point locks, cylinder activated from the active leaf and satisfying the requirements, may be used in lieu of flush-bolts.
10. Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum of one throw bolt at both the top and bottom rails.
11. Doors with panic bars will have vertical rod panic hardware with top and bottom

latch bolts.

12. Employee/pedestrian doors shall be of solid core wood or hollow sheet metal with a minimum thickness 1-3/4 inches and shall be secured by a deadbolt lock with a minimum throw of one inch.
 - A. The following doors shall be addressed – all storage room doors, all office doors, connecting doors with the hotel, and all exit doors not panic equipped.
 - 1) Outside hinges on all exterior doors shall be provided with non-removable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
 - 2) Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.
 - 3) Any office containing a safe or will be used to count receipts shall be equipped with a 180 degree viewing device.
13. Outside hinges on all exterior doors shall be provided with non-removable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
14. All hatchway openings on the roof of any building shall be secured as follows:
 - A. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
 - B. The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the fire department.
 - C. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
15. All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
 - A. Iron bars of at least 1/2" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
 - B. A steel grill of at least 1/8" material or two inch mesh and securely fastened.
 - C. If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.
22. Trash dumpsters and enclosures should not create blind spots or hiding places and should be clearly visible and well lit.
23. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.

24. Rear alleys/access shall also display a street number in a prominent location on the alley side in such a position that the number is easily visible from within the alley. Numerals shall be a minimum of five inches (5") high and contrasting in color.
25. Commercial establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15 or class "C".
- A. The cash on hand in the registers shall be limited, and frequent drops into the safe should be made.
 - B. The safe should be equipped with duress alarm capability.
 - C. The cash register area should be covered by a CCTV system with a recorder.
26. In order to limit the potential for this site to become an attractive location for loitering and other inappropriate or illegal behavior, the Police Department:
- A. Requires adequate signage be installed prohibiting trespassing, loitering, and noise in accordance with Section 602(k) of the California Penal Code and Section 9.16.140 of the Sacramento City Code.
 - 1) The property should be posted for "No Trespassing" and sign an agreement with the Police Department to prosecute all violators.
 - 2) This agreement shall be kept on file on the premises and in the Police Department.
 - B. Requires that no public pay telephones shall be installed on the exterior of the premises.
 - C. All public pay telephones shall be restricted from receiving incoming calls.
27. All illegal activities observed on or around the business shall be promptly reported to the Police Department.
28. The applicant shall agree to a "good neighbor policy". The "good neighbor policy" shall require that if any significant problems arise and the City receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.

Additional Use Conditions

1. The proprietor or his agent is responsible for reasonably controlling the conduct of persons on or immediately adjacent to the site and shall control behavior and noise, immediately disperse loiterers, and prevent nuisance or unreasonable interference with adjacent properties.
2. The applicant shall agree to a "good neighbor policy". The "good neighbor

policy” shall require that if any significant problems arise and the City receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.

Video Cameras

Video surveillance is becoming a standard security feature in the City of Sacramento. To both enable the most effective video coverage and to minimize installation costs, pre-wiring the infrastructure for these systems during any new construction is imperative.

1. Closed-circuit color video cameras shall be employed to monitor reception area, all entrances, restroom doors, parking lots and safes. Consider exterior cameras on the corners, doors, and parking lot to create comprehensive coverage.
2. Television style monitors for the cameras should be used as well. One monitor should be mounted in a visible location near the entrance so that patrons can clearly see their activities are being monitored when they come through the front door. Monitors should be mounted in staff areas so that management staff can monitor what the cameras see.
3. The recording device shall be a digital video recorder (DVR) capable of storing a minimum of 7 days worth of activity. A DVR capable of storing 30 days worth of activity is preferable. The DVR must be kept in a secured area that is accessible only to management.
 - A. In many applications such as High-Rise Buildings, Retail Malls and large Parking Facilities, real-time monitoring capabilities may be required in addition to recording capabilities.
 - B. In public areas, cameras should be capable for capturing activity on roadways, parks, playgrounds and plazas. In public and private areas, cameras should be capable of capturing activity in parking lots, parking structures, elevators, stairwells, hallways and other common areas.
4. Basic Exterior Pre-Installation Requirements:
 - A. 1” metal conduit run for data/video from the camera location to a junction box/communications panel. Pre-wired with 16/3 power cable, 2CAT6 data cables, 2 fiber optic cables
 - B. 1” metal conduit run for 110 volt power from the camera location to a junction box.
 - C. Power cables shall not be put in same conduit as data type cables.

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Exhibit B: Overall Conceptual Site Plan & Detached Sign Placement	(2 pages)
Exhibit C: Overall Site Landscaping Plans	(2 pages)
Exhibit D Building A1 - Site, Floor/Elevations & Landscaping Plans	(3 pages)
Exhibit E: Building A2 - Site, Floor/Elevations & Landscaping Plans	(3 pages)
Exhibit F: Building P1 - Site, Floor/Elevations & Landscaping Plans	(3 pages)
Exhibit G: Building P2 - Site, Floor/Elevations & Landscaping Plans	(3 pages)
Exhibit H: Buildings P3/P3W - Site, Floor/Elevations & Landscaping Plans	(3 pages)
Exhibit I: Building P4 - Site, Floor/Elevations & Landscaping Plans	(3 pages)
Exhibit J: Building P5 - Site, Floor/Elevations & Landscaping Plans	(3 pages)
Exhibit K: Building P6/P6W - Site, Floor/Elevations & Landscaping Plans	(3 pages)
Exhibit L: Buildings R1-R10 & O1-O4 – Site Plan	(2 pages)
Exhibit M: Building R1 & R2 - Floor/Elevations Plans	(1 page)
Exhibit N: Building R3 & R5 - Floor/Elevations Plans	(1 page)
Exhibit O: Building R4 & R6 - Floor/Elevations Plans	(1 page)
Exhibit P: Building R7 & R8 - Floor/Elevations Plans	(1 page)
Exhibit Q: Building R9 - Floor/Elevations Plans	(1 page)
Exhibit R: Building R10 - Floor/Elevations Plans	(1 page)
Exhibit S: Buildings O1-O4 - Floor/Elevations Plans	(1 page)
Exhibit T: Architectural Details	(2 pages)

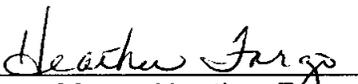
Adopted by the City of Sacramento City Council on September 16, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

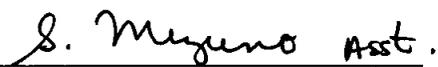
Noes: None.

Abstain: None.

Absent: None.


 Mayor Heather Fargo

Attest:


 for Shirley Concolino, City Clerk