

STANDARD CONDITIONS OF APPROVAL

1. It is understood and agreed upon, that whenever approval of the City Engineer is required, whether by these Conditions, Improvement Plans, or otherwise, the approval of the City Manager, Planning Director, Building Director and City Public Works Director shall also be required.
2. The Project Proponent is responsible for ensuring that any contractor, subcontractor, employee, or agent of the Project Proponent is aware of and implements all measures set forth in these conditions.
3. Those conditions which are imposed or agreed to in the design review process shall survive the final map in the sense that the project proponent shall insure that any purchaser of any lot or lots receives a copy of these conditions of approval and of any conditions imposed or agreed to in the design review process and proof of such receipt shall be given to the City and any such purchaser of any lot or lots understands by this reference that no building permit will be issued for that lot or lots unless the conditions imposed or agreed to in the design review process are complied with by the actual builder.
4. All utilities must be undergrounded.
5. Project Proponent shall obtain, at Project Proponent's sole expense, any and all easements or real property which may be required for the development of the Project, and which may be necessary and required in order for Project Proponent to comply with these Conditions of Approval, and the applicable ordinances and resolutions of the City. All engineering design, including, but not limited to , storm sewers and appurtenances, sanitary sewers and appurtenances, streets including, but not limited to, geometrics, sight distances, lighting and sound walls, water systems and appurtenances, signing and striping, landscaping and appurtenances, shall be supported by applicable engineering studies/calculations, as required by the City Engineer.
6. Project Proponent shall install all improvements and perform all work required for this Project in accordance with established City Standards or as approved by the City's Engineer and Public Works Manager. Plans for all improvements, including, but not limited to, storm drainage, water and sewer main sizes, either on-site or off-site, shall be in accordance with City Specifications and shall be approved by the City Engineer.
7. All construction shall be in accordance with the Codes and standards in effect at the time of construction. All building construction shall conform to the standard requirements of the Hughson Building Inspection and Fire Departments which may include, but not be limited to, approved area separation walls, automatic fire sprinkler systems, hydrant locations, and placement of fire extinguishers, and notwithstanding any other conditions of the applicable permit authorized by the Building Department, shall comply with zoning, building, fire, and all other codes and ordinances of the City of Hughson, which shall be met prior to occupancy/final building inspection.

8. The Project Proponent shall be responsible for all work performed by any and all contractors and subcontractors.
9. All street improvements shall conform with the requirements of the Americans with Disabilities Act, including the placement of sidewalk at the rear of the driveway at all driveway locations and adjacent to the back of curb at all non-driveway locations.
10. The Project Proponent shall prepare a deed restriction for each new lot in the proposed project indicating the right-to-industrial operations / right-to-farm for the adjacent properties as applicable. The deed restriction shall only be enforced as long as the adjacent industrial / farm operations continue and are not converted to non-industrial / farm land uses. The deed restriction shall be recorded against each lot upon transfer by deed of such lot. Evidence of said recordation shall be submitted to the City Manager prior to issuance of any building permits for any new lots in the proposed project. Project Proponent shall prepare this deed restriction to the satisfaction of the City for each new lot in the proposed subdivision. The restriction shall make reference to the storage and use of hazardous materials at all industrial and farming operations.
11. Development shall be substantially as shown on the development plans, Exhibit "A", dated "Received _____" on file with the Planning Department, except as modified by the conditions of approval. Minor changes to the plans may be allowed subject to the approval of the Planning Director if found to be in substantial conformance to the approved exhibits.
12. A paved, all weather surface adequate for interim emergency vehicle access shall be provided to the project. Interim emergency vehicle access shall be in place prior to placement of construction materials, or beginning construction of structures on the site. Project Proponent shall acquire a permanent emergency vehicle access which shall be dedicated to the City by the property owner, prior to any occupancy.
13. The Project Proponent shall submit a construction Best Management Practices (BMP's) program for review and approval by the Planning Director prior to issuance of building and/or grading permits. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's, which shall consist of at least but not be limited to the following measures during all phases of the project:
 - a. Gathering of all construction and other debris on a daily basis and placing it in a dumpster or other container which is emptied or removed on a weekly or as needed basis. When appropriate, use of tarps on the ground to collect fallen debris or splatters that could contribute to storm water runoff pollution.
 - b. Removal of all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit of construction access routes onto the site and placing of gravel on them. Not driving vehicles and equipment off paved or graveled areas during wet weather. 'Broom sweep' of the street

pavement adjoining the project site on a daily basis. Scraping of caked-on mud and dirt from these areas before sweeping.

c. Installation of filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Filter materials will also be placed around each jobsite. Maintaining and/or replacing filter materials to ensure effectiveness and to prevent street flooding.

d. Creating a contained and covered area on the site for the storage of bags, cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.

e. Never cleaning machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.

f. Ensuring that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

g. Ensuring all portable toilets used during construction are kept as far as possible from existing residences and are emptied on a regular basis as necessary to prevent odor.

Construction site cleanup and control of construction debris shall also be addressed. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a stop work order.

The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of an encroachment permit.

14. The Project Proponent shall dedicate to the City for street right-of-way purposes those parcels of land intended to be public streets.
15. The Project Proponent shall grant an easement to the City over those parcels needed for public service easements (P.S.E.) and which are approved by the City Engineer or other easements which may be designated by the City Engineer.
16. The Project Proponent shall prepare and submit a design for the installation of mail drop-off boxes within the subdivision and submit the same to the Post Master for initial approval. The approved plan shall thereafter be submitted to the City for review and approval. Project Proponent shall confer with the local US Postal Service authorities to determine locations of cluster mailboxes. If clustering or special locations are specified, easements or other mapped provisions shall be provided in the final map to the satisfaction of the US Postal Service and Hughson Public Works Director. If clustering is not specified, Project Proponent shall provide written evidence from the US Postal Service of the exemption. Project Proponent shall provide the concrete foundation for the cluster boxes at the approved location.

17. In addition to any specifics regarding lighting elsewhere noted in these conditions, Project Proponent understands that all lighting on a given street will be fully operational prior to any occupancy being granted on that street.
18. All signing shall conform to the City Sign Ordinance in regards to size, design, and location. All signs shall be reviewed, approved, and a sign permit obtained prior to installation.
19. Final inspection by the Building Department is required prior to occupancy.
20. Inspection of the work and/or materials, or approval of work and/or materials inspected, or statements by any officer, agent, or employee of the City indicating the work or any part thereof complies with City requirements or acceptance of the whole or any part of said work and/or materials, or payments there for, or any combination or all of these acts, shall not relieve the Project Proponent of his obligation to comply with these Conditions of Approval as prescribed; nor shall the City thereby be estopped from bringing any actions for damages arising from the failure to comply with any of the terms and conditions hereof.
21. Project Proponent shall defend indemnify, and hold harmless City and its elected and appointed representatives, officers, agents and employees against actions arising out of such personal injury, death, or property damage or destruction which is caused, or alleged to have been caused, by reason of Project Proponent's activities in connection with the project described in the map to which these conditions are attached ("Project"). Project Proponent further agrees to defend, indemnify and hold harmless City and its elected and appointed boards, commissions, representatives, officers, agents and employees from any and all claims, actions or proceedings brought against City or any of them to attach, set aside, void, or annul any approval of City or any of them concerning the Project which action, claim or proceeding is brought within the time limit specified in California Government Code section 66499.37, or the sufficiency of environmental review pursuant to CEQA.

The above-referenced indemnification and hold harmless requirement shall apply only if the City shall promptly notify the Project Proponent of any claim, action or proceeding, and cooperates fully in the defense of any such claim, action, or proceeding.

That City does not, and shall not, waive any rights against Project Proponent which it may have by reason of the aforesaid hold harmless agreement, or because of the acceptance by City, or the deposit with City by Developer of any of the insurance policies described herein.

22. Before commencing work pursuant to any City-approved permit or other entitlement relating to the Project, Project Proponent shall obtain the insurance required under this Section and receive the approval of the City Manager or his designee as to form, amount and carrier. Project Proponent shall furnish City satisfactory evidence of the insurance and shall maintain the insurance until completion of the project. Project Proponent shall also provide evidence that the carrier is required to give the City at least ten (10) days' prior written notice of the

cancellation or reduction in coverage of a policy. The insurance shall name the City as an additional insured and extend to the City, its elective and appointive boards, commissions, officers, agents, employees and representatives and to the Project Proponent and each contractor and subcontractor performing work on the Project.

Compensation Insurance: Project Proponent shall maintain workers' compensation insurance for all persons employed at Project Site. Project Proponent shall require each contractor and subcontractor similarly to provide workers' compensation insurance for their respective employees. Project Proponent agrees to indemnify the City for damage resulting from Project Proponent's failure to take out and maintain such insurance.

Public Liability and Property Damage Insurance: Project Proponent shall maintain public liability insurance in an amount not less than \$1,000,000.00 for each injury (including death) to any one person and subject to the same limit of any one occurrence.

Project Proponent shall provide City with proof of Workman's Compensation and Liability insurance every six months.

23. The public improvements which are to be constructed pursuant to these conditions of approval and/or other agreements or documents, and/or the tentative map to which these conditions of approval apply, are public works within the meaning of California Labor Code section 1720, and Project Proponent, or Project Proponent's contractor(s) shall comply with all applicable provisions of California Labor Code sections 1720-1861, and all other applicable laws, including but not limited to, the payment of prevailing wages for work on such public works (a copy of the prevailing rate of per diem wages for the public improvements when constructed may be obtained at City Hall), and including, but not limited to, compliance with California Labor Code section 1773.8, section 1776, and section 1777.5. Statutory provisions for failure to pay prevailing wage will be enforced. Eight hours labor constitutes a legal day's work. Project Proponent, or Project Proponent's contractor(s) must file the certification required by California Code section 1861 prior to commencing work on any public improvement.
24. Prior to final acceptance, Project Proponent shall file with the City of Hughson one set of reproducible mylar "record drawings", two sets of blue line "record drawings", and one electronic version in AutoCAD (compatible with current version of AutoCAD used by City Engineer) sent via CD and/or DVD guaranteeing a permanent record. Said drawings shall meet all requirements of Section 66434 of Subdivision Map Act. Said set of drawings shall contain a copy of sheets with construction changes made or an indication that no changes were made and shall be submitted for approval by the City Engineer. The disk shall also provide the following information:
 - a. The street addresses on lots; and
 - b. Building outlines for all existing structures.

25. Any dedications, open offers of dedication, or grants of easements may be dedicated and accepted on the face of the map. Agreements or other required items shall be recorded as separate documents concurrently with recordation of the parcel map.
26. Any existing assessment district, to which the subject property may be subject, shall be cleared prior to submittal of the final map for the City Engineer's signature. The Project Proponent shall complete the apportionment of the original parcel's assessments, for each applicable assessment district in conjunction with the map, to the satisfaction of the City Engineer and the City Attorney. If existing assessments are to be segregated, the civil engineer preparing the "Apportioned Assessment" for the Project Proponent, or the land surveyor preparing the final map, shall provide to the City Engineer of the City of Hughson with a complete list of the new Assessor's Parcel numbers as soon as possible after they have been assigned by Stanislaus County. Two (2) copies shall be submitted.
27. The Project Proponent shall record at the time of recordation of the final map reciprocal access, parking, and utility easements with maintenance and repair responsibilities clearly defined among all (future) parcels unless otherwise approved by the Planning Director.
28. Any owners Development liens on the real property included on the final map shall be noted on the final map pursuant to Section 66434.1 of the Subdivision map act.
29. All certificates and acknowledgements required pursuant to the Subdivision Map Act shall appear on the face of the final map.
30. A final subdivision map shall be filed with the City Engineer within 24 months of approval of the tentative map by the City Council.
31. The Project Proponent shall establish benefit assessment districts for public areas of the project site provided for community benefit. To the extent allowed by law, the benefit assessment districts shall include maintenance and operation of all public amenities of benefit to the future residents of the project site, including but not limited to street sweeping, street lights, street striping, lighting costs, storm drain lines, cleaning, repairs, replacement, electric current, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof, retention basins and percolation ponds, common on-site landscaping, on-site fences and walls, on-site pedestrian and bicycle access ways, interceptor ditch, bridges, sewer lift station, and street lights. The benefit assessment district shall be established prior to recordation of the final subdivision map for each phase of the proposed project.

The Project Proponent agrees to cooperate with the City and shall incur all costs associated with formation of, and/or the reimbursement to the City for Staff time used in the formation of, a benefit assessment district for public areas of the project site provided for community benefit. To the extent allowed by law, the benefit assessment district shall include maintenance and operation of all public amenities of

benefit to the future residents of the project site, including but not limited to sweeping, street lights and lighting costs, electric current, street striping, storm drain lines, cleaning, repairs, replacement, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof, retention basins and percolation ponds, common on-site landscaping and on-site fences, parks and walls. The benefit assessment districts shall be established prior to recordation of the final subdivision map of the proposed project. The Project Proponent shall pay the first year's estimated costs into the District's account at the time District is formed, and shall provide written notice to the homebuyers, satisfactory to the City Attorney, that a Benefits Assessment District has been established for this development.

At a Minimum, the Benefit Assessment Districts will cover the following:

A. Lighting and Landscaping

Landscaping and Lighting District will serve the entire Subdivision to maintain all common landscaping and appurtenant structures, open space pathways, and lighting features in the project area. All lots within any phased final maps shall be annexed and incorporated into the single District by City Council approval prior to the recordation of each final map. The Project Proponent shall provide all necessary documents and pay all costs associated with formation, annexation and incorporation. (70-Watt Sodium Vapor)

B. All streetlights within this subdivision shall be directed away from adjacent residences, and shall be decorative and pedestrian in scale and located so as to minimize visibility from the valley floor to the greatest extent possible. The Project Proponent shall submit a final lighting plan (with details for inclusion in the LLA Specifications to allow for easy identification if the need of future replacement arises) and shall include an analysis and report prepared by an approved lighting engineer identifying the proper spacing, height limits, and illumination levels to provide safe and adequate neighborhood lighting without excessive light spillage, for the review and approval of the Police Department, City Engineer, Public Works Director and City Planner prior to issuance of building permits.

B. Parks and Open Space Maintenance Assessment District.

The Project Proponent shall establish an identified park and open spaces maintenance assessment district for the maintenance, operation and servicing of public improvements. To the extent allowed by law, the district shall include maintenance and operation of all public amenities of benefit to the future residents of the project site, including but not limited to public landscaping and irrigation improvements on landscaped strips of land adjacent to curbs, including jogging paths, planter walls, retention ponds and bank protection, appurtenant irrigation systems, ornamental plantings including lawns, shrubs, and trees, including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The City will consider the expansion of the district to encompass future developments with respect to the responsibility for park maintenance. Parks and Open Space Maintenance Assessment District shall be established prior to recordation of the final subdivision map.

32. Project Proponent shall pay fees or reimbursement expressly set forth in these conditions, such as, but not limited to, those specified in the following section, and also normal and usual City fees such as, but not limited to, copying fees, inspection fees, encroachment permit fees, and similar fees or reimbursements. Such fees shall be collected at the time of building permit issuance.
33. Project Proponent shall reimburse the City for all engineering, inspection, legal, and administrative expenses, incurred or to be incurred by the City in connection with this development, including expenses incurred through the use of outside consultants and additional inspectors, where necessary. An account with the City for costs associated with the processing for the project will be established by Project Proponent. At the time of submission of the improvement plans for the project, the Project Proponent shall deposit funds sufficient to raise said account to the total of \$25,000. The City shall account to Project Proponent for all expenses for which reimbursement is claimed, providing copies of all back-up materials in a timely manner, and shall return any portion of said deposit in excess of the actual amount of expenses incurred. If, in the judgment of the City Manager, it appears that the amount deposited shall not be sufficient to cover all expenses, Project Proponent shall, within 15 days after written request from City, make an additional deposit of funds in an amount determined by the City Manager to be sufficient to make up the deficiency. At no time after submission of improvement plans shall the balance of the deposit fund be less than \$5,000. The need for the maintenance of this account shall cease upon; 1) compliance with all tentative map conditions, 2) compliance with all of the provisions of subdivision improvement agreements for the project, 3) compliance with all mitigation measures set forth in the mitigation monitoring plan, 4) acceptance of the subdivision, and 5) 90 days after completion of construction, all final inspections and final acceptance by the city of all improvements.
34. Building permits for individual lots will not be issued until all on-site and off-site facilities serving the subdivision are constructed and operational.
35. Project Proponent shall pay an applicable development fee per dwelling unit in accordance with the City's adopted Capital Impact Fee or Developer Impact Fee programs..
36. Prior to issuance of a Notice of Determination, the appropriate filing fee, made payable to the "Stanislaus County Clerk/Recorder", shall be verified as received by the Planning Department. Payment is required within two days of City Council approval. Should the finding be found invalid for any reason, the applicant will be responsible for Resource Agency fee.
37. Project Proponent is responsible for constructing all on-site sanitary sewer facilities and the connection for the proposed project to the sewer main. If the sanitary sewer facilities mitigation fees are not sufficient to fund the proposed sanitary sewer, the Project Proponent will be responsible for the completion of the sanitary sewer main installation. All sanitary sewer improvement necessary to serve the project shall be complete and in place and accepted by the City prior to use of the sanitary sewer system.

38. School Impact Fees shall be submitted to the Hughson Unified School District prior to the time of issuance of building permits for lots in the proposed project. School impact fees shall include those fees required by the state, as well as any additional amount agreed upon by the Project Proponent and the District for each residential lot created by the proposed project.
39. Ministerial fees, including without limitation, application, processing and inspection fees, whether or not revised during the term of this Agreement shall apply to the Project pursuant to this Agreement provided that: (1) such fees, standards and specifications apply to all public works within the City; (2) their application to the Project Site is prospective only as to applications for building and other development permits or approvals not yet accepted for processing; and (3) their application would not prevent development in accordance with these conditions. Notwithstanding any Project Approvals to the contrary, the City may charge, and Project Proponent shall pay all ministerial fees (for example, processing and inspection fees), collected at the building permit stage or other approval stage for subsequent site specific approvals, building permits and other similar permits which are in force and effect on a City-wide basis at the time application is submitted for such permits. Such ministerial fees do not include impact fees or other discretionary fees collected prior to the building permit stage or other approval stage. Such ministerial fees and charges shall be no more than the estimated reasonable cost to the City for performing the work for which the particular fee or charge is paid pursuant to Government Code Sections 66014 et seq.
40. Project Proponent shall pay to City, within thirty (30) days of submission of any invoice, detailing all the work done and costs charged to the City, costs incurred by City for services performed by City Attorney in drafting, negotiating, or in any other way connected with, this project, at the current rate charged, and by the City Engineer in reviewing and approving maps, improvement plans, or in any other way connected with, the Project, at the rate charged the City by the City Engineer.
41. Unless otherwise specified or prohibited by law, the Project Proponent shall be responsible and agrees to pay all land costs and related legal fees should it be necessary for the City to use its condemnation powers to obtain land that is under separate ownership or leasehold in order to implement the conditions of project approval contained herein.
42. All Park Improvements will be completed allowing full use prior to issuance of first occupancy permit.
43. Project Proponent shall comply with Hughson Municipal Code relative to parkland dedication.
44. City Park and Street names shall be subject to the approval of the City Design Review Committee, US Post Office, and emergency service providers, prior to filing of the final map.
45. Detailed landscape and irrigation plans for any parks complying with the City requirements shall be submitted with the construction plans for review and approval

by the Planning Department prior to the issuance of building permits. These plans should include, where applicable, a street tree planting plan and landscape plans for medians, buffer strips, and any right-of-way landscape areas. The irrigation plan shall provide for automatic controls and any required fencing shall be shown on the landscape plans. Any required fencing shall be shown on the landscape plans. Installation of all landscaping shall be completed and approved by the Planning Department prior to occupancy approval. All irrigation plans shall incorporate deep-root irrigation technology for trees and shrubs to avoid root damage to improved areas.

46. A detailed hydrology/drainage study shall be completed at the expense of the project proponent, and shall provide for a Plan Area positive drainage system via on-site detention basins within open space park sites offering temporary storage and percolation with collection and transmission to the ultimate storm water drain system. This may require double-piping in some streets and valves at basins.
47. The Project Proponent shall provide water and sewer laterals to the proposed park site of a size adequate to provide for landscape irrigation, potable water for future restrooms and sewer service for future restrooms. Electrical service shall also be provided to the park site.
48. Prior to recordation of a final subdivision map, the Project Proponent shall obtain certification from the Public Works Director and the Design Review Committee, that the landscaping and irrigation system generally conforms to City standards and that all of the above conditions have been met.
49. All site improvements and all contractors involved in site improvements, building construction, and house construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 6 p.m. on Saturday, and 9:00 a.m. to 6:00 p.m. on Sunday. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.

The Planning Director may allow earlier “start-times” for specific building construction activities, e.g., concrete-foundation/floor-pouring, if it can be demonstrated to the satisfaction of the Planning Director that the construction and construction traffic noise can be mitigated.
50. All mechanical equipment shall be constructed in such a manner that noise emanating from it will not be perceptible beyond the property plane of the subject property in a normal environment for that zoning district.
51. All dwelling units in the development shall be constructed to meet Title 24 state energy requirements.
52. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Department will issue permits.

53. The area of the development shall be tested for strength and clarity of signal to and from the area for City emergency services communications to comply with City emergency services needs, as approved by the City's Police. Expert opinions may be required in anticipation of communications difficulties inside or around large structures. Mitigation plans of less than acceptable communications shall be submitted to the satisfaction of the City of Hughson Police Services prior to approval and shall be financed by the Project Proponent immediately upon approval.
54. The Project shall conform to the requirements of the Hughson Fire District. Project Proponent shall, at Project Proponent's expense, install fire hydrants which shall be tested for flow and color-coded to represent the amount of flow, as specified by the Hughson Fire Protection District. Fire hydrants shall be placed on property lines. Reflectors shall be placed in the street adjacent to the fire hydrants. Curbs at the fire hydrants shall be painted to prevent parking. Prior to any construction framing, the Project Proponent shall provide adequate fire protection facilities, including, but not limited to surface roads, fire hydrants, and a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire. When alternate methods of fire protection are approved by the Fire Chief, this requirement may be waived or modified. Proposed alternative methods of fire protection shall be submitted in writing to the Fire Chief prior to any framing construction. Work on the alternative fire protection methods shall not begin until approved by the Fire Chief.

Fire retardant (shake, tile, etc.) Class C minimum roofing shall be required on all buildings.

Internally illuminated address numbers shall be installed on all residences to be easily readable from the public street for emergency services, consistent with Fire Department requirements. In addition, internal illuminated address numbers shall be installed on the exterior of all garages facing alleyways to allow for property identification from the rear alley.

All pedestrian/bikeway trail paths shall be designed and capable of providing access for maintenance and emergency/police patrol vehicles. Connections to public streets and internal subdivision sidewalks shall include access ramps and removable bollards, lock systems to be approved by Fire and Police Departments.

The Project Proponent shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

All curbs located within a seven feet, six inch (7' 6") radius of a public/private fire hydrant shall be painted red, unless, modified by the Fire Chief. Blue street "hydrant markers" shall be installed for all fire hydrants per City Standard Specifications.

All public and private streets, driveways, aisles, and alleys designated as fire lanes by the Fire Chief shall be maintained in accordance with Articles 9 and 10 of the Uniform Fire Code which permits towing vehicles illegally parked on the fire lanes. Fire lane curbs shall be painted red with "No Parking, Fire Lane, Tow Away Zone" or

"No Parking, Fire Lane, Tow Away Zone" signs shall be installed as required by the Vehicle Code.

55. The Project Proponent shall be responsible for carrying out all duties set forth in the mitigation monitoring program adopted for the proposed project. Efforts shall be made to design the mitigation monitoring program so as to ensure compliance during project implementation. The Project Proponent's compliance with said mitigation monitoring program shall be subject to review and approval by those agencies and officials designated in the program.
56. The Project shall conform in full with the requirements of the San Joaquin Valley Unified Air Pollution Control District. It shall be the responsibility of the Project Proponent to satisfactorily demonstrate compliance with said requirements.
57. All front yards of all lots shall be landscaped at the time of construction and shall utilize landscaping as approved by the City Engineer, Public Works Director, the Planning Director, and the Design Review Committee.
58. The Project Proponent shall provide all lot buyers with a list of energy efficient appliances including, but not limited to, refrigerators, dishwashers, washing machines, and dryers. This list shall be submitted to the Planning Department for review and approval prior to issuance of a final building permit for the first home of the project.
59. For commercial/industrial projects a hazardous materials management plan shall be prepared pursuant to the City's Hazardous Materials Ordinance and the Uniform Fire Code. The plan shall be submitted to the Fire Chief at least two (2) weeks prior to the building's occupancy.

The property or business owner shall submit a complete list of all hazardous and combustible materials, including solids, liquids and gases, including biologics, to the Fire Chief at least two (2) weeks prior to submitting the building permit plan set. The list shall include all materials with technical and common names, the maximum amounts to be stored, the materials' Fire Code classification for the materials, whether the materials will be stored or used in an open or closed environment, and the Material Safety Data Sheets for all hazardous materials. Additionally, the property or business owner shall submit to the Fire Chief calculations which show the concentration of the worst-case spill from the most toxic and/or hazardous material released at the point of discharge to the atmosphere. The discharge calculation shall show the percentage of the "Immediately Dangerous to Life and Health (IDLH) concentration limit that is being released, to show the maximum exposure level that could possibly be discharged from this facility. If this level is unacceptable in terms of risk to the public's health and safety, a scrubber for the ventilation system shall be installed, subject to the review and approval of the Fire Chief and Director of Building Inspection.

Any Project Proponent, business owner, or tenant storing and/or using hazardous materials within a building covered by this approval, shall post National Fire

Protection (NFP) 704 identification on the building and/or tenancy according to the City's "Hazardous Materials Identification Sign" procedures.

All hazardous materials including solids, liquids, and gases, in either the pure, processed, or waste state, shall be used and stored inside the building covered by this development plan approval.

60. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday (except those authorized and issued a permit as office use).
61. The Project Proponent shall submit a refundable cash bond for hazard and erosion control prior to issuance of an Engineering or Building Department permit. The amount of this bond will be determined by the City Engineer.
62. The Project Proponent shall furnish City with a warranty bond in the amount of 10% of the improvement costs to guarantee Public Improvements for a period of two years following the completion by Project Proponent and filing of Notice of Completion by City against any defective work or labor done, or defective materials furnished, or adverse effect to any portion of adjacent properties in the construction of the Public Improvements. Project Proponent agrees to remedy any defects in the improvements arising from faulty or defective construction of said improvements that occur within two years of acceptance, and to incur all expenses of such repairs that exceed the 10% bond.
63. The Project Proponent's contractor(s) shall obtain an encroachment permit in accordance with the Hughson Municipal Code from the City prior to moving any construction equipment onto the site. The contractor must provide covered, secure area for any required maintenance on vehicles & equipment.
64. Improvement and site plans are to be submitted to the Building Department on CD ROM or DVD computer disk in a format approved by the Director. Digitized information shall be submitted before requesting a final inspection and should reflect as-built status and architectural information as approved by the Director.
65. The applicant will comply with all local, State, and Federal laws and regulations pertaining to the existing improvements on the property prior to the issuance of a building permit or to the construction or installation of any improvements thereon.
66. Project Proponent shall, at Project Proponents expense, and under City's direction, provide for traffic control, during construction, so as to minimize the impact on residents surrounding or adjacent to the Project. In this connection, Project Proponent agrees that, during any construction within or as a part of the overall Project, all existing roadways as of the date of approval of this vesting tentative subdivision map shall, at all times, remain passable to a minimum of two lanes of traffic, one in each direction, or an acceptable detour approved by City. Project Proponent further agrees that if, at any time, City shall determine that there are not sufficient acceptable traffic

lanes or acceptable detour which are passable, that all construction by Project Proponent shall immediately cease upon written demand therefore, by City.

67. Project Proponent shall replace, or have replaced, or repair or have repaired, as the case may be, all pipes and monuments shown on the Map which have been destroyed or damaged, and Project Proponent shall replace or have replaced, repair, or have repaired, as the case may be, or pay to the owner, the entire cost of replacement by reason of any work done hereunder, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City or by any public or private corporation, or by any person whomsoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction and subject to the approval of the City Engineer. Project Proponent shall provide such monumentation as may be required by City Engineer, in accordance with accepted standards.

The Project Proponent shall post security guaranteeing the payment of the cost of setting the monuments. The cost of setting the monuments will be determined by the City Engineer upon approval of the improvement plans. The Project Proponent shall pay the engineer or surveyor for the cost of setting the monuments within three (3) months from date of notification by the engineer or surveyor that the monuments have been set. If the Project Proponent does not pay the engineer or surveyor within the three (3) months from date of notification, the City shall pay the engineer or surveyor for the security and refund the difference, if any, to the Project Proponent.

68. Prior to commencement of any grading or other subdivision improvements the Project Proponent shall provide proposed trucking routes for all equipment and material deliveries. The City shall, at Project Proponents expense, video the routes to establish preconstruction conditions. Damage to any public improvements, on or off site caused by construction operations, during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the Project Proponent. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

69. A qualified professional geotechnical engineer shall perform on-site monitoring of all grading and excavation activities on the project site. Evidence of an agreement with a geotechnical engineer shall be submitted for review and approval of the City Public Works Director and City Engineer prior to commencement of any grading activities or any underground work. The geotechnical engineer shall submit evidence that grading and excavation were performed consistent with the recommendations of the geotechnical investigation. Evidence shall be submitted prior to issuance of building permits for each individual lot.

70. All proposed streets shall be fully improved in conformance with the City of Hughson standards to the width required by the Hughson General Plan. The Project Proponent shall install normal and necessary public improvements along the property street frontages to the satisfaction of the City Engineer. These improvements may include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, make-up paving and wheel chair ramps, along with construction of all standard utilities necessary including water facilities, sanitary sewer, and storm drainage

systems, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.

71. Project Proponent shall, at Project Proponent's expense, install two water sampling stations, with at least 25 lots between, and 1 lot before and after, each station. Such stations shall be constructed to plans approved by the City Engineer.
72. No private or individual water wells shall be allowed within the Project area.
73. Project Proponent shall cause to be placed, at Project Proponent's expense, terminal manholes in courts and knuckles in lieu of clean-outs.
74. Irrigation lines, canals, or rights-of way are to be abandoned in accordance with Turlock Irrigation District standards. Project Proponent shall, at Project Proponent's expense, provide irrigation easements and perform any construction required by Turlock Irrigation District to the District's satisfaction and that of the City Engineer. Since this parcel will no longer irrigate, Project Proponent, at Project Proponent's expense, shall obtain an agreement with the Turlock Irrigation District to abandon use of any irrigation facilities. This must be requested and signed by the holders of title before final map approval. The Turlock Irrigation District will require two copies of detailed improvement plans for further review and comment. The Turlock Irrigation District signature block on improvement plans must read as follows:

At least 30 calendar days prior to the commencement of any work to remove existing irrigation works or to construct new irrigation works, Project Proponent shall sign an Irrigation Improvement Agreement with the Turlock Irrigation District and provide the two required improvement securities, and the required public liability and proper damage insurance coverage. Any contractor doing work on irrigation facilities shall notify the Turlock Irrigation District Irrigation Department Manager and shall be told when the work may be started.
75. All existing structures including such facilities as cesspools, septic tanks, wells or tanks and basements not incorporated into the subdivision shall be demolished or capped to the satisfaction of the City Engineer.
76. Plans must ensure that no non-compliant situation is created by reason of existing dwellings that remain. Any existing dwellings that remain shall meet required "set back" and off street parking requirements and shall connect to public sewer and water.
77. All subdivision improvement infrastructure (streets, sidewalks, storm drainage, undergrounding of all utilities, and an all weather emergency access) required to serve each phase of the development shall be in place prior to shall be in place prior to the issuance of building permits. All improvement infrastructure for a following phase will be in place prior to occupancy of any homes within previous phase. The water main system shall be in place, operational, and use approved by the City prior

to the beginning of combustible construction or other arrangements made acceptable to the City of Hughson Fire Department for adequate fire protection. Additionally, an all-weather emergency access shall be in place prior to the issuance of building permits for any phase in the project

Any proposed phasing of development shall be depicted on the tentative map and shall include narrative explaining proposed phasing. Unless a phasing plan for improvements is approved by the Planning Director and Public Works Director, the Project Proponent shall complete all of the on-site improvements at one time (including all improvements around future building pads). All remaining pad areas shall be kept in a neat manner at all times, and weed growth shall be minimized.

All sanitary sewer improvement necessary to serve each phase shall be complete and in place and accepted by the City prior to use of the sanitary sewer system. All improvements shall be provided in a manner which will not surcharge the existing City sanitary sewer collection system.

The Project Proponent shall reimburse the City for any and all costs for sewer line model/system map modifications.

78. The City Engineer or other authorized representative of the City shall inspect all of the Public Improvements made to see that they comply with City subdivision regulations including, but not limited to, these Conditions of Approval, Standard Specifications and Design Expectation Guidelines. The Project Proponent hereby grants access to the Project and Project Site for inspection purposes and agrees to notify City Engineer in advance of required inspection. Project Proponent shall pay to City the actual cost to City for all inspection, and other services furnished by City in connection with the Project by paying Plan Check and Inspection fees, and shall also reimburse City for the actual cost charged to City by City Engineer for all services performed in accordance with these Conditions, such charges to be at the normal rate charged the City by the City Engineer. However, all costs in soil testing, concrete testing and compaction testing will be the responsibility of the Project Proponent. Plan check and inspection fees will be based on the approved engineer's estimate.
79. Monument details (appearance and design) shall be submitted to the City for review and approval.
80. All street widths, including designated right-of-ways, delineated parkways, sidewalks, and additional landscape areas on specific designated streets, shall conform to the Public Works standards.
81. If the Project Proponent deviates from the approved improvement drawings, specifications or standards, or shall construct any Public Improvements in such a manner so as to, in the opinion of the City Engineer, endanger the public safety, the City may cause the necessary corrections to be made without notice. In the event such deviations do not, in the opinion of the City Engineer, endanger the public safety, the City Engineer may give the Project Proponent written notice of such deviations, and the Project Proponent shall correct the deviation in the time prescribed by the City Engineer. In the event of the failure of the Project Proponent to make corrections of deviations, whether or not the public safety is affected, the

City may cause the necessary corrections to be made and shall be reimbursed by the Project Proponent at cost plus 25%. Said amount shall be deducted from the reimbursement by the City to the Project Proponent or shall be paid for by the Project Proponent prior to the acceptance of the improvements, or shall be obtained from the improvement securities. Project Proponent shall perform any changes or alterations in the construction and installation of such Public Improvements required by City, provided that all such changes or alterations do not exceed 10 percent of the original total estimated cost of such Public Improvements.

82. Project Proponent shall provide at Project Proponent's expense, a Traffic Impact Study to be performed by a Certified Traffic Engineering Firm that will cover and illustrate traffic impacts for the Greater Hughson Area. This study will include at a minimum, the Hatch Road Santa Fe, Whitmore Santa Fe, Tully Santa Fe Tully Hatch Road, and the Santa Fe Service Road Intersections. The study and a Transportation Impact Mitigation Plan must be submitted and approved prior to approval of the final map, to result in a reduction in traffic generated by the proposed project to reduce pollutant emission levels for ROG, CO, NOx, SOX and PM10; the Program shall be subject to the review and approval of the City Engineer, Public Works Director and the Design Review Committee prior to approval of the final map.
83. If the installation of traffic signals at any intersection is warranted at any time prior to the filing of the Final Map of the Project, as indicated by the traffic study, Project Proponent shall be responsible for paying for this installation. An area of benefit may be established by the Traffic Impact Study and may be used by the Project Proponent to negotiate with the City a reimbursement agreement with Project Proponent whereby appropriate percentages of funds will be remitted to Project Proponent upon receipt from other Projects with in that benefit area. This reimbursement duty will expire 10 years after completion of the Project.
84. The Project is subject to the requirements of Stanislaus Council of Governments Congestion Management Program.
85. A grading permit shall be required prior to mass grading for the project, and include Best Management Practices for erosion and dust control, and immediate revegetation of the site as needed for erosion control. Erosion controls shall be utilized to prevent dirt from lots going into street rights-of-ways and into drainage systems.

The Project Proponent shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting design for the line, grade, on and off-site drainage control measures, structural sections for the streets and all public improvements serving the development, including land use, infrastructure, circulation and streetscapes, public/park facilities, landscaping and trails, design expectations and environmental mitigation components.

This plan shall be subject to the review and approval of the City Engineer, and the Design Review Committee and all lot grades shall conform to the approved grading plan, with written certification by a civil engineer or geotechnical engineer required to

assure compliance with all grading plans prior to the issuance of any building permits, and shall be subject to the following:

- a. All lots shall drain toward the street and grade difference with adjacent properties shall not exceed .50 foot within the same development, as well as with any adjacent new development under simultaneous, phased or concurrent construction.
- b. Special drainage design to prevent drainage across property lines.
- c. All required structures such as walls, fences, and drainage facilities, shall be shown on the plan.
- d. Developed land must be at least six inches higher than adjoining irrigated lands.

Not more than a one-foot (1') grade differential will be created between new lots and adjacent existing developed lots outside the property territory, unless required and supported by engineering documentation illustrating extreme adverse results, and only with approval of the City Engineer and the Design Review Committee.

Prior to the issuance of any building permits, lot grades shall conform to the approved grading plan. Written certification by a civil engineer or geotechnical engineer will be required to assure compliance with all grading plans

The Project Proponent shall submit record tract grading plans showing:

- a. The elevation of all four (4) corners of the lot as well as the center of the lot;
- b. All top and toe of slope elevations, and
- c. The top and bottom of all retaining wall elevations.
- d. Plan will show grading in relation to all adjacent lots, parcels and developments

The soils engineer shall certify the pad compactions of all lots containing fill to the satisfaction of the Public Works and City Engineer prior to the issuance of building permits.

Projects with clearing, grading, and excavation exceeding one acre shall submit a copy of the State Water Resources Control Board Notice of Intent (NOI) for coverage under the State Construction Storm Water General Permit, prior to the commencement of any clearing, grading, or excavation.

86. The Project Proponent shall prepare and implement an erosion control plan for each separate phase of the project to include such measures as mulching and revegetation and stabilization of exposed soils and all cut and fill slopes, prevention of erosion during grading and construction and to prevent sediments from leaving the project site, as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the Building Department. Such measures shall be maintained until such time as permanent landscaping is in place. The erosion control plan shall be included in the grading plan to be reviewed and approved by the City Public Works Director and City Engineer prior to issuance of a grading permit. The Project Proponent is responsible for ensuring that the contractor is aware of such measures.

Project Proponent shall be responsible, at Project Proponent's expense, for preventing and repairing any erosion that may occur as a result of construction of the Project, including any portion of the Project which is a public improvement. Project Proponent shall comply with Storm Water Pollution Plans as determined by the State Water Quality Control Board."

87. The Project Proponent shall be responsible for obtaining any and all permits and approvals from public agencies whose jurisdiction the project may fall under including, but not limited to, Caltrans, the Regional Water Quality Control Board, the California Department of Fish and Game, the U.S. Army Corps of Engineers, the Stanislaus County Water Resources Agency and the City of Hughson.

All off-site drainage improvements begun after the start of the calendar year must be completed prior to October 15th of the calendar year that the improvements were started.

Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an assessment district approved by the City.

The Project Proponent shall prepare and implement a drainage improvement plan prepared by a licensed civil engineer to be included with the grading plan which calls for installation of on-site storm water retention and percolation facilities designed to retain and percolate all on-site flows for up to a 100-year storm and depicting all final grades and on-site drainage control measures. All retention and percolation facilities shall be engineered to meet the specifications of the City and the drainage plan for the project shall be subject to review by the City of Hughson. No on-site flows shall be allowed to drain directly into off-site storm drain facilities without passing through the percolation facilities. Retention and percolation pond facility volume shall be large enough to contain inflow generated within the project site by the 100-year storm under post-development conditions. Further, interior storm drains shall be designed to accommodate on-site storm water flows from a 10-year storm. The drainage improvement plan and all related calculations shall be reviewed and approved by the City Public Works Director, City Engineer, and all others deemed appropriate by the City prior to recordation of the final subdivision map, and prior to the issuance of any building permits

Prior to Map Recordation, a detailed hydrology/drainage study prepared by a registered Civil Engineer and including existing and proposed conditions, will be required and submitted to the City Engineer for review and approval. The detailed hydrology/drainage study will provide for a Plan Area positive drainage system via on-site detention basins within open space park sites offering temporary storage and percolation with collection and transmission. The area wide positive drainage system will include all developed areas of the subdivision including the open space trail systems and the public alleyways. This may require double-piping in some streets and valves at basins.

All improvements shall allow for continuous maintenance access. Maintenance access measures shall include, but not be limited to, an all weather access ramp to and around the sides of the retention pond for maintenance vehicle access.

A NPDES General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000002, Order 99-28-DWQ is required when a site involves clearing, grading, disturbances to the ground, such as stockpiling, or excavation that results in soil disturbances of at least one acre of total land area.

88. The maintenance of all drainage ditches and the retention pond shall be included in a benefit assessment district.
89. The Project Proponent shall at their cost, label all on-site storm drain inlets with the wording, "No Dumping -- Drains to River" using City-approved methods and materials.
90. All retaining walls higher than four feet (4' 0") from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans
91. Developed land must be at least six inches higher than adjoining irrigated lands.
92. Final inspection of septic sewer and storm drainage systems shall be by television inspection devices as approved by the City Engineer at the Project Proponents expense.
93. Full public utilities shall be extended underground to the ends of all public streets which are stubbed to the edges of this project site and are intended to be extended in future phases of development by this, or subsequent Project Proponents.

Existing underground and overhead electric facilities and existing irrigation pipelines shall be removed, protected, upgraded, or relocated underground as required by the **Turlock** Irrigation District, the City Engineer and the Design Review Committee.

Project Proponent shall dedicate necessary easements to, and coordinate with, Pacific Gas & Electric for gas service, Turlock Irrigation District for electricity service, the appropriate company, for telecommunications service, and the appropriate company for cable television service, for the provision of services to the Project, and the underground placement of all lines, pipes, conduits, and vaults and facilities necessary for the provision of such services, at no cost to City. Project Proponent is referred to Hughson Municipal Code Section 5.08.190. All such utilities on the existing frontages of the Project which are not already undergrounded, shall also be undergrounded, at Project Proponent's sole expense and should be dedicated on the final map

The Project Proponent shall provide evidence of commitment to serve from utilities, including, but not limited to, electrical service, natural gas service, telephone service, cable television service, and postal service. Said evidence shall be reviewed and approved by City Staff prior to approval of the final subdivision map by the City Council

Due to extensive underground utilities, large root-invasive trees will not be permitted unless utilities therein are appropriately situated per City approval.

94. Prior to issuance of a building permit, the Project Proponent shall pay the applicable City connection and capacity fees.
95. The Project Proponent acknowledges that the City of Hughson does not guarantee the availability of sufficient sewer capacity to serve this development by the approval of this case, and that the Project Proponent agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available. The ability to provide public water in required quantities and quality shall be proven sufficient to serve the project area prior to issuance of building permits.

This approval does not guarantee the availability of sufficient water to serve the project. The City shall withhold building permits for the project if at the time building permits are applied for mandatory water rationing is in effect, unless the City has adopted a water offset program and unless the Project Proponent is participating in the program. Notwithstanding the Project Proponent's participation in such a program, the City may withhold building permits if the City determines that sufficient water is not available at the time of application of building permits.

96. The Project Proponent shall adjust all sprinkler systems to meet minimum watering requirements, and shall inform the purchaser of such minimum requirements.
97. Water main sizes shall be determined by the City Engineer through modification of the Citywide water model and shall provide 40 pounds per square inch minimum residual pressure with a fire demand at any fire hydrant of 2,500 gallons per minute. The Project Proponent shall reimburse the City for any and all costs for water main sizing and water model/system map modifications.
98. The Project Proponent shall provide for dedication to the City of a 20 foot minimum width water main easement or right-of-way including water main and all weather access to loop for the proposed subdivision water system. The Project Proponent shall reimburse the City for any and all costs for water line model/system map modifications.
99. Project Proponent shall, at Project Proponent's expense, shall prepare and submit a Dust Emission Control Plan for Project Grading. The Plan shall require that contractor work specifications shall include provisions for adequate water to be applied during construction in order to control dust disturbance resulting from grading operations. The Plan and related contractor work specifications shall be reviewed and approved by the City prior to issuance of a grading permit. Dust control measures shall be applied in accordance with all ordinances, rules and regulations of the Stanislaus County Water Resources Agency regarding use of reclaimed or other sub-potable water for compaction or dust control purposes. Additionally, the Plan will be reviewed to assure compliance with applicable air quality programs, such as those related to particulate emissions, overseen by the San

Joaquin Valley Unified Air Pollution Control District (SJVUAPCD). The construction phase of the project shall conform to SJVUAPCD regulations.

100. No existing trees shall be removed other than those specifically designated for removal on the approved plans. Improvement plans shall identify any trees to be preserved within the project and methods of protection during construction. The Project Proponent shall arrange for a horticultural consultant to conduct a field inspection prior to issuance of grading permits to ensure that all recommendations approved relative to trees and landscaping in the Design Review Process are properly implemented. The consultant shall certify in writing that such recommendations have been followed.

The Project Proponent shall provide an itemized cost estimate of said improvements, to be submitted with the bond, for the review and approval of the Planning Director prior to issuance of building permits. The project proponent shall post security (cash, bond or letter of credit) in an amount (\$5,000 minimum) sufficient, based on the type, size, and age of the trees, to carry out the provisions of this condition. This cash bond or security shall be of sufficient amount to cover all costs associated with the contracting of the horticultural specialists for the initial study, tree valuation, and post construction health inspection of the trees, additionally, the bond shall be retained for two years following acceptance of public improvements or completion of construction, whichever is later, and until all trees have passed an inspection by a horticultural specialist financed by the project proponent's bond. All funds in the bond shall be forfeited if the trees are destroyed or substantially damaged.

101. The Project Proponent shall provide root control barriers and four inch (4") perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet (10' 0") in width, as determined necessary by the Planning Director and the Design Review Committee at the time of review of the final landscape plans.
102. Miscellaneous residual open space areas shall be landscaped and irrigated and included in the Landscaping Plan and will be included in the Landscaping and Lighting District
103. If archeological materials are uncovered during project implementation, grading, trenching, or other on-site excavation, all work on site shall be stopped and the City immediately notified. The county coroner and the Native American Heritage Commission shall also be notified and procedures followed as required by the California Environmental Quality Act (CEQA) and California law. A similar note shall appear on the improvement plans.
104. The Project Proponent shall provide the City with an acoustical analysis which determines decibel contours and required height and location of sound walls. All sound wall locations will be depicted on the tentative map and final improvement plans. The final subdivision map and final improvement plans shall show sound wall treatments consistent with Caltrans standards and guidelines. Plans shall also be provided depicting landscaping or other visual relief for sound walls. The design of all sound walls and relevant landscaping shall remain consistent through the subdivision.

105. Any new dwelling abutting or adjacent to existing single story construction, shall be restricted to construction of one-story residences to protect the privacy of existing residences adjacent to the project. Two (2) story structures will only be allowed to overview single story structure constructed with the same development phase as the two story construction, and shall be clearly defined as such on final maps. Such information shall be disclosed to prospective buyers prior to their acceptance of the property and proof of said disclosure shall be submitted to the City.
106. The Project Proponent shall submit a waste management plan to the Building Department prior to issuance of building or demolition permits. The plan shall include the estimated composition and quantities of waste to be generated and how the Project Proponent intends to recycle at least 50% (fifty percent) of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the Project Proponent shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only". The Project Proponent shall contact Waste Management for the disposal of all waste from the site.
107. Percolation calculations shall demonstrate that the park basins are adequately sized to handle storm water run-off for the project and systems. Detention basins shall not exceed five-feet (5') in depth with maximum side slopes of 6:1 unless an alternate standard is approved by the City Engineer and Public Works Director, Planning Director and Design Review Committee.

Park basins shall have French drains in bottoms for collection and temporary on-site percolation of nuisance waters. Park basin shall be designed to be dry within 24 hours. Basins shall be designed with raised flat areas for playgrounds and/or useable landscaped recreational open space.