

Item No: 2  
SRC Date: September 7, 2005

File: Z05-160  
JN: P243

SRC CONDITIONS: Goldenland Court Condo TM

TO: Sandra Yope, South-Central-North Area Planning Team.  
FROM: Scott Tobey, Development Engineering and Finance.  
DATE: September 7, 2005

CONDITIONS: Tentative Map

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (Z05-160). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

**GENERAL**: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P99-132).
3. Meet all conditions of the existing PUD (P99-132) unless the condition is superseded by a Tentative Map condition;
4. Show all continuing and proposed/required easements on the Final Map.
5. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

**PUBLIC WORKS**: Streets

6. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.

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7. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division;

## **CITY UTILITIES**

8. For each parcel, an ownership association shall be formed and a Declaration of C.C. & R's shall be approved by the City and recorded.
9. The Declaration of C.C. & R's or other agreement among the owners approved by the City shall authorize and require the ownership association to obtain and pay for water, sewer and drainage facilities services for all units and/or airspace lots, and such ownership association shall enter into a separate agreement with the City to receive such utility services for all units and/or airspace lots at points of service designated by the Department of Utilities (for example, the private water system serving each unit and/or airspace lot shall connect to the City's water system at a designated point(s) of service). Such separate agreement with the City shall provide for payment of all charges for the water, sewer and drainage services provided to all units and/or airspace lots, shall authorize discontinuance of utility services to all units and/or airspace lots in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing, maintenance and other requirements of the City, and shall be in a form approved by the City Attorney. A separate agreement shall be executed for each parcel.