

Item No: 8
SRC Date: July 21, 2004

File: Z04-091
JN: P243

SRC CONDITIONS: USAA / 2241 Harvard Street Tentative Parcel Map

TO: Sandra Yope, Planning Division
FROM: Mahesh Bhatt, Development Engineering and Finance Division
DATE: July 19, 2004

CONDITIONS: Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions approved for this project (Z04-091). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions:

GENERAL:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress, egress, and maneuvering easement shall be conveyed to and reserved from Parcels A and B, at no cost, at the time of sale or other conveyance of either parcel;
3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P84-101, and P92-307);
4. Meet all conditions of the existing PUD (P84-101, and P92-307) unless the condition is superseded by a Tentative Map condition;
5. Show all continuing and proposed/required easements on the Parcel Map;

DEVELOPMENT SERVICES DEPARTMENT: Streets

6. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk adjacent to the project site per City standards to the satisfaction of the Development Services Division, Development Engineering and Finance (DEF) Division;

7. A traffic signal is required at the intersection of Harvard St/USAA driveway/California Plaza main driveway. Prior to recordation of the Parcel Map, the Applicant shall construct the signal at the subject location as part of the public improvements. Additionally, the Applicant shall also provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances to construct and maintain the subject signal. Signal design and construction including dedication of easements and right-of-way shall be to the satisfaction of Development Services Department, DEF Division;
8. The traffic signal at the intersection of Harvard St/USAA driveway/California Plaza main driveway (as mentioned in Condition no. 7 above) is not reimbursable under any financing mechanism. The Applicant shall enter into an agreement with the City stating that the City will use its best efforts to obtain a fair share contribution from future development of the California Plaza project equivalent to 50 % of the actual cost of the signal. Said contribution, if obtained shall be used to reimburse the Applicant;

PUBLIC/PRIVATE UTILITIES

9. Connection to the public sewer system shall be required to the satisfaction of COUNTY SANITATION DISTRICT 1 (CSD-1). Sacramento County Improvement Standards apply to sewer construction.

Each parcel shall have a separate connection to the CSD-1 sewer system;

10. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Parcel Map: "The Parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements #(Book ____, Page ____)."
11. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and CSD-1 will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service is made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate fees.

Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

CITY UTILITIES

12. Per City Code 13.04.070 and the Department's current Tap Policy, commercial lots may have more than 1 domestic tap. Any new domestic water services shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
13. Water lines to include irrigation lines shall not cross property lines. The applicant shall separate the existing on-site water system and pay all required tap, meter, and development fees.
14. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
15. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Parcel Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."
16. 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 improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
17. If grading occurs and this project disturbs greater than 1 acre of property, the project will be 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 at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative

BUILDING:

18. Provide documentation to show that the existing building allowable area is in compliance with CBC Sections 504 and 505 based on the new parcel lines.

ADVISORY NOTES:

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

19. Note: Subdivider shall notify future property owners of all parcels shown on this Parcel Map that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks;
20. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.