

# RESOLUTION NO. 2001-099

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 13 2001

**A RESOLUTION ADOPTING A NOTICE OF DECISION AND FINDINGS OF FACT FOR THE TENTATIVE MASTER PARCEL MAP, TENTATIVE SUBDIVISION MAP, AND SUBDIVISION MODIFICATION FOR THE CAMBAY WEST PUD, LOCATED IN NORTH NATOMAS, EAST OF EL CENTRO ROAD, SOUTH OF DEL PASO ROAD**  
(P99-135) (APNs:225-0070-028, 225-0080-030,031,032)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:

In accordance with the rules governing appeals, this project was heard *de novo* by the City Council on August 3, 2000 and February 13, 2001 to consider the appeal of the entitlements. Based on verbal and documentary evidence at said hearing, the City Council adopts the Notice of Decision and Findings of Fact (attached hereto) for the tentative master parcel map, tentative subdivision map, and subdivision modification for the Cambay West PUD, located in North Natomas, east of El Centro Road, south of Del Paso Road.



MAYOR

ATTEST.



CITY CLERK

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**NOTICE OF DECISION AND FINDINGS OF FACT FOR CAMBAY WEST PUD, LOCATED AT THE SOUTHWEST QUADRANT OF I-5 & DEL PASO ROAD, SACRAMENTO CALIFORNIA. (P99-135) APN:225-080-030-032; 225-070-028**

The City Planning Commission heard and considered evidence in the above entitled matter at the regular meeting of May 11, 2000. Based on verbal and documentary evidence at said hearing, the Planning Commission approved said entitlements.

At the regular meeting of August 3, 2000, the City Council heard and considered evidence in the above entitled matter. The City Council provided direction to the applicant to revise the project. At the regular meeting of February 13, 2001, the City Council heard and considered additional evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the City Council took the following actions for the location listed above:

**A. Ratified the Negative Declaration**

- I. **Approved the Tentative Master Parcel Map** to subdivide 11 lots totaling 120± vacant acres (Lots A-I and Villages 1 & 2);
- J. **Approved the Tentative Subdivision Map** for 101 single family lots for Village #1; 109 single family lots for Village #2; Medium Density Residential Lots E and G; High Density Residential Lots C and D; Neighborhood Park Lot F; Employment Center 40 Lots B-1 and B-2; Employment Center 65 Lot A; Open Space-Freeway Corridor Lot H; Open Space-Park Lot J; and Interstate 5 right of way (Irrevocable Offer of Dedication) Lot I.;
- L. **Approved the Subdivision Modification** to allow a non-standard street section (47' width) adjacent to the proposed parksite.

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. **Negative Declaration:** The City Council ratifies the Negative Declaration, based upon the following findings:
  - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
  - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

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3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.

I. **Tentative Master Parcel Map:** The Tentative Master Parcel Map to subdivide 11 lots totaling 120+ vacant acres (Lots A-I and Villages 1 & 2); is hereby approved subject to the following findings of fact and conditions as approved:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City General Plan and North Natomas Community Plan.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

J. **Tentative Subdivision Map** for 101 single family lots for Village #1; 109 single family lots for Village #2; Medium Density Residential Lots E and G; High Density Residential Lots C and D; Neighborhood Park Lot F; Employment Center 40 Lots B-1 and B -2; Employment Center 65 Lot A; Open Space-Freeway Corridor Lot H; Open Space-Park Lot J; and Interstate 5 right of way (Irrevocable Offer of Dedication) Lot I is hereby approved subject to the following findings of fact and conditions as approved:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City General Plan and North Natomas Community Plan.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality

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Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

L. **Subdivision Modification:** The Subdivision Modifications to allow a non-standard street cross-section adjacent to the proposed park site is hereby approved based upon the findings of fact which follow:

1. The modification of the internal circulation will not be detrimental to the public health, safety, or welfare or be injurious to other properties; and
2. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

**SPECIAL FINDINGS OF FACT**

Pursuant to the Development Agreement between the City of Sacramento and the property owner, the Planning Commission makes the following special findings:

- A. The proposed project is consistent with the goals and policies of the North Natomas Community Plan, including:
  1. adequate interim and permanent infrastructure will be provided to support the project as planned;
  2. the property owner is required to participate in the North Natomas Financing Plan; and
  3. the property owner is required to comply with the requirements of the North Natomas Land Acquisition Program.
- B. The North Natomas Financing Plan was adopted by the City Council on August 9, 1994 (Resolution No. 94-495) and Chapter V of the Financing Plan was amended by the City Council on October 31, 1995 (Resolution No. 95-621).

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- C. All land owned by the property owner necessary for public purposes has been transferred to the City or other appropriate public agency; specifically, the public right-of-way required for Truxel Road and Elkhorn Boulevard adjacent to the site, the detention basin, open space/landscape corridors along public right-of-ways and the East Drain, and bike trail along the East Drain.
- D. The proposed project meets the jobs/housing ratio of the North Natomas Community Plan, as amended, in that:
1. the property owner is required to comply with the City's Housing Trust Fund Ordinance; and
  2. the proposed plan amendment generally complies with the 70 percent jobs/housing ratio required in the 1994 North Natomas Community Plan.

**CONDITIONS OF APPROVAL**

- I. The Tentative Subdivision Map for 210 single family lots for Villages 1 - 2; an EC-65 Lot A; Medium Density Residential Lots E and G; High Density Residential Lots C and D; a Neighborhood Park Lot F; Open Space Freeway Corridor Lot H; Open Space - Park Lot J; and an IOD Lot I is subject to the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:

**Note: These conditions shall supersede any conflicting information shown on the Tentative Subdivision and Planned Unit Development guidelines for this project (P99-135). The Planned Unit Development guidelines shall be revised to be consistent with these requirements.**

**TENTATIVE SUBDIVISION MAP.**

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 the condition:

**General**

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. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement;

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3. Comply with the requirements of Chapter 17.190 of the City Code (Mixed Income Housing Requirement) and the Inclusionary Housing Plan approved as part of this project.
4. In accordance with City Code Section 16.24.090 (C)(1), approval of this Tentative Master Parcel Map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments, Zoning changes, and the Development Agreement. The final map may not be recorded unless and until such time as the required Plan Amendments, Zoning changes, and the Development Agreement are approved by the City Council.
5. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P99-135) to the satisfaction of the Planning Director and Department of Public Works;
6. Comply with requirements included in the Mitigation Monitoring Plan (MMP) developed by, and kept on file in, the Planning Division Office (P99-135).
7. Provide without administrative cost to the City, in the form of an IOD, all public land covered in the North Natomas Financing Plan Land Acquisition Program;
8. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement;
9. The Tentative Master Parcel Map may be recorded in phases as long as the portion of the map to be recorded is in substantial conformance with the approved tentative map;
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. Place the following note prominently on the master parcel map:  
**"THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENT ON THE LAND SUBJECT TO THE MAP; PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED"**

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12. Show all existing, proposed, and required easements. Successfully abandon and/or relocate on-site easements as necessary to allow development of parcels created with the Final Master Parcel Map;

**Streets**

*Note: These conditions shall supersede any conflicting information shown on the Master Tentative Parcel Map and Planned Unit Development guidelines for this project (P99-135). The Planned Unit Development guidelines shall be revised to be consistent with these requirements.*

13. Provide Irrevocable Offers of Dedication as follows:

<u>Street</u>	<u>Total R/W<sup>(2)</sup></u>	<u>Lt R/W-C/L</u>	<u>C/L-Rt R/W</u>
Street "A" - from El Centro Rd. to Street "G"	69'	34.5'	34.5'
Street "A" - from Street "G" to Duckhorn Dr.	57'	28.5'	28.5'
Street "B" - from Street "E" to Street "F"	48'	24.5'	23.5'
Street "B" - from Street "F" to Duckhorn Dr.	41'	20.5'	20.5'
Street "E" - from Street "A" to Street "B"	48'	24.5'	23.5'
Street "F" - from Street "B" to Street "A"	53'	24.5'	28.5'
Street "G" - from Street "A" to Duckhorn Dr.	57'	28.5'	28.5'
Duckhorn Drive - from El Centro Rd. to Street "A"	57'	28.5'	28.5'
Duckhorn Drive - from Street "A" to Snowy Egret Blvd.	70'	35'	35'
Snowy Egret Boulevard <sup>(1)</sup>	100'	50'	50'
Del Paso Road - El Centro Rd. to I-5 (southerly of centerline - on-site only)	136'	68'	68'

<sup>(1)</sup> *Provide an IOD for the on-site portion of Snowy Egret Blvd. as necessary to provide a total right-of-way width of 100' along its future alignment. The City may specify on- and off-site roadway improvements and additional dedications as conditions of future development applications for the residential or commercial parcels created by the Final Master Parcel Map and/or prior to filing any phase within the Tentative Subdivision Map.*

<sup>(2)</sup> *All roadways may require additional right-of-way at intersections for turn lanes.*

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

El Centro Road and Snowy Egret Boulevard

El Centro Road and Street "A"

El Centro Road and Arena Boulevard

Street "A" and Duckhorn Drive

Street "A" and Street "E"/Street "G"

Snowy Egret Boulevard and Street "F" (as shown on the Tentative Subdivision Map)

Del Paso Road and El Centro Road

Del Paso Road and I-5 N/B Ramps

Del Paso Road and I-5 S/B Ramps

The Department of Public Works shall determine the need for signals, based on Caltrans signal warrants, prior to the recordation of each subsequent map phase or, as determined by the Department of Public Works, approval of each Special Permit within the project area. If warranted, signals shall be constructed as part of the public improvements for that map phase or Special Permit. Design and construction of signals and any related improvements shall be to the satisfaction of the Department of Public Works and may be subject to reimbursement as set forth in the Development Agreement. Required signals shall be operational prior to final building inspections within the map phase or Special Permit project that necessitates their construction. The applicant shall provide all easements and rights-of-way needed for turn lanes, signal facilities and related appurtenances;

15. Access to parcels shall be restricted as outlined in the North Natomas Street Sizing Guidelines. No access to Del Paso Road shall be permitted. No vehicular access to/from residential lots on Duckhorn Blvd. shall be permitted.
16. The intersection at El Centro Road and Duckhorn Drive shall be restricted to right-turn movements only.

**Parks, Landscaping, and Open Space**

17. Pursuant to City Code Chapter 40.16 (Parkland Dedication - requiring 5 acres of parkland per 1000 residents), the applicant shall dedicate land where approved by Landscape Architecture Section (LAS) to satisfy parkland dedication requirements. If after dedication of land there remains a balance due, the Applicant shall submit to the City an appraisal of the property to be subdivided and pay the balance of required parkland dedication in "in-lieu" fees or enter into an agreement with the LAS to provide additional suitable parkland elsewhere within the North Natomas Community Plan Area.

**Public Utilities**

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18. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways.
19. Dedicate the 35-foot landscape corridors adjacent to El Centro Road as Public Utility Easements for overhead and underground facilities and appurtenances ;
20. Dedicate a 25-foot Public Utility Easement for overhead and underground facilities and appurtenances adjacent to the south side of the portion of Snowy Egret Blvd. that lies within the project boundary.
21. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities.
22. 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 feet in width, and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to on-site sewer construction;
23. Prior to filing of the Final Map, the applicant shall notify, in writing, Natomas Central Mutual Water Company of map processing. A copy of the written notification shall be submitted to the City upon filing the Final Map. All assessments due on the property shall be paid. If 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**

24. 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 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 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.
25. 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

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participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIII C and/or XIII D 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.

26. A drainage master plan for this site and the entire North Natomas Comprehensive Drainage Plan "Detention Basin 8C" drainage area must be completed and approved by the Department of Utilities. This plan is required to show the sizes of all trunk lines in the major right-of-ways (as depicted in the North Natomas Community Land Use Plan). All outfall structures, drainage channels, detention basins and pump stations shall also be shown. A phasing plan for drainage infrastructure, if appropriate, shall be approved by the Department of Utilities and included in the final master drainage plan report.
27. A water master plan for this entire area must be completed and approved by the Department of Utilities prior to recordation of the final master parcel map. This study shall also determine if the existing water distribution infrastructure is adequate to supply fire flow demands resulting from developing this project. All water mains shall be placed within the asphalt section of public street right-of-ways as per the City's Design Procedures Manual, unless otherwise approved by the Department of Utilities. This project will require the construction of the 24-inch water transmission main (T-main) in Del Paso Road and the 36-inch T-main in El Centro Road (it is probable that these T-main extensions will be completed as part of the Westborough project).
28. A sanitary sewer master plan for this entire area must be completed and approved by Sacramento County Sanitation District No. 1 prior to recordation of the final master parcel map. The sewer master plan shall be provided to the Department of Utilities to assure that no conflicts with water or drainage facilities exist within the streets or easements. All sewer lines shall be placed within the asphalt section of public street right-of-ways as per the City's Design Procedures Manual, unless otherwise approved by the Department of Utilities and Sacramento County Sanitation District No. 1.
29. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property prior to recordation of the final master parcel map.
30. All existing easements and all existing right-of-ways shall be shown on the Final Master Parcel Map. No water or storm drainage easements shall be abandoned on this map without the written approval of the Department of Utilities.
31. Dedicate all necessary easements, right-of-way, or fee title property on the final master parcel map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.

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32. Provide an IOD in fee title to the City of Sacramento for Lot H (the 100' freeway buffer/drainage lot) and provide any other dedications necessary for City ingress/egress for maintenance. The location and dimensions of this property shall be to the satisfaction of the Department of Utilities and the Landscape Architecture Section.
33. The proposed development is located within Reclamation District No. 1000 (RD 1000). Obtain necessary approvals from RD 1000 and pay necessary fees to RD 1000.
34. Provide an IOD in fee title for Lot J for storm drain facilities, overland flow release, and parkland. Dedicate in fee title to the City a lot for storm drain facilities and overland flow release. This lot shall be located between EC40 lots B-1 and B-2. The dimensions and location of the lot shall be to the satisfaction of the Department of Utilities and the Landscape Architecture Section.
35. The 10-inch sanitary sewer line shown in the southwest corner of the development which connects to the 18-inch sanitary sewer line in El Centro Road shall be placed in a lot dedicated as an IOD in fee title to the City of Sacramento. The location and width of the lot shall be to the satisfaction of the Department of Utilities and County Sanitation District No. 1, and Public Works.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not requirements of the Tentative Master Parcel Map:

1. Comply with Section 40.08.850 of the City Code regarding Master Parcel Maps, Ordinance No.95-013, Dated March 1995.
2. 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).
3. Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project.
4. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.
5. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.
6. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is in an area served by a regional water quality control facility

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only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.

7. Prior to issuance of building permits, subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County or execute a sanitary sewer service agreement with Sacramento Regional County Sanitation District and County Sanitation District No. 1.
8. This project is 120 ± 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.
9. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
10. Depending upon project phasing and the construction pace of surrounding development, developers in North Natomas may be required to construct water transmission mains (pipes greater than 12"). In such cases, reimbursement agreements between the City and developers will be negotiated.
11. An approved sewer study shall be required prior to submittal of improvement plans.
12. Developing this property may require the payment of additional sewer impact fees. The applicant should contact the Fee Quote Desk at 875-6679 for sewer impact fee information.

#### **TENTATIVE SUBDIVISION MAP**

**Note:** These conditions shall supersede any conflicting information shown on the **Tentative Subdivision and Planned Unit Development guidelines for this project (P99-135)**. The **Planned Unit Development guidelines shall be revised to be consistent with these requirements**.

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 the condition:

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**General**

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. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement;
3. Comply with the requirements of Chapter 17.190 of the City Code (Mixed Income Housing Requirement) and the Inclusionary Housing Plan approved as part of this project.
4. In accordance with City Code Section 16.24.090 (C)(1), approval of this Tentative Subdivision Map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments, Zoning changes, and the Development Agreement. The final map may not be recorded unless and until such time as the required Plan Amendments, Zoning changes, and the Development Agreement are approved by the City Council.
5. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P99-135) to the satisfaction of the Planning Director and Department of Public Works;
6. At least forty-five single-family lots shall have a minimum width of sixty-seven feet, in order to accommodate a second residential unit;
7. Comply with requirements included in the Mitigation Monitoring Plan (MMP) developed by, and kept on file in, the Planning Division Office for this project (P99-135);
8. The appropriate phase(s) of the Final Master Parcel Map shall be recorded prior to recordation of each phase of the Final Subdivision Map;
9. Show all existing, proposed and required easements on the Final Map(s). Successfully abandon and/or relocate on-site easements as necessary to allow development of parcels created with the Final Subdivision Map;
10. Pursuant to City Code Section 16.40.190, provide easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
11. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement;

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12. 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;
13. Provide without administrative cost to the City, in the form of an IOD, all public land covered in the North Natomas Financing Plan Land Acquisition Program;
14. 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 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

**Streets - General**

**Note: These conditions shall supersede any conflicting information shown on the Tentative Subdivision Map and Planned Unit Development guidelines for this project (P99-135). The Planned Unit Development guidelines shall be revised to be consistent with these requirements.**

15. Construct standard subdivision improvements pursuant to Section 16.48.110 of the City Code, standards adopted in and for the *North Natomas Community Plan* and as specified in these conditions and the conditions of the Master Tentative Parcel Map;
16. 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 shall be designed and constructed to City standards. Costs associated with off-site or over-width improvements may be subject to reimbursement, as set forth in the Development Agreement;
17. Vertical curb shall be provided along street frontages adjacent to schools, parks, and open spaces;
18. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Departments of Public Works and Fire. Dead end streets must be less than 500' in length and must include a turn-around approved by the Public Works

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and Fire Departments. Certain exceptions may be considered by Public Works and the Fire Departments on a case-by-case basis;

19. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center-lines of such streets shall be aligned;
20. The design of walls and fences near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 38.02.022 (25' sight triangle);
21. Provide easements for turnouts, bus stops, shelters, and related facilities to the satisfaction of Regional Transit and the Department of Public Works;
22. Install permanent street signs (including regulatory, advanced warning, guide, and street name signs) to the satisfaction of the Public Works Department;
23. Submit a soils report prepared by a registered engineer to be used in street design;

**Streets - Project Specific**

24. Streets shall be dedicated and constructed as follows:

Street	from	to	R/W	Min F/C-F/C
Street "A"	El Centro Road	Street "G"	69'	46'
Street "A"	Street "G"	Duckhorn Drive	57'	34'
Street "B"	Street "E"	Street "F"	48'	35.83'
Street "B"	Street "F"	Duckhorn Drive	41'	30'
Street "E"	Street "A"	Street "B"	48'	35.83'
Street "F"	Street "B"	Street "A"	53'	35.83'
Street "G"	Street "A"	Duckhorn Drive	57'	34'
Duckhorn Drive	El Centro Road	Street "A"	57'	34'
Duckhorn Drive	Street "A"	Snowy Egret Blvd.	70'	44'
Del Paso Road <sup>(1)</sup>	El Centro Road	Interstate 5	136'	108'
El Centro Road <sup>(1)</sup>	Snowy Egret Blvd.	Del Paso Road	100'	74'

**NOTES:** The timing and form of dedication and the construction of all streets shall be as required elsewhere in these conditions. Dedication and construction of all streets shall also be consistent with the standards adopted for the North Natomas Community Plan or as specified elsewhere in these conditions. The minimum right-of-way for any public street not

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mentioned above shall be 41'. The City will determine on- and off-site improvement requirements prior to filing each subsequent map or phase. **All roadways may require additional dedication at intersections for turn lanes.**

<sup>(1)</sup> Full improvements required for the on-site side of centerline. At a minimum, off-site improvements shall consist of half the median, a travel lane, shoulder and drainage.

25. Off-site right-of-way dedication may be required for the construction of Del Paso Road between El Centro Road and Interstate-5. If the applicant cannot secure the necessary dedication, the City may exercise its eminent domain authority, at its discretion and at the applicant's expense, to acquire the necessary right-of-way pursuant to Government Code Section 66462.5;
26. Construct traffic signals at the following intersections when warranted (if not already in place):
- El Centro Road and Snowy Egret Boulevard
  - El Centro Road and Street "A"
  - El Centro Road and Arena Boulevard
  - Street "A" and Duckhorn Drive
  - Street "A" and Street "E" / Street "G"
  - Snowy Egret Blvd. and Street "F"
  - Del Paso Road and El Centro Road
  - Del Paso Road and I-5 N/B Ramps
  - Del Paso Road and I-5 S/B Ramps

The Department of Public Works shall determine the need for signals, based on Caltrans signal warrants, prior to the recordation of each subsequent map phase or, as determined by the Department of Public Works, approval of each Special Permit within the project area. If warranted, signals shall be constructed as part of the public improvements for that map phase or Special Permit. Design and construction of signals and any related improvements shall be to the satisfaction of the Department of Public Works and may be subject to reimbursement as set forth in the Development Agreement. Required signals shall be operational prior to final building inspections within the map phase or Special Permit project that necessitates their construction. The applicant shall provide all easements and rights-of-way needed for turn lanes, signal facilities and related appurtenances;

27. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, undulations, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works;;

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28. Provide traffic circles at the intersection of Streets "D" and "F" and the intersection of Streets "B" and "F". The traffic circles shall be landscaped and shall be designed to the satisfaction of Public Works;
29. Provide round corner bulb-outs (realignment of the curb to the inside of the parking lane) for each intersection adjacent to the park. Bulb-outs shall be designed to the satisfaction of Public Works;
30. The sidewalk width shall be 5'10" along the park frontage of Streets "B", "E", and "F". Construction of the sidewalk along the park frontage may be deferred, as determined by the Landscape Architecture Section prior to filing of the Final Master Parcel Map. If construction of these sidewalks is deferred, the applicant shall pay an in-lieu fee in the amount of their estimated design and construction costs. Additionally, if the LAS determines, prior to filing of the Final Master Parcel Map, that the deferred sidewalks will be incorporated into the design of the park site, the right-of-way line along the park frontage may be adjusted to the back-of-curb;
31. Access to parcels shall be restricted as outlined in the North Natomas Street Sizing Guidelines. No access to Del Paso Road shall be permitted. No vehicular access to/from residential lots on Duckhorn Blvd. shall be permitted;
32. The intersection at El Centro Road and Duckhorn Drive shall be restricted to right-turn movements only;
33. Provide an IOD in fee title to the City of Sacramento for future Caltrans Right-of-Way Lot I;
34. Provide City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions). Public Works may specify standard (i.e., non-ornamental) street lights for certain streets serving industrial or commercial uses;
35. Round corner radii at face-of-curb shall be 32 feet for intersections along El Centro Road and Snowy Egret Blvd. and 27 feet elsewhere;

**Parks, Landscaping, and Open Space**

36. Pursuant to City Code Chapter 16.64 (Parkland Dedication - requiring 5 acres parkland per 1000 residents), the applicant shall dedicate land where approved by Landscape Architecture Section (LAS) to satisfy parkland dedication requirements. If after dedication of land there remains a balance due, the Applicant shall submit to the City an appraisal of the property to be subdivided and pay the balance of required parkland dedication in "in-lieu" fees or enter into an agreement with the LAS to provide additional suitable parkland elsewhere within the North Natomas Community Plan Area;

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37. Design and construct landscaping, irrigation and suitable walls/fences in those areas identified on the Tentative Map as Landscape Corridors, Open Space, or Parkway (including future Caltrans R/W Lot I) to the satisfaction of the Public Works Department, Landscape Architecture Section (LAS), and Planning Division. All such facilities shall be located in dedicated easements or parcels and be maintained through a Homeowners' Association (HOA), Communities Facilities District, or other public financing mechanism acceptable to the City. Walls and fences shall be of masonry or other approved wall/fencing material;
38. Design and construct landscaping within all medians and roadside planters. Such landscaping shall be maintained through a Homeowners' Association (HOA), Communities Facilities District, or other financing mechanism acceptable to the City;
39. The applicant shall provide service stubs to (the park site) Lot F and Lot J at locations determined by the LAS. These services may include, but not be limited to, water, sewer, storm drain, electrical power, and telephone.

**Bikeways**

40. Design and construct an off-street pedestrian & bike trail / maintenance road through Open Space Lot H (freeway buffer). The trail shall have a paved width of 12 feet with 2-foot decomposed granite shoulders. Trail alignment and roadway connections shall be designed to the satisfaction of Public Works, Utilities, and the LAS;
41. Design and construct a pedestrian/bike trail through Lot K between Street "D" and the intersection of El Centro Rd. & Snowy Egret Blvd to the satisfaction of Public Works, Utilities, Planning, and the Landscape Architecture Section. Construct a wall or fence of approved material where Lot K borders residential lots. Provide lighting, if necessary, such that City standard illumination levels are met for the entire length of the trail. Any such lighting shall be designed to minimize the intrusion of light into adjacent residential lots. Trail alignment and the design of connections to roadways shall be to the satisfaction of Public Works.

**Public Utilities**

42. Dedicate a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public ways.
43. Dedicate the 35-foot landscape corridors adjacent to El Centro Road as public utility easements for overhead and underground facilities and appurtenances;
44. Dedicate a 25-foot Public Utility Easement for overhead and underground facilities and appurtenances adjacent to the south side of the portion of Snowy Egret Blvd. that lies within the project boundary.

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45. The owner/developer must disclose to future/potential owners the existing or proposed 69kV electrical facilities.
46. 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 feet in width, and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to on-site sewer construction;
47. Prior to sign-off of the Final Map, the applicant shall notify Natomas Central Mutual Water Company of map processing. In addition, all assessments due on the property shall be paid. If 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**

48. Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities. The 10-year and 100-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. The 10-year HGL shall be determined using the Sacramento Charts. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.00 foot above the 100-year HGL and a minimum of 1.40 feet above the controlling overland release elevation. Building pad elevations shall be approved by the Department of Utilities. The finished floor of commercial buildings shall be a minimum of 1.50 feet above the 100-year HGL and 1.70 feet above the controlling overland release elevation. Finished floor elevations of commercial buildings shall be approved by the Department of Utilities. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the Department of Utilities.
49. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the Department of Utilities.
50. The water distribution system shall be designed to satisfy the more critical of the two following conditions:
  - a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
  - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of

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public-right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the Department of Utilities.

51. Meet all County Sanitation District requirements.
52. The proposed development is located within Reclamation District No. 1000 (RD 1000). Obtain necessary approvals from RD 1000 and pay necessary fees to RD 1000.
53. Per Sacramento City Code, section 40.07.710, "no final map shall be certified [by the Director of Public Works] until the required improvements have been installed or agreed to be installed in accordance with Chapter 40.12 (Subdivision Improvements)."
54. Paragraphs (a), (b), (c), (d), (f), (n) and (q) of Section 40.12.1211 of the City Code shall be required for this development. Off-site water and drainage main extensions may be required.
55. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property prior to recordation of the final map.
56. 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.
57. This project is 120± 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.
58. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
59. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is in an area that has a proposed regional water quality control facility, only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.

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60. All existing easements and all existing right-of-ways shall be shown on the Map. No water or storm drainage easements shall be abandoned on this map without the written approval of the Department of Utilities.
61. Dedicate all necessary easements, right of way, and/or fee title property on the Final Subdivision Map as required to implement the approved drainage and sewer studies per each approving agency's requirements.

#### **ADVISORY NOTES**

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

1. 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).
2. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.
3. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.
4. Prior to issuance of building permits, subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County or execute a sanitary sewer service agreement with Sacramento Regional County Sanitation District and County Sanitation District No. 1.
5. Depending upon project phasing and the construction pace of surrounding development, developers in North Natomas may be required to construct water transmission mains (pipes greater than 12"). In such cases, reimbursement agreements between the City and developers will be negotiated.
6. Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project
7. An approved sewer study shall be required prior to submittal of improvement plans.
8. Developing this property may require the payment of additional sewer impact fees. The applicant should contact the Fee Quote Desk at 875-6679 for sewer impact fee information.

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- L. The Subdivision Modification to allow a non-standard street section (47' width) adjacent to the proposed parksite is approved without conditions.

Heather Storz  
MAYOR

ATTEST:

Melanie A. Burrows  
CITY CLERK

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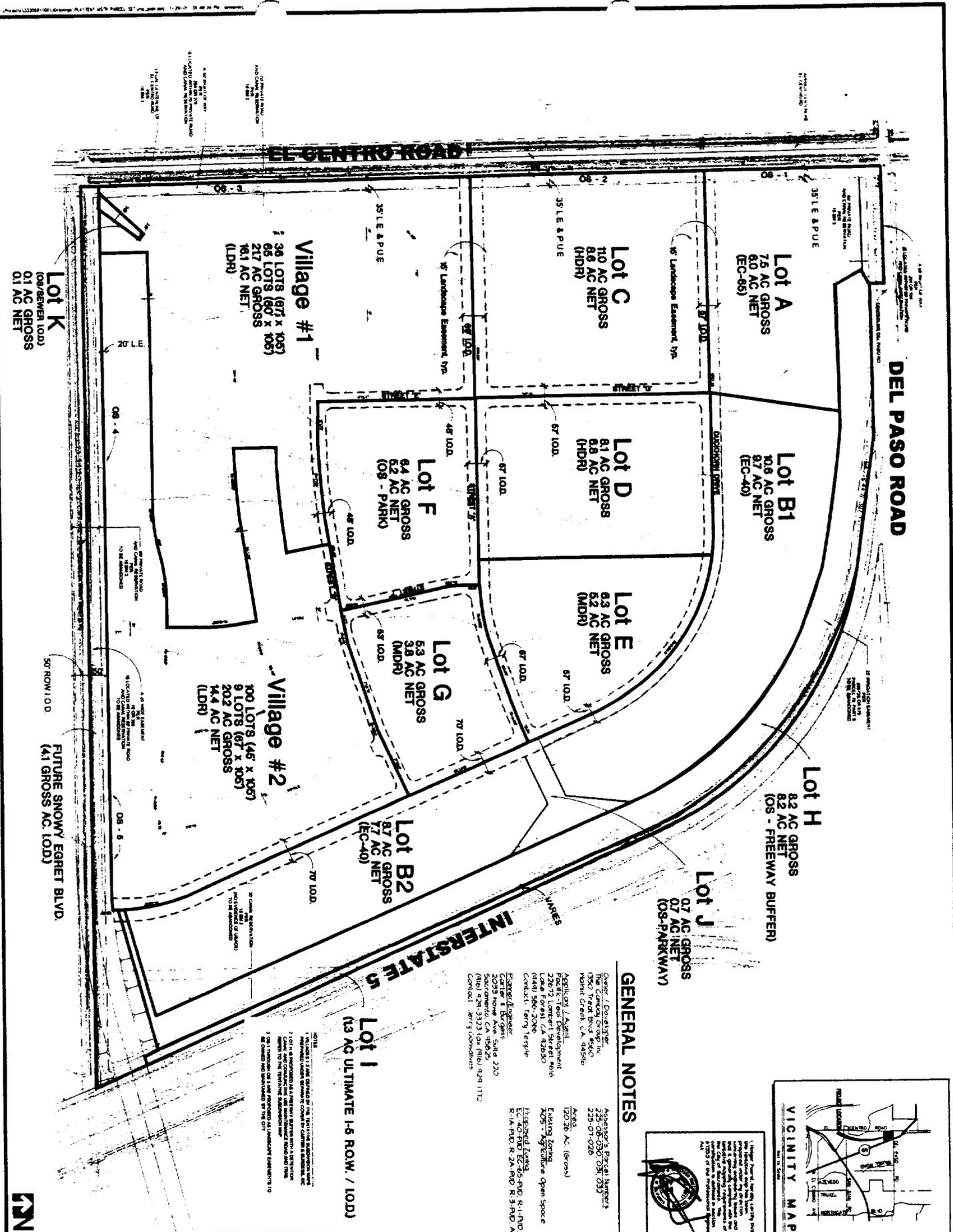
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RESOLUTION NO. 2001-1001 FEB 13 2001



**GENERAL NOTES**

Owner / Developer:  
The Cambay Group, Inc.  
1950 Trent Blvd #400  
Northridge, CA 91329

Applicant / Agent:  
SACRE Real Estate Development  
5000 Wilshire Blvd #1000  
Beverly Hills, CA 90210  
(444) 960-2006  
Contact: Terry Terpe

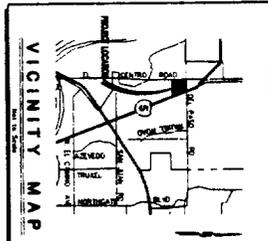
Planner/Designer:  
Carter & Burgess  
2033 Howe Ave Suite 230  
Reno, NV 89521 (on file) 424 1172  
Contact: Jerry Conover

Assessor's Parcel Number:  
225-08-030-031-032

Area:  
120.26 AC (Gross)

Existing Zoning:  
K05 - Agriculture Open Space

Proposed Zoning:  
R1A-PD, R2A-PD, R3-PD, AOS



**Cambay West** North Natomas  
Tentative Master Parcel Map California  
Sacramento

Sheet	Scale	Description
1	1"=100'	RESUBMITTED PER CITY COMMENTS
2	1"=100'	RESUBMITTED PER CITY COMMENTS
3	1"=100'	RESUBMITTED PER CITY COMMENTS
4	1"=100'	RESUBMITTED PER CITY COMMENTS
5	1"=100'	RESUBMITTED PER CITY COMMENTS

**Carter-Burgess**  
Civil Engineers  
1000 R Street, Sacramento, CA 95811  
(916) 441-1172





**Cambay West**

Tentative Subdivision Map

**TYPICAL SECTIONS**

SACRAMENTO

CALIFORNIA

NO.	DATE	DESCRIPTION
1	01/01/01	PREPARED FOR CITY COMMENTS
2	01/01/01	PREPARED FOR CITY COMMENTS
3	01/01/01	PREPARED FOR CITY COMMENTS
4	01/01/01	PREPARED FOR CITY COMMENTS

5	01/01/01	PREPARED FOR CITY COMMENTS
5	01/01/01	PREPARED FOR CITY COMMENTS

**Carter-Burgess**

