

Item No: 1
SRC Date: October 30, 2002

File: P00-064
JN: P467

SRC CONDITIONS: Gateway West PUD TM

TO: Gregory Bitter, North Area Planning Team
FROM: Scott Tobey, Department of Public Works
DATE: November 1, 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 (P96-106). 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 for Gateway West PUD (P96-106).
3. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P96-106) 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 (P00-064, P01-104).
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 and proposed/required easements on the Final Map.

8. **Private reciprocal ingress, egress, maneuvering and parking 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, and maneuvering easement shall be:**

a. **Conveyed to Parcels 1, 2, and 3 and reserved from Parcel 4.**

b. **Conveyed to Parcels 6, 7, 8 and 9 and reserved from Parcel 5.**

at no cost, at the time of sale or other conveyance of either parcel.

9. Dedicate as an IOD in fee/title to the City, at no cost to the City, Parcel 11. The location and dimensions of this parcel shall be to the satisfaction of the Department of Public Works.

10. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

11. 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, Planning, and Public Works.

12. 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

13. 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. Improvements shall be designed and constructed to City standards in place at the time that the Final Map is recorded. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards.
14. 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.
15. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Public Works.
16. Developer is required to install permanent street signs to the satisfaction of the Public Works Department.
17. Construct traffic signals at the following intersections when warranted, or when required by the Department of Public Works (if not already in place):
 - a. Snowy Egret Drive/Duckhorn Drive

NOTE: The Department of Public Works shall determine the need for

signals, based on CalTrans signal warrants and known pending development projects prior to the recordation of the Final Map. If required, 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;

18. **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.**
19. **Dedicate slope easements and right-of-way necessary, for the Snowy Egret Boulevard overcrossing to the satisfaction of the Department of Public Works. The appropriate slope easements will be determined during the plan check phase of the improvement plans for this map. The overcrossing shall line up with the streets on the east side of I-5, to the satisfaction of the Department of Public Works. If a retaining wall is used in the construction of the overcrossing, then an engineering design shall be submitted to the satisfaction of the Department of Public Works.**

PRIVATE/PUBLIC UTILITIES:

20. **Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all new public streets.**
21. **Connection to the public sewer system shall be required to the satisfaction of CSD-1.**
22. Each parcel/building must have a separate connection to the public/private sewer collector system.
23. Construction of public collector sewer and dedication of public sewer easements will be required to the satisfaction of CSD-1. The sewer easement shall be dedicated to CSD-1, be 20' in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to on-site sewer construction.
24. CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1. Sacramento County Improvement Standards apply to on-site sewer construction.
25. Prior to recordation of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. Also, all assessments due on the property shall be paid and if the land use is other than agricultural, severance from the company is

required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.

CITY UTILITIES:

26. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of constructing all common drainage facilities within detention basin sub-area 8C and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for sub-basin 8C and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but is not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

27. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIIIC and/or XIID of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.

28. Construct the 100 foot wide drainage canal and freeway buffer infrastructure and the associated drainage appurtenances. The design of the freeway drainage canal and landscape buffer shall be to the satisfaction of the Department of Utilities.
29. Update the drainage master plan for Basin 8C to include common drainage facilities and the freeway drainage canal and landscape buffer and associated appurtenances. A phasing plan for drainage infrastructure, if appropriate, shall be approved by the Department of Utilities and included in the drainage master plan. Execute a drainage agreement with the City for the construction of common drainage facilities and the freeway drainage canal and landscape buffer and associated appurtenances. The drainage agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.
30. Dedicate all necessary easements, right-of-way, or fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.
31. All publicly maintained storm drain facilities located on private property shall be placed within an exclusive drainage easement. The location and dimensions of the easement shall be to the satisfaction of the Department of Utilities.
32. Dedicate as an IOD in fee/title to the City, at no cost to the City, Parcel 10, for a 100 foot wide freeway drainage canal and landscape buffer. The location, dimensions and landscaping of this parcel shall be to the satisfaction of the Department of Utilities.
33. Within Parcel 4, dedicate to the City, at no cost to the City, an exclusive drainage easement for a storm drain pipe and appurtenances from the freeway drainage canal to the existing 42" storm drain stub opposite Golden Light Lane. The location and dimensions of this easement shall be to the satisfaction of the Department of Utilities.
34. Only one domestic water service is allowed per parcel. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities.
35. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

36. The proposed development is located within County Sanitation District No.1 (CSD1). The applicant shall comply with all CSD-1 requirements.
37. All existing easements shall be shown on the final map.
38. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.
39. Drainage across property lines is not allowed. 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 40.
40. 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 __)."
41. If the lots are to be 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. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
42. This project is greater than 5 acres (41.2 ± acres), 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 the Department of Utilities by calling 264-1400.
43. If the lots are to be graded the applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare

erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

44. The owner(s) of the common parcel shall enter into an agreement authorizing one owner or an association of owners to obtain and pay for water, sewer and drainage services for the common parcel, and such owner or association of owners shall enter into a separate agreement with the City to receive such utility services for the common parcel at points of service designated by the Department of Utilities (for example, the private water system serving the common lot shall connect to the City's water system at the points of service). Such separate agreement with the City shall provide for payment of all charges for the water, sewer and drainage services provided to the common parcel, shall authorize discontinuance of utility services to the common parcel in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, and shall be in a form approved by the City Attorney.

MISCELLANEOUS:

45. 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;

ADVISORY NOTES:

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

46. Comply with Ch. 16.32.160 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995.
47. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
48. Per City Code 13.04.230, 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 easements, unless approved by the Director upon

execution of a hold harmless agreement approved by the City Attorney.

49. 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 fees.
50. 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.
51. Gravity sewer service may not be available to entire project area. Sacramento County Improvement Standards apply to on-site sewer construction.