

**MASTER CONDITIONS**

**MASTER CONDITIONS  
BORDONI RANCH/WATERSTONE  
VTM AND SIA SECTIONS CONDITIONS OF APPROVAL**

<i>HEADNOTES</i>	
	The Conditions of Approval listed below are from the Vesting Tentative Map (VTM) approved for the Bordoni Ranch/Waterstone Project and the contract sections listed below are from the City's standard Subdivision Improvement Agreement (SIA Sections). These VTM Conditions/SIA Sections have been refined and updated to reflect changes to the City's requirements, changes to the Project Phasing, and/or progress achieved since the original approvals. Therefore, this Master Conditions - VTM and SIA Sections Conditions of Approval ("Master Conditions") lists all of the conditions of approval that will now be applicable to the remaining Final Map Phases ("Phases") of the Project, describes during which Phase(s) satisfaction/performance of the Conditions/SIA Sections applies, clarifies and amplifies the exact requirements of the Conditions/SIA Sections, and sets forth the status of such satisfaction/performance of the VTM Conditions/SIA Sections (whether the requirement is applicable and still outstanding, whether it has been completed, etc.). The first 203 Master Conditions are from the VTM approval, while the remaining Master Conditions are from the City's Standard SIA, updated and refined for this Project and its Phases.
	Each of the remaining Project Phases (1B/I, 1B/II, 1C, 2A, 2B) will have their own separate Subdivision Improvement Agreement and attached Exhibit(s) containing only those VTM Conditions/SIA Sections from this Master Conditions that are relevant to that particular Phase.
	This Master Conditions refines and implements the Mitigation Measures relating to the Project, and shall henceforth control over such Mitigation Measures contained in the Project's EIR and implementing documents such as the Mitigation Monitoring and Reporting Program.
	Attachment 1 to this Master Conditions sets forth relevant information regarding the interim roadway improvements relating to Columbus Parkway ("Interim Improvements") and the ultimate roadway improvements relating to Columbus Parkway ("Ultimate Improvements"), as well as the Developer's fair share payment of the costs of the Ultimate Improvements to be built by City, which payments shall be amortized on a per residential unit basis and paid at building permit issuance, and the method by which such per residential unit payments will change (increase or decrease) over time. In the event of a conflict between the text of a condition listed in this Master Conditions and the text and/or diagrams in Attachment 1, Attachment 1 shall control.
	This Master Conditions provides applicable timing of performance of the VTM Condition/SIA Section requirement listed. "Pre Final Map" with a Phase reference following (e.g., 1B/I, 1B/II, 1C, 2A, 2B) shall mean that the VTM Condition/SIA Section requirement listed shall be completed before the recordation of the Phase Final Map so referenced. "SIA" with a Phase reference following (e.g., 1B/I, 1B/II, 1C, 2A, 2B) shall mean that the VTM Condition/SIA Section requirement listed shall be completed during the life of the SIA for that referenced Phase. And lastly, "Misc." with a Phase reference following (e.g., 1B/I, 1B/II, 1C, 2A, 2B) shall mean that the VTM Condition/SIA Section requirement listed shall be completed prior to or at the time of Building Permit issuance for a unit within that referenced Phase, unless another performance time (such as Certificate of Occupancy issuance) is expressly listed.
	Therefore, this Master Conditions notes the original numbering and text of the applicable VTM Condition/SIA Section, while providing the new text of the VTM Condition/SIA Section as it shall now apply to each relevant remaining Phase.
	The applicable phase, timing and status columns on these Master Conditions will change over time as performance is secured and the Master Condition(s) satisfied. City Staff is empowered to update these Master Conditions, from time to time, to reflect applicable phase, timing and status.

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<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 1	1	Prior to the issuance of a building permit, Developer shall submit a complete <i>Unit Plan</i> application, meeting all Planning Division submittal requirements for such applications, and as listed herein as conditions of approval, in association with the subject Planned Development application. No site disturbance of any kind is permitted on the site prior to City Council approval of a <i>Unit Plan</i> for the project.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>1B/I and 1B/II Completed; 1C, 2A, 2B Applicable</i>
VTM 2	2	Prior to submittal of a grading plan, site grading plan shall show contour grading configured to simulate natural conditions. Grading plan shall be subject to the review and approval of the Planning Division and Public Works Division.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>1B/I and 1B/II Completed; 1C, 2A, 2B Applicable</i>
VTM 3	3	Prior to the issuance of a building permit, Developer shall submit a numbered list to the Planning Division stating how each condition of project approval (relevant to the particular phase) will be satisfied. The list shall be submitted to the project planner who will coordinate development of the project.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 4	4	Prior to the issuance of a building permit, Developer shall submit a lighting plan to the Planning Division for review and approval. Exterior illumination shall be provided by lighting fixtures utilizing high-pressure sodium vapor (HPS) or metal halide lamps, or their equivalent. The fixture housing shall be constructed so that the light is diffused downward so as to minimize glare and spillover to surrounding properties. Weather and vandal resistant covers shall protect all light devices. The project shall incorporate non-mirrored glass to minimize daytime glare.	<i>Misc. 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II Completed; 1C, 2A, 2B Applicable</i>

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VTM 5	5	<p>Prior to issuance of a building permit, three sets of final landscape plans prepared by a registered landscape architect to the Planning Division for review and approval. Landscape plans shall comply with Chapter 16.70 (VMC). These landscape plans shall contain all proposed driveway alignments. Landscape plans shall include the following:</p> <ul style="list-style-type: none"> <li>a. The plans shall contain all proposed driveway alignments and shall accurately depict the trees along the right-of-ways.</li> <li>b. condition removed.</li> <li>c. Street trees shall be planted at least 6 feet from any sewer line.</li> <li>d. Plans shall include specifications of low-growth-type species adjacent to doors, windows, and walkways.</li> <li>e. Plantings shall be low-water-using and drought-resistant plant materials.</li> <li>f. The required backflow preventers shall be screened.</li> <li>g. All newly planted trees shall be a minimum of 15-gallon, double staked; at least 50 percent of the proposed shrubs shall be a minimum of 5-gallon.</li> <li>h. Plan shall include irrigation plans indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping and water usage.</li> <li>i. Plans shall include six inch high curbing around planters.</li> </ul>	<i>Misc 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 6	6	Detailed landscape plans shall include details and location of any proposed fencing. Fencing shall comply with Chapter 16.70 (VMC). All fencing for rear yards backing up to project open space shall be of an <i>open wire deer fence</i> variety, subject to approval of the Planning Division.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>Applicable</i>

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VTM 7	7	<p>Prior to the submittal of a Unit Plan, the Design Guidelines – Bordoni Ranch, as shown as Exhibit B shall be revised to include the following design features:</p> <ul style="list-style-type: none"> <li>a. The garages shall be at the back of the house, or shall be at a 90-degree angle to the street for 25% of the homes. The remainder of the homes shall have garages that are not prominent, set into the building or below a porch or other feature that allows the garage to be less visible on the front elevation. No house shall be built with the garage as the portion of the house closest to the street.</li> <li>b. A minimum of 50% of the homes shall have a front porch with a minimum of 50 square feet.</li> <li>c. Sides of the houses shall have at least two planes and other details such as windows and building trim to provide sufficient articulation. This shall include interior as well as corner lot houses.</li> <li>d. Windows shall be on all four sides and shall be inset into the siding, and have dimensional trim.</li> <li>e. Garage doors shall have windows or shall be a high-quality carriage style door or other quality doors approved by the planning division.</li> <li>f. No two models shall be next to each other. The facades shall contain at least 5 different styles.</li> <li>g. No two roofing styles or materials shall be next to each other. Builder of each phase shall provide at least four different roof materials. Roof pitches shall vary with architectural design.</li> <li>h. Each house shall have one substantial street tree in the front lawn area.</li> <li>i. High quality materials shall be used such as stucco, horizontal siding or shakes.</li> <li>j. Corner lot houses shall be reviewed individually to ensure high quality architectural and landscaping details.</li> </ul>	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Completed</i>
VTM 8	8	All mechanical equipment and utility meters shall be screened in a manner approved by the Planning Division and shown on the final landscape plans. Electrical transformers shall be screened or placed underground. No air conditioning unit shall be located in any side yard.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 9	9	The project shall maintain conformance with the February, 1979, Memo of Understanding to Preserve Buffer Zone between the Cities of Vallejo and Benicia. This MOU requires that a minimum 500-foot wide buffer along the Cities common boundary, with a minimum of 100-feet in each city from the boundary.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>

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VTM 10	10	Prior to issuance of a building permit, plans for any temporary construction trailer shall be submitted for review to the Planning Division.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 11	11	Prior to building permit issuance, Developer shall obtain written certification shall be obtained from the School District (or show cause why the mitigation proposed by the District should not be required) that it has mitigated the school-related impacts satisfactorily to the District. The methods under which the school-related impacts are to be mitigated include, but are not limited to, those methods set forth in the Government Code. This condition shall not be construed as a limitation on the District's choice of legal mitigation alternatives.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 12	12	Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform to the approved Planning drawings.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 13	13	Construction-related activities shall be limited to between the hours of 7:00 a.m. until 6:00 p.m., Monday through Saturday. No construction is to occur on Sunday or Federal Holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 14	14	Prior to the issuance of an occupancy permit, developer shall obtain a final inspection from the Planning Division. Occupancy permits shall not be granted until all construction, landscaping and parking are completed and finalized in accordance with the approved plans and required conditions of approval, or a bond has been posted to cover all costs of the unfinished work as listed and agreed to by the City Engineer.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 15	15	No storage building higher than 6-feet shall be permitted on any lot and storage buildings of any kind shall be subject to any CC&R restrictions.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 16	16	No boats, trailers or recreational vehicles shall be allowed on site or in the driveways for more than 48 hours at a time. These restrictions shall be inserted into the CC&R's.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>1A completed, 1B/II , 1C, 2A, 2B applicable</i>
VTM 17	17	Garage conversions to living space shall not be allowed. This restriction shall be inserted into the C,C & R's. All units shall have and maintain automatic garage door openers. All additions to homes shall require a Unit Plan Amendment unless waived by the Planning Manager.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>1A completed, 1B/II , 1C, 2A, 2B applicable</i>
VTM 18	18	Energy Star products and appliances shall be utilized during construction of the homes. Proof of Energy Star compliance shall be submitted to the Planning and Building Divisions before application for building permit.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 19	19	The project parcel (easterly parcel) contains open space and trails that connect to the Bay Area Ridge Trail. The vehicle and instruments by which all project open space would be preserved in perpetuity, as well as owned and maintained, shall be subject to the review and approval of the Planning Division and Public Works Department.	<i>Misc 1C, 2A, 2B</i>	<i>Applicable</i>

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VTM 20	20	The portion of the project on the west side of Columbus Parkway shall be owned in fee simple by either developer, a Homeowners Association, a Geologic Hazard Abatement District, or the Landscape Maintenance District. A Conservation Easement shall be established which will set forth the responsibilities for maintenance of the property and monitoring of any wetlands that have been created on this site. This Conservation Easement shall be agreeable to the City of Vallejo Planning Division, the U.S. Army Corps of Engineers, and the Bay Area Regional Water Quality Control Board. This Conservation Easement shall be held by a third party land trust non-profit with an endowment to fund the monitoring and long term maintenance.	<i>Misc 1B/II, 1C</i>	<i>Applicable</i>

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VTM 21	21	<p>Developer shall implement the following basic, enhanced and optional control measures shall be implemented during grading and the construction of street improvements of the proposed project:</p> <ul style="list-style-type: none"> <li>a. Water all active construction areas at least twice daily;</li> <li>b. Cover all trucks hauling soil, sand, and other loose materials to and from the site or require such trucks to maintain at least two feet of freeboard;</li> <li>c. During grading and paving operation, apply water three times daily, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.</li> <li>d. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.</li> <li>e. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.</li> <li>f. Hydroseed or apply (nontoxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).</li> <li>g. Enclose, cover, water twice daily or apply (nontoxic) soil binders to exposed stockpiles (dirt, sand, etc.)</li> <li>h. Limit traffic speeds on unpaved roads to 15 mph.</li> <li>i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li> <li>j. Replant vegetation in disturbed areas as quickly as possible.</li> <li>k. Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.</li> <li>l. Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas.</li> <li>m. Suspend excavation and grading activity when sustained winds exceed 25 mph as directed by the City Engineer.</li> <li>n. Minimize the area subject to excavation, grading, and other construction activity at any one time where reasonably possible.</li> <li>o. Route any temporary haul roads to the soil stockpile area away from existing neighboring land uses.</li> <li>p. Water sprays shall be utilized to control dust when material is being added or</li> </ul>	SIA 1B/II , 1C, 2A, 2B	Applicable

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VTM 22	22	All construction and grading activities shall conform to the hours listed in section 12.40.070 part B of the City’s Municipal Code. Therefore, all grading and noise including, but not limited to, warming of equipment motors, in residential zones or within 1,000 feet of any residential occupancy, hotel, motel or hospital shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.	Misc 1B/II , 1C, 2A, 2B	Applicable
VTM 23	23	All construction equipment used on site shall be required to conform to the noise limits shown in Figure 11 of the City’s Noise Element of the General Plan.	Misc 1B/II , 1C, 2A, 2B	Applicable
VTM 24	•24	<p>•The Developer shall develop a site-specific noise reduction program prior to the issuance of a grading permit, subject to City review and approval, which includes the following measures:</p> <ul style="list-style-type: none"> <li>• a. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems.</li> <li>• b. An on-site complaint and enforcement manager shall be posted to respond to and track complaints.</li> <li>• c. A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices are completed prior to the issuance of a building permit (including construction hours, neighborhood notification, posted signs, etc.).</li> <li>• d. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).</li> <li>• e. Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</li> <li>• f. Stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible.</li> </ul>	Misc 1B/II , 1C, 2A, 2B	Applicable



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VTM 25	25	A noise study shall be done prior to any Unit Plan approval to satisfy General Plan Noise Policy 1a. If the study concludes that additional sound mitigation is necessary, the City may, at its sole discretion, require a freestanding sound wall, fence or a sound wall and berm combination with an effective height of 6 feet above grade along the residential property lot line closest to Columbus Parkway for the proposed residences along the western side of A Drive (Lots 1 through 28) to meet the City’s 60 dBA Ldn exterior noise standard. If required by the City, this would be shown on the Final Map.	<i>Pre Final Map 2A</i>	<i>Applicable</i>
VTM 26	26	Ground-disturbing activities on the western parcel shall be monitored by, or under the direct supervision of, a qualified archaeologist. A qualified archaeologist would meet the Secretary of the Interior’s Professional Qualification Standards for Archaeologists. The archaeological monitor shall be empowered to halt construction at the location of the discovery to review possible archaeological material and to protect the resource while the finds are being evaluated. Ground-disturbing activities may include, but are not limited to, excavation, augering, grading, dredging, clearing, potholing, grubbing, and stump removal. The monitoring shall continue until, in the archaeologist’s judgment, cultural resources are not likely to be encountered.  If archaeological deposits are identified, it is recommended that such deposits be avoided by project activities. If such deposits cannot be avoided, they should be evaluated by a qualified archaeologist for their significance in accordance with the California Register. If the resources are not significant, further protection is not necessary. If the resources are significant, they would need to be avoided by adverse effects or such effects must be mitigated.  Upon completion of the archaeological monitoring or evaluation, a report shall be prepared documenting the methods, findings, and recommendations, as warranted, of the supervising archaeologist. The City shall require that the recommendations are followed. This report shall be submitted to the North West Information Center and appropriate City agencies.  Project personnel should not collect or move any archaeological material. Fill soils that may be used for construction purposes should not contain archaeological materials.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>1B/I and 1B/II Completed; 1C, 2A, 2B Applicable</i>
VTM 27	27	As an alternative to monitoring, pre-construction subsurface examination shall be conducted in the prehistorically-sensitive area on the western parcel to identify potentially-significant, unidentified subsurface deposits. Pre-construction subsurface examination may include, but is not limited to, augering, shovel test pits, excavation units, and trenching.  Following the completion of pre-construction testing, a report shall be prepared to document the methods, findings, if any, and recommendations, if warranted, of the archaeologist supervising the subsurface examination. The City shall require that the recommendations are followed. This report shall be submitted to the City, and the City will distribute the report to other agencies as warranted.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>

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VTM 28	28	As required by Section 15126.4(b)(3)(C), State of California Government Code, prior to any demolition on the site, a data recovery plan shall be prepared which details how the data potential of the Miller-Bordoni house and associated features will be realized. The plan shall include measures for: <ul style="list-style-type: none"> <li>a. Historic American Buildings Survey (HABS)-style photographic documentation of the Miller-Bordoni house (including the cellar) and contributing outbuildings.</li> <li>b. Scale plan drawings of the old house and large barn, clearly showing spatial divisions.</li> <li>c. Archaeological testing of the refuse deposit west of the old house.</li> </ul>	1A	Completed
VTM 29	29	Should human remains be encountered by project activities, construction activities shall be halted and the County Coroner notified immediately. If the human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of this identification, and a qualified archaeologist shall be contacted to evaluate the situation. The NAHC would identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. Upon completion of such analysis and/or recovery, the archaeologist shall prepare a report documenting the methods and results of the investigation. This report shall be submitted to the NWIC.	Misc 1B/II, 1C, 2A, 2B	1B/I and 1B/II completed; 1C, 2A, 2B applicable
VTM 30	30	If during ground-disturbing activities paleontological resources are identified within the project area, all work within 50 feet of the discovery should be halted and a qualified paleontologist contacted to evaluate the finds and make recommendations. If the paleontological resources are not significant as determined by a qualified paleontologist, no further protection is necessary. If such paleontological resources are found to be significant, they should be avoided by project activities. If avoidance is not feasible, adverse effects to such paleontological resources should be mitigated. Upon completion of the paleontological assessment, a report should be prepared documenting the methods and results, as well as recommendations. The City shall require implementation of the recommendations of the report. The report should be submitted to the appropriate State agency and appropriate City agencies.	Misc 1B/II, 1C, 2A, 2B	1B/I and 1B/II completed; 1C, 2A, 2B applicable

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VTM 31	31	Immediately prior to tree removal, ground disturbance, or construction activities in marsh or wetland areas or riparian corridors, a qualified biologist shall survey the work area for western pond turtles. If turtles are found within the work area, they shall be moved to other suitable habitat at least 300 feet up- or down-stream from the work area. A qualified biologist with the appropriate permits will conduct all the relocations. Notes on the number of animals moved shall be kept, and the location where the animal was released shall be noted. A report shall be prepared at the end of each construction season detailing the results of the turtle survey and relocation effort. The report shall be submitted to the City and California Department of Fish and Game (CDFG) by November 30 of each year. Relocated pond turtles will be monitored weekly to ensure that they remain outside of the work area. Progress reports on the status of the relocated pond turtles will be submitted to the City on a monthly basis during the construction season.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II Completed; 1C, 2A, 2B Applicable</i>
VTM 32	32	Developer is responsible for obtaining any permits required by any State and/or Federal agency. If the permits require the Developer to provide reports, mitigation or other actions or measures (e.g., for Central Coast riparian shrub, burrowing owl, raptor or loggerhead shrike nesting, etc.), then the Developer shall provide such reports, mitigation or other actions or measures to the satisfaction of the governing State and/or Federal agency. When requested by City, Developer shall likewise send a letter to the City explaining such Developer compliance, and shall send City copies of compliance letters received by Developer from any such State and/or Federal agency.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C, 2A, 2B applicable</i>
VTM 33	33	If burrowing owls are found on the site, CDFG shall be notified. Developer is responsible for obtaining any permits required by any State and/or Federal agency. If the permits require the Developer to provide reports, mitigation or other actions or measures (e.g., for burrowing owl), then the Developer shall provide such reports, mitigation or other actions or measures to the satisfaction of the governing State and/or Federal agency. When requested by City, Developer shall likewise send a letter to the City explaining such Developer compliance, and shall send City copies of compliance letters received by Developer from any such State and/or Federal agency.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C,. 2A, 2B applicable</i>
VTM 34	34	If burrowing owls are nesting on the site, CDFG shall be notified. Developer is responsible for obtaining any permits required by any State and/or Federal agency. If the permits require the Developer to provide reports, mitigation or other actions or measures (e.g., for Central Coast riparian shrub, burrowing owl, raptor or loggerhead shrike nesting, etc.), then the Developer shall provide such reports, mitigation or other actions or measures to the satisfaction of the governing State and/or Federal agency. When requested by City, Developer shall likewise send a letter to the City explaining such Developer compliance, and shall send City copies of compliance letters received by Developer from any such State and/or Federal agency.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed 1C. 2A, 2B applicable</i>

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VTM 35	35	Developer is responsible for obtaining any permits required by any State and/or Federal agency. If the permits require the Developer to provide reports, mitigation or other actions or measures (e.g., for Central Coast riparian shrub, burrowing owl, raptor or loggerhead shrike nesting, etc.), then the Developer shall provide such reports, mitigation or other actions or measures to the satisfaction of the governing State and/or Federal agency. When requested by City, Developer shall likewise send a letter to the City explaining such Developer compliance, and shall send City copies of compliance letters received by Developer from any such State and/or Federal agency.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C. 2A, 2B applicable</i>
VTM 36	36	Prior to any construction activity, the developer shall work with a certified arborist to conduct a survey of all eucalyptus trees on the site or immediately adjacent to the site to identify trees that may be damaged or destabilized by the proposed construction activities and infrastructure improvements. Trees that will be removed or pruned should be identified early in the planning process to avoid delays once construction is initiated. If eucalyptus trees are removed, they shall be replaced with native species suitable for the site and specified in a tree replacement plan.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C. 2A, 2B applicable</i>
VTM 37	37	Prior to any tree pruning, tree removal, or construction activities during the raptor breeding season (February-August), a qualified biologist shall conduct nest surveys to locate any active nests on or immediately adjacent to the property. Preconstruction surveys shall be conducted at 30 day intervals unless construction activities have been initiated in an area. Preconstruction surveys shall be conducted between February 1 and August 31. These may be accomplished in combination with pre-construction burrowing owl surveys (see Condition 32). If construction activities are initiated in the non-breeding season or extend over more than one breeding season, at least one preconstruction survey shall be conducted in each breeding season. Locations of active nests shall be described and the following protective measures shall be implemented: 1) Establishment of clearly-delineated (i.e., orange construction fencing) avoidance areas around each nest site that is a minimum of 300 feet from the dripline of the nest tree; 2) Monitoring by a qualified biologist of active nest sites within an exclusion zone on a weekly basis throughout the nesting season to identify any signs of disturbance; and 3) If the qualified biologist identifies signs of disturbance, relocation of construction activities pursuant to the biologist's recommendation until signs of disturbance are eliminated. These protective measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active. A report shall be prepared at the end of each construction season detailing the results of the preconstruction surveys. The report shall be submitted to the City and CDFG by November 30 of each year.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C.. 2A, 2B applicable</i>
VTM 38	38	Drainage systems associated with the project shall be designed to ensure that there is no net increase in baseline dry season (May 1 through October 15) discharge into the un-named stream on the site or other local tributaries. This no net increase standard shall be accomplished by incorporating source control and treatment measures to evaporate or infiltrate all dry season runoff. Design of the drainage system shall be approved by the City Engineer.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<b>Orig. VTM Cond. #</b>	<b>New Master Condition #</b>	<b>Changes From Original Text Shown in Redline – Text Now Applicable</b>	<b>Applicable Phase and Timing</b>	<b>Status</b>
VTM 39	39	Developer is responsible for obtaining any permits required by any State and/or Federal agency. If the permits require the Developer to provide reports, mitigation or other actions or measures (e.g., for Central Coast riparian shrub, burrowing owl, raptor or loggerhead shrike nesting, etc.), then the Developer shall provide such reports, mitigation or other actions or measures to the satisfaction of the governing State and/or Federal agency. When requested by City, Developer shall likewise send a letter to the City explaining such Developer compliance, and shall send City copies of compliance letters received by Developer from any such State and/or Federal agency.	Misc 1B/II , 1C, 2A, 2B	1B/I and 1B/II completed; 1C, 2A, 2B applicable
VTM 40	40	Developer is responsible for obtaining any permits required by any State and/or Federal agency. If the permits require the Developer to provide reports, mitigation or other actions or measures (e.g., for Central Coast riparian shrub, burrowing owl, raptor or loggerhead shrike nesting, etc.), then the Developer shall provide such reports, mitigation or other actions or measures to the satisfaction of the governing State and/or Federal agency. When requested by City, Developer shall likewise send a letter to the City explaining such Developer compliance, and shall send City copies of compliance letters received by Developer from any such State and/or Federal agency.	Misc 1B/II , 1C, 2A, 2B	1B/I and 1B/II completed; 1C, 2A, 2B applicable
VTM 41	41	Construction and grading of the project shall avoid jurisdictional wetlands not approved for filling, as shown in the verified delineation map, to the maximum extent practicable. The developer shall design the final plan as shown on the Final Map to retain jurisdictional features to the extent practicable and establish protective buffers (minimum 50-100 feet wide) around all retained jurisdictional wetland areas. The final plan shall demonstrate no significant change to pre-project hydrology or water quality or quantity (including avoidance of the runoff and stormwater to the existing seeps, wetlands and riparian areas during the construction or operation period).	Misc 1B/II , 1C, 2A, 2B	1B/I and 1B/II completed; 1C, 2A, 2B applicable
VTM 42	42	The Developer is responsible for obtaining any permits required by any State and/or Federal agency. If the permits require the Developer to provide reports, mitigation or other actions or measures (e.g., for Central Coast riparian shrub, burrowing owl, raptor or loggerhead shrike nesting, etc.), then the Developer shall provide such reports, mitigation or other actions or measures to the satisfaction of the governing State and/or Federal agency. When requested by City, Developer shall likewise send a letter to the City explaining such Developer compliance, and shall send City copies of compliance letters received by Developer from any such State and/or Federal agency.	Misc 1B/II , 1C, 2A, 2B	1B/I and 1B/II completed; 1C, 2A, 2B applicable

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 43	43	<p>Developer shall consult with National Marine Fisheries Service to determine if the un-named creek is considered Essential Fish Habitat (EFH). If the creek is determined by National Marine Fisheries to be EFH, then the project shall implement the following measures to minimize impacts to this habitat.</p> <ul style="list-style-type: none"> <li>a. Implement best management practices (BMPs) for sediment control during construction and maintenance operations. These can include avoiding ground disturbing activities during the wet season; minimizing exposure time of disturbed lands; using erosion prevention and sediment control methods; minimizing the spatial extent of vegetation disturbance; maintaining buffers of vegetation around wetlands, streams, and drainage ways; and avoiding building activities in areas of steep slopes and areas prone to mass wasting events with highly erodible soils. Use methods such as sediment ponds, sediment traps, bioswales, or other facilities designed to slow water runoff and trap sediment and nutrients.</li> <li>b. Avoid using hard engineering structures for shoreline stabilization and channelization when possible. Use bioengineering approaches (i.e., using vegetation approaches with principles of geomorphology, ecology, and hydrology) to protect shorelines and river banks. Naturally stable shorelines and river banks should not be altered.</li> <li>c. Encourage comprehensive planning for watershed protection so as to avoid filling and building in floodplain areas affecting EFH. Development sites should be planned to minimize clearing and grading, cut-and-fill, and new impervious surfaces.</li> <li>d. Where feasible, remove impervious surfaces from riparian and shoreline areas, and reestablish wetlands and native vegetation.</li> <li>e. Protect and restore vegetated buffer zones of appropriate width along all streams, lakes, and wetlands that include or influence EFH.</li> <li>f. Manage stormwater to duplicate the natural hydrologic cycle, maintaining natural infiltration and runoff rates to the maximum extent practicable.</li> <li>g. Where in-stream flows are insufficient to maintain water quality and quantity needed for EFH, establish conservation guidelines for water use permits and encourage the purchase or lease of water rights and the use of water to conserve or augment in stream flows in accordance with State and federal water law.</li> <li>h. On-site disposal systems should be properly designed and installed. They should be located away from open waters, wetlands, and floodplains.</li> </ul>	Pre Final Map 1B/ II, 1C, 2A, 2B	Completed

**MASTER CONDITIONS**

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VTM 44	44	If grading or construction will begin within the breeding season for passerines (songbirds) (March – August), a qualified biologist shall conduct surveys of the grassland and riparian habitats on-site and the existing buildings to identify any bird species that are nesting on-site. These surveys shall be carried out no sooner than two weeks prior to the start of construction. Impacts to active nests shall be avoided by establishing a 100-foot exclusion zone around all active nests, within which construction-related activities shall be prohibited until nesting is complete or the nest is abandoned. A qualified biologist shall monitor each nest once per week in order to track the status of each nest and inform the project Developer of when a nest area has been cleared for construction. Alternatively, the project Developer shall apply for a federal depredation permit for migratory birds from the USFWS, with notification to the CDFG, if nests are to be disturbed during the nesting season.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 45	45	Prior to issuance of any grading permits for the project, the Developer shall provide a rodent control plan to be implemented during project grading and construction. This plan shall be reviewed and approved by the Planning Division and any necessary qualified consultants before issuance of a grading permit.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II Completed; 1C, 2A, 2B Applicable</i>
VTM 46	46	The Developer shall comply with City Code Sections 3.18.080 and 3.18.100 through the dedication of Parcel C (the 6.7 acre parcel adjacent to the existing Highlands Park), and the development of both Parcel C and the existing Highlands Park.	<i>Misc 1B/I</i>	<i>Applicable</i>
VTM 47	47	The developer shall design and construct the proposed park improvements to Parcel C and the remaining portions of Highlands Park, to the satisfaction of the City of Vallejo and the Greater Vallejo Recreation District (GVRD). The applicant must obtain GVRD’s approval of the masterplan for the park prior to proceeding with construction documents. The proposed park improvement plans have been approved by GVRD and the City. The Developer has posted a bond for the completion of the park improvements. The Developer will complete the park improvements as set forth in the approved plans with the completion of Phase 1B/I Developer shall commence construction of the park improvements within 45 days of the parties execution of the Phase 1B/I SIA.	<i>SIA 1B/I</i>	<i>Applicable</i>
VTM 48	48	The proposed park improvements are generally described as follows: an appropriately size, off-street parking lot, a full-size soccer field, at least one basket-ball court, bocce ball courts, a play area with equipment, various picnic facilities, a restroom building, paved pathways, path lighting, full landscaping throughout the developed areas, and trails with seating areas. The proposed park improvement plans have been approved by GVRD and the City. The Developer has posted a bond for the completion of the park improvements. The Developer will complete the park improvements as set forth in the approved plans with the completion of Phase 1B/I. Developer shall commence construction of the park improvements within 45 days of the parties execution of the Phase 1B/I SIA..	<i>SIA 1B/I</i>	<i>Applicable</i>

**MASTER CONDITIONS**

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VTM 49	49	The developer shall generally agree to complete the park improvements under the same development schedule as the improvements proposed for Columbus Parkway, as more specifically described as follows: The proposed park improvement plans have been approved by GVRD and the City. The Developer has posted a bond for the completion of the park improvements. The Developer will complete the park improvements as set forth in the approved plans with the completion of Phase 1B/I. Developer shall commence construction of the park improvements within 45 days of the parties execution of the Phase 1B/I SIA.	<i>SIA 1B/I</i>	<i>Applicable</i>
VTM 50	50	The developer shall provide a 90-day maintenance period after the City and GVRD have accepted the park improvements. Developer shall provide a one-year warranty bond for all such City-accepted park improvements.	<i>SIA 1B/II</i>	<i>Applicable</i>
VTM 51	51	The developer shall include the costs of ongoing park maintenance within a subdivision-wide Landscape-Lighting Management District (LLMAD) or similar funding mechanism. This mechanism shall provide funding for GVRD to maintain and irrigate the new park (6.7 acres) over-and-above the approximately \$2,500/acre annual base-line maintenance that will be provided by GVRD. Initial estimates project that the LLMAD funding should be designed to generate approximately \$7,500/acre annually (including the cost of water).	<i>SIA 1B/II</i>	<i>Applicable</i>
VTM 52	52	The entire area within the proposed Tentative Map shall be annexed into GVRD at the same time that it is annexed into the City of Vallejo.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 53	See new 53 (a) through 53(1)			
V T M 5 3 through 57	53(a)	The details of the Interim Improvements and the Ultimate Improvements are set forth in Attachment 1. Attachment 1 contains the draft Columbus Parkway Improvement Phasing Plan for the Interim Improvements relative to Phases 1B/I, 1B/II, 1C, 2A, 2B. Such Plan shall be subject to review and approval by the City Engineer prior to the final map approval for Phase 1B/II.  Attachment 1 also contains the draft Columbus Parkway Improvement Phasing Plan for the Ultimate Improvements. Such Plan shall be subject to review and approval by the City Engineer prior to the final map approval for Phase 1B/II.	<i>Pre-Final Map 1B/II</i>	<i>Applicable</i>



**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
V T M 5 35 through 57	353(b)	If City does not already have such right of way in its possession, then Developer shall grant to City at no cost to the City all of the required right of way for the Interim Improvements, and any additional right of way, if any needed, for the construction of the Ultimate Improvements. Developer’s cost, including, but not limited to the value of the land, for this condition are separate and in addition to the costs pursuant to Master Conditions 53(e), 53(j), and 53(n). City shall determine the nature of the interest in land that it requires (e.g., easement, fee, etc.), the documentation, and the time of the performance of such grant. If instead, City already has such right of way in its possession, then City shall grant Developer encroachment permits and any other permissions that provide Developer access to such right of way, at no cost to Developer, for Developer to perform any and all activities necessary or desirable to the development of the Project.	Pre-Final Map 2A	Applicable
V T M 5 35 through 57	353(c)	Phase 1B/I shall consist of four (4) lots. The purpose of Phase 1B/I is simply to allow for the immediate construction of the park improvements (see, for example, Master Conditions 47, 48, 49), to attach no other performance conditions to the Phase 1B/I SIA than the park improvements, but to not allow any development of Phase 1B/I until all relevant Master Conditions relating to Phase 1B/II (designated in the Master Conditions as "Phase 1B/II SIA") have been satisfied. Therefore, no residential building permits or occupancy permits shall be issued by City for Phase 1B/I until all relevant Master Conditions relating to Phase 1B/II (designated in the Master Conditions as "Phase 1B/II SIA") have been satisfied (unless City determines that such permits may <u>be issued and Developer executes an amendment to the Phase 1B/I SIA providing for improvement plans, performance and payment bonds and other provisions relating to the construction of public improvements</u> ), Developer owes no Interim Improvements with Phase 1B/I (4 units with Phase 1B/I; 103 total Project Units so far), and no other Master Conditions other than those expressly listed as attaching to Phase 1B/I SIA shall be attached to the Phase 1B/I SIA. The Phase 1B/II SIA shall bond for and satisfy all Master Conditions that otherwise would have applied to Phase 1B/I.	SIA 1B/I; Misc. 1B/I	

**MASTER CONDITIONS**

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V T M 5 3 through 57	53(d)	<p>Developer shall design and construct the following Interim Improvements as part of Phase 1B/II (66 additional units,(70 units total when adding Phases 1B/I and 1B/II); 169 total Project units so far):</p> <p>b. Columbus Parkway and Benicia Road signalized intersection improvements 1B and 1C and widening of Columbus Parkway pursuant to Attachment 1 (description of improvements) and Exhibit B (Phase Conceptual Plan) prepared by McKay &amp; Soms and approved by City Engineer dated _____ and cost estimates.</p> <p>Phase 1B/II Interim Improvements will include the widening and reconstruction of Columbus Parkway from approximately station 115+00 to the intersection of Benicia Road. The widening will include two 12 foot lanes in each direction, a 5' bike lane in each direction, and a 5' sidewalk on the east side of the road. The improvements will also include a striped 4' median. Curb and gutter will be constructed on both sides of the road. Improvements will include widening of Benicia Road to allow for a dedicated 11'wide turn pocket. The pavement will be striped to allow for ultimate traffic movements including two 12' lanes in each direction on Columbus Parkway and a left turn pocket on Benicia Road. Traffic Signals will be installed to allow for ultimate traffic movements. A water quality basin will be constructed on the west side of Columbus Parkway. Inclusion of surface and signal improvements will be the construction of underground utilities to their ultimate length to accommodate ultimate widening within this phase.</p>	<i>SIA 1B/II</i>	<i>Applicable</i>
V T M 5 3 through 57	53(e)	Attachment 1 contains the draft Columbus Parkway Improvement Phasing Plan for the Ultimate Improvements. Such Plan shall be subject to review and approval by the City Engineer prior to the Final Map approval for Phase 1B/II.	<i>Pre-Final Map 1B/II</i>	<i>Applicable</i>
	53(f)	Developer shall make the payments set forth in Attachment 1 for the cost of the Ultimate Improvements to be built by City. Said payments shall be deposited in a separate account, and shall only be used by the City only to fund the construction of the Ultimate Improvements by the City of Vallejo (as set forth in Attachment 1). The City shall provide a credit to Developer for Traffic Impact Mitigation Fees (TIMF) owed by Developer, estimated to be \$1,942,675 for funds expended by Developer for design and construction costs for all phases of the Ultimate Improvements, as more specifically set forth in Attachment 1.	<i>Misc. 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
V T M 5 3 through 57	53(g)	Developer shall make a payment, per residential unit, at building permit issuance, as set forth in Attachment 1, to mitigate their fair share of any adverse impact on the existing storm drain culvert under Benicia Road that will result from drainage flows from the Bordoni Ranch Subdivision to the satisfaction of the City Engineer and Vallejo Sanitation and Flood Control District.	<i>Misc. 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
V T M 5 3 through 57	53(h)	Developer owes no Interim Improvements with Phase 1C (Phase 1C shall have 71 additional units, 240 units total).	<i>N/A</i>	<i>N/A</i>

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V T M 5 3 through 57	53(i)	<p>The details of the Interim Improvements and the Ultimate Improvements are set forth in Attachment 1. Attachment 1 contains the draft Columbus Parkway Improvement Phasing Plan II for the Interim Improvements relative to Phase 2A. Such Plan shall be subject to review and approval by the City Engineer prior to the final map approval for Phase 1B/II .</p> <p>Attachment 1 also contains the draft Columbus Parkway Improvement Phasing Plan for the Ultimate Improvements. Such Plan was subject to review and approval by the City Engineer prior to the final map approval for Phase 1B/II .</p>	<i>Pre-Final Map 1B/II</i>	<i>Applicable</i>
V T M 5 3 through 57	53(j)	<p>Developer shall design and construct the following interim roadway improvements as part of Phase 2A (124 additional units, 364 units total):</p> <p>c. Columbus Parkway and Bordoni Ranch Road signalized intersection improvements and widening of Columbus Parkway Phase 2A pursuant to Attachment 1 (description and Improvements) and Exhibit B (Phase Conceptual Plan) prepared by MacKay &amp; Soms and approved by the City Engineer dated _____ and cost estimates.</p> <p>Interim Improvements to be constructed as part of Phase 2A will be between approximately stations 94+25 and 105+25. It will include curb and gutter on Bordoni Drive at the entrance to the development. Curb and gutter will be constructed about 50 feet along east side of Columbus Parkway. The existing pavement will be striped for a new 11' wide left turn pocket on to Bordoni Drive at the development and to allow for interim traffic movements on Columbus Parkway. Traffic signals will be constructed in their ultimate location and will be equipped to allow for interim traffic movements. The ultimate location includes two 12 foot lanes in each direction, a 5' bike lane in each direction and a 5' wide sidewalk on the east side of the road. Rough grading will be completed to allow for the ultimate widening between Benicia Road and Regent Drive. A water quality basin will be constructed on the east side of Columbus Parkway. Inclusion of surface and signal improvements will be the construction of underground utilities to their ultimate length to accommodate ultimate widening within this phase.</p>	<i>SIA 2A</i>	<i>Applicable</i>
V T M 5 3 through 57	53(k)	<p>The details of the Interim Improvements and the Ultimate Improvements are set forth in Attachment 1. Attachment 1 contains the draft Columbus Parkway Improvement Phasing Plan II for the Interim Improvements relative to Phase 2B. Such Plan shall be subject to review and approval by the City Engineer prior to the final map approval for Phase 1B/II .</p> <p>Attachment 1 also contains the draft Columbus Parkway Improvement Phasing Plan for the Ultimate Improvements. Such Plan was subject to review and approval by the City Engineer prior to the final map approval for Phase 1B/II .</p>	<i>Pre-Final Map 1B/II</i>	<i>Applicable</i>

**MASTER CONDITIONS**

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VTM 53 through 57	53(l)	<p>Developer shall design and construct the following interim roadway improvements as part of Phase 2B (70 additional units, 434 units total):</p> <p>d. Columbus Parkway and Georgia Street signalized and widen intersection with widening of Columbus Parkway pursuant to Attachment 1 (description of improvements) and Exhibit B (Phase Conceptual Plan) prepared by MacKay &amp; Somp and approved by the City Engineer dated _____.</p> <p>Interim Improvements to be constructed as part of Phase 2B include widening of Columbus Parkway at the intersection of Georgia St. to allow for ultimate traffic movements at the intersection. These improvements will be between approximate stations 49+00 and 61+50. The widening will transition to the existing lanes approximately 500 feet on both sides of the intersection. Curb and gutter will be constructed at the curb returns and up to approximately 100 feet along Columbus Parkway. The pavement will be striped to allow for ultimate traffic movements on Columbus Parkway including two 12' wide through lanes. The existing signals will be modified to allow for ultimate traffic movements. Rough grading will be completed to allow for the ultimate widening between Georgia St. and Regents Park Drive. Inclusion of surface and signal improvements will be the construction of underground utilities to their ultimate length to accommodate ultimate widening within this phase.</p>	<i>SIA 2B</i>	
VTM 54	54 See 53(a) through 53(l)	N/A	See New Master Conditions 53(a) through 53(l)	
VTM 55	55 See 53(a) through 53(l)	N/A	See New Master Conditions 53(a) through 53(l)	
VTM 56	56	Developer shall submit complete Columbus Parkway Improvement Plans for the Ultimate Improvements to the City for review and comment by the City Engineer.	<i>Pre Final 2A</i>	<i>1A Completed; 1B/II, 2A, 2B Applicable</i>
VTM 57	57	N/A	<i>See New Conditions 53 through 55</i>	
VTM 58	58	At Developer’s request, and at no cost to the City, City will establish a Local Improvement Benefit District in accordance with Chapter 14.36 of the Vallejo Municipal Code that will allow for the potential reimbursement to the Developer of approximately \$2,000,000.00 of the cost for the phased interim improvements to Columbus Parkway.	<i>SIA 2B, 2C, 2A, 2B</i>	<i>Applicable</i>

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VTM 59	59(a)	This Master Conditions, segregated into applicable Phases of the Project, refine and clarify the Certified EIR Mitigation Measures for the project; Developer's compliance with these Master Conditions shall be considered compliance with all such Certified EIR Mitigation Measures.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 59	59(b)	In the event construction precedes other approved development that would contribute to the need for widening of Columbus Parkway (including the Rose Center project), the applicant shall widen Columbus Parkway between Benicia Road and Rose drive to include two through lanes of traffic in each direction plus left-turn pockets, acceleration/deceleration lanes, curb, gutter, storm drain, sidewalk, and bike lanes or paths prior to occupancy of the 175th residential unit within the Bordonni project subject to an allocation and reimbursement agreement to be entered into between the applicant and the City of Benicia that provides for recovery by the applicant of the fair share contributions of other development that will be served by the improvements. In the event other development that would contribute to the need for widening of Columbus Parkway between Benicia Road and Rose Drive precedes the Bordonni project and constructs such widening improvements, the applicant shall contribute its fair share, to be determined by the Cities of Vallejo and of Benicia, for widening of Columbus Parkway between Benicia Road and Rose Drive to accommodate two travel lanes in each direction. Payment will help facilitate the timely completion of the improvements. The roadway widening would improve operations to LOS C during the AM and PM peak hours.	<i>The Rose Center preceded development of the Bordonni Project.</i>	<i>Applicable</i>
VTM 59	59(c)	The Developer shall contribute its fair share, to be determined by the Cities of Vallejo and Benicia, towards improvement of the Columbus Parkway/Rose Drive intersection to include an exclusive westbound right-turn lane. This mitigation would improve operations at Rose Drive/Columbus Parkway to LOS D during the AM peak hour.	<i>Misc.</i>	<i>Completed</i>
VTM 60	60	Submit on-site and off-site cost estimates that matches the construction plans for review and approval by the City Engineer. Any and all costs associated with infrastructure improvements required to accommodate the on-site subdivision are separate and in addition to the costs pursuant to Condition 53 above.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 61	61	The number of off street parking spaces within future designated park area shall be a minimum of 35. Thirty five (35) parking spaces has been approved by City and GVRD.	<i>SIA 1B/II</i>	<i>Completed</i>
VTM 62	62	Design and construct improvements to Regents Park Drive between Columbus Parkway and Brunswick Dr. to City Standards and said improvements shall provide for a left turn lane to “K” street. Developer’s cost, including, but not limited to the value of the land, for this condition are separate and in addition to the costs pursuant to Condition 53 above.	<i>1A</i>	<i>Completed</i>
VTM 63	63	Design and construct “K” street improvements between Regents Park Drive and Abbey Drive in accordance with City Standards and said improvements shall be designed with minimum six foot landscaped raised median, eight foot parking lanes on each side with thirteen foot travel lanes.	<i>1A</i>	<i>Completed</i>
VTM 64	64	Design and construct improvements in accordance with City Standards to widen Saxoney Court and install standard curb and gutter to the south side of the court. Face of curb to face of curb shall be 34 feet.	<i>SIA 1C</i>	<i>Applicable</i>

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VTM 65	65	Entrance to the project (Bordoni Drive) from Columbus Parkway shall have standard curb return and no island within the entrance. Developer’s cost, including, but not limited to the value of the land, for this condition are separate and in addition to the costs pursuant to Condition 53 above.	<i>SIA 2A</i>	<i>Applicable</i>
VTM 66	66	Prior to approval of Final Map, the annexation of the property on which the Bordoni Ranch Subdivision will be built must be completed and recorded and a certified copy of the recorded annexation map shall be submitted to the City Engineer.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>1B/I and 1B/II, 2C, 2A, 2B Completed</i>
VTM 67	67	If the parcel(s) located at the northwest corner of Columbus Parkway and Benicia Road (APN 072-180-030 and 072-180-050) is to be used for a detention basin, habitat mitigation, park or open space for the Bordoni Ranch Subdivision, then a conservation easement across this parcel shall be recorded prior to Final Map approval. If this parcel is used for these purposes or any other purpose related to the Bordoni Ranch Subdivision, then the Developer shall design and construct frontage improvements along the Benicia Road frontage. In order to minimize encroachment into the existing wetlands along the Benicia Road frontage, the City will consider at the sole discretion of the City Engineer modifications to the City Standards.	<i>Pre-Final Map 1C</i>	<i>Applicable</i>
VTM 68	68	Developer shall landscape the entire Bordoni Ranch Subdivision frontage along Columbus Parkway, pursuant to Conceptual Landscape Plans, per approved Bordoni Vesting Tentative Map. Developer’s cost for this condition are separate and in addition to its costs pursuant to Condition 53 above.	<i>SIA 2A, 2B</i>	<i>Applicable</i>
VTM 69	69	The Developer, at its cost, shall underground all overhead utilities at the intersections of Columbus Parkway and Benicia Road, and at Columbus Parkway and Georgia Street when making the intersection improvements at those locations. All existing overhead utility wires from the Columbus Parkway/Benicia Road intersection to the old ranch house gate and onto the property will also be either removed or undergrounded. The existing riser for the power backfeed will be removed when the Bordoni Drive intersection is constructed. All of this work is to be completed by the Developer at no cost to the City. <u>Developer’s cost for this condition are separate and in addition to its costs pursuant to Conditions 53 (a) – (l).</u>		
VTM 70	70	Subdrains shallower than 15 feet that are crossing single family lots must be disclosed in the deed to the home buyer, if any. Prior to building permit issuance Developer shall submit to City evidence of this disclosure.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 71	71	Landscaping, irrigation and fencing shall be installed as required by the City. Fence design and location shall be approved by the Public Works Department and Planning Division. As required by the City, signage identifying the area as “protected - no admittance”, shall be installed.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>

## MASTER CONDITIONS

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 72	72	Prior to approval of the Final Map, establish a Homeowners Association for operation and maintenance of private open space, landscaping, irrigation system, drainage ditches, fences, masonry walls, and appropriate signage and hardware, and other private facilities subject to the approval of the Planning Division, Public Works Director, and the City Attorney. The Covenants, Conditions and Restrictions of all deeds issued within the subdivision shall contain provisions requiring participation in the said Homeowners Association. The Homeowners Association must accept the above private subdivision improvements prior to City's acceptance of the public improvements.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 73	73	Parcels A thru H shall be owned & maintained by a Homeowners Association or, at the City's discretion Developer shall provide a landscape maintenance easement over said parcel, to be maintained by a Landscape Maintenance District to be formed by City at the Developer's request and cost.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Completed</i>
VTM 74	74	On August 24, 2010, upon the Developer's request and in compliance with the formation and assessment procedures of Proposition 218 the City Council order the formation of the Bordoni Ranch Landscape Maintenance District ("District") and the collection of assessments pursuant to Assessment Methodology contained in the Engineer's Formation Report. The District's boundaries include all the lands within the residential subdivision known as Bordoni Ranch, three parcels of land adjacent to the Bordoni Ranch subdivision, as well as two parcels on the west side of Columbus Parkway that are the site of a planned detention basin/wetland. The District's purpose is to ensure the ongoing annual maintenance, operation and servicing of local landscape improvements, open space areas and park facilities as described in Description of Improvements and Services in the Engineer's Formation Report.	<i>IA, 1B/II , 1C, 2A, 2B</i>	<i>IA Completed; 2B, 1C, 2A, 2B Applicable</i>
VTM 75	75	Submit line of sight traffic plans for all intersections for review and approval by the City Traffic Engineer. Line of sight at Columbus Parkway shall be clear of any proposed slopes, landscaping or other obstructions.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 76	76	An independent soils and geotechnical review of the project may be required by the City. The City shall select the soils engineer with the cost of the study to be borne by the developer.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 77	77	An access road (12' wide with 2' shoulders on each side) into open spaces shall be provided for the use of weed and fire suppression equipment. All "V" ditches shall be bridged for access to within 50 feet of the farthest corner.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 78	78	Proposed K Street intersects with Regent Park Drive at two locations. Regent Park Drive shall be renamed from Brunswick Drive southward.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 79	79	Access for new Sanitary Sewer Pump Station shall be submitted for approval of City Engineer.	<i>Pre Final Map 2A</i>	<i>Applicable</i>
VTM 80	80	Secure right of way and public utility easement from the City of Vallejo to extend K Street through the City/Greater Vallejo Recreation District park property.	<i>IA</i>	<i>Completed</i>
VTM 81	81	Provide the City with Flood Insurance Rate Maps and comply with Flood Damage Protection code of the City of Vallejo.	<i>IA</i>	<i>Completed</i>
VTM 82	82	NA	<i>See New Conditions 53)</i>	

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 83	83	<p>The Developer shall hire (at its sole expense) a Licensed Engineering Geologist, certified by the State of California, to prepare a geotechnical report in accordance with standards set forth by the State of California. The report shall provide recommendations to address any unstable soils and geologic conditions. These recommendations shall be implemented by the Developer. The subject engineer shall field inspect the work and provide written confirmation to the City Engineer that such work was done in accordance with the recommendations.</p> <p>The detailed final geotechnical design documents shall be reviewed and approved by the City and an independent Certified Engineering Geologist (retained by the City and paid for by Developer). Engineering solutions that should be included in the geotechnical report include the following:</p> <ul style="list-style-type: none"> <li>•Removal (over excavation) of the landslide material and implementation of slope stabilization engineering measures;</li> <li>•Stabilization of potentially unstable landforms;</li> <li>•Reconstruction of unstable slope areas; and</li> <li>•Siting proposed improvements away from the slopes that will remain unstable (avoidance).</li> <li>•Upon receipt and review of the geotechnical report, the City Engineer and Planning Division staff shall consider whether the proposed keyways required for slope stability would cause potential visual impacts related to their location and size. Should the City determine that significant off-site visual impacts may occur, potential mitigations could include requiring landscaping to screen off-site views, or requiring a color that is complementary to the surrounding area.</li> </ul>	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 84	84	<p>During project construction, grading and slope preparation activities shall be conducted under the supervision of a Registered Geotechnical Engineer or Certified Engineering Geologist and any design modifications necessitated by changes in field conditions shall be reviewed and approved by the City.</p>	<i>SIA 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C, 2A, 2B applicable</i>



**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 85	85	<p>All regraded slopes within the project site (both privately-owned and common open space areas) shall be maintained through an ongoing Slope Management Program, administered by a Geologic Hazard Abatement District (GHAD), Landscape Management District, Home-owners Association (HOA) or other mechanism approved by the City. The Slope Management Program shall be submitted to the City Engineer for review and approval prior to the approval of a Final Vesting Tentative Map.</p> <p>The Slope Management Program shall be developed and implemented by a Registered Geo-technical Engineer or Certified Engineering Geologist, who shall be responsible for identification and remediation of unstable slopes. The Slope Management Program shall identify the types of hazards found on-site, and shall include annual monitoring, at a minimum. Deed restrictions, easements, or other appropriate legal instruments shall be placed on all regraded slopes to allow monitoring and remediation activities, and to require the property owners to maintain appropriate landscaping and irrigation procedures. The Program shall include provisions for timely remediation of any identified slope problems, and shall be implemented and funded through the responsible district.</p> <p>Upon completion of the project and the establishment of the responsible district, the financial responsibility of maintaining the Slope Management Program shall be shifted from the project Developer to the responsible district. The Slope Management Program shall run in perpetuity with and be funded by the responsible district.</p>	<i>SIA 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C, 2A, 2B applicable</i>
VTM 86	86	Based on the geotechnical report prepared as part of Conditions 83, the City Engineer shall determine if compliance with State requirements for the evaluation of fault rupture hazard is required.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>1B/I, 1B/II, 1C, 2A, 2B Completed</i>
VTM 87	87	The Project shall be designed according to the 1997 Uniform Building Code, applicable local codes and in accordance with the generally accepted standard of geotechnical practice for seismic design in Northern California. All final design and engineering plans shall be approved by the City Engineer.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<b>Orig. VTM Cond. #</b>	<b>New Master Condition #</b>	<b>Changes From Original Text Shown in Redline – Text Now Applicable</b>	<b>Applicable Phase and Timing</b>	<b>Status</b>
VTM 88	88	<p>Construction-related erosion and sedimentation control measures shall be incorporated in a comprehensive erosion control plan to be reviewed and approved by the City prior to the issuance of a grading permit. The following measures shall be considered and incorporated into the erosion control plan as necessary to decrease erosion and sedimentation:</p> <ul style="list-style-type: none"> <li>• Before grading is concluded, a positive gradient away from the slopes must be established to carry the runoff away from the slopes to areas where erosion and sedimentation can be controlled.</li> <li>• Grading activities shall be scheduled to avoid soil disturbance during the rainy season.</li> <li>• Improvements (e.g., structures, roadways, and storm runoff conveyance features) shall be designed to divert excess runoff water from on-site slopes.</li> <li>• Interim controls, such as water bars, mulching of exposed slopes, installation of temporary culverts, rock slope protection, sediment traps, silt fences and/or straw wattles consistent with the Association of Bay Area Governments <i>Manual of Standards for Erosion and Sedimentation Control Measures</i> or the San Francisco Bay Region Regional Water Quality Control Board <i>Erosion and Sediment Control Field Manual</i> shall be implemented.</li> </ul>	SIA 1B/II , 1C, 2A, 2B	1B/I and 1B/II Completed; 1C, 2A, 2B Applicable
VTM 89	89	The Developer shall prepare a landscape design, irrigation and maintenance plan and a stormwater management plan to be submitted to the City for approval, prior to approval of a Final Map. The landscape plan and the stormwater management plan shall take into account City of Vallejo Standards for Landscape and Irrigation Plans and the City of Vallejo Hillside Development Guidelines. Long-term erosion and sedimentation control measures and stormwater management measures shall be considered and incorporated, as necessary, into the plans.	Pre Final Map 1B/II , 1C, 2A, 2B	1B/I and 1B/II Completed; 1C, 2A, 2B Applicable
VTM 90	90	In locations underlain by expansive soils and/or non-engineered fill, the designers of proposed building foundations and improvements (including sidewalks, roads, and utilities) shall consider these conditions. The design-level geotechnical investigation (required by condition 83) shall include measures to ensure that potential damage related to expansive soils and non-uniformly compacted fill are corrected. Options to correct these conditions may range from removal of the problematic soils and replacement, as needed, with properly conditioned and compacted fill, to design and construction of improvements to withstand the forces exerted during the expected shrink-swell cycles and settlements.	Pre Final Map 1C, 2A, 2B	1B/I and 1B/II completed; 1C, 2A, 2B applicable
VTM 91	91	All mitigation measures, design criteria, performance standards and specifications set forth in the geotechnical and soils report required as part of condition 83, shall be followed.	SIA 1B/II , 1C, 2A, 2B	Applicable

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 92	92	Prior to approval of a Final Map associated with construction of habitable buildings within the Southampton and Franklin fault zones delineated on the City of Vallejo Geotechnical Hazards Map, the City Engineer shall determine if a fault rupture investigation is required for the project. If required, the fault investigation shall conform with the Alquist-Priolo Earthquake Fault Zoning Act’s General Guidelines for Evaluating the Hazard of Surface Fault Rupture. The results of the investigation (if required) shall include recommendations for adequate construction setbacks for habitable structures that minimize the potential for damage by fault rupture.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>1B/I, 1B/II, 1C, 2A, 2B Completed</i>
VTM 93	93	Prior to approval of a Final Map, the Developer shall submit a Landscape and Irrigation Plan (for only public landscape improvements) to the City of Vallejo per the List of Standard Conditions and in compliance with Vallejo Municipal Code Chapter 16.70 for review and approval by the City Planning Division and City Engineer. The Developer shall follow the City’s requirements for low-water using and drought-resistant plant materials.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 94	94	The Developer shall incorporate water conservation practices per the Uniform Building Code and the City of Vallejo Water Management Plan. Water conservation practices shall include the installation of low-flow water devices.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 95	95	Prior to approval of a Final Map, the Developer shall submit a Development Water Master Plan to the City of Vallejo Utilities Department, Water Division for review and approval by the City of Vallejo. The Plan shall include all existing and proposed water mains, pump stations, etc., to serve the project as well as any supporting documentation. The Plan shall also include a more detailed study of the 400 Zone, including a review of current system demands, projections of future system demands, calibration of the City’s distribution system hydraulic model, and development and cost of improvements.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Completed</i>
VTM 96	96	The Developer shall be required to fund the costs for its share of improvements to the 400 Zone water storage and delivery system to serve the proposed project.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 97	97	Prior to approval of a Final Map, the Developer shall submit a wastewater service and utility plan, prepared by a licensed engineer, to the Vallejo Sanitation and Flood Control District and the City of Vallejo, for review and to confirm the EIR’s conclusions. The Plan shall include existing and proposed sanitary sewer facilities, mains, laterals, pump station improvements, a schedule for making the improvements etc., as well as any supporting documentation. The City Planning Division shall review the wastewater service plan to determine if additional CEQA analysis would be required once the final location of the new pump station is determined and due to the construction of new wastewater facilities (e.g., forcemains) and the removal of existing facilities.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 98	98	The Developer shall be required to fund the costs for its share of improvements to Vallejo Sanitation and Flood Control District facilities and wastewater service system to serve the proposed project subject to permit, inspection, and connection fees. The Developer shall also be required to pay connection charges (per unit) and plan check and inspection fees to offset the maintenance and inspection costs of the District. Any required off-site improvements shall be implemented prior to occupancy or final building inspection.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 99	99	Prior to the approval of grading or construction permits at the project site, the Developer shall establish a Landscape Management District (LMD) for the project. The LMD shall prepare and implement a Landscape Management Plan to reduce the potential for wildfires to be started as a result of project site development, reduce the potential heat output of wildfires, make it more difficult for fires to ignite and burn erratically, and allow VFD emergency access to potential wildfire areas. The LMD shall include maintenance and funding provisions to ensure the ongoing implementation of the Landscape Management Plan. The Landscape Management Plan shall include a schedule of operations, maintenance and monitoring tasks to be undertaken by the LMD. The Landscape Management Plan shall be submitted to VFD and the City Public Works Department for review and approval.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C, 2A, 2B applicable</i>
VTM 100	100	Prior to the issuance of grading or construction permits for the project site, a qualified environmental professional shall conduct an environmental investigation at the project site in accordance with California Department of Toxic Substances Control (DTSC) Interim Guidance for sampling former agricultural fields (Interim Guidance). As the project site is greater than 100 acres, consultation with DTSC shall be performed regarding the number of samples to be collected and other aspects of the investigation work scope. As specified in the Interim Guidance, any detected organic compounds or metals above naturally-occurring concentrations must be evaluated in a risk assessment, and additional remedial action such as soils removal may be required, depending on the results of the environmental investigation and risk assessment.	<i>Pre-Final Map 1A</i>	<i>1B/I, 1B/II, 1C, 2A, 2B Completed</i>
VTM 101	101	The existing underground storage tank shall be removed under oversight of the Solano County Environmental Health Services (SCEHS). Soil and/or water samples shall be collected from the tank excavation, in accordance with existing laws and regulations. Should the sampling indicate a release from the tank has occurred, additional investigation and remediation may be required by SCEHS prior to case closure.	<i>Pre-Final Map 1A</i>	<i>1B/I, 1B/II, 1C, 2A, 2B Completed</i>
VTM 102	102	As a condition of approval for demolition of the project site buildings, an asbestos and lead-based paint survey shall be performed. If asbestos-containing materials are determined to be present, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the Bay Area Air Quality Management District. If lead-based paints are identified, then federal and State construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling lead-based paint are identified, they shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations.	<i>Pre-Final Map 1A</i>	<i>Completed</i>
VTM 103	103	Developer shall prepare and implement the required SWPPP to reduce the potential impacts of hazardous materials releases during construction.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 104	104	Upon submittal of Improvement Plans for the relevant phase, a numbered list shall be submitted to the Engineering Division stating how each condition of project approval (for such relevant phase) will be satisfied.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>Applicable</i>

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VTM 105	105	All public improvements shall be designed to City of Vallejo standards and to accepted engineering standards, except as specifically authorized in this approval. The City Engineer has all such standards on file and the Engineer’s decision shall be final regarding the specific standards that shall apply.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 106	106	Submit three sets of plans to the Department of Public Works for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed Civil Engineer.) Plans may include grading and erosion control plans, improvement plans, joint utility trenches, fencing, preliminary landscaping, and street light plans.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Completed</i>
VTM 107	107	Site grading shall comply with Chapter 12.40 (Excavations, Grading, and Filling) of the Vallejo Municipal Code. Prior to issuance of grading permit, submit a soils report for review and approval.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Completed</i>
VTM 108	108	In design of grading and landscaping, line-of-sight distance shall be provided based on Caltrans standards. Installation of fencing, signage, above ground utility boxes, etc. shall not block the line-of-sight of traffic and must be set back as necessary.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Completed</i>
VTM 109	109	During grading operations, the project geologist or soils engineer and necessary soils testing equipment must be present on site. In the absence of the soils engineer or his representative on site, the Department of Public Works shall shut down the grading operation.	<i>SIA 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C, 2A, 2B applicable</i>
VTM 110	110	All dust and erosion control shall be in conformance with City standards, ordinance, and NPDES requirements.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 111	111	Prior to building permit issuance or acceptance of grading, compaction test results and certification letter from the project soils engineer and civil engineer confirming that the grading is in conformance with the approved plans must be submitted to the Department of Public Works for review and approval. Test values must meet minimum relative compaction recommended by the soils engineer (usually at least 90 percent).	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 112	112	Obtain a street excavation permit from the Department of Public Works prior to performing any work within City streets or rights-of-way, or prior to any cutting and restoration work for utility trenches in existing public streets. All work shall conform to City standards.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 113	113	Developer shall obtain an encroachment permit from the Department of Public Works for all work proposed within the public right-of-way. City shall grant Developer such encroachment permit and all access to such right of way, at no cost to Developer, for Developer to perform any and all activities necessary or desirous to the development of the Project.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 114	114	Prior to start of construction; developer shall submit a traffic control plan to the Department of Public Works for review and approval. Such plan shall include all plans for temporary signals, temporary signage, temporary striping, location points for ingress and egress of construction vehicles on and off the site, staging areas, and timing of construction activity which appropriately limits hours during which large construction equipment may be brought on or off the site.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<b>Orig. VTM Cond. #</b>	<b>New Master Condition #</b>	<b>Changes From Original Text Shown in Redline – Text Now Applicable</b>	<b>Applicable Phase and Timing</b>	<b>Status</b>
VTM 115	115	Construction inspection shall be coordinated with the Department of Public Works and no construction shall deviate from the approved plans without City approval.	SIA 1B/II , 1C, 2A, 2B	Applicable
VTM 116	116	The project design engineer shall be responsible for the project plans. If plan deviations are necessary, the project engineer must first prepare a revised plan or details of the proposed change for review by the Department of Public Works and, when applicable, by Vallejo Sanitation and Flood Control District. Changes shall be made in the field only after approval by the City Engineer. At the completion of the project, the design engineer must prepare and sign the “as built” plans.	SIA 1B/II , 1C, 2A, 2B	Applicable
VTM 117	117	Prior to approval of construction plans, Developer shall provide bonds and pay applicable fees. Bonding shall be provided to the City in the form of a “Performance Surety” and a separate “Labor and Materials Surety” in amounts stipulated by City ordinances and in a format acceptable to the City Engineer.	Pre Final Map 1B/II , 1C, 2A, 2B	Applicable
VTM 118	118	Prior to occupancy/final building inspection, Developer shall ensure installation of all improvements required by the Department of Public Works, including but not limited to streets and utilities, are completed, or are fully guaranteed by an appropriate bond.	SIA 1B/II , 1C, 2A, 2B	Applicable
VTM 119	119	Prior to release for occupancy, all street trees shall be planted (or bonded for) in accordance with Vallejo Municipal Code section 15.06.190 and Section 3.3.48 of the City Standards. The list of approved trees is available in the office of the Public Works Director. The minimum standard shall be at least one tree for each 50 feet of street frontage or fraction thereof, including secondary or side streets. A Public Works Landscape Inspector shall inspect and approve street tree(s) prior to release for occupancy.	SIA 1B/II , 1C, 2A, 2B	Applicable
VTM 120	120	The Developer shall provide joint trench plans for the underground electrical, gas, telephone, cable television and communications conduits and cables including the size, location and details of all trenches, location of all building utility service stubs and meters and placement or arrangements of junction structures as a part of the improvement plans shall be signed by a licensed civil engineer.	Pre Final Map 1B/II , 1C, 2A, 2B	Applicable
VTM 121	121	There are fiber optic and/or copper signal inter connect cables located at the edge of the roadway or under the sidewalk. The plans should address either the relocation of these cables or a note should be made of the cable location. A warning should be included on the plans stating that if the cable is damaged, the entire length of the cable between the two nearest hubs will be replaced by the contractor unless otherwise authorized by the City Engineer.	Pre Final Map 1B/II , 1C, 2A, 2B	Applicable
VTM 122	122	Submit on site grading, improvements, utility and public landscaping plans for review and approval and construction to the satisfaction of City Engineer.	Pre Final Map 1B/II , 1C, 2A, 2B	Applicable
VTM 123	123	Install terrace bench (minimum 6 feet width) with standard ditch at maximum 30 feet heights as required by Vallejo Municipal Code, unless otherwise approved by the City Engineer.	SIA 1B/II , 1C, 2A, 2B	Applicable
VTM 124	124	Street lights for this project shall be per City standard, or as approved by City Engineer.	SIA 1B/II , 1C, 2A, 2B	Applicable
VTM 125	125	Submit street signing and striping plans for review and approval by the City Engineer. Plans shall comply with Caltrans and City standards.	Pre Final Map 1B/II , 1C, 2A, 2B	Applicable

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VTM 126	126	Vertical and horizontal alignment of all streets shall conform to City standards.	<i>SIA 1C, 1B/II, 2A, 2B</i>	<i>Applicable</i>
VTM 127	127	Submit street names to Public Works Department for review and approval by City’s Fire, Police, and Public Works departments and U.S. Postal Service.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 128	128	Submit Final Map prepared by a registered civil engineer or licensed land surveyor for review and approval by City Engineer.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 129	129	Prior to approval of the Final Map, the Developer shall pay the City charges required by Solano County for providing copies of the recorded map to the City (currently \$15.00/sheet).	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 130	130	Prior to Final Map approval, the Developer shall pay to City map checking fees based on fee schedule in existence at that time of approval.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 131	131	During construction, it shall be the responsibility of the Developer’s contractor to provide for safe traffic control in and around the site. This may include but not be limited to signs, flashing lights, barricades and flag persons. If required by the City a traffic control plan will be submitted for review and approval by the City Traffic Engineer.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 132	132	All pads adjacent to an open space down slope shall have a minimum 3 foot bench between property line and top of slope to accommodate potential erosion and provide for maintenance access.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 133	133	If any lot is to be re-graded after mass and finish grading is completed, a new grading permit is required. Review of the proposed grading by a soils engineer and field testing of the grading shall be required.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 134	134	Open space parcels shall not be used as borrow or disposal areas for any material. No grading shall take place on these parcels unless shown on the Vesting Tentative Map, or specifically approved by the City Engineer.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 135	135	Prior to acceptance of the project, the landscape architect for the project must perform a complete and thorough field review of the landscape irrigation and planting within the project and provide the City in writing a certificate that all landscaping, planting, and irrigation within the project is in full compliance with the City ordinances and guidelines and approved landscape, planting and irrigation plans. At the end of twelve month warranty period, the landscape architect shall evaluate each open space parcels to assure that 75% of the intended vegetation has been established on the slopes.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 136	136	The Developer is responsible for obtaining any permits required by any State and/or Federal agency. If the permits require the Developer to provide reports, mitigation or other actions or measures (e.g., for Central Coast riparian shrub, burrowing owl, raptor or loggerhead shrike nesting, etc.), then the Developer shall provide such reports, mitigation or other actions or measures to the satisfaction of the governing State and/or Federal agency. When requested by City, Developer shall likewise send a letter to the City explaining such Developer compliance, and shall send City copies of compliance letters received by Developer from any such State and/or Federal agency.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Completed</i>

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 137	137	Prior to building permit issuance, submit street signing and striping plans for review and approval by the City Engineer. Plans shall comply with Caltrans and the City standards.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C, 2A, 2B applicable</i>
VTM 138	138	Once subdivision Improvements are accepted by the City as public rights-of-way, they are not to be used for staging building construction activities, including but not limited to, storage of construction material and equipment. The street and sidewalks must be kept free of construction debris, mud and other obstacles and must remain open to traffic at all times. Developer shall bear the entire cost or replacement or repair to any damage to Improvements caused by its use, or its contractors' and subcontractors' use, of the Improvements after acceptance by City and agrees to indemnify City, pursuant to the Indemnity text in the Phase SIA.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 139	139	N/A	<i>See Condition 147</i>	
VTM 140	140	N/A	<i>Duplicate of 148</i>	
VTM 141	141	N/A	<i>Duplicate of 150</i>	
VTM 142	142	View protection and enhancement shall be considered on landscape drawings and will take into account resident structure and mature height of proposed landscaping to assure preservation of corridor views for each parcel. Special consideration shall be given to view protection and enhancement. (Chapter 12.40 Resolution 78-111 N.C.)	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 143	143	All open space parcels shall be subject to section 11.201(a) of the Uniform Fire Code, Division II, “Combustible and Flammable Materials.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 144	144	Prior to Final Map approval for any Preliminary Grading or Utility Plans, the Department of Public Works shall check the Developer’s landscape concept for the project. Under the direction of the Developer, the landscape designer shall make a determination to what landscape improvements are public, private or the responsibility of the Greater Vallejo Recreation District. Preliminary Landscape Plans are prepared by a licensed landscape architect. Plans will include, but may not be limited to, all landscape and turf to be constructed, slope mitigation areas, identify street light locations, identify Hillside Ordinance prone areas, utilize the city approved tree list, identify trail locations, identify any sound walls, provide conceptual fence plans or entry monuments, etc.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C, 2A, 2B applicable</i>
VTM 145	145	At the Developer's expense, the Developer will create a new Landscape Maintenance District in compliance with Proposition 218 requirements. Prior to signing of the first Final Map, the developer shall pay for any administrative balloting, pursuant to proposition 218, to maintain the proposed park expansion, parking lot, public restroom and public landscape areas per the project condition requested by the Greater Vallejo Recreation District and the City. The developer shall assume the lead role to coordinate GVRD and City staff in the pursuit of completing this condition.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>Completed</i>



**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 146	146	After the approval to (Vesting) Tentative Map, submit 3 sets of landscape plans to the Public Works Engineer assigned for each phase of the project. Landscape plans will identify private and public landscape improvements. Plans shall clearly define new plants and existing vegetation to remain, irrigation, street sleeves, utility connection locations, fences, trails and trail access road, landscape maintenance access, monuments, signs etc. Fence design and location on the parcel(s) shall be provided on the plans and approved by the Planning and Public Works Departments. Prior to acceptance of any public landscaping, the landscape architect must perform a complete and thorough field inspection. The landscape architect shall provide the Planning and Public Works Departments written certification that all public landscape construction is in full compliance with the approved landscape plans.	<i>SIA 1B/II , 2C, 2A, 2B</i>	<i>Applicable</i>
VTM 147	147	Prior to the issuance of a building permit for any one of the last 10 homes within that Phase of the Project, all public landscaping required by the Department of Public Works shall be completed in accordance with the City approved plan..	<i>Misc. 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 148	148	Prior to Acceptance of public Open Space parcels or Landscape Maintenance Easements, the Developer shall insure open space areas are accessible, fenced and gated to prevent unauthorized access, direct the removal of any toxic substances or boulder placements not approved by the City, all stock pile(s) of excess soil, building construction debris and combustible piles of plant material on the project shall be removed. The existing natural setting of the open spaces must be preserved, maintained in a Fire-wise preventative condition during construction and for acceptance. For acceptance, Eucalyptus tree and shrub groves shall be free of combustible branches and leaves hanging below 14 feet which shall be measured from base of tree to drip line of canopy and include a 50 foot wide weed-free clear zone to the outer drip line of grove. All open space in proximity of any structure, shall require minimum 100’ foot firebreak at time of acceptance.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 149	149	N/A		
VTM 150	150	During construction, maintain access roads to open space trails, PG&E towers and other utility facilities. Preserve location(s) and improvements of existing access roads and any revisions to existing access roads shall be approved by the Planning and Public Works Department or concerned utility company. Gates controlling such access shall be a minimum of 14 feet wide. For public access in neighborhoods, a thickened sidewalk is preferable rather than driveway curb cuts. Any access road into future public open spaces shall be constructed for the future use of heavy excavation equipment, weed control and fire suppression equipment. Should access be needed to open spaces or utility easements, any crossing required over a concrete ditches shall be designed as a reinforced low water crossing or approved equal.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 151	151	Provide a rural unimproved access road for 4 wheel drive fire suppression equipment into the open space of the project for emergency equipment access and in proximity of the existing Bay Ridge nature trail and Benicia City limit.	<i>SIA 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 152	152	West Nile Virus proactive mitigation, any drainage area located on the project shall not have surface drainage or run-off of no less than 2% overland flows.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

## MASTER CONDITIONS

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 153	153	After the initial 5 year monitoring and reporting typically required with required for Army Corps Permit, the applicant shall provide an endowment to the LMD and/or any other acceptable entity approved by the permitting agency to fund wetland monitoring and conservation programs after the developer has completed the condition of the corps.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 154	154	All public landscape improvements shall be designed to City of Vallejo standards and regulations and compliment accepted engineering industry design standards. Slopes facing public or utility right-of-way, public open space, or at the perimeter of subdivision shall have a greater proportion of trees and plant material. Chapter 12.40 Resolution 78-111 N.C. and Chapter 16.70	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 155	155	Prior to release for occupancy of a building or residence, plant the approved street tree in accordance with the approved landscape plans. Utilize the Standard Regulations and Specifications for Public Improvements and list of City approved trees. All public street tree(s) are placed in a Street Tree Easement and subject to inspection by the Public Works Landscape Inspection staff prior to planting. Chapter 15.06.190. In the event of inclement conditions, the Developer, in lieu of installing the trees, may post a bond for the trees, upon approval by City Engineer.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 156	156	The design of intersections shall take into account fine grading, fences and landscaping. The designer is certifying no visual obstructions in the traffic line of sight distance. Any specific issues concerning landscape appurtenances on the corner shall be identified on residential plot plans submitted to the City. Chapter 10.14.010	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C, 2A, 2B applicable</i>
VTM 157	157	View protection and enhancement shall be considered on landscape drawings and will take into account resident structure and mature height of proposed landscaping to assure preservation of views. Special consideration shall be given to view protection and enhancement. Chapter 12.40 Resolution 78-111 N.C.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 158	158	All open space parcels shall be subject to the Uniform Fire Code, Division II, "Combustible and Flammable Materials", Section 11.201(a).	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 159	159	City open space or Landscape Maintenance Easement areas across 5 or more horizontally contiguous lots, shall have maintenance access at each end of the city maintained parcels or easements. Chapter 12.40 Resolution 78-111 N.C.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 160	160	The Preliminary Plan Review fee has not been paid. Project plans submitted for this project shall be considered subject to all Vallejo Sanitation and Flood Control District (VSFCD) guidelines, policies and standards.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 2A, 2B applicable</i>
VTM 161	161	Prior to building permit issuance, a VSFCD Connection Permit is required. Pay all applicable review and connection fees.	<i>Misc 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 162	162	Prior to building permit issuance, submit complete improvement plans and supporting documentation for proposed sanitary sewage and storm drain work to VSFCD for review and approval.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 163	163	All individual parcels shall drain and sewer directly to the public system.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 164	164	Non-VSFCD facilities serving more than one lot will not be allowed.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 165	165	VSFCD needs additional information on all proposed and existing District facilities to serve the project. A site utility plan shall be provided that shows existing and proposed sanitary sewer and storm drain facilities, mains laterals, connections, etc.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 166	166	Plans shall clearly show where and how proposed sanitary sewer is connected to existing sewer.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 167	167	The plans shall indicate how the storm drain runoff on the north end of the project is being pretreated. Pretreatment for both the north and south of the project needs to be shown.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 168	168	Provide an analysis of the existing sanitary system and proposed sanitary system pump station. Complete analysis of existing sanitary sewer and proposed sanitary sewer and provide new pump station.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Completed</i>
VTM 169	169	Provide an analysis of the proposed storm drain and its effect all the way past the Benicia Road storm drain crossing.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 170	170	The storm drain pipe under Benicia Road shall be replaced and Benicia Road must be raised if required by the storm drain study/analysis to the satisfaction of VSFCD and the Vallejo Public Works Department.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>1B/I and 1B/II Completed; 1C, 2A, 2B Applicable</i>

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 171	171	<p>As a condition of approval of the final grading and drainage plans for the project, the Developer shall confirm through detailed hydraulic analysis, prepared by a licensed engineer and submitted to and approved by the City Engineer and the Vallejo Sanitation and Flood Control District (VSFCD), that implementation of the proposed drainage plans will:</p> <p>a. Not increase total peak runoff rates from the project site (i.e., reductions in one subarea can offset increases in another subarea, if they drain to the same downstream conveyance) in conformance with the City and VSFCD approval and requirements. The final drainage plan for the project shall be prepared by a licensed professional engineer.</p> <p>b. Include features designed to mitigate impacts to downstream storm drainage facilities. The drainage plan may use any combination of open air or underground features that are acceptable to the City of Vallejo and the VSFCD to achieve the performance standard of “no net increase in peak discharge,” or a performance standard approved by the City and VSFCD. However, any underground structures must be designed and constructed to include: Vehicular access to manholes and clean-out structures; a design-life of 100 years or more; and trapping and storing of sediments in locations where clean out and maintenance can be easily performed. This generally requires that some type of water quality inlet or other storm water treatment BMP to be installed upstream from the underground detention facility.</p> <p>c. All grading and drainage plans shall be reviewed by the VSFCD.</p> <p>d. Include a self-perpetuating drainage system maintenance program to be managed by a Geologic Hazard Abatement District (GHAD), Landscape Maintenance District, Homeowners Association (HOA) or other mechanism approved by the City. The program shall include annual inspections of detention basins, sedimentation basins, drainage ditches, and drainage inlets. Any accumulation of sediment or other debris shall be promptly removed. An annual report documenting the inspection and any remedial action conducted shall be submitted to the Vallejo Sanitation and Flood District for review.</p>	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 172	172	N/A	<i>See Master # 53(g), 169 and 170</i>	

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 173	173	<p>As a condition of approval of the final grading plans, the Developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential impacts to surface water quality through the construction and operation of the project. The SWPPP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with implementation of the project. The SWPPP shall include:</p> <ul style="list-style-type: none"> <li>a. Specific and detailed BMPs designed to mitigate construction-related pollutants. These controls shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with storm water. The SWPPP shall specify properly designed centralized storage areas that keep these materials out of the rain.</li> <li>b. An important component of the storm water quality protection effort is knowledge of the site supervisors and workers. To educate on-site personnel and maintain awareness of the importance of storm water quality protection, site supervisors shall conduct regular tailgate meetings to discuss pollution prevention. The frequency of the meetings and required personnel attendance list shall be specified in the SWPPP.</li> <li>c. The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, and must include both dry and wet weather inspections. Vallejo Sanitation and Flood Control District personnel shall conduct regular inspections to ensure compliance with the SWPPP. RWQCB personnel, who may make unannounced site inspections, are empowered to levy considerable fines if it is determined that the SWPPP has not been properly prepared and implemented.</li> <li>d. BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of hay bales, and sediment basins. The potential for erosion is generally increased if grading is performed during the rainy season as disturbed soil can be exposed to rainfall and storm runoff. If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control, that is, keeping sediment on the site. End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. Entry and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash down facilities shall be designed to be accessible and functional both during dry and wet conditions.</li> </ul>	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>1B/I and 1B/II complete; 1C, 2A, 2B applicable</i>

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 174	174	As a condition of approval of the final grading plans, the Developer shall prepare a Final Stormwater Management Plan to be reviewed and approved by the City Engineer. The Final Stormwater Management Plan will be the guiding document detailing practices for mitigating water quality in the post-construction phase. The Plan shall provide operations and maintenance guidelines for all of the BMPs identified in the Plan, include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development (including roof and sidewalk runoff), and clearly identify the funding sources for the required on-going maintenance. The Plan shall incorporate the recommendations from the Preliminary Stormwater Management Plan, Bordonni Ranch Project, dated August 2004, and prepared by Balance Hydrologics, Inc. The Developer shall thoroughly review and comply with the requirements of the most current Vallejo municipal permit for storm water discharges (currently NPDES Permit No. CAS029718).	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>1B/I and 1B/II Completed; 1C, 2A, 2B Applicable</i>
VTM 175	175	Prior to approval of a Final Landscape Plan for the project, the Developer shall develop and implement an Integrated Pest Management Plan (IPM) for all common landscaped areas. The IPM shall be prepared by a qualified professional approved by the City. The IPM shall address and recommend methods of pest prevention and that use of pesticides is a last resort in pest control. Types and rates of fertilizer and pesticide application shall be specified. Pesticides shall be used only in response to a persistent pest problem. Preventative chemical use shall not be employed. Cultural and biological approaches to pest control shall be more fully integrated into the IPM with an emphasis toward reducing pesticide application.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>1B/I and 1B/II Completed; 1C, 2A, 2B Applicable</i>
VTM 176	176	Any structures built within the 100-year flood hazard zone or “Zone D” potential flood zone shall be built in accordance with the Vallejo Municipal Code, Flood Protection Ordinance Title 7, Chapter 7.988, such that the lowest finished floor of each structure shall be elevated to or above the inundation elevation specified on the Flood Insurance Rate Map.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 177	177	Prior to approval of a Final Map, the project Developer shall submit a wastewater service and utility plan, prepared by a licensed engineer, to the Vallejo Sanitation and Flood Control District and the City of Vallejo, for review and to confirm the EIR’s conclusions. The Plan shall include existing and proposed sanitary sewer facilities, mains, laterals, pump station improvements, a schedule for making the improvements etc., as well as any supporting documentation. The City Planning Division shall review the wastewater service plan to determine if additional CEQA analysis would be required once the final location of the new pump station is determined and due to the construction of new wastewater facilities (e.g., forcemains) and the removal of existing facilities.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>1B/I and 1B/II, 1C, 2A, 2B Completed</i>
VTM 178	178	The Developer shall be required to fund the costs for its share of improvements to Vallejo Sanitation and Flood Control District facilities and wastewater service system to serve the proposed project subject to permit, inspection, and connection fees. The Developer shall also be required to pay connection charges (per unit) and plan check and inspection fees to offset the maintenance and inspection costs of the District. Any required off-site improvements shall be implemented prior to occupancy or final building inspection.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 179	179	N/A		
VTM 180	180	<p>All water system improvements shall be consistent with the Vallejo Water System Master Plan, 1985 prepared by Kennedy/Jenks Engineers as updated by Brown &amp; Caldwell, 1996. Submit water system improvement plans to the Water Division for review and approval that contain at least.</p> <ul style="list-style-type: none"> <li>a. Location and size of fire service/sprinkler service connection(s).</li> <li>b. Location and size of domestic service connection(s).</li> <li>c. Location and size of irrigation service connection(s).</li> <li>d. Location of fire hydrants.</li> <li>e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.</li> </ul> <p>Location and size of backflow prevention devices (required on water service connections to irrigations system, certain commercial water users, and to the commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).</p>	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 181	181	Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psig residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure. For single-family residential units, the fire flow is 1,500 gpm.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 182	182	Hydraulic calculations shall be submitted to the Water Superintendent demonstration that the fire flow requirements are complied with prior to improvement plan approval and building permit issuance.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 183	183	Fire hydrant placement and fire sprinkler system installation if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 184	184	Easements shall be granted for all water system improvements installed outside the public right-of-way in the City’s Standard Form for Grant of Water Line Easement with 15 ft. wide minimum for water mains, and 10 foot wide for fire hydrants, water meters, backflow preventers, double detector check valves, etc.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 185	185	Each unit or structure shall be metered separately.	<i>Pre Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

## MASTER CONDITIONS

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 186	186	Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the VMC including connection and elevated storage fees, etc. and fees for tapping, tie-ins, inspections, disinfections, construction water, and other services provided by the City with respect to the water system improvements, The Water Division may be contacted for a description of applicable fees.	<i>Pre-Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 187	187	Prior to occupancy or final building inspection, install water system improvements as required. Backflow devices/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 188	188	Water service sizing shall and/or meter size shall meet the current Plumbing Code requirements.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 189	189(a)	The developer shall pay to the Water Division a total sum of \$2,900,000.00 in 2004 dollars for the City to provide water storage and pumping capacity for this Project. The relevant portion of this money shall be paid to the City (on a per Phase basis) before the improvement plans can be approved by the City. At the time that the amount is paid, the amount shall be adjusted for inflation from September 2004 to date of payment. This amount replaces the elevated storage fee only. All other water fees are due and applicable	<i>Pre Final Map 1A, 1B/II, 1C, 2A, 2B applicable</i>	<i>1A Completed</i>
[VTM 198]	189(b)	The Developer shall be required to fund the costs for its share of improvements to the 400 Zone water storage and delivery system to serve the proposed project.	<i>SIA 1A, 1B/II, 1C, 2A, 2B</i>	<i>1A Completed; SIA 1B/II, 1C, 2A, 2B applicable</i>
VTM 190	190	The project shall install a 12-inch water main in Columbus Parkway from Georgia Street to Greenmont Avenue.	<i>SIA 2A</i>	<i>Applicable</i>
VTM 191	191	The project shall connect the water system for this project to the existing water mains in Abbey Drive (8" main), Regents Park Drive (8" and 12" mains), Sandhurst Drive (10" main), Greenmont Avenue (12" main), and Devlin Drive (12" main).	<i>2A, 2B (Plans Pre Final Map; Construction SIA)</i>	<i>Applicable</i>
VTM 192	192	A 12-inch water main shall be added in Bordoni Drive and Street D to Street B. This water main is in addition to that which is already proposed. This the loop to the 400 zone system.	<i>2A, 2B (Plans Pre Final Map; Construction SIA)</i>	<i>Applicable</i>
VTM 193	193	Zone valves and pressure reducing station shall be installed as required by the Water Superintendent.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 194	194	The proposed water main in Street K and B shall be a 12-inch main.	<i>SIA 2B</i>	<i>Applicable</i>
VTM 195	195	Any water supply or monitoring well(s) discovered during grading (or at any other time during development of the site) shall be properly abandoned in compliance with the California Department of Water Resources, California Well Standards and Title 11 Chapter 11.52 of the City of Vallejo Municipal Code prior to the City issuing final approval to occupy the completed project.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>



## MASTER CONDITIONS

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 196	196	The Developer shall incorporate water conservation practices per the Uniform Building Code and the City of Vallejo Water Management Plan. Water conservation practices shall include the installation of low-flow water devices.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 197	197	Prior to approval of a Final Map, the project Developer shall submit a Development Water Master Plan to the City of Vallejo Utilities Department, Water Division for review and approval by the City of Vallejo. The Plan shall include all existing and proposed water mains, pump stations, etc., to serve the project as well as any supporting documentation. The Plan shall also include a more detailed study of the 400 Zone, including a review of current system demands, projections of future system demands, calibration of the City’s distribution system hydraulic model, and development and cost of improvements.	<i>IA</i>	<i>Completed</i>
VTM 198	198	N/A	<i>See New Condition 189(b)</i>	
VTM 199	199	Any water supply or monitoring well(s) discovered during grading (or at any other time during development of the site) shall be properly abandoned in compliance with the California Department of Water Resources, California Well Standards and Title 11 Chapter 11.52 of the City of Vallejo Municipal Code prior to the City issuing final approval to occupy the completed project	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 200	200	Automatic fire sprinkler/Extinguishing systems shall be installed as recommended by the City of Vallejo Fire Marshal for all residential, commercial and industrial occupancies. (1998 CFC Section 1003.12 added VMC Section 12.28.190). Smoke detectors shall be installed in all bedrooms and in corridor central to bedrooms/sleeping areas.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 201	201	Approved numbers or addresses to be installed on all buildings in such a position as to be clearly visible and legible from the street. Residential buildings shall have numerals or letters not less than 3 inches in height, with an approved color that contrasts the background.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 202	202	Fire Hydrants shall be installed per City of Vallejo standards. Maximum 250-feet from each property line, maximum distance 500-feet spacing. Minimum fire flow shall be 1,500 gpm. All fire hydrants are to have “blue dot” highway reflectors installed on the adjacent street or driveway to clearly identify the fire hydrant location.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 203	203	“No Parking Fire Lane” curb markings and signs shall be installed in all areas required and as approved by the Fire Department.	<i>Misc 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 204	204	Streets shall be designed to meet Vallejo Public Works Standards.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 205	205	The maximum grade of any street will be 12% or automatic fire sprinklers will be required for structures on streets with grades steeper than 12%. Contact the Fire Prevention Division if steeper grades beyond 12% are requested for this project.	<i>Pre Final Map 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 206	206	If electronic gates are installed in any areas, click to enter must be installed.	<i>NA</i>	<i>NA</i>
VTM 207	207	All fees and plans must be submitted to the Vallejo Fire Prevention Division.	<i>Pre Final Map 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>Orig. VTM Cond. #</i>	<i>New Master Condition #</i>	<i>Changes From Original Text Shown in Redline – Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
VTM 208	208	The conditions herein contained shall run with the property and shall be binding on the Developer (as owner of the property) and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
VTM 209	209	The Developer shall defend, indemnify, and hold harmless the City of Vallejo and its agents, officers, and employees from any claim, action, or proceeding against the City and its agents, officers, and employees to attack, set aside, void, or annul this approval by the City. The City may elect, at its discretion, to participate in the defense of any action.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	210	Developer shall construct and complete all Improvements and construction thereof, at their sole cost and expense within the period of time hereinafter set forth; and shall abide by the "City of Vallejo Regulations and Standard Specifications for Improvements," dated August 1992 and thereafter, and Vallejo Sanitation and Flood Control District ("VSFCD") Standard Specifications as put forth in the " Master Bid Document," dated April 2003, and any approved revisions thereto, (collectively referred to as "Specifications") all of which are incorporated herein by this reference.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	211	Developer shall at all times maintain proper facilities and safe access for inspection of the Improvements by City and to the shops wherein any work is in preparation.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	212	An access road (12' wide with 2' shoulders on each side) into open spaces shall be provided for the use of weed and fire suppression equipment. All "V" ditches shall be bridged for access to within 50 feet of the farthest corner.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	213	Developer shall furnish all tools, equipment, material and labor necessary to improve all streets, easements, and rights of way, by grading and constructing therein a complete sanitary sewer system, sanitary sewer pump station, and such storm water drainage systems and bridge structure and structures as may be required, and constructing thereon combined Portland Cement concrete curbs, gutters, and sidewalks, erecting street name signs of a type approved by the City Engineer, and located where shown on the Plans, and install asphalt paving in the area between the gutter lips of all streets, including the intersections thereof, all in conformance with Plans and Specifications. Developer shall, at Developer's own expense, obtain all necessary permits and licenses for the construction and installation of the Improvements, give all necessary notices and pay all fees and taxes required by law.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	214	Developer shall pay to the City all required Plan Check Fees and Inspection Fees based on the Engineer's Cost Estimate of the improvements for each Phase to cover the cost of engineering and inspection of said Improvements, and the compilation of required reports pertaining thereto.	<i>Pre-Final Map 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	215	Improvements shall be completed and accepted by the City within two years of the original date of plan approval. Should the Improvements not be completed and accepted by City within said two years, Developer shall make a written request to City for an extension of time to complete said Improvements. Additionally, in the event the good cause exists, the time for completing of the Improvements shall not include the time involved in the good cause for delay. The approval of the extension shall be made by the City Manager or his/her designee, within his reasonable discretion. The Developer shall have the right to appeal the City Manager's determination to City Council, which shall be filed with the City Clerk within ten (10) days of the City Manager's determination. The City Council shall be the sole and final judge as to whether or not good cause has been shown to entitle Developer to an extension. In addition, the City Manager, or his or her designee, may grant the Developer an extension for good cause delay without a request for such extension by the Developer. Any such extension or recognition of good cause for delay may be granted without notice to Developer's Surety and shall not affect the validity of this Agreement or release the Surety or Sureties on any security given for this Agreement.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	216	Developer shall pay the fee for time extension of the improvement plan in accordance with the City Fee Schedule effective October 10, 2011, based upon said City Fee Schedule, the fee for each one year time extension is 10% of the original fee for plan checking and inspection, which fee payment shall be credited against the future inspection fee when the project resumes.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	217	Upon completion of the Improvements, Developer may request a final inspection by the City Engineer, or his or her designee. Upon such Developer request for inspection, City shall inspect within 30 days. If the City Engineer determines that the work has been completed in accordance with this Agreement, which determination shall be made within 30 days of such inspection, then the City Engineer shall certify the completion of the Improvements to the City Council. The Improvements shall not be finally accepted unless all aspects of the work has been inspected including all administrative items as detailed by the engineering division and determined to have been completed in accordance with the Plans and Specifications. Developer shall certify that said work and the Improvements are free of liens and encumbrances.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	218	Upon acceptance of the Improvements on behalf of City, ownership of the Improvements shall vest in City.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	219	Developer shall provide a water supply to all contractors and subcontractors doing work within said subdivision. Water shall be provided from the nearest approved City of Vallejo water line or hydrant after proper permits are obtained and fees are paid by the Developer to City for metering and water usage.	SIA 1B/II , 1C, 2A, 2B	Applicable

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	220	Developer shall construct a water distribution system within the boundaries of, and in the vicinity of Subdivision for the purpose of furnishing a public water supply to the lots and land within the boundaries of Subdivision. The types, sizes, and amounts of materials, pipe, and appurtenances of same, the overall design and methods of construction shall all be in conformance with the Plans and Specifications therefore prepared by the Developer and approved by the City Engineer. Developer shall pay the City the cost of tie-ins to the existing water system, the cost of sterilization and other incidental costs attributable to construction of the water distribution system.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	221	Developer shall submit progress reports and daily reports generated by the project soils engineer, soils technicians and other firm representatives of the soils engineer regarding site grading to City in a timely manner and no later than a week after generation of such report to provide City with current information relative to the grading operation.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	222	Developer shall construct a street lighting, power, telephone and Cable TV conduit system, complete with standards and bases therefore within the boundaries of the subdivision, the overall design and methods of construction of which are subject to approval by the City Engineer and shall be in conformance with applicable requirements of Island Energy, SSC, and any other private or public utility corporation and City'S cable television franchisee.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	223	Developer agrees that the entire cost of operation and maintenance of street lighting shall be paid for through a Community Facilities District, Landscape and Lighting District, or other similar funding mechanism mutually acceptable to the City and Developer.	<i>Misc. 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	224	Developer shall submit a Waste Management Plan (WMP) for the construction of the Improvements to the City's Recycling Coordinator for approval. Developer is required to list in the WMP the materials that will be recycled, reused or disposed, resulting from construction of the Improvements. Developer is required to recycle or reuse a minimum of fifty percent (50%) of demolition debris generated by the construction of the Improvements. Hazardous materials shall be discounted in the calculation of this recycle or reuse requirement.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	225	Developer shall replace or have replaced, or repair or have repaired, as the case may be, all public improvements, public utilities facilities and surveying or subdivision monuments which are destroyed or damaged as a result of any work under this Agreement. Developer shall bear the entire cost of replacement or repairs of any and all public or public utility property damaged or destroyed by reason of any work done under this Agreement, whether such property is owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	226	Until such time as the Improvements are accepted by City, Developer shall be responsible for and bear the risk of loss to any of the Improvements constructed or installed. Until such time as all Improvements required by this Agreement are fully completed and accepted by City, Developer will be responsible for the care maintenance of, and any damage to such Improvements. City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or Improvements specified in this Agreement prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by Developer.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	227	Submit copy of Final Map on CD-ROM, line work in AutoCAD 2012 Drawing format according to the CAD Line Work Specifications listed below.  <u>CAD Line Work Specifications</u>  Coordinate System: State Plane - California Zone II Horizontal Datum: North American Datum of 1983 (NAD83) Vertical Datum: North American Vertical Datum of 1988 (NAVD88) Units: U.S. Survey Feet	[Pre-Final Map??] SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	228	Prior to approval of the Final Map, establish a Homeowners Association for operation and maintenance of private open space, landscaping, irrigation system, drainage ditches, fences, masonry walls, and appropriate signage and hardware, and other private facilities subject to the approval of the Planning Division, Public Works Director, and the City Attorney. The Covenants, Conditions and Restrictions of all deeds issued within the subdivision shall contain provisions requiring participation in the said Homeowners Association. The Homeowners Association must accept the above private subdivision improvements prior to City's acceptance of the public improvements.	SIA 1B/II , 1C, 2A, 2B	Applicable

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	229	Developer shall secure approval of plans from the Planning Manager and City Engineer for the construction of public landscaping, irrigation system, and fencing in conformance with the City Landscape Guidelines. City and Developer agree to work diligently toward approval of these landscaping plans. The applicant shall follow the City’s requirements for low-water using and drought-resistant plant materials. Developer shall secure approval of said plans by the City Planning Division and City Engineer.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	230	Secure approval from the City Engineer of a detailed street light, utility improvement plan, and joint trench plans prepared by Developer’s electrical engineer.	<i>SIA 1B/II , Pre-Final 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	231	Prepare and secure approval of the Covenants, Conditions and Restrictions by the City Attorney, who shall consult with the City’s Planning Manager, Public Works Director and VSFC.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>1B/I and 1B/II completed; 1C, 1A, 2B applicable</i>
SIA	232	Prior to the issuance of any building permit for homes in the Subdivisions, Developer shall pay all applicable water service connection fees in accordance with the current fee schedule in effect at the time of building permit application.	<i>Misc. 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	233	Record the CC&Rs for the Subdivision with the Solano County Recorder’s Office and provide a confirmed copy of the recorded CC&Rs to the Public Works Director.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	234	Improvement & Grading Plans: If line work for as-built improvement & grading plans in AutoCAD 2000 Drawing format, according to CAD Line Work Specifications, are not available, submit on CD-ROM, scan files of these plans at 300 DPI minimum and in TIFF format.  <u>CAD Line Work Specifications</u>  Coordinate System: State Plane - California Zone II Horizontal Datum: North American Datum of 1983 (NAD83) Vertical Datum: North American Vertical Datum of 1988 (NAVD88) Units: U.S. Survey Feet	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	235	Install street trees as required by Vallejo Municipal Code Section 15.06.190 and in accordance to the landscape plans. The trees shall be selected from City’s approved street tree list. Street trees to be maintained by Homeowners Association. Trees shall be planted so as to allow for clear line of sight.	<i>Misc. 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	236	Install required slope planting (slopes exceeding twelve (12) vertical feet). Slope planting shall be certified by a landscape architect. Install required backyard/side-yard planting. Developer’s landscape architect shall inspect the installation and review the maintenance program for private rear-yard landscaping.	<i>Misc. 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	237	Consistent with City requirements applicable to all private development within the City and when such treated effluent is available from Vallejo Sanitation and Flood Control District Treatment Plant on Ryder Street, Developer will use treated effluent (non-potable) water in the use of constructing subdivision or pay City cost for construction water and apply for a construction water meter.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	238	Provide "as-built" plans for grading, improvements, street light and joint trench utilities prepared and certified by the subdivision engineer. All as-built plans must be reviewed and signed by the City inspectors prior to submittal. Submit the following finalized and signed sets of as-built plans:  (a) One set of 4-mil photo wash off mylars and two sets of blue prints to the City.  (b) One set of re-producible and one set of blue lines to the Vallejo Sanitation and Flood Control District.  (c) One set of re-producible of improvements plans and one set of blue lines to the City Utility (water) Department.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	239	Provide electronic data stored on a CD-ROM in the following formats:  (a) "As-built" construction plans and recorded subdivision final map in TIFF format (300 DPI minimum).  (b) "As-built" improvement and grading plans and subdivision final map in AutoCAD 2012 Drawing format based on the following CAD Line Work Specifications:  CAD Line Work Specifications Coordinate System: State Plane – California Zone II Horizontal Datum: North American Datum of 1983 (NAD83) Vertical Datum: North American Vertical Datum of 1988 (NAVD88) Units: U.S. Survey Feet. Layer shall be named according to the current U.S. National CAD Standard.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	240	The punch list items prepared by the City Construction Inspector and Grading Inspector shall serve as the only list, and must be completed and signed off by each inspector. All punch list items shall be completed prior to acceptance without any carry over items to the warranty period. The standard of acceptance shall be a reasonable one.	SIA 1B/II , 1C, 2A, 2B	Applicable



**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	241	It is the Developer's responsibility to obtain all required signatures on the inspector's sign off sheet from all departments/divisions prior to acceptance of the project. Developer shall satisfy each department/division's requirements in order to obtain the required signatures.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	242	One Year Warranty of Defects Period. Each specific Phase SIA shall set forth the actual dollar amount of the Warranty Bond(s), as detailed in the Phase SIA. The Warranty Bond(s) shall be for a period of one year from the date the City adopts a resolution formally accepting the Improvements, Developer agrees to warranty the Improvements and repair any defects in the Improvements. The City shall provide written notice of any repair or correction work which, in the opinion of the Public Works Director, must be completed. If within the one year period Developer fails, refuses or neglects to complete any repairs or corrections within 30 days of mailing of written notice from the City, the City may complete the work and recover the full cost and expense of doing so from Developer, including proceeding against the security posted by Developer. The posted Warranty of Defects bond shall be in the amount of 15 percent (15%) of the estimated cost of construction of the Improvements as security for warranty of the Improvements. City agrees to release such security promptly upon the expiration of the one year warranty period, provided the City has no claim or demand against the security, as determined by the City of Vallejo. The bond shall be for a warranty period of one year after acceptance of the Improvements by the City.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	243	Have the landscape architect for the project perform a complete field review of the landscape, irrigation, and planting within the project and provide City in writing, a certificate that all landscaping, planting and irrigation within the project is in full compliance with the City ordinances and guidelines and approved landscape, planting and irrigation plans.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	244	Formation of the landscape maintenance district (LMD) must have been completed.	SIA 1B/II , 1C, 2A, 2B	Completed
SIA	245	All public landscaping and trails must be completed.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	246	Submit approved and signed "as-built" landscaping, irrigation and fencing plans (one set of 3-mil mylars, one set of blue prints and one set of signed 11"X17" size laminated reproducible).	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	247	Submit grading certification from the project civil engineer.	SIA 1B/II , 1C, 2A, 2B	Applicable

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	248	If the Developer encounters unanticipated grading conditions requiring additional geotechnical design and significant additional grading, the City will track its additional costs (geotechnical consultant, additional staff review and inspection) separately for reimbursement – separate and above the original grading plan check and inspection fees previously paid.		
	249	Submit two sets of a complete and comprehensive final soil and geotechnical report prepared by the subdivision soil engineer for this subdivision.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	250	Provide certification letter (from a geotechnical consultant or similarly qualified individual) that the retaining walls have passed their inspection as part of the grading permit condition.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	251	Provide a confirmed copy of the recorded covenants, conditions and restrictions (CC&R) for the subdivision to the City of Vallejo.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	252	Submit a complete compaction test result set for: (a) Trench backfill (including sewer, storm drain, water, utilities and irrigation line trenches). (b) For each fill and transition lots. (c) All fill slopes and all fill open slope areas. (d) Street subgrades. (e) Street asphalt pavement.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	253	Deliver to City a letter from PG&E indicating the street lighting has been completed and is functioning.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	254	Submit the as-built itemized cost of construction for public street improvements (curb, gutter, sidewalk, pavement, monuments, street lights, signage, grading, etc. excluding sanitary sewer, water line, and storm drain) per foot in the subdivision. Indicate the approximate total length of streets (mileage) in the subdivision..	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	255	Provide as-built itemized cost of construction of water line to City and an as-built itemized cost of construction of the sanitary sewer and storm drain system to the Vallejo Sanitation and Flood Control District.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	256	Provide City with recorded copies of lot line adjustments, if any.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	257	Submit a letter to City from the subdivision engineer stating that all monuments as shown on the Final Map have been installed in their positions, without any deviation from the maps, and that Developer has paid the subdivision engineer/surveyor for the installation. If there is any deviation from the maps, a certificate of correction shall be processed and approved, unless determined unnecessary.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	258	The Homeowners Association must accept all or any category of Private Improvement constructed as part of the Improvements and provide notice of said acceptance to City.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	259	If grading in the Open Space is required (see Master Condition # 134), then Developer shall submit a report from the Developer's soils engineer stating that the measures in the open space area are installed and that the general stability of the slopes are to his satisfaction and acceptable to City.	<i>SIA 1B/II, 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	260		<i>See Master Condition # 138.</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	261	<p>In addition to specific provisions of this Agreement, neither party shall be deemed to be in default where delays in performance or failures to perform are due to, and a necessary outcome of, events beyond the control of the parties, including without limitation, war, insurrection, strikes or other labor disturbances, walk-outs, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by other governmental entities (including new or supplemental environmental regulations), enactment of conflicting state or federal laws or regulations, judicial decisions, or similar basis for excused performance which is not within the reasonable control of the party to be excused. Litigation attacking the validity of this Agreement or any of the project approvals, or any permit, ordinance, entitlement or other action of a governmental agency other than City necessary for the development of the project pursuant to this Agreement, or Developer's inability to obtain materials, power or public facilities (such as water or sewer service) to the project, shall be deemed to create an excusable delay as to Developer. Upon the request of either party hereto, an extension of time for the performance of any obligation whose performance has been so prevented or delayed will be memorialized in writing. The term of any such extension shall be equal to the period of the excusable delay, or longer, as may be mutually agreed upon in writing by Developer and the City or its representative.</p> <p>In the absence of good cause for delay (examples described above), default of Developer under this Agreement may include, but not be limited to, (a) Developer's failure to timely commence construction of the Improvements; (b) Developer's failure to timely complete construction of the Improvements; (c) Developer's failure to timely cure any defect in the Improvements; (d) Developer's failure to perform substantial construction work for a period of twenty (20) consecutive days after commencement of construction of the Improvements; (e) Developer's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which Developer fails to discharge within thirty (30) days; (f) the commence of a foreclosure action against the subdivision or a portion thereof, or any conveyance in lie or in avoidance of foreclosure; or (g) Developer's failure to perform any other obligation under this Agreement.</p>	SIA 1B/II , 1C, 2A, 2B	Applicable

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	262	Subject to the other provisions addressing defaults and alleged defaults, City reserves to itself all remedies available to it at law or in equity for breach of Developer's obligations under this Agreement. City shall have the right, subject to this section, to draw upon or utilize the appropriate security to mitigate City damages in event of default by Developer. The right of City to draw upon or utilize the security is additional to and not in lieu of any other remedy available to City. It is specifically recognized that the estimated costs and security amounts may not reflect the actual cost of construction or installation of the Improvements and, therefore, City damages for Developer's default shall be measured by the cost of completing the Improvements. The sums provided by the Improvement security may be used by City for the completion of the Improvements in accordance with the Plans and Specifications.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	263	<p>Any failure by either party to perform any term or provision of an applicable Condition of Approval, which failure continues uncured for a period of sixty (60) days following written notice of such failure from the other party (unless such period is extended by mutual written consent), shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence (“Default Notice”) shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such 60-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 60-day period. City will continue to process in good faith development applications during any cure period, but need not approve any such application if it relates to a development proposal on the specific Phase with respect to which there is an alleged default hereunder. In the event either party is in default under the terms of this Agreement, the non-defaulting party may elect, in its sole and absolute discretion, to pursue any of the following courses of action: (i) waive such default; (ii) pursue administrative remedies, and/or (iii) pursue judicial remedies. In no event shall City modify this Agreement as a result of a default by Developer except in accordance with the provisions above. If the default is cured, then no default shall exist and the noticing party shall take no further action.</p> <p>If City elects to consider terminating this Agreement due to a material default of Developer, then City shall give a notice of intent to terminate this Agreement and the matter shall be scheduled for consideration and review by the City Council at a public hearing duly noticed in the manner set forth in Government Code section 65867. Developer shall have the right to offer written and oral evidence prior to or at the time of said public hearings. If the City Council determines that a material default has occurred and is continuing, and elects to terminate this Agreement, City shall give written notice of termination of this Agreement to Developer by certified mail and this Agreement shall thereby be terminated sixty (60) days thereafter; provided, however, that if Developer files an action to challenge City’s termination of this Agreement within such sixty-day period, then this Agreement shall remain in full force and effect until a trial court has affirmed City’s termination of this Agreement and all appeals have been exhausted (or the time for requesting any and all appellate review has expired)</p>	SIA 1B/II , 1C, 2A, 2B	Applicable

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	264	In the event of Developer's default, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Developer, and Developer's Surety shall be liable to City for any excess cost or damages occasioned City thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Developer as may be on the site of the work and necessary for construction of the Improvements.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	265	In the event of Developer's default, City is not obligated to issue any building permits or certificates of occupancy for phase in default after Developer's date of default.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	266	Failure of Developer to comply with the terms of this Agreement shall constitute consent to the filing by City of a notice of violation against all the lots in the applicable phase or to rescind the approval or otherwise revert the subdivision to acreage in the applicable phase. The remedy provided by this subsection 18.5 is in addition to and not in lieu of other remedies available to City. Developer agrees that the choice of remedy or remedies for Developer's breach shall be within the discretion of City.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	267	The failure of City to take an enforcement action with respect to a default, or to declare a breach, shall not be construed as a waiver of that default or breach or subsequent default or breach of Developer.	SIA 1B/II , 1C, 2A, 2B	Applicable
SIA	268	In the event that Developer fails to perform any obligation hereunder, Developer agrees to pay all costs and expenses incurred by City in securing performance of such obligations, including City's administrative costs, costs of suit and reasonable attorneys' fees.	SIA 1B/II , 1C, 2A, 2B	Applicable

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	269	Developer recognizes that by approval of the final map for subdivision, City has conferred substantial rights upon Developer, including the right to sell, lease, or finance lots within the applicable phase of the subdivision, and has taken the final act necessary to subdivide the property within the applicable phase. As a result, City will be damaged to the extent the cost of installation of the Improvements by Developer's failure to perform its obligations under this Agreement, including, but not limited to, Developer's obligation to complete construction of the Improvements by the time established in this Agreement. City shall be entitled to all remedies available to it pursuant to this Agreement and SUBDIVISION LAWS in the event of a default by Developer. It is specifically recognized that the determination of whether a reversion to acreage or rescission of the subdivision constitutes an adequate remedy for default by the Developer shall be subject to controlling law.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	270	In addition to the rights, duties, and controls which may be exercised by the City over this project as set forth above and in the event Developer should fail to complete' all or any portion of the work, improvements, or construction herein mentioned within a period of two (2) years from and after the date of this agreement, City shall have the right to perform the whole or portion of said work, Applicable, at the sole cost and expense of Developer; unless said work is delayed due to causes beyond the control of the Developer, in which case Developer will be granted additional time to complete the work.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	271	Developer shall not assign any right or obligation pursuant to this Agreement without the written consent of City, which written consent shall not be unreasonably withheld.	<i>Unnecessary</i>	<i>Applicable</i>
SIA	272	Until final acceptance of the Improvements, Developer shall give good and adequate warning to the public of each and every dangerous condition existent in said Improvements, and will take all reasonable actions to protect the public from such dangerous condition.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	273	City shall accept said Improvements after Developer has completed the performance as herein required.		<i>Applicable</i>



**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	274	<p>The securities required by this Agreement shall be released as follows:</p> <p>(a) Upon the final completion and acceptance of the Improvements by the City Council, City shall release the security required by this Agreement as provided by Government Code section 66499.7.</p> <p>(b) No security given for the guarantee or warranty of work shall be released until the expiration of the warranty period and until any claims filed during the warranty period have been settled.</p> <p>(c) City may retain from any security released an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorney fees.</p>	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	275	As secondary access to Phase 1C, Developer shall connect "K Street" (as that Street is referred to and shown on the Vesting Tentative Map) to the existing Sandhurst Drive. [Developer shall provide secondary access acceptable to the Fire Department.]	<i>SIA 1C</i>	<i>Applicable</i>
SIA	276	Developer shall commence the construction of the Improvements required by a Phase SIA on an "at risk" basis. Developer shall at Developer's sole cost and expense and for the full term of any Phase SIA and any extensions thereto, shall obtain and maintain the insurance requirements stated in a Phase SIA ("Insurance").	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>
SIA	277	The City may evaluate the adequacy of the Insurance annually on the anniversary of a Phase SIA's execution and may require not more than once every five years that Developer obtain and maintain higher levels of Insurance, to the reasonable satisfaction of the City.	<i>SIA 1B/II , 1C, 2A, 2B</i>	<i>Applicable</i>

**MASTER CONDITIONS**

<i>SIA Section</i>	<i>New Master Condition #</i>	<i>Text Now Applicable</i>	<i>Applicable Phase and Timing</i>	<i>Status</i>
SIA	278	<p>City shall inspect all phases of the construction of the Improvements as it progresses and notify the Developer of any improper or irregular methods or materials being incorporated in the Improvements.</p> <p>Within [60] days of the date that Developer has completed the performance of Improvements as herein required, City shall accept said Improvements.</p> <p>The securities required by a Phase SIA pursuant to this Master SIA shall be released as follows:</p> <p>Upon the final completion and acceptance of grading by the Public Works Director and the Improvements by the City Council, City shall release the security required by a Phase SIA as provided by Government Code section 66499.7 (or its successor section(s)).</p> <p>No security given for the guarantee or warranty of work shall be released until the expiration of the warranty period and until any claims filed during the warranty period have been settled.</p> <p>City may retain from any security released an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorney fees.</p>	SIA 1B/II , 1C, 2A, 2B	Applicable
N e w	279	The City Engineer shall approve or deny improvement plans in conformance with Government Code section 66456.2 or its successor section(s).	SIA 1B/I, 1B/II, 1C, 2A, 2B	Applicable
	280	Extension of the expiration date of the Bordonni Ranch Vesting Tentative Map shall be in conformance with Government Code section 66452.6.	SIA 1B/I, 1B/II, 1C, 2A, 2B	Applicable