

PARCEL MAP APPLICATION PM-2019-01235
DRAFT CONDITIONS OF APPROVAL

General Requirements

1. In accordance with Redding Municipal Code Chapter 17.20, tentative map approval is granted for Parcel Map Application PM-2019-01235, allowing the division of a 1.15-acre property into 3 lots separating three existing homes located on the property. The parcel map shall be prepared and improvements commenced in accordance with these conditions and the tentative parcel map as approved by the Board of Administrative Review on September 18, 2019. The requirements of a condition shall prevail in the event that there is any inconsistency between a condition and information or data presented on the tentative parcel map.
2. The applicant shall note that approval of the tentative parcel map will expire 3 years from the effective date unless an extension has been approved in accordance with Section 17.20.140 of the Redding Municipal Code.
3. A final (parcel) map shall be prepared in accordance with Chapter 17.40 of the Redding Municipal Code. The parcel map and all necessary supporting documents and information must be filed with the City Engineer prior to the expiration date of the tentative map.
4. In accordance with Section 18.40.040 of the Redding Municipal Code (Compliance With Map Requirements), all conditions marked at the end with an asterisk (*) shall be noted on the parcel map under a "Statement of Conditions" to provide notification to future property owners of development requirements and restrictions established for the parcel map.*

Map Requirements

The following conditions apply to the preparation of a parcel map and/or shall occur prior to recording:

5. A 5-foot-wide public service easement is to be provided adjacent to Marlene Avenue.
6. The bonds for the Consolidated Reassessment District shall be paid in full, or an application to apportion the property assessment shall be completed and on file with the City Treasurer with payment of all filing fees.
7. The 3 existing homes on Parcels 1, 2, and 3, shall be connected to the City's sanitary sewer line in Marlene Avenue. Each lot shall have a private connection. The existing septic system shall be disconnected and abandoned in accordance with the requirements of the Shasta County Department of Resource Management, Environmental Health Division.
8. The 3 existing homes on Parcels 1, 2, and 3, shall be connected to the City's waterline in Marlene Avenue. Each lot shall have a separate connection. Water meters are to be located at the back of sidewalk within the public right-of-way. The existing well shall be

abandoned in accordance with the requirements of the Shasta County Department of Resource Management, Environmental Health Division.

9. Separate electric services shall be provided to each parcel. The existing overhead conductor extending from Parcel 1 to Parcel 2 shall be removed and a new service provided to Parcel 2. An additional public service easement may be required to extend service to Parcel 2. All costs to relocate Redding Electric Utility facilities to serve Parcel 2 shall be the responsibility of the applicant.
10. Prepare and secure approval of improvement plans from the City Engineer to construct:
 - a. Vertical curb, gutter, and 5-foot-wide sidewalk along the Marlene Avenue frontage of Parcels 1, 2, and 3. Prepare the subbase and furnish all aggregate base and asphalt concrete between the gutter and the existing pavement edge of Marlene Avenue.
 - b. Asphalt overlay work on the existing street section of Marlene Avenue necessary to provide a uniform cross slope from the centerline to the gutter.
 - c. Any necessary resigning and restriping.
11. Address signage for Parcel 2 shall be provided at the street.
12. Access to Parcel 2 shall be provided by an access easement across Parcel 1 as shown. It shall consist of a minimum of 16 feet wide driveway maintained with an all-weather surface. A Fire Department approved turnaround area shall be provided on Parcel 2. The access easement and turnaround area shall be identified on the final map.
13. An access easement shall be granted for the driveway access to the existing house on Parcel 2 upon conveyance of Parcel 1 or 2.*

Development Requirements

The following conditions shall apply at the time of any development on each individual parcels:

14. Sewer lines, waterlines, electric-service facilities and other utilities; drainage facilities any other easements are to be provided in accordance with the Redding Municipal Code and as specified by the Engineering Division. All public easements shall have a minimum width of 15 feet; private easements shall have a minimum width of 10 feet.*
15. Any new utilities, including electric, telephone, and cable television, are to be installed underground. Electric lines are to be extended in accordance with the Electric Department's requirements.*
16. Before the submittal of the final improvement plans to the Public Works Department for plan check, the applicant shall also incorporate 1 copy of the City of Redding Electric Utility plans for providing electric service.*

17. Electric-supply facilities shall be furnished and installed in accordance with Redding Electric Utility Service Policy Resolution currently in effect at the time the developer's plans are approved by the City of Redding.*
18. The developer shall be responsible for all costs associated with the relocation or modification of utility facilities necessitated by the construction of improvements required as a condition of approval of this project, including reimbursement to City of Redding Electric Utility. Other utilities may require reimbursement for project-related costs as well.*