

Item No: 6  
SRC Date: October 16, 2002

File: P02-067  
JN: P807

SRC CONDITIONS: Natomas Crossing Business Park

TO: Arwen Wacht, North Area Planning Team  
FROM: Scott Tobey, Department of Public Works  
DATE: October 18, 2002

**CONDITIONS:** Tentative Map

**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 (P02-067). 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.

**GENERAL:** All Projects

1. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition.
2. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
3. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P02-067) to the satisfaction of the Planning Director and Department of Public Works.
4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P02-067).
5. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.
6. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
7. Show all existing, proposed and required easements.

8. 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 Department of Public Works, Development Services Section Plan Check Engineer at 264-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

**PUBLIC WORKS: Streets**

9. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code and standards adopted in and for the North Natomas Community Plan. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required for each phase shall be determined by the City prior to recording that phase. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the Development Agreement. Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded.
10. The sidewalks adjacent to Truxel Road shall be removed. The base material beneath the sidewalk (if any) must also be removed and replaced with appropriate material as determined by the Department of Public Works. A new 6-foot wide separated sidewalk shall be constructed inside the PUE/Pedestrian easement. The Applicant must coordinate with SMUD and the Department of Public Works to design the sidewalk, which will curve as necessary through the PUE in order to avoid obstacles. The design, removal and reconstruction of the sidewalk may take place concurrently with the onsite improvements, but shall be designed and bonded for prior to the recordation of the Final Map.
11. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.
12. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Public Works.
13. Developer is required to install permanent street signs to the satisfaction of the Public Works Department.

14. Construct traffic signals at the following intersections when warranted (if not already in place):

a. Prosper Street/Truxel Road Site Driveway

**NOTE:** The Department of Public Works shall determine the need for signals, based on Caltrans signal warrants, prior to the recordation of each subsequent phase. If warranted, signals shall be constructed as part of the public improvements for that phase. Signal design and construction shall be to the satisfaction of the Department of Public Works 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.

15. The applicant shall submit a signal design concept report to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work.

16. The applicant shall make provisions for bus stops, shelters, transit centers, turn-arounds, etc. to the satisfaction of RT and the Department of Public Works.

**PRIVATE/PUBLIC UTILITIES:**

17. Connection to the Public Sewer system shall be required to the satisfaction of CSD-1.

18. Construction of onsite sewer will connect to the existing line in Truxel Road. A 20' public sewer easement shall be dedicated to CSD-1 on the Final Map. The sewer easement shall ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any onsite sewer construction.

19. The applicant shall provide a temporary 20' construction easement prior to the recordation of the Final Map to the satisfaction of the Department of Public Works

**CITY UTILITIES:**

20. Only one domestic water service is allowed per parcel. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities.

21. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

22. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 conditions.

23. All existing easements shall be shown on the parcel map.

24. Either the lots must be graded so that drainage does not cross property lines or the applicant shall provide drainage easements as noted in condition 26.

25. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map:

**“THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK \_\_\_\_, PAGE \_\_).”**

26. If the lots are graded, a grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
27. Within Parcel 1, dedicate to RD-1000, an easement for a levee access ramp. The location and dimensions of the easement shall be to the satisfaction of RD 1000 and the Department of Utilities.

#### **MISCELLANEOUS:**

28. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.
29. Either the site must be designed so that underground utilities do not cross property lines, or the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for underground utilities at no cost at the time of sale or other conveyance of any parcel.

#### **ADVISORY NOTES:**

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

30. Any use of RD 1000 easements will require an agreement with RD 1000. This may affect site design and site configuration and therefore, should be considered during the early planning stages.

31. There is an existing 36" water transmission main (T-main) and the associated water easement along the east boundary of the property. Surface and subsurface improvements shall not be installed within a fifteen (15) foot wide zone (15' zone) centered on the existing T-main. No permanent structures including but not limited to buildings, trash enclosures and concrete slabs shall be constructed within the water easement. No trees shall be planted within the water easement. Other than low voltage electrical lines for irrigation systems, surface and subsurface electrical lines shall not be placed within the water easement. The drip line of trees located outside the water easement shall not encroach into the 15' zone. Only pavement for parking facilities and minimal landscaping are allowed within the water easement, excluding the 15' zone, and shall be constructed to the satisfaction of the Department of Utilities. All existing water T-main appurtenances (valves, manholes, etc.) shall be reconstructed to finish grade.
32. The special permit for Parcel 1 will include the construction of a levee access ramp and associated facilities (driveway, gate, etc.). These facilities shall be constructed to the satisfaction of RD 1000 and the Department of Utilities.
33. Per 13.04.230 of the City Code, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sewer, or drainage pipelines or anywhere within the associated utility easement, unless approved by the Director upon execution of a hold harmless agreement approved by the City Attorney.
34. SMUD has a 30' right-of-way easement on the East side of the canal and is planning on building a 69 kV overhead line in the near future.
35. **Fire apparatus access.** Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1]
36. **Fire hydrant systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2
37. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3
38. **Fire-protection equipment and fire hydrants.** Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3
39. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1
40. **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of

material unaffected by the introduction of water based upon fireflow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2

41. **Turning radius.** The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3
42. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access . CFC 902.4
43. **Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3
44. **Fire Service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1
45. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2  
**Note: contact utilities for flow test 264-5371.**
46. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants
47. **Gated system.** Shall be reviewed by fire single gate 20' clear width, duel gate 16' each side. CFC 902.2.2.3