

**TENTATIVE PARCEL MAP
CONDITIONS OF APPROVAL
8020 Twin Oaks Avenue
PLN-23-02**

GENERAL CONDITIONS

1. The development approved by this action is approval of a tentative map to two (2) residential lots from a single lot as described in the staff report. The project applicant shall submit for final map within three (3) years from the date of the approval. Extensions in time shall be subject to 106.64.070 of the Zoning Code and in compliance with the Subdivision Map Act. [Planning]
2. The project does not include the approval of any construction. A separate permit is required to construct any new structures on the property. [Planning]

PRIOR TO RECORDATION OF THE FINAL MAP

3. The address for Parcel 2 shall be changed to a Manger Way address. Please contact Planning Division at (916) 727-4740 to apply for an address change. (Planning)
4. Add/include the 12.5-foot Public Utility Easement (PUE) adjacent and south of the proposed Right-of-Way (ROW) on Twin Oaks Avenue. (Engineering)
5. A note shall be added to the final map stating that no structures, walls, solid fencing, or fill material are allowed within the FEMA100-year floodplain limits. (Engineering)
6. Include acknowledgement in the Owner's Statement on the Parcel Map that the proposed 20' Private Road and Utility Easement shall be recorded upon sale of either Parcel 2 or APN 216-0110-008. (Engineering)
7. All existing private utilities located on-site will require private easements benefiting Parcel 2 (either from Parcel 1 or APN 216-0110-008, whichever applies). Private easements shall be dedicated on final map and/or by separate instruments to be recorded concurrently with the map. (Engineering)
8. Private access road from Manger Way to conform to Sacramento Metro Fire requirements and specifications. This may require additional tree removal and reconstruction of existing driveways on Manger Way. (Engineering)
9. Dedicate adequate ROW such that the back of proposed ROW is 30 feet south of the centerline of Twin Oaks Avenue. Resulting in approximately 10 feet of additional roadway ROW along Twin Oaks Avenue. (Engineering)
10. Dedicate a minimum 12.5-foot wide PUE along Twin Oaks Avenue this will be adjacent to the dedicated ROW. (Engineering and SMUD)
11. The Parcel Map shall have the following note:

IMPROVEMENT REQUIREMENTS

The following improvements shall be constructed in accordance with the City of Citrus Heights Standards prior to issuance of any permit or other grant of approval for the development hereon created Parcel 1.

STREET: Class A Required

SEWERS: Required

DRAINAGE: Required

STREET LIGHTS: Required

WATER/HYDRANTS: As Required by Water and/or Fire Districts

12. Prior to recording the map, applicant must pay the Quimby Act fees, please contact the Sunrise Recreation and Parks District (916-725-PARK). (SRPD)
13. Confirmation from Sacramento Area Sewer District shall be submitted to the City's Engineering Division stating any sewer impact fees for this map have been paid OR that no fees are due (916-876-6100). (SASD)
14. Prior to recording the Map, applicant must provide proof of payment for the full fiscal year of any applicable County Taxes (<https://eproptax.saccounty.net/#secured>). (Engineering)
15. Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Records Office having jurisdiction. (SMF)
16. Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Records Office having jurisdiction. The roadway maintenance agreement shall include the following:
 - a) Provisions for the necessary repair and maintenance of the roadway surface
 - b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13' 6") or width of twenty feet (20')
 - c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems (SMF)
17. Proposed parcel 2 is currently being serviced by a lateral which crosses APN 216-0110-008. Therefore, a private sewer easement must be granted from APN 216-0110-008 to proposed parcel 2. A note stating the following must be placed on the Final Map: "PRIVATE SEWER EASEMENT WILL BE GRANTED TO PROPOSED PARCEL 2". (SASD)

PRIOR TO THE APPROVAL OF IMPROVEMENT PLANS

18. Site shall meet the pre and post Best Management Practices (BMP's) for Stormwater Mitigation per State of California requirements. The City is a member of the Sacramento Stormwater Quality Partnership and uses their guidelines and requirements. The following is their link: <http://www.sactostormwater.org/SSQP/development.asp> (Engineering)
19. The project shall adhere to the State of California's General Construction Permit requirements. Provide documentation of compliance with applicable requirements. (Engineering)

20. The existing building is currently connected to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards and Specifications apply to any onsite and offsite public sewer construction. (SASD)
21. Sacramento Area Sewer District (SASD) requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans. (SASD)
22. All onsite sewer plans and offsite sewer plans must be submitted separately to SASD for review and approval. (SASD)
23. Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code. (SASD)
24. Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD) connection to Manger Way will only be allowed at a manhole. (SASD)
25. Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans. (SASD)
26. To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed. (SASD)
27. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. (SMUD)
28. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-foot adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. (SMUD)
29. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. (SMUD)
30. Each individual parcel will require its own dedicated metered water service once water service is requested by the property owner(s). Since there is an existing service which would remain on parcel containing the existing structure, the two newly created parcels would require a new service for each. (CHWD)

31. Any water lines that cross between the two new resultant parcels must be severed and capped so each parcel's water system is isolated within said parcel. (CHWD)
32. Civil improvement plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for acceptance of the access road, fire apparatus turn around and fire hydrant locations. (SMF)
33. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). (SMUD)
34. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. (SMUD)
35. SMUD has existing overhead 12kV facilities along the western and souther property lines that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. (SMUD)
36. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. (SMUD)
37. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. (SMUD)
38. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. (SMUD)
39. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. (SMUD)

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

40. Future improvements on the resultant parcels shall be designed and constructed in accordance with the City of Citrus Heights and County of Sacramento Improvement Standards. (Engineering)
41. All development impact fees Multi-Modal Fees, Transit Fees, County Drainage Fees, and all outside agency impact fees shall be paid prior to issuance of the building permit. (Engineering)

42. Any work to be performed in the public ROW requires a separate Encroachment Permit from the City's General Services Department
<https://www.citrusheights.net/456/Encroachment-Permits>. (Engineering)

PRIOR TO GRANTING FINAL OCCUPANCY

43. The following street frontage improvements along Twin Oaks Avenue are required and shall be constructed prior to issuance of occupancy approval should development occur on created Parcel 1:

- a. Widening of street paving
- b. Type 2 curb & gutter
- c. Type A driveway(s)
- d. One (1) streetlight on Twin Oaks Avenue
- e. Storm drain system (as needed per drainage study)
- f. Striping for Class II Bike Lane

44. Certificate of Release (COR) plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for the following structures:

Single family dwellings, duplexes, ADU's and manufactured homes that meet any of the following:

- a. If the new dwelling exceeds 3,599 square feet or an ADU exceeds 1,200 sq. ft.
- b. Constructed where no public water is available
- c. Have the furthest point of the habitable structure more than 150 feet from a public paved road
- d. Undergo an alteration/addition that results in an increase of 50 percent or more, and the final total area is over 3,599 square feet.

Note: Mobile homes and manufactured housing of any size require a COR from the Fire District. (SMF)

45. Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code. (SMF)

46. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. (SMF)

47. Residential roof coverings shall consist of materials having a minimum Class C rating. (SMF)

Advisory: The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.

If this property is sold prior to development, the seller shall disclose the above requirements to the buyer.

Sacramento Metropolitan Fire District requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field approval and completion of required tests.

48. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Tentative Parcel Map challenging the validity of the Tentative Parcel Map or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Tentative Parcel Map. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. [Planning]