



County of Sacramento

May 4, 2015

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Subject: SOUTHEAST WATT DEVELOPMENT REZONE, TENTATIVE SUBDIVISION
MAP, AND SPECIAL DEVELOPMENT PERMIT
Control No.: PLNP2014-00199
Entitlement: CZB-SDB-SPP
APN: 064-0080-001, -002, -039, -040
Location: 6803 South Watt Avenue, Sacramento, CA 95829

The Department of Transportation has reviewed the above-referenced project and recommends the following conditions of approval relating to right-of-way, access, and improvement requirements:

Prior to approval of the Improvement Plans:

Prior to approval of the Improvement Plans, show on the plans the County right-of-way on South Watt Avenue based on a 96-foot modified thoroughfare pursuant to the Florin-Vineyard Community Plan, the 2006 Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.

Prior to approval of the Improvement Plans, show on the plans the County Easement for Public Utilities and Public Facilities on South Watt Avenue pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.

Prior to approval of the Improvement Plans, show on the plans the County right-of-way on Hedge Avenue based on a Collector pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the Site Improvement and Permit Section. Provide an additional 9 feet for adequate pavement width for a northbound U-turn at the intersection with "A" Drive in addition to the 15-foot landscape corridor to the satisfaction of the Department of Transportation, the Site Improvement and Permit Section, and Southgate Recreation & Park District.

Prior to approval of the Improvement Plans, show on the plans the County Easement for Public Utilities and Public Facilities on Hedge Avenue pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the Site Improvement and Permit Section.

Prior to approval of the Improvement Plans, show on the plans the County right-of-way on "A" Drive and "B" Drive south of "A" Drive based on a Parkway II street pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the SIPS.

Prior to approval of the Improvement Plans, show on the plans a 20-foot County Easement for Public Utilities and Public Facilities on "A" Drive and "B" Drive south of "A" Drive including along Open Space Lots B and C pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the Site Improvement and Permit Section.

Prior to approval of the Improvement Plans, demonstrate that the project meets the requirements of Title 22 of the Sacramento County Code, which states that developments between 40 to 100 units shall be served by two points of public access and the streets must be greater than 50 feet in width for 20 or more units.

Prior to approval of the Improvement Plans, demonstrate that the proposed street alignments and connections are consistent with all adjacent proposed projects, e.g., Florin Vineyards (CN:2004-0207), to the satisfaction of the Department of Transportation.

Prior to approval of the Improvement Plans, traffic control devices (except signals), if deemed necessary by the Department of Transportation, shall be shown on the plans to the satisfaction of the Department of Transportation. Traffic control locations will be determined at time of improvement plan submittal.

Prior to approval of the Improvement plans, show on the striping plan how left turn movements at the project entrance streets onto South Watt Avenue will be addressed in the interim condition to the satisfaction of the Department of Transportation.

Prior to approval of the Improvement Plans, pay cash in lieu for the cost of half of the landscape median on South Watt Avenue along the project limits to the satisfaction of the Department of Transportation.

Prior to approval of the Improvement Plans, pay cash in lieu for the cost of half of the landscape median on Hedge Avenue along the project limits to the satisfaction of the Site Improvement and Permit Section.

Prior to approval of the Improvement Plans, show on the plans the installation of public street lights that utilize LED fixtures. During the improvement plan design process, Department of Transportation Maintenance and Operations staff will be able to provide direction on what LED street light fixtures will meet approval. Contact the Department of Transportation at (916) 875-5123 for information on approved LED street light fixtures.

Prior to approval of the Improvement Plans, show on the plans the County right-of-way along the proposed park frontage based on a 30-foot half-width for on-street parking along "A" Drive and "N" Way pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation and Site Improvement and Permit Section. Note: If the park will be

providing recreational areas such as soccer fields and/or baseball fields, then on-site parking will be required.

With the filing of the Final Map:

With the filing of the Final Map, grant the County right-of-way on South Watt Avenue based on a 96-foot modified thoroughfare pursuant to the Florin-Vineyard Community Plan, the 2006 Sacramento County Improvement Standards, and to the satisfaction of the Department of Transportation.

With the filing of the Final Map, grant the County right-of-way on Hedge Avenue based on a Collector pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the Site Improvement and Permit Section. Provide an additional 9 feet for adequate pavement width for a northbound U-turn at the intersection with "A" Drive in addition to the 15-foot landscape corridor to the satisfaction of the Department of Transportation, the Site Improvement and Permit Section, and Southgate Recreation & Park District.

With the filing of the Final Map, grant the County right-of-way on "A" Drive and "B" Drive south of "A" Drive based on a Parkway II Street pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the Site Improvement and Permit Section. Note that the right-of-way shall end at the back of curb including along Open Space Lots B and C.

With the filing of the Final Map, dedicate additional right of way on "C" Drive at South Watt Avenue for intersection widening pursuant to the 2006 Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.

With the filing of the Final Map, dedicate additional right-of-way on "H" Way at South Watt Avenue for intersection widening pursuant to the 2006 Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.

With the filing of the Final Map, grant the County right-of-way along the proposed park frontage based on a 30-foot half-width for on-street parking along "A" Drive and "N" Way pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Site Improvement and Permit Section. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then on-site parking will be required.

To the satisfaction of the Administrator of the Municipal Services, or his/her designee, with the filing of small lot Final Maps for residential developments and prior to issuance of building permits for all other development, the property shall be included in County Service Area No. 1, or another financing mechanism to the satisfaction of the Director of Transportation, at a rate that will fund the full cost of operating and maintaining the street and safety lights for that development, including an annual escalation factor. (This process takes approximately four months and the applicants must contact the County of Sacramento Department of Transportation at (916) 875-5123 at the earliest possible time to initiate the process and to obtain information concerning costs.)

With the filing of a final map or issuance of a building permit, whichever may occur first, the property owner shall annex to County Service Area No. 10 (CSA 10) for the purpose of funding a variety of transportation demand management (TDM) services to implement an overall TDM strategy that will contribute to the goal of reducing vehicle trips and shall participate in CSA 10 by approving the levy of annual service charges. To activate annual property related service charges for CSA10, the protest ballot process is required by Proposition 218. In the event the property owners fail to approve either the annexation to CSA 10 or the service charge for CSA 10, no building permits shall be issued. The annexation and protest ballot process takes approximately three (3) months, and the applicants are advised to contact the County of Sacramento Infrastructure Finance Section at (916) 874-6525 at the earliest possible time to initiate the process. In no event shall a building permit be issued prior to the successful completion of protest ballot proceedings.

Prior to issuance of a Certificate of Occupancy:

All of the improvements identified below shall be included on the improvement plans, and work shall not commence until the improvement plans have been approved.

Prior to issuance of a Certificate of Occupancy, install public street improvements on South Watt Avenue based on a 96-foot modified thoroughfare (including, but not limited to, curb, gutter, 8-foot sidewalk, pavement, and street lights) pursuant to the Florin-Vineyard Community Plan, the 2006 Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation.

Prior to issuance of a Certificate of Occupancy, install public street improvements on Hedge Avenue based on a Collector (including, but not limited to, curb, gutter, 6-foot sidewalk, pavement, and street lights) pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the Site Improvement and Permit Section. Provide an additional 9 feet for adequate pavement width for a northbound U-turn at the intersection with "A" Drive in addition to the 15-foot landscape corridor to the satisfaction of the Department of Transportation, the Site Improvement and Permit Section, and Southgate Recreation and Park District.

Prior to issuance of a Certificate of Occupancy, install public street improvements on "A" Drive and "B" Drive south of "A" Drive based on a Parkway II street (including, but not limited to, curb, gutter, 6-foot sidewalk, pavement, and street lights) pursuant to the Florin-Vineyard Community Plan, the Sacramento County Improvement Standards and to the satisfaction of the Site Improvement and Permit Section. Note that the right-of-way shall end at the back of curb including along Open Space Lots B and C.

Prior to issuance of a Certificate of Occupancy, all pedestrian access ramps contiguous to this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations, the Sacramento County Improvement Standards, and to the satisfaction of the Department of Transportation.

Prior to issuance of a Certificate of Occupancy, traffic control devices shall be installed where needed to the satisfaction of the Department of Transportation.

Prior to issuance of a Certificate of Occupancy, install public street improvements based on a 30-foot half-width for on-street parking along the proposed park frontage along "A" Drive and "N" Way pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation and Site Improvement and Permit Section. Note: If the park will be providing recreational areas such as soccer fields and/or baseball fields, then on-site parking will be required.

Dedicate the landscaped lots to the County of Sacramento and provide a maintenance entity with an ongoing funding source. The maintenance entity shall consist of an assessment district and shall be approved and found acceptable by County representatives.

Install Type 2 curb, gutter, and sidewalk along all open space and drainage easement areas pursuant to the County of Sacramento Improvement Standards.

Prior to issuance of a Certificate of Occupancy, install public street lights that utilize LED fixtures. During the improvement plan design process, Department of Transportation Maintenance and Operations staff will be able to provide direction on what LED street light fixtures will meet approval. Contact the Department of Transportation at (916) 875-5123 for information on approved LED street light fixtures.

Advisory Conditions:

As an advisory notice, an asphalt concrete (AC) overlay is tentatively scheduled for Hedge Avenue beginning 1/1/16. At the time of completion of said overlay project, a three-year trench cut moratorium will be in effect in which no pavement trenching shall occur. Then, a five-year trench cut moratorium will be in effect in which pavement trenching can occur, but the maximum trench cut fee will be imposed and must be paid prior to approval of improvement plans. Please contact Ken Wick at 875-5336 for more information.

The proposed masonry walls shall not be included within the rights-of-way or the Easements for Public Utilities and Public Facilities on Hedge Avenue or South Watt Avenue unless otherwise allowed per the discretion of Southgate Recreation and Park District.

All garages shall be setback a minimum of 19 feet from the back of the sidewalk in accordance with the Sacramento County Zoning Code.

The project is subject to the Florin Vineyard Community Plan and Sacramento County Street Improvement Standards adopted prior to November 1, 2009.

The proposed project entrances will be restricted to right-turn-in and right-turn-out only in the future due to the proximity of the future traffic signal on South Watt Avenue. Left turns into the project as proposed would impact traffic operations at the adjacent signal.

The property owners shall comply with the applicable provisions of the Florin Vineyard Community Plan (FVCP), Appendix D, "Florin Vineyard Community Plan Construction of Phased Mitigation".

a. As noted in Appendix D of the FVCP, non-residential development projects within the Florin Vineyard Community Plan (FVCP) area are not subject to the roadway phasing requirements, but are required to contribute appropriately to meeting FVCP traffic mitigation obligations through construction of onsite roadway improvements as specified in project conditions of approval and by payment of Florin Vineyard Fee Program roadway fees.

b. The following applies if residential development occurs on the site (any residential development within the SC zone is subject to the same provisions as all other residential development in the FVCP area). The conditions listed in Appendix D of the FVCP implement the mitigation measures identified in the Final EIR for the Florin Vineyard Community Plan that are necessary to relieve the identified traffic and circulation impacts. Some of the traffic mitigation roadway improvements must be constructed prior to the development of the specified cumulative total number of residential units created within the Florin Vineyard Community Plan. The Board of Supervisors may approve final subdivision maps or improvement plans for residential sites within the Florin Vineyard Community Plan above the cumulative total thresholds, if it determines that said roadway improvements are expected to be completed prior to traffic being generated by said determined number of residential units and that development of more than the designated number of residential units will not result in unacceptable traffic congestion or safety problems. Any traffic studies required by the County in support of a determination shall be paid for by the residential Developer.

Projects within the FVCP that front on the roadways listed in Table A-1 shall be subject to the requirements of the County policy concerning discontinuous roadway frontage improvements (“sawtooth”). Unless otherwise noted, projects subject to these requirements shall install roadway frontage improvements along logical segments of at least one-quarter mile in length, including the project’s frontage. If the length of the project’s conditioned on-site frontage improvements on a single roadway is equal to or greater than one-quarter mile, then the project will be deemed to have satisfied the logical segment condition for that roadway. If the project’s on-site frontage improvements are less than one-quarter mile in length, the project shall install additional off-site frontage improvements in order to satisfy the logical segment condition. The location and limits of such off-site frontage improvements will be determined at the time of improvement plan approval and to the satisfaction of the Department of Transportation. Off-site frontage improvements shall include the construction of the outside travel lane, bike lane, and a six-foot paved pedestrian walkway separated from the roadway by a roadside ditch. For thoroughfare roadways (ultimate six lanes) that are to be developed to an interim four-lane configuration, off-site frontage improvements shall consist of the second travel lane, bike lane and six-foot paved pedestrian walkway separated from the roadway by a roadside ditch. Projects that front on more than one of the roadways listed in Table A-1 (including corner lots) shall be responsible for meeting the logical segment condition on each fronting roadway.

Table A-1: Florin Vineyard Community Plan Roadways Subject to Logical Segments:

- Bradshaw Road
- Elder Creek Road
- Elk Grove-Florin Road
- Gerber Road
- Florin Road

- **South Watt Avenue**
- **Waterman Road**

No residential final maps, with the exception of large lot final maps, shall be recorded and no residential building permits shall be issued thereon, nor any building permits issued for any other use until approval of an “Implementation Plan” that implements the financing mechanisms recommended in the approved Florin Vineyard Community Plan Public Facilities Financing Plan (FVCP Financing Plan). In addition to the financing mechanisms recommended in the FVCP Financing Plan, the “Implementation Plan” shall integrate to the extent feasible all the required roadway facilities identified in the FVCP Financing Plan and North Vineyard Station Specific Plan Financing Plan. In doing so it shall fairly and equitably distribute the costs, funding, construction triggers and construction obligations between the two Financing Plan areas. The property owners shall comply with the implementation of financing mechanisms included in the approved FVCP Financing “Implementation Plan”, including any future amendments and revisions adopted by the Board of Supervisors.

For non-residential development projects, the County and Developer may enter into an interim fee agreement to satisfy the project’s fair share funding obligation prior to the adoption of an “Implementation Plan”. For residential projects, the County and Developer may enter into an interim fee agreement that requires full participation in the “Implementation Plan”, only if funding has been advanced to the County to prepare such an “Implementation Plan” and an analysis of the facilities requirements, cost estimates and associated phasing required for the preparation of the “Implementation Plan” has been prepared by the developer and approved by the County.

Please contact SIPS for additional improvement requirements.

If you have any questions, please call me at (916) 874-7069.

Tony Do, P.E., Associate Civil Engineer
Department of Transportation

TD/pk

c: Anthony Santiago, SIPS
Eric Jones, Southgate RPD