

Item No: 6
SRC Date: April 6, 2005

File: Z04-281
JN: P243

AMENDED

SRC CONDITIONS: **Natomas Crossing Business Center**

TO: Philip Reed, Planning Division
FROM: Juan Chavez, Development Engineering & Finance Division
DATE: April 7, 2005

CONDITIONS: Tentative Parcel 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 Parcel 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:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Private reciprocal ingress, egress, and maneuvering access easements are required for future/current 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, and maneuvering access easement shall be conveyed to and reserved from Parcels 1, 2, 3, and 4, at no cost, at the time of sale or other conveyance of either parcel
3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P02-067, Natomas Crossing Business Park);
4. Meet all conditions of the existing "Natomas Crossing" PUD unless the condition is superseded by a Tentative Map condition;
5. Show all continuing and proposed/required easements on the Parcel Map;
6. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

DEVELOPMENT SERVICES: Streets

7. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk along the frontage of the project site, per City standards to the satisfaction of the Development Engineering & Finance Division;
8. Satisfy any outstanding conditions of the previous map approved for this project site, related to public improvements, listed under File No. P02-067, "Natomas Crossing Business Center" – as required by and to the satisfaction of the Development Engineering & Finance Division.
9. 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 Development Engineering & Finance Division;

PUBLIC/PRIVATE UTILITIES

CDS-1:

10. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
11. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system. NOTE: Existing facilities do not appear to satisfy this condition.
12. In order to obtain sewer service, construction of CSD-1 sewer infrastructure is expected to be required.
13. Sewer service laterals will not be permitted to connect directly to the 24-inch diameter trunk sewer line east of the site.
14. Sewer easements will be required. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The subject project owner shall be responsible for repair and/or replacements of all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.
15. Each parcel shall convey to the remaining parcels, as needed, minimum 10-foot wide private sewer easements for installation and/or maintenance of sanitary sewer, at no cost at the time of sale or other conveyance of any parcel.

CITY UTILITIES

16. The following note shall be placed on the Parcel Map: The property shown hereon is subject to a Hold Harmless Agreement for infrastructure placed within the existing 36-inch water T-main easement recorded in Book 20030723, Official Records, Page 0171.

BUILDING

17. No private underground utilities shall cross the new parcel lines. Easements shall be provided, to the satisfaction of the City, for any utilities that do cross property lines.

ADVISORY NOTES:

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

18. This project does not require street lighting. There is an existing street lighting system in 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.
19. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
20. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

Item No: 6
SRC Date: April 6, 2005

File: Z04-281
JN: P243

SRC CONDITIONS: Natomas Crossing Business Center

TO: Philip Reed, Planning Division
FROM: Juan Chavez, Development Engineering & Finance Division
DATE: April 4, 2005

CONDITIONS: Tentative Parcel 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 Parcel 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:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Private reciprocal ingress, egress, maneuvering and parking easements are required for future/current 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 Parcels 1, 2, 3, and 4, at no cost, at the time of sale or other conveyance of either parcel
3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P02-067, Natomas Crossing Business Park);
4. Meet all conditions of the existing PUD (P02-067) unless the condition is superseded by a Tentative Map condition;
5. Show all continuing and proposed/required easements on the Parcel Map;
6. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

DEVELOPMENT SERVICES: Streets

7. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk along the frontage of the project site, per City standards to the satisfaction of the Development Engineering & Finance Division;
8. Satisfy any outstanding conditions of the previous map approved for this project site, related to public improvements, listed under File No. P02-067, "Natomas Crossing Business Center" – as required by and to the satisfaction of the Development Engineering & Finance Division.
9. 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 Development Engineering & Finance Division;

PUBLIC/PRIVATE UTILITIES**CDS-1:**

10. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
11. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
12. In order to obtain sewer service, construction of CSD-1 sewer infrastructure is expected to be required.
13. Sewer service laterals will not be permitted to connect directly to the 24-inch diameter trunk sewer line east of the site.
14. Sewer easements will be required. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. The subject project owner shall be responsible for repair and/or replacements of all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.
15. Each parcel shall convey to the remaining parcels, as needed, minimum 10-foot wide private sewer easements for installation and/or maintenance of sanitary sewer, at no cost at the time of sale or other conveyance of any parcel.

CITY UTILITIES

16. The following note shall be placed on the Parcel Map: The property shown hereon is subject to a Hold Harmless Agreement for infrastructure placed within the existing 36-inch water T-main easement recorded in Book 20030723, Official Records, Page 0171.

PARKS DEPT

17. The project will be required to design and construct the off-street bike trail from Truxel Road to Arena Blvd. Construction of the bike trail is reimbursable via the North Natomas Financing Plan. The proposed project shall design the off street bike trail in such a way as to ensure the connectivity of the off-street bike trail to the off-street bike trail north of the subject site, or extend said off-street bike trail up to the corner of Truxel Road and Arena Blvd. Intersection. The alignment and design of the said off-street bike trail shall be to the satisfaction of the Parks Planning, Design & Development Division and the Development Engineering & Finance Division.
18. The multi-use trail and adjacent landscaping shall be constructed as specified below and in compliance with the PPDD " Multi-Use Trail Design Guidelines" available by contacting PPDD. The applicant must coordinate the design with PPDD prior to submitting improvement plans, which require PPDD approval.
19. Location of trail: The trail shall be located adjacent to the east edge of the project, along the East Main Drainage Canal.
20. The proposed multi-use trail is to be a total of 16' wide including 12' of asphalt pavement with a 2' wide decomposed granite shoulder on each side.
21. Trails shall be 3" asphaltic concrete over 6" min of Aggregate base, with a centerline stripe, refer to PPDD Trail detail and specification.
22. Wherever possible and as approved by PPDD and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course.
23. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
24. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

BUILDING

25. Buildings on each parcel shall have access or adjoin a public way or yard.

26. No private underground utilities shall cross the new parcel lines.

ADVISORY NOTES:

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

27. This project does not require street lighting. There is an existing street lighting system in 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.
28. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
29. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.