

<p>provide a defense for the City in any such action. Counsel may be selected by the Applicant subject to City Council approval which shall not be unreasonably withheld.</p> <p>f) The current City/Developer Processing Agreement shall be periodically updated to cover <u>all</u> City costs associated with processing the project, including City costs for LAFCO application processing & fees, mitigation monitoring and implementation, engineering, map and plan review, processing, construction inspection and any studies conducted by the City with regard to the project and these Conditions of Approval.</p>	<p>cost obligation</p>	<p>Comm. Dev. _____ City Engr. _____</p>
<p>2. Administrative/Fiscal:</p> <p>a) Developer shall prepare and provide a complete LAFCO application to the City of Plymouth for the Sphere of Influence changes and Reorganization (Annexation), including detachment from special districts. The City will prepare appropriate Resolutions for submission to the Local Agency Formation Commission and forward the application to LAFCO.</p>	<p>Within 120 days of conditional project approval</p>	<p>Council _____ Plan. Comm. _____ Attorney _____ Comm. Dev. _____</p>
<p>b) Developer shall assist the City in the creation of a special district funding mechanism - such as a Community Facilities/Services District - for the ongoing operation, maintenance and replacement of streets, lighting, trails, parks, open space and landscaping within the project boundaries and streets fronting the project, plus any "off-site" facilities constructed as part of the project. The Developer shall cooperate with and support the City in the formation of special districts. The Developer shall supplement these costs until sufficient revenue is provided by such special district. If the Developer wishes to establish a Homeowner's Association or other private entity to provide any of these functions, the special district shall still have the responsibility and may contract with the Association to provide the service.</p> <p>Also see MMRP 4a.</p>	<p>Prior to approval of first Final Map; amend as necessary for subsequent maps</p>	<p>Council _____ City Mgr _____ Attorney _____ Comm. Dev. _____ PW/Engr. _____</p>
<p>c) In the event that a Homeowner's Association is established, the City shall be entitled to review and approve the Association's articles of incorporation, bylaws and Declaration of Conditions, Covenants and Restrictions (CC&R's).</p>	<p>Same as above</p>	<p>City Mgr _____ Attorney _____</p>
<p>d) Developer shall assist the City in the creation of a special district funding mechanism, such as a Community Facilities/Services District, to contribute annually to the City's General Fund for provision of City-wide Police, Fire, Parks & Recreation and general government services and activities. The amount shall be as specified in the Development Agreement. The Developer shall support and cooperate with the City in the formation of special districts.</p> <p>Also see MMRP PS-1b & 7a.</p>	<p>Same as above</p>	<p>Council _____ City Mgr _____ Attorney _____</p>

<p>e) Developer shall have prepared, subject to City approval, a fiscal analysis of water utility cost of providing ongoing operations, maintenance and replacement costs for high elevation pressure zone for purposes of consideration of a water rate surcharge for these facilities within the project area that could be established by the City Council.</p>	<p>Prior to approval of Final Map that includes pressure zone</p>	<p>Council _____ Finance Dir. _____ PW/Engr. _____</p>
<p>3. Master Plans - Developer's Engineer shall prepare detailed project area master plans for water, sewer and drainage facilities in accordance with the project approval documents and City Improvement Standards, including engineering calculations, covering all phases of the development for review and approval of the City. Subsequent phases shall comply with the approved master plan or obtain approval of an amended plan. On-site master plans are not required to detail the size and location of every facility, however the first phase shall provide sufficient information to the satisfaction of the City Engineer that the major facilities are sized and located properly for the entire project.</p> <p>City-wide water and sewer master plans in accordance with the City's Development Impact Fee Program shall be updated by the developer's engineer to City approval. The City will cooperate with and encourage other developments being processed to participate in the cost of updating these master plans. The updates shall include analysis of the following:</p> <p>a) Water system – complete update City Water Distribution System Master Plan (started, but incomplete by City Engineer) Analysis to include:</p> <ul style="list-style-type: none"> • Alternative storage tank locations – 1) at current site; 2) on west side of the City (either Shenandoah Ridge or Zinfandel); including time-based operational analysis of tank fill/drain. • Impact of high elevation pressure zone (separate zones needed for portions of Shenandoah Ridge and Zinfandel) on remaining distribution system. • Engineer's Report to amend City's State drinking water permit, if necessary. (See Conditon #6d) <p>b) Sewer Treatment System – update City's Conceptual Plan for wastewater treatment to account for changes due to recently completed 2010 improvement project and prepare a new report of waste discharge and amended waste discharge requirements from the Regional Water Quality Control Board if necessary. (See Condition #6f)</p> <p>c) Sewer Collection System – complete update of City Sewer Collection System Master Plan (started, but incomplete, by City Engineer.</p> <p>d) Drainage System – complete a master drainage plan for the project area, including areas of offsite improvements and runoff volume, velocity and erosion controls. Also see MMRP Geo 2b.</p> <p>e) In addition, the following areas designated for urban development in the City's General Plan that may be</p>	<p>Design - prior to approval of Improvement Plans;</p> <p>Installation - as part of improvements for applicable project phase</p> <p>City-wide water system master plan – prior to Final Map for 50th lot (combined total of Zinfandel and Shenandoah Ridge</p> <p>Conceptual Plan for wastewater treatment – prior to Final Map for 50th lot (combined total of Zinfandel and Shenandoah Ridge</p> <p>Collection system – prior to first Final Map</p>	<p>Comm. Dev. _____ PW/Engr. _____</p>

<p>conveniently served by City water, sewer and drainage utilities installed for the project shall also be considered: (Note – master plans shall specifically analyze the areas indicated below as it pertains to project improvements, however if Developer can show these areas can be reasonably served in another manner, then this requirement may be waived.)</p> <ul style="list-style-type: none"> • Miller Way area, water & sewer – all parcels within the City Limits and/or Sphere of influence north of Main Street. • Sewer trunk line (Old Sacramento St. from WWTP easterly and southeasterly to Empire Street) – size per Master Plan corresponding to General Plan build-out. 		
<p>4. Public Improvement Design & Submittals – With each phase of the project, the Developer shall prepare improvement plans with supporting engineering calculations and cost estimate per the Development Agreement, Approved Tentative Map, the Development Plan, the applicable approved Master Plans and Design Guidelines and City Public Improvement Design Standards as applicable for all public improvements. All plans shall be prepared by a qualified California licensed civil engineer except as noted. Plan submittals to include the items listed below.</p> <p>Also see Condition #22 and MMRP BR-3k, 4; NOI-1a, 1b, 1c & 1d.</p>	<p>Prior to approval of each Final Map</p>	
<p>a) Copy of approved tentative map, signed by the Community Development Director, including any amendments.</p>		<p>Comm. Dev. ____ PW/Engr. _____</p>
<p>b) Current soils report, including assessment of potentially hazardous soils. (per Gov. Code §66491) Identified hazards shall be addressed as required by law and if project modifications are necessary, the City and Developer shall cooperate on such modifications, The report shall be reviewed and updated if necessary for each phase of the project based on results of grading and construction activities for the previous phase. The report shall be prepared by a California licensed geotechnical engineer.</p> <p>Also see MMRP Geo 2c.</p>		<p>Comm. Dev. ____ PW/Engr. _____</p>
<p>c) Grading, drainage and erosion control plan. Plan shall include best management practices and comply with City and County standards, whichever is more effective as determined by the City Engineer. The Plan shall also incorporate measures to minimize dust.</p> <p>Also see MMRP Geo-2a; AIR-4a, 4b; HYD-1a, 1c, 3; BR-3a, 3b, 3c, 3f, 3j; BR-8; CR-1a, 2a, 3a, 4a, 5a, 6a, 7a & 8a.</p>		<p>Comm. Dev. ____ PW/Engr. _____</p>
<p>d) Provide State of California Waste Discharger Identification Number (WDID). Applicable storm water pollution prevention plan (SWPPP) elements shall be included in improvement plans.</p>		<p>Comm. Dev. ____ PW/Engr. _____</p>

<p>e) Street improvements per the Approved Tentative Map and Development Plan including:</p> <ul style="list-style-type: none"> • roadway, striping, access ramps. • median landscaping and irrigation system*. • replacement street trees in space between road and adjacent pedestrian walkway; including establishment and maintenance plan*. * prepared by licensed landscape architect • street name posts and signs. • provisions for access and fire protection during construction. • traffic control devices and markings (including reflective pavement markers)**. ** traffic circle design to be reviewed by licensed traffic engineer • minimum traffic index for pavement design shall be: <ul style="list-style-type: none"> o cul-de-sacs – 5.5 o local access roads –6.0 o local connector roads – 6.5 o collector roads – 7.5. 		<p>Comm. Dev. ____ PW/Engr. _____</p>
<p>f) City utilities, including street lights, fire hydrants and drainage facilities, with the following requirements:</p> <ul style="list-style-type: none"> • Standby power and alarm dial-up telemetry to the City Engineer's approval shall be provided at pumping stations. • Street lights may be City-owned or owned by PG&E if they meet the Project Approval requirements for on-site light spill. 		<p>Comm. Dev. ____ PW/Engr. _____</p>
<p>g) All non-City utilities - electrical, gas, telephone and cable television facilities, including joint trench plans. (All new utility lines, including within parks, open spaces and lots, shall be underground) and located within street rights of way or public utility easements. If natural gas is not available, the Developer shall provide for a centralized propane gas supply and distribution system. Any franchise arrangement or equivalent service agreement shall be subject to City approval, including payment of a reasonable ongoing franchise or equivalent fee.</p>		<p>Council _____ City Mgr _____ Attorney _____ PW/Engr. _____</p>
<p>h) Undergrounding or removal of existing overhead utilities except electric lines over 60 kV.</p>		<p>Comm. Dev. ____ PW/Engr. _____</p>
<p>i) At the intersection of Hwy 49 and Main Street/Shenandoah Road, prepare plans and submit a Caltrans Encroachment Permit application for installation of a 4-way stop. See MMRP T-1 & T-2.</p>	<p>Prior to approval of Final Map for 100th lot (combined total of Zinfandel and Shenandoah Ridge)</p>	<p>Comm. Dev. ____ PW/Engr. _____</p>
<p>j) Public use open space paths and public parks plans (See Condition #18); Parks shall be designed by a licensed landscape architect to the City Council's approval per the Development Agreement. Trails shall be provided with appropriate signage per City requirements</p>	<p>Prior to approval of each Final Map as applicable</p>	<p>Council _____ Comm. Dev. ____ PW/Engr. _____</p>
<p>5. Dedications - The Developer shall dedicate street right-of-way, utility and park and open space easements as shown on the tentative map with the following clarifications, changes and additions: (also see Condition #19)</p> <p>a) Public utility easements, as required by the various utility companies and the City of Plymouth shall be dedicated on the</p>	<p>As part of approval of Final Maps</p>	<p>Comm. Dev. ____ PW/Engr. _____</p>

<p>Final Map. Easements for City utilities not within or adjacent and parallel to street rights-of-way shall be at least 20 ft. wide (on one parcel, unless property line fences are prohibited, in which case the easement may extend over a property line); utility depths over 8 ft. or topographical access constraints will require additional width. (Note – water and sewer services to individual parcels shall be privately owned and maintained; where services for a lot cross another lot, private easements shall be provided.)</p> <p>b) Public drainage easements shall be dedicated where runoff channels or pipes serve public road drainage and/or off-site drainage. Private drainage easements shall be provided where a drainage channel or pipe serves more than one parcel.</p> <p>c) Private easements, including drainage easements, shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication unless specifically approved by the City. If private easements are granted after the date of tentative approval, subordination must be executed by the easement holder prior to granting the private easement.</p> <p>Also see MMRP BR-4.</p>		
<p>6. Public Improvement Installation - The Developer shall install all City utilities, street, park, trail and open space improvements within the limits of, and in streets fronting, each Final Map in accordance with the approval documents, plus the following improvements located outside the boundary of the subdivision (offsite):</p>		
<p>a) Within existing streets, pavement restoration shall include trench restoration per City standards (or County/State standards as applicable); plus, for longitudinal cuts exceeding 100 ft. in length, at a minimum, a latex-modified slurry seal shall be applied over the entire roadway width for the length of the cut. Any additional damage to existing streets or facilities shall be repaired to the satisfaction of the City Engineer.</p>	<p>Include in improvement Plans</p>	<p>Comm. Dev. ____ PW/Engr. _____</p>
<p>b) Extension of Miller Way from the south boundary of Shenandoah Ridge to a new intersection at Old Sacramento Road. The extension shall include:</p> <ul style="list-style-type: none"> • Underground main line water and sewer utilities including stubs and reasonable provisions for future service to adjacent property to avoid future shut-down of utilities for new connections, except that services to individual lots are not required to be installed; • Total of two 11 ft. travel lanes with 3 ft. shoulder plus turn lanes at the Old Sacramento Road intersection (eastbound left turn [75'] and westbound right turn [50']) on Old Sacramento Road and southbound left [75'] and right turn [50'] lanes on Miller Way; • Asphalt concrete paving designed for build-out less 0.1 ft. for future overlay (minimum 0.2 ft. thickness); • Intersection lighting; • Paved pedestrian path on the east side of the road. <p>This requirement is contingent upon City action per Gov. Code §66462.5 at the Developer's expense. If such action is</p>	<p>Prior to or as part of approval of Final Maps that total 60% of the project's lots</p>	<p>Comm. Dev. ____ PW/Engr. _____</p>

<p>not taken, the Developer shall install secondary access to the site in accordance with the Shenandoah Ridge Development Agreement.</p>		
<p>c) Extension of Miller Way from the east boundary of Shenandoah Ridge to the existing west end of Miller Way. The extension shall include:</p> <ul style="list-style-type: none"> • Underground main line water and sewer utilities including stubs and reasonable provisions for future service to adjacent property to avoid future shut-down of utilities for new connections, except that services to individual lots are not required to be installed; • Two 11 ft. travel lanes with 3 ft. shoulder; • Asphalt concrete paving designed for build-out less 0.1 ft. for future overlay (minimum 0.2 ft. thickness); • Intersection lighting; • Paved pedestrian path on the south side of the road. 	<p>Prior to or as part of approval of first Final Map</p> <p>Note, the developer may exchange this timing requirement with that of the southerly extension of Miller Way.</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>
<p>d) Currently, the City does not have sufficient water system capacity (storage) for the entire project. Developer shall provide additional water system capacity for the project phase as needed at the time of construction of public improvements, including:</p> <ul style="list-style-type: none"> • Welded Steel water storage tank (per AWWA Manual M42 and Standard D100 & D102); Minimum capacity 0.5 MG. Storage facilities shall also be in accordance with City and State Standards, including obtaining an amended State Drinking Water System permit (total system storage requirements for the Zinfandel and Shenandoah Ridge projects may be combined); • A will-serve letter from Amador Water Agency (AWA) per the City's agreement with AWA. If this cannot be obtained with payment of standard AWA participation fees due to AWA treatment capacity constraints at the Tanner Treatment Facility, the Developer may request that the City (Council) provide capacity through use of City back-up wells. Such approval shall be in the City's sole discretion. Costs to improve the wells and associated treatment equipment shall be the Developer's responsibility, including costs to amend the City's drinking water system permit. <p>Also see MMRP UT-3a</p>	<p>Prior to or as part of approval of Final Maps in accordance with City/AWA agreement</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>
<p>e) The water distribution system shall be looped back to the existing distribution system with at least two connections to the existing system with a minimum of 10" mains (size & connections points to be determined in the utility master plan). Lines shall be installed in existing street rights-of-way or new easements along planned future streets unless specifically approved otherwise by the City, in which case, a public utility easement of at least 20 ft. width shall be provided.</p> <p>Note that the master plan may identify improvements needed to reinforce the existing system in order to provide adequate flow per City Standards. Also, flow and pressure requirements for fire hydrants shall be met with each phase of the project</p>	<p>Timing of loop is dependent on flow calculations in Master Plan to City Engineer's approval.</p> <p>Second connection is required for system reliability before 60% of the project's lots are created.</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>
<p>f) Currently, the City does not have sufficient sewage treatment capacity for the entire project. In addition, the City is currently under a Cease & Desist Order (CDO) issued by the Central Valley Regional Water Quality Control Board that limits</p>	<p>Prior to or as part of approval of Final Map</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>

<p>capacity. While the City has submitted an updated Report of Waste Discharge requesting that the CDO be lifted and the treatment facility be permitted for up to 185,000 gpd, a new permit has not been issued as of August 2011. Developer shall provide additional sewer treatment capacity (including preparation of a Report of Waste Discharge if necessary and obtaining an updated Waste Discharge Requirement Order), at a minimum, sufficient to meet the needs of the project phase prior to development.</p> <p>Also see MMRP UT-3b.</p>		
<p>g) Where a planned through street is temporarily terminated due to project phasing, a turn-around to the approval of the City Engineer shall be provided.</p>	<p>Include in improvement Plans</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>
<p>h) Install right-of-way control at the intersection of Hwy 49 and Main Street/Shenandoah Road per Caltrans encroachment permit requirements. (See Condition 4i)</p>	<p>Per Caltrans permit</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>
<p>Note that the developer may be eligible for fee credits and/or reimbursement from others for the cost of certain improvements, including engineering costs. It is the developer's responsibility to request reimbursement and submit the appropriate information per the Plymouth Municipal Code.</p> <p>In accordance with Government Code §66462.5, the developer shall be responsible for all acquisition costs.</p>		
<p>7. Submittals - A complete improvement plan check submittal package, including all the items listed above and engineering plan check deposits (including update of processing agreement), is required to initiate the City plan review process for the engineered improvement plans.</p>	<p>After completion of master plans; prior to Final Map approval with each phase of the project</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>
<p>8. Wells/Tanks - The Developer shall abandon/remove wells, septic systems and underground tanks in conformance with applicable City and County requirements and codes. Evidence of abandonment from Amador County Environmental Health Dept. shall be provided.</p> <p>Existing wells may be utilized for irrigation as approved in the project water master plan.</p>	<p>Prior to approval of the project improvement plans or Final Map with each phase of the project</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>
<p>9. Improvement (Subdivision) Agreement - All public improvements shall be installed within one year of final map approval by the City under the terms of an improvement agreement including the following terms:</p> <ul style="list-style-type: none"> a) The agreement shall include security for performance and labor and materials as provided by State law and City requirements, including any deferred fees or requirements contained in these conditions that are not completed prior to approval of the Final Map. b) The developer will be required to provide warranty security in the amount of 10% of the value of the public improvements. c) Provisions for repair and/or replacement of any existing improvements damaged during construction. d) City defense indemnification and insurance requirements. e) Building permits may be issued during the construction of public improvements, but occupancy will not be allowed until acceptance of improvements (or substantial completion as allowed by City policy). 	<p>Prior to Final Map recordation for each phase of the project</p>	<p>Council _____ Attorney _____ Comm. Dev. ____ PW/Engr. ____</p>

<p>that benefit this project</p> <p>k) The above fees are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above unless stated otherwise in the Development Agreement.</p> <p>Also see MMRP PS1a, 2a, 3a &7a.</p>		
<p>15. Permits from others - The Developer shall obtain the following permits as applicable:</p> <p>a) Amador County well/septic abandonment permit.</p> <p>b) Amador County encroachment permit for work within their right-of-way.</p> <p>c) Caltrans Encroachment Permit for work in State Highway right-of-way.</p> <p>d) State of California Streambed Alteration Permit for work in applicable waterways.</p> <p>Also see MMRP BR-8 and Condition 3a & 3b.</p>	<p>Prior to approval of Improvement Plans</p>	<p>Comm. Dev. ____</p> <p>PW/Engr. ____</p>
<p>16. Agricultural Protection – The following minimum measures to protect adjacent agricultural uses shall be included in the project design and implementation:</p> <p>a) A “right to farm and rural operations” notice shall be provided to buyers of property adjacent to existing agricultural land (as defined in Government Code §56016) prior to closing in accordance with the following requirements:</p> <ul style="list-style-type: none"> • The notice shall be recorded and run with the land • The form of the notice shall be approved by the City Attorney • The notice shall include references to possible adjacent noise, odors, material storage and use of agricultural chemicals • The form shall include a termination clause in the event the adjacent property is converted from agricultural use <p>b) Additional applicable measures per the Development Plan and Design Guidelines.</p>	<p>Form approval prior to or as part of approval of Final Maps; notification is ongoing</p>	<p>Attorney_____</p> <p>Comm. Dev. ____</p> <p>PW/Engr. _____</p>
<p>17. Shared Private Facilities - Any privately owned access improvements or other shared facilities among two or more parcels shall be documented in a written agreement. The agreement shall contain provisions for maintenance, cost sharing, dispute resolution and shall run with the land and be binding on the developer, its heirs, successors or assigns. A “model” copy shall be provided to the City for review and approval prior to execution of the first such agreement. Any subsequent substantive changes shall also be reviewed and approved by the City. (See Condition 5 b &c)</p>	<p>Form approval prior to Building Permit approval; ongoing</p>	<p>City Attorney_____</p> <p>Comm. Dev. ____</p> <p>PW/Engr. ____</p>

<p>18. Open Space and Parkland – The developer shall improve parks and open space as provided and described in the approval documents in conjunction with the adjacent phase of the project including the following requirements:</p> <ul style="list-style-type: none"> a) Park sites shall be granted to the City for public use and conveyed to the City by grant deed upon acceptance of improvements. b) All trails shall be in access and use easements dedicated to the City for public use. c) Park fees and credits per PMC §16.34.100 as implemented by these conditions shall apply to the land, easements and associated improvements within the project. Given that the project will be phased, fee payments and credits shall be cumulative up to the last final map at which time any remaining fees shall be paid to the City or if credits equal or exceed fees, no credit will be paid to Developer. <p>Also see MMRP BR-1a, 3d, 3e, 3g, 3h, 3i, 3, 5a &8.</p>	<p>Prior to Final Map approval of applicable phase;</p> <p>Deed with acceptance of improvements</p>	<p>Comm. Dev. _____</p> <p>PW/Engr. _____</p>
<p>19. Individual Lot Requirements – The design and construction of individual lots and structures shall be governed by applicable City and State Codes in effect at the time of complete plan submittal, the Project Design Guidelines, the Development Agreement and these conditions; including the following specific requirements:</p> <ul style="list-style-type: none"> a) Prior to submittal of building plans for a building permit or grading permit, architectural and site drawings shall be reviewed and approved by the City for compliance with the intent of the project Development Plan and Design Guidelines. <p>Also see MMRP Geo-2a, 2c; AIR-4a, 4b, 4c; HYD-1b; BR-1b; 3d, 3e, 3g, 3h, 3i, 3j; NOI-1a, 1b, 1c, 1d; VIS-7; CR-1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a; H-6; GCC-2.</p> <ul style="list-style-type: none"> b) All homes must have clearly marked address numbers. Addresses will be assigned by the City. The numbers shall be of a contrasting color to the residence and shall be of a sufficient size to be visible from the road frontage. As an alternative, the Developer may provide a uniform design located near the street/driveway. c) Per the Design Guidelines, the same (or substantially similar appearing) elevation may appear no more than twice on one side of a block, or three times on either side of facing blocks and may not be opposite or kitty-corner from the same elevation on the opposite side of a block. (for purposes of this requirement "block" length is 600 ft. maximum) In addition, no elevation shall be shared by more than 10 percent of the homes. d) Any accessory buildings/structures shall comply with the project Design Guidelines or be fully screened from the road and homes on adjacent parcels. e) Landscaping design and installation shall comply with a City ordinance adopted pursuant to State Water Conservation in Landscaping Act of 2006 (AB 1881). In the absence of a 	<p>Plans, prior to/concurrent with building permit; implementation prior to occupancy</p>	<p>Comm. Dev. _____</p> <p>Building Official _____</p>

<p>local ordinance, as required by the Act, the California Model Water Efficient Landscape Ordinance shall apply. See: www.water.ca.gov/wateruseefficiency/landscapeordinance</p> <p>f) All lots having driveways on Miller Way shall be designed with on-site turn-around space to eliminate the need to back out onto Miller Way.</p>		
<p>20. Oak Trees Special Conditions – The Developer shall comply with the City's tree protection ordinance and the approval documents, including the following:</p> <p>a) Upon approval of the Tentative Map (and prior to annexation), the developer shall comply with the City's tree protection ordinance.</p> <p>b) Provisions for tree protection and replacement shall be included in the public improvement plans and building plans as applicable.</p> <p>c) Costs associated with tree protection and replacement as part of the public improvements shall be included in the cost estimate for improvement security.</p> <p>Also see MMRP BR-1c &2.</p>	<p>As part of approval of public improvement plans or as part of building permit as applicable.</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>
<p>21. Compliance with Tentative Map – All Final Maps filed shall be in substantial compliance with the approval documents except that for financing purposes of project phases, Parcel Maps may be filed with the approval of the Community Development Director and City Engineer. Dedication rights-of-way and easements may be required.</p>	<p>Ongoing</p>	<p>Comm. Dev. ____ PW/Engr. ____</p>

<p>22. Miscellaneous Requirements:</p> <p>a) The City (at the Developer's expense) shall record the Conditions of Approval and Mitigation Monitoring Program</p> <p>b) The Developer is responsible for ensuring that any contractor, subcontractor, employee, or agent of the Developer is aware of and implements all applicable measures set forth in these conditions.</p> <p>c) Those conditions which are imposed or agreed to in the design review process shall survive the final map. The Developer shall insure that</p> <ul style="list-style-type: none"> • Purchasers are provided a copy of the Project CC&R's. • Purchaser of any lot without a home shall receive a copy of the project Development Plan and Design Guidelines and other applicable ongoing requirements such as the Agricultural Protection requirements per Condition #16. • Purchaser of a completed home shall receive a copy of the Design Guidelines and other applicable ongoing requirements such as the Agricultural Protection requirements per Condition #16. <p>d) The Developer shall consult with the US Postal Service and prepare a design for the installation of mail boxes within the project and submit the plan to the City for initial approval. The plan shall include permanent foundations and design features compatible with the project. The approved plan shall then be submitted to US Postal Service for approval.</p> <p>e) Any permanent entry signage or monument shall be approved by the City as part of the improvement plans for the project.</p> <p>f) Any temporary real estate sales signs shall be approved by the City.</p>	<p>Within 60 days of LAFCO approval of annexation</p> <p>Ongoing</p> <p>Ongoing</p> <p>Prior to improvement plan approval (may do master plan for entire project)</p> <p>Ongoing</p> <p>Ongoing</p>	<p>Comm. Dev. ____</p> <p>PW/Engr. ____</p>
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