

## EXHIBIT "C"

### CONDITIONS OF APPROVAL FOR RANCHO VISTA SUBDIVISION VTM 2015-201

1. The applicant shall dedicate necessary right of ways, improve streets to geometric dimensions, structural cross section, underground utilities and guarantee by bond the following streets, roads and cul de sacs as shown on the approved Vested Tentative Map. (Mitigation Measure-17, UT-1)
  - a. Third Street from Donner to Rancho Way
  - b. Lavagnino Drive from San Juan Highway to 200 feet west of Third Street intersection
  - c. Caetano Place from Rancho Way to south terminus.
  - d. Vista Way from Rancho Way to Lavagnino Drive
  - e. Rancho Way from Caetano Place to 150 feet west of Third Street intersection.
  - f. Trailside Drive northeast and northwest 500 feet to terminus.
  - g. Trailside Court south west 350 feet to terminus.
  - h. Street improvements on San Juan Highway/First Street at Lavagnino Drive, a roundabout intersection and asphalt overlay northerly 480 feet to City limits; center landscaped circular area, lane striping, and traffic signage.
2. The applicant shall provide the City with a faithful performance and labor, materials bond for all improvements necessary for the completion of the subdivision.
3. The applicant shall submit a grading, erosion control and storm water pollution prevention plan (SWPPP) for all earthworks and grading activities of the project. **(Mitigation Measure – 14, HYD-1)**
4. The applicant shall obtain an encroachment permit for any work within the public right of way along Third Street and First Street (San Juan Highway).
5. The applicant shall enter into an indemnification and hold harmless agreement with the City of San Juan Bautista for the approval of the project and an agreement to pay processing fees for land use application and access to project site.
6. The applicant shall repair and reconstruct all damaged and broken sidewalks, curbs, gutters and storm drain facilities within existing public right of ways of Third Street and First Street (San Juan Highway) arising out of the construction of the improvements required for the completion of the subdivision.
7. The applicant shall submit to the City a geotechnical soils report for the subdivision with recommendations for building foundations, structural design standards for streets and roads and field compaction testing and inspections. **(Mitigation Measure – 12 & 13, GEO-1 & GEO-2)**

8. The applicant has prepared and incorporated an archaeological report as part of the mitigated negative declaration document for the project.  
**(Mitigation Measure – 11, CR-1)**
9. The applicant shall install fire hydrants within the subdivision as shown on the approved vested tentative map and approved improvement plans.  
**(Mitigation Measure – 17, UT-1)**
10. The applicant shall dedicate to the City a rectangular area approximately 0.387 acres more or less for inclusion into the waste water treatment plant site. The rectangular area lies adjacent to and west of the treatment plant and at the most southerly portion of the 28.35 acre parcel of land shown on the vested tentative map.
11. The applicant shall install a sanitary sewer lift station and connect the force main to the sanitary sewer treatment plant situated at 1300 Third Street. The applicant may elect the option to connect to the existing sewer lift station on Ahwahnee Drive and upgrade the lift station to accommodate the increase flow of effluent from the subdivision. The applicant's engineer shall submit a report to the City analyzing the pumping capacity for any upgrades necessary for the lift station. **(Mitigation Measure – 17, UT-1)**
12. The applicant shall form and implement a maintenance service district of the subdivision for the continual operation, maintenance, repair and replacement of a sanitary sewer lift station, maintenance of storm drainage open space detention area and periodical street sweeping. The maintenance service district fee shall not exceed \$300.00 per lot per year.
13. The applicant shall form and implement a Landscaping and Lighting District of the subdivision for the operation, maintenance, repair and replacement of the street lights and the continual maintenance of the landscaping within the boundaries of the subdivision. **(Mitigation Measure – 1 & 2, AES-1 & AES-2)**
14. The applicant shall install a raised cross street intersection surface with pavers or architectural color concrete at the following intersections.
  - a. Lavagnino and Vista Way
  - b. Lavagnino and Third Street
  - c. Third and Rancho Way
  - d. Rancho Way and Vista Way
  - e. Rancho Way and Caetano Place.
  - f. Third Street and Trailside Court and Trailside Place.
15. The applicant shall construct a roundabout intersection at First Street (San Juan Highway) and Lavagnino Drive with landscaped center circular area, lane striping, and traffic directional signage.
16. The applicant shall install six feet wide meandering granite fines pedestrian walkways on the east side from the Trailside Court and along the east side of Trailside Drive, to and across the detention pond and natural open space to Lavagnino Drive. The meandering granite fines walkway shall include landscaping.

17. The applicant shall install a six feet wide granite fines pedestrian walkway on the south side of Lavagnino Drive from Third Street to First Street (San Juan Highway) including landscaping. **(Mitigation Measure – 1, AES-1)**
18. The applicant shall install a six feet wide granite fines pedestrian walkway along the east side of the west fork of the San Juan Creek from Third Street to the open space area northerly of lots 82 thru 86.
19. The applicant shall install landscaping and security lighting along the pedestrian walkways and park areas listed in condition 16, 17 and 18 above. **(Mitigation Measure – 1 & 2, AES-1 & AES-2)**
20. The applicant shall install two pedestrian fitness stations and/or rest stops along the pedestrian walkways listed in Conditions 16, 17 and 18 above. Location to be determined during construction of the phases approved on the vested tentative map.
21. The applicant shall obtain a stream bed alternation permit on the phases required, and provide a copy to the City from the State of California, Department of Fish and Wildlife (CDFW) for the construction of a street crossing of the West fork of San Juan Creek at Third Street, and the pedestrian overcrossing of the Creek, northerly of Lavagnino Drive with First Street (San Juan Highway) if required by the CDFW. **(Mitigation Measures – 4, 5, 6, 7, 8, 9, & 10; BIO-1, BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7)**
22. The applicant shall construct a center island together with street trees, irrigation system and ground cover from First Street (San Juan Highway) to Vista Way.
23. The applicant shall install striping and delineate a bicycle lane northerly along Third Street from Donner Drive to Lavagnino Drive, and westerly along Lavagnino Drive from Third Street to First Street (San Juan Highway).
24. The applicant shall install a meandering 5 feet wide granite fines pedestrian walkway along the northerly property lines of lots 77 and 78, together with a meandering open rail fence, four feet in height, adjacent to and on the north side of the 5 feet meandering walkway.
25. The applicant shall install a meandering 5 feet wide concrete sidewalk along the Third Street and Lavagnino side of the natural open space area together with an open rail fence between the walkway and natural open space area.
26. The applicant shall landscape with low growing drought tolerant plants and shrubs the area between the westerly property line along San Juan Highway and existing trees and fence. The applicant shall repair and repaint as necessary the existing split rail fence along the east side of Caetano Place from the southerly Cul de sac to the north boundary of the subdivision. The landscaping shall be drip irrigation system. **(Mitigation Measure – 1, AES-1)**
27. The applicant shall install Group mail box pick up sites throughout the subdivision, only if required by the US Postal Service Office of San Juan Bautista.
28. The applicant shall improve the entrance to the waste water treatment plant with curb, gutter, sidewalk, recessed entrance gate, fencing and landscaping. **(Mitigation Measure – 1, AES-1)**

29. The applicant shall install a school bus stop area within the subdivision. The school bus stop area shall have a covered roof area with an all-weather surface and bus turnout lane. The applicant shall submit the final design of the bus stop area to the City prior to construction.
30. The applicant shall submit a sign application to the Planning Commission for all temporary on-site sales office signs and one sign at each of the principal entrances on Third Street and Lavagnino Drive during the construction and within a two year period after final approval and acceptance of the improvements of the subdivision phase. The signs shall provide for directions and information to the sales office and other essential features needed for potential buyers of homes to access the subdivision. The applicant may also make application for temporary off premise signs at Highway 156 and The Alameda, Highway 156 and Monterey Street, and San Juan Highway within the city limits during the course of construction of the subdivision.
31. The applicant shall be restricted to the hours of 7:30 A.M to 6:00 P.M. Monday through Friday and 9:00 A.M. to 6:00 P.M. Saturdays for all construction work on lots 71 to 77 and lots 82 to 85. No construction will be allowed on Sundays.  
**(Mitigation Measure – 15 & 16; N-1 & N-2)**
32. The applicant shall restrict all loud noises, vibratory equipment, trucks backup devices, and gas powered compaction tools to hours between 8:30 A.M to 4:00 P.M. during the permitted days of the week for construction on lots 71 to 77, 82 to 85. No construction on Sundays unless it is within a confined building where all noises are contained inside the building.  
**(Mitigation Measure – 15 & 16; N-1 & N-2)**
33. The applicant shall have the following note placed upon all construction plans and drawings of the project: "If prehistoric or historic archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (160 feet more or less) of the find until it can be evaluated by a qualified professional archeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented." **(Mitigation Measure – 11, CR-1)**
34. The applicant shall obtain all right of ways and easements required and necessary within the boundary of the subdivision, for the construction and completion of the subdivision improvements as outlined in the Development Agreement.
35. The applicant shall submit to the City and County Health Department a hazardous waste management plan, together with emergency contact information.
36. The applicant shall submit to the City a solid waste disposal plan for all solid waste material disposed of from the project site.
37. The applicant shall submit a copy of the Monterey Bay Air Pollution Control District permit if required.

38. The applicant shall submit construction plans and drawing of all improvements within the various phases of the subdivision. The plans shall include utilities and not limited to water, sewer, storm drain, electrical, gas, telephone, and communications. The utilities shall conform to the utility company's standard and City of San Juan Bautista Standards. **(Mitigation Measure – 17, UT-1)**
39. The applicant shall install a separate water service lateral to each lot for fire sprinkler system and domestic water service. The service shall conform to the City's Standards B3-2 & B3-3.  
**(Mitigation Measure – 17, UT-1)**
40. The applicant shall place a note on the construction plans and drawings that all grading activities at the project site shall cease during high wind periods. The City Planning Department shall be contacted when construction activities has ceased due to high winds. **(Mitigation Measure – 14, HYD-1)**
41. The applicant shall request and obtain a final inspection before occupancy to the building is allowed. **(Mitigation Measure – 3, AQ-1)**
42. The applicant shall submit an application to the Planning Commission for Design Review of the exterior building elevations of the residential dwellings. All residential dwelling plans shall conform to the California Building Codes, energy efficiency standards and structural design standards. The design review shall be submitted and completed implemented prior to issuance of building permits. **(Mitigation Measure – 3, AQ-1)**
43. The applicant shall pay all improvement plan check and inspection fees prior to commencement of construction on any phase of the subdivision improvements. The applicant shall pay all , building plan check, building permit, electrical permit, plumbing permit, mechanical permit and fire sprinkler fees and impact fees prior to issuance of a building permit for each lot. ( Refer to Section 2.10 of the Development Agreement)  
**(Mitigation Measure – 17, UT-1)**
44. The applicant shall provide the City with confirmation that the school impact fees have been paid prior to the issuance of a building permit for each lot within the subdivision.
45. The applicant shall install an oversize sanitary sewer transmission line from the waste water treatment plant to the north boundary of the subdivision. The applicant/ developer shall enter into a reimbursement agreement with the City of San Juan for payment of the cost of the oversize sewer line. The applicant/ developer shall obtain a minimum of three competitive bids for the cost of the oversize sanitary sewer pipe and submit them to the City prior to approval of the reimbursement agreement and construction. (Refer to Section 2.09 of the Development Agreement)
46. The applicant shall restrict the number of two story houses to no more than 70% of the lots fronting on the street between cross street intersections. The 70% shall be applied equally on each side of the streets, ways or drives. The roof lines of the housing units shall have a variation in style, roof pitch, design, color and type of roof materials. All residential dwelling within the subdivision shall

incorporate drought tolerant landscaping, drip irrigation systems, latest energy efficient standards and have at least one street tree for each lot fronting on the street, way, place or drive. The applicant/developer shall install an 8' high wood fence along the rear of lots 1 thru 10 and plant minimum of two tree per lot inside the 8' high fence. The tree shall be in a tree planting easement and contain provisions within the CC & R to maintain and replace the tree when required. **(Mitigation Measure – 3, AQ-1)**

47. The applicant shall submit the final map of the phase to be recorded to the City for approval by the City Council. A copy of the approved Vested Tentative Map, lot closures, traverse sheets, subdivision guarantee title report and final map checking application fee together with bonds, subdivision agreement shall be submitted to the City prior to approval of the final map.
48. The applicant shall submit a development agreement to the Planning Commission for review and consideration. Upon review and approval by the Planning Commission, the development agreement shall be recommended to the City Council for review and approval. The development agreement must be approved by the City Council prior to the City Council taking final action on any phase of the subdivision map.
49. The applicant shall provide for inclusionary housing to the City as follows: (1) provide six (6) secondary units pursuant to the California Government Code, and, (2) pay to City \$2,000 per residential dwelling unit. The payment of such \$2,000 fee shall be on a unit by unit basis, payable at building permit issuance for each such building permit sought. Upon completion of the 86 lot residential development, the applicant shall have made a contribution in the amount of \$172,000 to the inclusionary housing fund of the City, to be available for development of a senior citizen housing development in the City, meeting the affordable price criteria as establish by the State of California Housing and Community Development Agency. (Refer to Section 2.13 of the Development Agreement)
50. The applicant shall submit a final copy of the approved Development Agreement to the City for processing and recordation. The development agreement shall have all the authorized signatures and notary certificate, together with recording fees.
51. The Vested Tentative Map shall be valid for that period allowed by Government Code Section 66452.6(a) and all controlling statutes.
52. The applicant shall install heritage street light standards and street signs through out the subdivision similar to Creek Bridge Subdivision. **(Mitigation Measure – 1, AES-1)**
53. The applicant shall contribute a fair share of the costs for a small roundabout at the intersection of Donner and Third Streets. The fair share cost shall be based upon the vehicle traffic volumes accessing the roundabout intersection.
54. The applicant shall contribute its fair share of the cost to widen Third Street from 240 feet west of North Street to the North Street intersection. The applicant shall enter into a reimbursement agreement with the City for the cost recovery of

the fair share cost to widen Third Street between 240 feet west of North Street to the North Street intersection as required by the D'Ambrosio 27 lot PUD. The reimbursement agreement time period will be ten years. The City may modify the reimbursement agreement to extend the length of the period for the reimbursement agreement and provisions for the payment of the fair share costs of widening of Third Street east of the D'Ambrosio 27 lot PUD. Fair share reimbursement shall come from the D'Ambrosio PUD development, and other traffic impact fees derived from development projects within the City. The period may be extended up to two five-year periods. The total reimbursable cost shall not exceed \$ 87,500.00.