



**CITY OF YUBA CITY
PLANNING COMMISSION
STAFF REPORT**

Meeting Date: July 22, 2020

To: Chairperson and Members of the Planning Commission

From: Development Services Department

Presentation By: Benjamin Moody, Development Services Director

Subject: Consideration of an 18-month time extension for Tentative Parcel Map (TPM) 16-02.

Recommendation: Approve an 18-month extension of time for Tentative Parcel Map 16-02 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of September 9, 2020.

Project Location: The project is located along the east side of Garden Highway, south of Winship Road, and west of the Sutter County Airport (Assessor Parcel Numbers 53-500-005 and 53-500-006).

Applicant/Owner: Nor Cal Pump and Well Drilling

Project Number: Tentative Parcel Map 16-02

Request:

The applicant has submitted a request for an extension of time in which to file a Final Map for TPM 16-02 in accordance with City Municipal Code.

Background:

Tentative Parcel Map 16-02 was approved with an effective date of March 8, 2017, allowing the division of 38.85 acres into 33 lots for future development with uses permitted by the City's Zoning Ordinance, and a 2.78-acre detention pond. The proposed lots range in size from approximately 0.50 acre to 2.71 acres while the majority

of the parcels will be roughly one acre in size. The parcel map is shown with four phases to allow development and improvements as the market demands.

Under Conditions of Approval number three, the subdivision was approved for two years with an expiration date of March 9, 2019. The Yuba City Municipal Code Section 8-2.610 is compliant with the Map Act and therefore, provides a procedure to extend the life of a Tentative Map.

"The approval or conditional approval of a tentative map shall be valid for two years within which time a parcel or final map substantially conforming to the approved tentative map and complying with conditions imposed may be submitted to the City Engineer for acceptance and recordation. Two extensions of time not to exceed 18 months each may be granted by the Planning Commission. Extensions must be requested in writing and filed with the Planning Director by the subdivider not less than 30 days in advance of the expiration of the tentative map."

On January 19, 2019, the applicant filed a request for an 18-month time extension to allow for completion of the projects final map within accordance of the Municipal Code and Subdivision Map Act requirements. Processing of the extension for this project had been delayed beyond the typical 30-60-day processing period.

Staff recommends approving one 18-month extension pursuant of Municipal Code Section 8-2.610. Should the time extension be approved, the applicant is aware of the pending deadline and is prepared to request an additional time extension in accordance with the Municipal Code and Subdivision Map Act for future Planning Commission consideration.

Staff Comments:

The applicant submitted a written request for the extension in compliance with the conditions placed on the project at the time of approval. Public Works and Planning staff have determined the Conditions for Approval of the project remain valid, and do not have a reason for the denial of the requested time extension.

Recommended Action:

Staff recommends the Planning Commission:

Approve an 18-month extension of time for Tentative Parcel Map 16-02 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of September 9, 2020.

Attachments:

- A. Time Extension Letter
- B. Aerial Photo
- C. Approved Tentative Parcel Map
- D. Conditions of Approval

Attachment A

Nar S. Heer

1325 Barry Road.
Yuba City, CA 95993



January 19, 2019

City of Yuba City
1204 Civic Center Blvd
Yuba City, Ca 95993

Attention: Arnold Rodriguez – Development Services Director

Subject: Tentative Parcel Map 2016-02, Airport Business Park Phase 2

Dear Arnold,

This letter serves as my request for an extension of the abovementioned project.

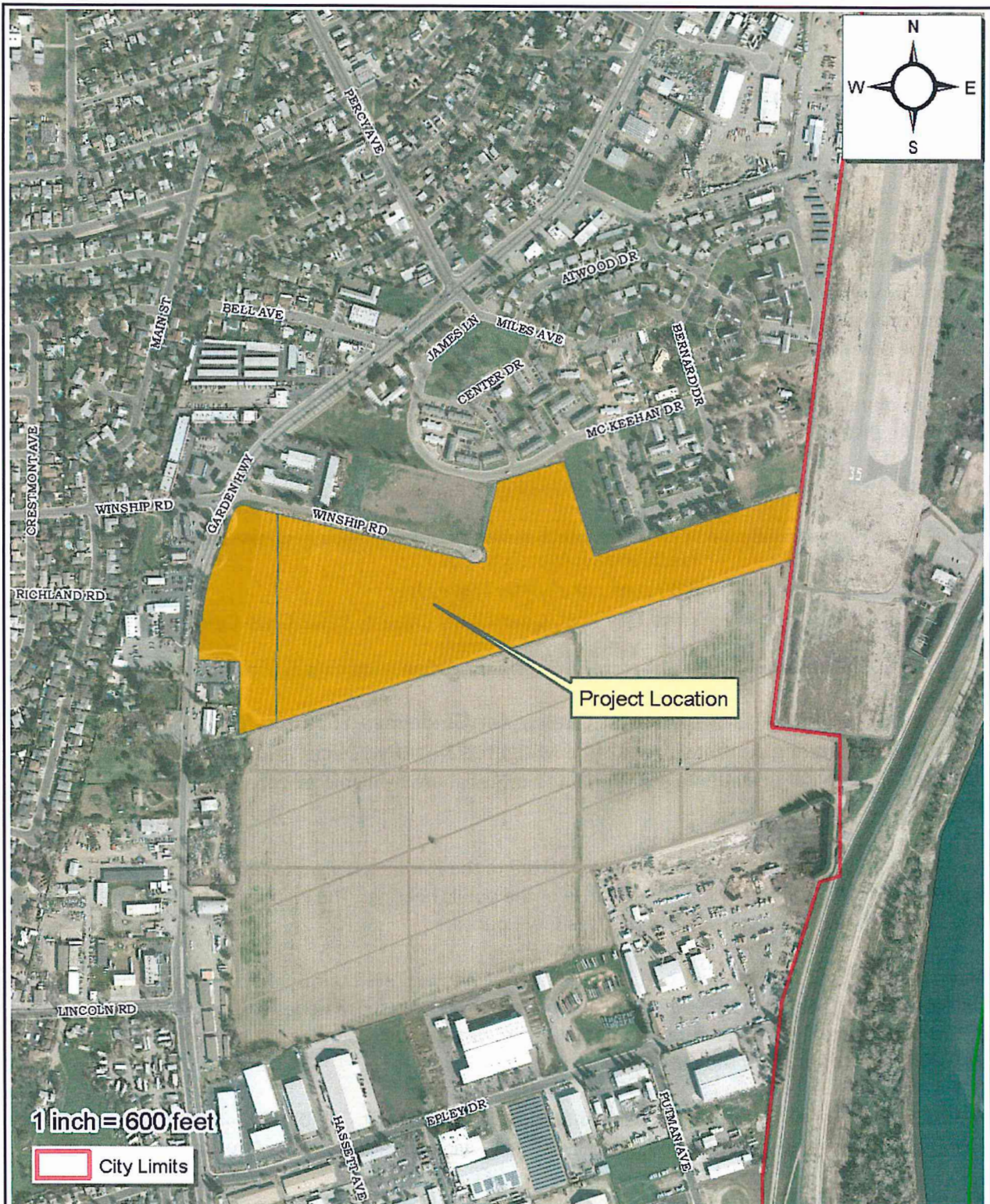
Please give me a call if you have any questions, (530) 682-6800.

Sincerely,

Nar S. Heer



Attachment B



APN # 53-500-005
APN # 53-500-006

Light Industrial District Combining District (M-1 X₂)
EA 16-15 & TM 16-02

Attachment C

TENTATIVE PARCEL MAP 2016-02

AIRPORT BUSINESS PARK - PHASE 2

CITY OF YUBA CITY, CALIFORNIA
OCTOBER 24, 2016 REVISED DECEMBER 15, 2016

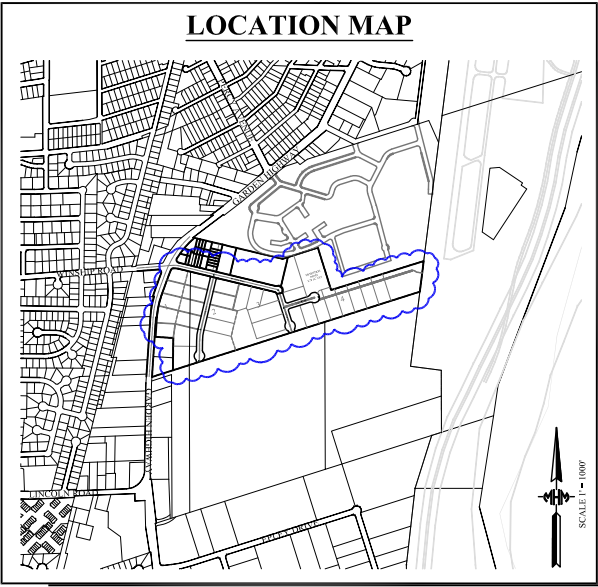
LAND USE SUMMARY

PARCEL SUMMARY*

UNIT NO. 1 =	05 PARCELS	03.55 AC
UNIT NO. 2 =	11 PARCELS	12.44 AC
UNIT NO. 3 =	06 PARCELS	07.26 AC
UNIT NO. 4** =	11 PARCELS	15.60 AC
TOTAL =	33 PARCELS	38.85 AC

*ALL ACREAGE AND DENSITIES EXCLUDE GARDEN HIGHWAY AND WINSHIP ROAD. THESE ROADS HAVE PREVIOUSLY BEEN DEDICATED TO CITY IN FEE.
**PARCEL A IS INCLUDED IN THE 15.60 ACRES.

LOCATION MAP



PROJECT NOTES

OWNER
NAR AND RAJDEEP HEER
HARRISHAN AND PINKY HEER
1325 BARRY ROAD
YUBA CITY, CA 95993
CONTACT: NAR HEER
PHONE: (530) 674-5861

APPLICANT
NOR CAL PUMP AND WELL DRILLING
1325 BARRY ROAD
YUBA CITY, CA 95993
CONTACT: HARRY HEER
PHONE: (530) 674-5861

ENGINEER/SURVEYOR
MHM INCORPORATED
1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
CONTACT: SEAN MINARD, P.E., P.L.S.
PHONE: (530) 742-6485

ASSESSOR'S PARCEL NO.
53-500-005
53-500-006

AREA OF TENTATIVE MAP
38.85 GROSS ACRE

EXISTING USE
ORCHARD AND VACANT

EXISTING GENERAL PLAN DESIGNATION
BUSINESS, TECHNOLOGY, & LIGHT INDUSTRY

PROPOSED GENERAL PLAN DESIGNATION
BUSINESS, TECHNOLOGY, & LIGHT INDUSTRY

EXISTING ZONING
M-1-X2

PROPOSED ZONING
M-1-X2

LEVEE PROTECTION
LEVEE DISTRICT NO. 1 OF SUTTER COUNTY

ELEMENTARY SCHOOL DISTRICT
YUBA CITY UNIFIED SCHOOL DISTRICT

HIGH SCHOOL DISTRICT
YUBA CITY UNIFIED SCHOOL DISTRICT

FIRE PROTECTION
CITY OF YUBA CITY

LAW ENFORCEMENT
CITY OF YUBA CITY

SANITARY SEWER
CITY OF YUBA CITY

DOMESTIC WATER
CITY OF YUBA CITY

STORM DRAINAGE
CITY OF YUBA CITY

ELECTRICITY
PACIFIC GAS AND ELECTRIC

NATURAL GAS
PACIFIC GAS AND ELECTRIC

TELEPHONE
AT&T

CABLE
COMCAST

GENERAL NOTES:

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
- A 10.0 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHT OF WAYS EXCEPT ADJACENT TO CUL-DE-SAC. THE PUBLIC UTILITY EASEMENT SHALL BE 10 FEET UNLESS OTHER WAS APPROVED BY CITY ENGINEER.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- ALL SEPTIC TANKS SHALL BE REMOVED PRIOR TO OR AS PART OF CONSTRUCTION.
- DEVELOPER SHALL REIMBURSE CITY FOR GARDEN HIGHWAY ROADWAY FRONTAGE IMPROVEMENT AS PART OF DEVELOPMENT OF PHASE 1 SHOWN ON THE TENTATIVE PARCEL MAP.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.

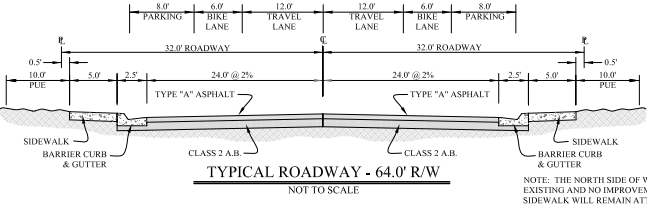
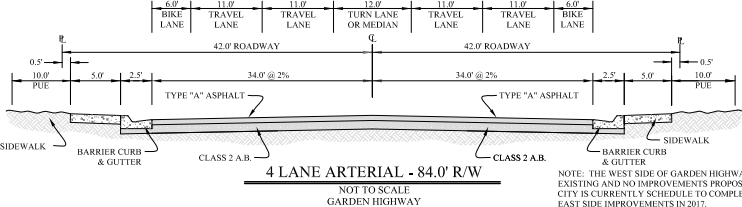
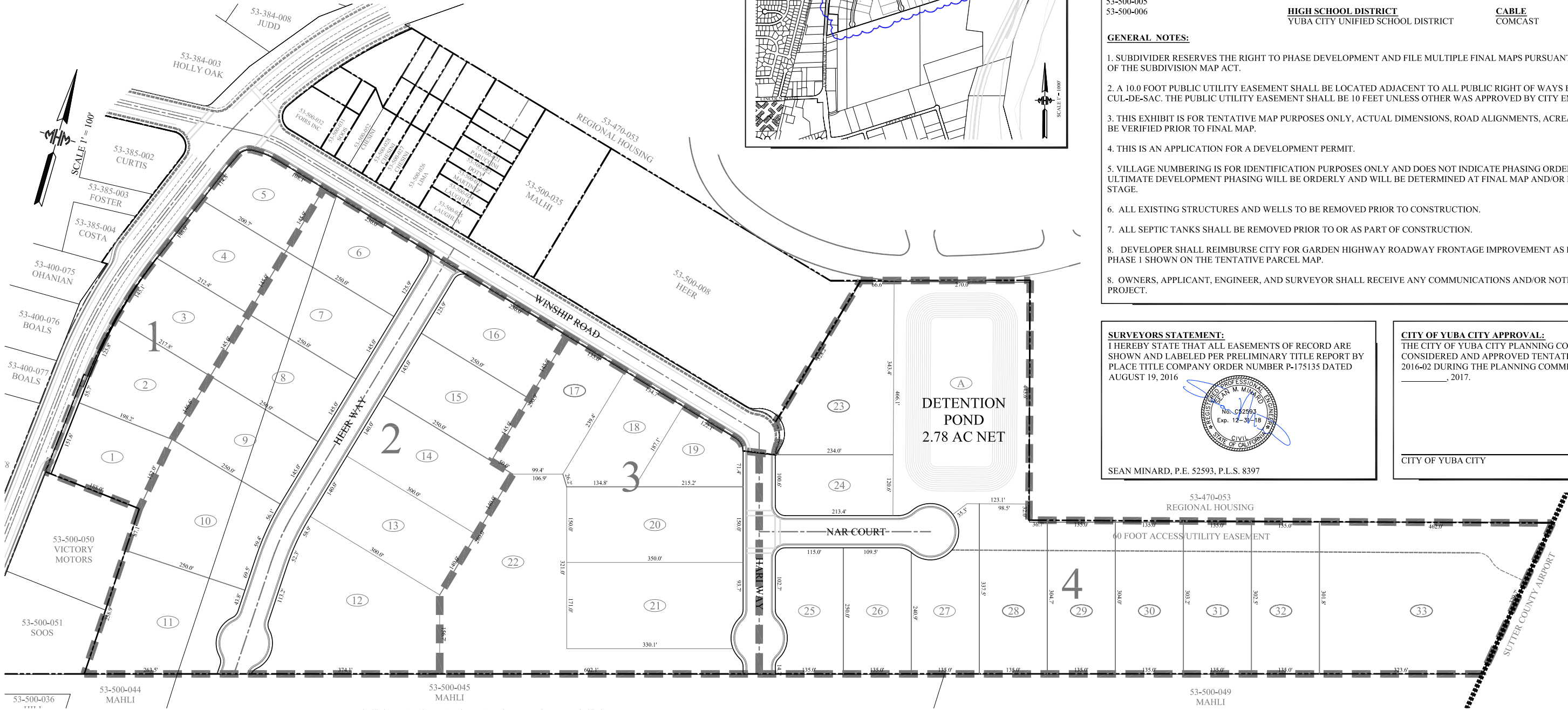
SURVEYORS STATEMENT:
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY PLACE TITLE COMPANY ORDER NUMBER P-175135 DATED AUGUST 19, 2016



SEAN MINARD, P.E. 52593, P.L.S. 8397

CITY OF YUBA CITY APPROVAL:
THE CITY OF YUBA CITY PLANNING COMMISSION HAS CONSIDERED AND APPROVED TENTATIVE PARCEL MAP NO. 2016-02 DURING THE PLANNING COMMISSION MEETING ON _____, 2017.

CITY OF YUBA CITY DATE:



2 INDICATES PROPOSED PHASE

M.H.M.

ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
TEL: 530.742.6485
FAX: 530.742.5639

Attachment D

T M 16-02 Airport Business Park – Phase 2
(AMENDED MARCH 8, 2017¹)

Planning

1. Tentative Map TM-16-02 shall comply with the Conditions of Approval.
2. Tentative Map TM-16-02 is approved as shown in Attachment 2.
3. Approval of Tentative Map TM-16-02 shall expire two years from the date of the project approval. The map shall expire on March 9, 2019.
4. The lot design on the Parcel Map shall be designed in conformance with the approved Tentative Map as filed with Development Services Department.
5. The number of drive approaches for parcels along Garden Highway shall be limited to a maximum of three approaches on Garden Highway the locations of which are to be reviewed and approved by the Development Services Director.
6. Cross easements for ingress and egress for parcels along Garden Highway over all property not occupied by buildings shall be reserved in deeds for all underground utilities, ingress and egress, parking, drainage, landscaping, and the maintenance thereof to the benefit of parcels involved in the division or as determined by Development Services Director on a case by case basis.
7. Developer shall enter into a Maintenance Agreement with the City for Parcels 27, 28, 29, 30, 31, 32 and 33 which addresses a utility and facilities easement, maintenance of the access/utility easement, and installation of curb, gutter, and sidewalk to City standards or clearly defined pedestrian access to be reviewed and approved by the Director of Development Services. Sidewalk improvements are to conform to American Disabilities Act requirements.
8. The access easement for Parcels 27, 28, 29, 30, 31, 32, and 33 is for ingress and egress and to allow use of the easement for airplane taxi purposes.
9. Developer shall enter into a Maintenance Agreement with the City for Parcel 22 regarding maintenance of the access driveway. No parking is to be allowed on the access driveway unless sufficient width is provided.
10. Vehicle, truck, trailer, or equipment shall not park on unimproved surfaces.
11. Each parcel shall have separate sewer and water services per the City's Municipal Code. Applicant will be required to pay sewer connection and new water service and connection fees.
12. All domestic, landscape, and fire service lines shall have reduced pressure backflow preventers. The preventers shall be tested and a backflow preventer certification performed by an AWWA licensed tester shall be submitted to the Public Works Department.
13. If proposed in the future, fencing along Garden Highway shall be setback a minimum distance of 10 feet and shall be uniform in terms of design and/or color. Chain link fencing shall not be visible along Garden Highway.
14. Prior to occupancy tenants shall verify with Development Services Department the use complies with Sutter County Airport Comprehensive Land Use Plan (CLUP). Specific proposed land uses

¹ Changes from the Planning Commission meeting of March 8, 2017 are shown in underlined italics and ~~strikeout~~.

not contained in the CLUP are to be submitted to the Airport Land Use Commission for determination as to consistency with the CLUP.

15. Prior to a Building Permit the developer shall submit to Development Services Department for review and approval a site plan, landscape and maintenance plan, and elevations.
16. Prior to a Building Permit on all lots with connected sidewalk the developer shall submit a landscape plan to include a minimum of two trees minimum 15 gallon in size with a one-inch dbh (diameter at breast height) to be located along the street frontage. The tree species shall be a shade type approved by the City Arborist.
17. In the detention pond area trees are to be spaced every 30 feet on the top part of the ponding basin next to the Richland Housing Complex. The trees are to be a minimum 15 gallon in size with a one-inch dbh (diameter at breast height). The tree species shall be a shade type approved by the City Arborist. The trees are to be provided with an irrigation system to be reviewed and approved by the Development Services Director.
18. Within five (5) days of Planning Commission action on the project the applicant shall pay California Department of Fish and Wildlife California Environmental Quality Act environmental filing fees and Sutter County Recording Office fees.
19. Developer shall comply with all adopted environmental mitigation measures as identified in the Mitigation Measuring and Monitoring Plan incorporated herein by reference as Attachment 7.
20. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.

Engineering Division

21. The Developer shall prepare and submit improvement plans for the construction of all public improvements including water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips, signing, striping and streetlights.
22. All design and construction shall conform to the latest edition of the City of Yuba City Standard Specifications and Details, State of California Standard Specifications for Construction of Local Streets and Roads (2015), AASHTO Policy on Geometric Design of Streets and Highways for local roads, and California Manual on Uniform Traffic Control Devices for Streets and Highways (November 2014).
23. Traffic control construction signs shall be installed/erected per City of Yuba City Standards and Details, CalTrans Standards and Details, and the Manual of Uniform Traffic Control Devices. The signs shall be maintained throughout the project duration.

24. All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when sustained winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures. An operational water truck shall be onsite at all times to assist in dust control. (Engineering, FRAQMD)
25. Onsite dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizer employed to reduce wind blown dust emissions. Incorporate the use of approved non-toxic soil stabilizer according to manufacturers' specifications to all inactive construction areas. Contractor to provide the specifications to the City Inspector. (Engineering, FRAQMD)
26. All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.
27. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department. (Engineering, FRAQMD) Water conservation is a priority for the City, and therefore recommends that the contractor monitor their use and obtain water from alternate sources (e.g. agricultural wells) when available.
28. Temporary silt fencing shall be erected during construction and permanent fencing shall be completed prior to occupancy so that transport of construction debris can be retained on-site. (Engineering, FRAQMD)
29. Open burning is a source of fugitive gas and particulate emissions, which shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) shall be conducted at the project site. Vegetative wastes should be chipped or delivered to waste facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning. (Engineering, FRAQMD)
30. To prevent track-out, wheel washers shall be installed where project vehicles and/or equipment exit onto paved street from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out. (Engineering, FRAQMD)
31. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site. (Engineering, FRAQMD)
32. Provide temporary traffic control as needed, and/or as deemed appropriate by the Public Works Department during all phases of construction to improve traffic flow and to reduce vehicle dust emissions. Effective measures are to enforce vehicle traffic speeds at or below 15 mph and to reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage. (Engineering, FRAQMD)

33. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
34. During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler's baffles. Failure to do so may result in the issuance of an order to stop work. (Engineering, FRAQMD)
35. The Developer, at his expense, shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to insure compliance.
36. The Developer's Superintendent/Representative shall be onsite when contractor is working and be available to the City's Inspector(s) assigned to the project. The Developer shall be responsible for making sure that the contractor is working from signed improvement plans, signed special provisions, signed storm water pollution prevention plan, and the approved project agreement conditions.
37. The Developer's Superintendent/Representative shall ensure that all private vehicles be either parked off-site or outside of construction areas. All vehicles, construction equipment, and construction material related to the project shall be organized in such a manner to provide emergency vehicle access to the entire project. (Engineering)
38. Sidewalks, within and adjacent to the construction area, shall be kept clean and remain accessible for American Disability Act compliance. (Engineering and Building)
39. Storage of construction material is not allowed in the travel way. (Engineering)
40. The Developer and/or the Developer's Superintendent/Representative shall have a pre-construction meeting with the City prior to commencing construction of public improvements. The Developer shall notify the City of the meeting no less than two working days in advance of such meeting. Those in attendance at the meeting shall include: the City, the Developer and/or the Developer's Superintendent/Representative, the Contractor, the Design Engineer, the Developer's safety representative, and the Developer's SWPPP representative.

Prior to issuance of Grading Permit

Engineering Division

41. Provide evidence that a Notice of Intent has been submitted and received by the local Water Quality Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan shall be provided to the City.

42. Project shall comply with the City's Stormwater Management and Discharge Control Ordinance (Title 4, Chapter 21 of the Yuba City Municipal Code).
43. Project shall comply with the City's Grading Ordinance (Title 7, Chapter 16 of the Yuba City Municipal Code).
44. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent residential or agricultural lands or impede the drainage from those properties. If retaining walls are required they shall be constructed of concrete or masonry block.
45. Existing and proposed grade elevations at perimeter of the proposed land development shall be shown on the tentative map per Section 8-2.604 of the Municipal Code. The Engineer of Record shall designate on the plans as to where any retaining walls are required and provide details of all proposed retaining walls. The retaining wall is required where grade differences between the proposed development and the surrounding land is greater than 6" (inches). The use of any type of wood as the retaining wall is not permitted.
46. ~~The area of Phase 2 thru Phase 4 shall drain to a~~ A new detention pond is to be constructed on the City dedicated Parcel A, in accordance with the Drainage Master Plan.
47. The Design Engineer shall provide a Drainage Master Plan of the proposed total area for review and approval. The Plan, which shall correspond to City standards, shall include hydrology/hydraulic calculations to substantiate the size and operation of the proposed detention pond and the sizing of pipes. The Plan shall also include the anticipated annual operational and maintenance costs of the proposed drainage pond, which will be utilized to establish a fee district.
48. The applicant shall submit, with the first improvement plan check, to the City for review and approval, a detailed geotechnical investigation prepared by a Civil Engineer registered in the State of California and qualified to perform geotechnical work. The grading plan shall incorporate the recommendations of the approved geotechnical investigation. (Building)
49. The lots that are created by this parcel map that are adjacent to existing residential development shall have the same finish grade elevation as those lots within tolerances as approved by the Public Works Department.
50. The Developer shall be responsible for implementing the Storm Water Pollution and Prevention Plan (SWPPP) through the use of Best Management Practices (BMP). The Developer shall be responsible for maintaining the SWPPP. The SWPPP shall conform to the provisions in Section 13, "Water Pollution Control," of the Caltrans Standard Specifications for construction of streets and local roads dated 2010, the requirements in the Manuals, and the requirements of the Permits. The Developer shall be responsible to include provisions for SWPPP requirements on the contract documents for the work under the proposed development. These provisions shall direct the successful contractor to develop a SWPPP document per the directions on the Caltrans website at <http://www.dot.ca.gov/hq/construc/stormwater/>. The Contractor shall submit the SWPPP document within the time lines set forth on the development's special provisions and allow 15 days for the City of Yuba City to review and approve or return the

document for revisions. The developer/Contractor shall not start any work until the SWPPP document has been approved by the City of Yuba City. Should the Developer fail to ensure satisfactory compliance with the SWPPP, the City Inspector may issue a stop work order until compliance is achieved.

Building Division

51. Prior to beginning construction, the applicant shall obtain a demolition permit from the City for removal of all existing structures on the site.

Prior to approval of Improvement Plans

Engineering Division

52. A Subdivision Agreement outlining any costs (hot tap, connection fee, fair share contribution, etc.) associated with the development shall be accepted by the City prior to recordation of map.
53. Obtain all necessary approvals from City, State, and Federal agencies, utilities and other effected parties that are required for the project including, but not limited to, the preparation of drawings, studies, reports and permit applications, and payment of fees. Prior to City approval of improvement plans the Developer shall provide evidence, to the satisfaction of the Public Works Department, that all such obligations have been met.
54. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
55. Where an excavation for a trench and/or structure is 5 feet deep or more, the contractor shall conform to O.S.H.A. requirements. The contractor shall provide a copy of the approved O.S.H.A. permit, and shoring details and calculations prepared by California licensed structural engineer to the Public Works Department.
56. Improvement plans shall be approved by the Yuba City Fire Department.
57. Provide ultimate roadway improvements along Garden Highway in accordance with the Reimbursement Agreement, approved by Council on October 18th, 2016, between the City and the Developer. If the City constructs the road frontage improvements on Garden Highway and Winship Rd as said improvements are shown on City Drawing No. 5353-D, then as outlined in the Reimbursement Agreement, the Developer shall reimburse the City for the costs of said improvements.
- ~~58. The driveways servicing Phase 1 lots shall be shared access ways. The number and location of the driveways shall be approved by the Public Works Department.~~
59. Winship Rd shall be constructed to a half-width of 26.5 feet from centerline of right-of-way to back of curb with parking permitted on both sides. Right-of-way shall be dedicated to a width of 32.0 feet together with a public utility easement extending to a point that is 10.5 feet behind the back of the sidewalk. Construction shall include street section, curbs, gutters, 5.0 foot attached sidewalks, and street lights except as otherwise shown on the tentative map and

approved by the Public Works Department. The northern portion of the existing roadway (from centerline of right-of-way to lip) shall be slurry sealed to the satisfaction of the City Engineer.

60. Heer Way, Hari Way, and Nar Court shall be constructed to a width of 53.0 feet back of curb to back of curb with parking permitted on both sides. Right-of-way shall be dedicated to a width of 54.0 feet together with a public utility easement extending to a point that is 10.5 feet behind the back of the sidewalk. Construction shall include street section, curbs, gutters, 5.0 foot attached sidewalks, and street lights except as otherwise shown on the tentative map and approved by the Public Works Department.

61. The structural section of all road improvements shall be designed using a geotechnical investigation which provides the basement soils R-value and expansion pressure test results. The structural section shall be designed to the following standards:

- a. Use a traffic index of 7 for collector streets
- b. Use a traffic index of 10 for arterial streets

In addition, the structural section of all road improvements shall be designed to accommodate truck route traffic, or as determined by the Public Works Director. A copy of the geotechnical investigation, including R-value, test locations and structural section calculations, shall also be submitted with the first improvement plan check.

62. Striping, pavement markings and traffic signage shall be provided on all streets as necessary and as required by the Public Works Department. Signage restricting parking and red painted curbing shall be installed where appropriate.

63. All service laterals (water, sewer, irrigation, fire suppression), along with required meters, are to be shown on the civil improvement plans.

64. All domestic, landscape, and fire service lines shall have reduced pressure backflow preventers.

65. The fire suppression system(s) that will be servicing each property shall tie-in directly to the City water main. Hot tap fees shall apply.

66. Project shall comply with the Model Water Efficient Landscape Ordinance.

67. The Developer shall be responsible for preparation of a landscape and irrigation plan, for the area around the proposed drainage pond that is deemed acceptable by the Development Services Director.

68. The improvement plans shall show that at the time of Phase 1 improvements, that the existing electrical service line shall be undergrounded or removed.

69. The Design Engineer shall provide a Drainage Master Plan of the proposed total area for review and approval. The Plan, which shall correspond to City standards, shall include hydrology/hydraulic calculations to substantiate the size and operation of the proposed detention pond and the sizing of pipes. The Plan shall also include the anticipated annual operational and maintenance costs of the proposed drainage pond, which will be utilized to establish a fee district.

70. The pond, along with any required pumping station and its appurtenances, shall be in place, in accordance with City approved standards, and as outlined by the Drainage Master Plan or at the determination of the Director of Public Works.
71. The Design Engineer shall confirm that the subdivision configuration meets current storm water requirements.
72. A decorative solid six -foot tall masonry or solid wall, with some architectural relief, shall be constructed along the property line between the proposed development and the Regional Housing property including the northerly portion of proposed Lot 23. The wall shall provide a minimum four inch cap. A detail of the wall and type shall be shown on the improvement plans with the first phase of development. Design of the wall shall be approved by the Development Services Director prior to its construction. Construction of the wall shall be prior to any building permits applied for on Lot 19 through Lot 33.
73. Special drop inlet frames and grates shall be installed at all drop inlets and junction drop inlets throughout the development area. Cast into the curb back shall be a message "Dump No Waste – Drains to River". If casting cannot be found that fits the City's standard drop inlet, then designated markers, approved by the City, shall be installed to the manufacturer's specifications on the top of curb, or at an appropriate alternative nearby location when no curb is available, at all storm drain inlets in the development area.
74. The Improvement Plans shall show provisions for the placement of centralized mail delivery units in the Public Utility Easement (P.U.E.). Developers will provide a concrete base for placement of the centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba City Public Works Department, with due consideration for street light location, traffic safety, security and consumer convenience.
75. Required Improvement Plan Notes:
- a. "Any excess materials shall be considered the property of the contractor/owner and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
 - b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. The Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler baffles. Failure to do so may result in the issuance of an order to stop work."
 - c. "If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies."

- d. "The Contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The Contractor shall be required to follow traffic safety measures in accordance with the CalTrans "Manual of Traffic Safety Controls for Construction and Maintenance Work Zones." The City of Yuba City emergency service providers shall be notified, at least two working days in advance, of proposed construction scheduled by the contractor(s)."
- e. "Soil shall not be treated with lime or other cementitious material without prior express permission by the Public Works Department."

Prior to acceptance of Public Improvements

Engineering Division

- 76. All existing well(s), and service lines shall be destroyed in accordance with the requirements of the Sutter County Environmental Health and Yuba City Building Departments.
- 77. Prior to paving, the Developer shall vacuum test all manholes to ensure no leakage will occur.
- 78. Prior to paving, the Developer shall hydroflush, and televise, all storm drain mains and all sewer mains. In addition, prior to the City's acceptance of the subdivision improvements, and at the Public Works Department's discretion, the storm sewer and sewer mains shall be re-hydroflushed.
- 79. Where soil or geologic conditions encountered during grading operations are different from those anticipated in the geotechnical investigation, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic investigation shall be submitted for approval by the Public Works Department. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of settlement and seismic activity.
- 80. The contractor shall maintain record drawings of the improvements and keep them on site at all times. When the project is complete, the contractor shall deliver a marked set of plans to the Engineer of Record. The Engineer of Record shall update the improvement plans with the record information. Once the changes have been added to the plans, the Engineer of Record shall submit both an electronic copy (AutoCad version 2007 or newer) and a hard copy to the City. The City will not accept the completion of the improvements until the electronic copy and hard copy have been submitted.

Prior to Final Map Recordation

Engineering Division

- 81. The Design Engineer shall provide a Drainage Master Plan of the proposed total area for review and approval. The Plan, which shall correspond to City standards, shall include hydrology/hydraulic calculations to substantiate the size and operation of the proposed detention pond and the sizing of pipes. The Plan shall also include the anticipated annual

operational and maintenance costs of the proposed drainage pond, which will be utilized to establish a fee district.

82. The pond, along with any required pumping station and its appurtenances, shall be in place, in accordance with City approved standards, and as outlined by the Drainage Master Plan or at the determination of the Director of Public Works.
83. No traffic study will be required for parcel division. However, at the discretion of the Public Works Director and/or Development Services Director, a study may be required in the future based on proposed development.
84. A public utility easement shall be provided along all interior streets extending 10 feet behind the back of the sidewalk.
85. A public utility easement shall be provided along the street frontages of Garden Highway within the boundary of the map extending to a point that is 10.5 feet behind the back of the sidewalk.
86. A waterline easement, dedicated to the City, shall be provided across Lot 27 through Lot 33 so that the City can maintain the water main, the fire hydrants, the fire hydrant runs, the water service laterals (from the main to the meter), and the water meters.
87. All street lighting shall be dedicated to the City of Yuba City.
88. The property shall petition for formation of a Zone of Benefit of the Yuba City Landscaping and Lighting Maintenance District for the purpose of maintaining the street lights, maintaining the landscaping within the private easements (lot 27 thru lot 33), maintaining the landscape around the pond, and maintaining/operating the proposed detention pond. The Engineering Division shall be reimbursed actual costs associated with the formation of the district.

Prior to Building Permit

Engineering Division

89. The Developer's Superintendent/Representative shall submit three sets of Pacific Gas and Electric approved utility plans showing joint trench locations and distribution lines prior to issuance of first building permit for each phase of construction.
90. Cross easements over all property not occupied by buildings shall be reserved in deeds for all underground utilities, ingress and egress, parking, drainage, landscaping, and the maintenance thereof to the benefit of all parcels involved in the division.

Building Division

91. All street lighting shall be energized prior to the issuance of any building permits.
92. A building pad certificate from a licensed engineer as well as a lot grading certificate from a licensed engineer and/or surveyor shall be provided to the City.

Prior to Certificate of Occupancy

Engineering Division

93. The curb, gutter, sidewalk, and lot drainage shall be inspected and approved by the City. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced. All sidewalks along the City right-of-way shall be free of any non-control joint cracking. In addition, any concrete with cracks, chips, blemishes, and spalling greater than an inch in diameter shall be replaced from control joint to control joint.
94. The Developer shall, prior to the issuance of the first certificate of occupancy of the first building in each phase, construct a solid 6-foot high chain link fence across the right-of-way of Heer Way and Hari Way ~~connecting with the adjoining six foot high fences~~. This fencing shall be constructed in addition to the standard dead end barricade. The fence and barricade shall be maintained by the City via the landscape and lighting district.
95. Prior to the issuance of a certificate of occupancy, all reduced pressure backflow preventers shall be tested and a back flow preventer certification performed by an AWWA licensed tester shall be submitted to the Public Works Department.

Building Division

96. Prior to issuance of any issuance of any certificate of occupancy, all existing overhead utilities (of 26,000 volts or less) and proposed utilities, both onsite and along all project frontages shall be placed underground. The undergrounding shall go from the next post beyond the project frontage, across the frontage and then to the next post beyond the project boundary. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets. Appropriate easements shall be obtained by the Developer to facilitate these installations.
97. A lot grading certificate from a licensed engineer or surveyor shall be provided to the City. This certification shall be performed after the placement of landscaping (unless a landscaping bond is in place).
98. Prior to issuance of any certificate of occupancy, all underground utilities, public improvements, and site improvements, including rough grading, shall be completed.