

June 5, 2025

Planning Commission

Case 2025-10420: Los Prados Final Subdivision Plat

ATTACHMENT A

Conditions of Approval and Technical Corrections

Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL	DEPARTMENT OR DIVISION:	TO BE COMPLETED BY:
1.	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	City Water	Prior to Building Permit
2.	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.		At the time of development
3.	A separate irrigation meter will be required for commercial lots if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.		At the time of development
4.	Each lot shall be served by separate water service at the time of development.		At the time of development
5.	An approved Development Water Budget (DWB), including irrigation water demand, and a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.		Prior to Recordation of Final Subdivision Plat submittal with the Interim Water Division Director's signature of approval.
6.	A separate irrigation meter(s) will be required given the total landscaped area is greater than 1,000 square feet. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service		At the time of development
7.	Pedestrian scale sidewalk lighting (solar lighting options preferred) shall be provided.	Public Works - Traffic	Prior to Building Permit
8.	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2021.	Fire Protection District	Prior to Building Permit
9.	Per the Los Prados Master Plan, the park must be completely developed, receive final inspection by the City and be formally accepted by the City	City Parks	Prior to submittal of any application for any part of Phase Two

	before the Applicant may submit an application for Phase Two of Los Prados.		
10	Satisfy all required actions listed in the DRT response letter from City Parks found in Attachment B: " <i>City DRT Conditions of Approval, Technical Corrections, and Comments.</i> "		Prior to park inspection and City acceptance
11	The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment B: " <i>City DRT Conditions of Approval, Technical Corrections, and Comments.</i> "	Various departments	Various