

Item No: 2
SRC Date: December 18, 2002

File: Z02-233
JN: PD50

SRC CONDITIONS (AMENDED): 29 Still Harbor Court and 747 Still Breeze Way

TO: Sandra Yope, Planning Department.
FROM: Mahesh Bhatt, Development Services
DATE: December 18, 2002

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions approved for this project (Z02-233). 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. Show all continuing and proposed/required easements on the Parcel Map;

PUBLIC WORKS: Private Streets

3. Provide a standard driveway at the entrance to the private street;

CITY UTILITIES

Water

4. Only one domestic water service per parcel is allowed. Any excess domestic water services must 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;

Drainage:

5. 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 Parcels A and B, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final

Map:

“THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __).”

Grading and Water Quality

6. If grading is to be performed on these lots, then 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;
7. If grading is to be performed on these lots, then the applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction;

PPDD: Parks

8. Enter into an agreement to dedicate Parks Planning, Design and Development (PPDD) approved, designated park sites to satisfy City Code Section 16.64.010 (Parkland Dedication); or as determined by PPDD, submit to the City an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu fees;
9. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to recording a Parcel Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon hearing report, which specifies the tax rate and method of apportionment;

MISCELLANEOUS

10. Pay Pocket Bridge fees;

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ADVISORY NOTES:

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

11. Preliminary research indicates that there are currently 2 sewer services and 2 water services to the existing parcel. The lot split proposed will create 2 parcels, each with it's own sewer and water service. If this is not the case, a new sewer service shall be provided to insure each lot has a service. Also, a new, metered water service shall be provided to insure each lot has a water service;
12. 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;
13. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school district(s).