g. Additional investigation work will be needed prior to development of any additional phases tentatively proposed to the east of Planning Area III or within Planning Area V. (As amended and approved by PC November 19, 2019)

A* 4. Submit rough and/or precise grading plans for each phase of Tract 18893 to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.

A 5. Design individual lot grading to drain the entire area of each lot directly to the adjacent street.

A* 6. Include in letter lots for HOA maintenance or City maintenance via a **maintenance mechanism approved by the City Community Facility District** LMD the areas to be graded with a down slope along Greenspot Road, the proposed community trail, and the **westerly down slope, Lot E line of the Tentative Map.** Include in private landscape easements for HOA maintenance the areas to be graded with a down slope along Avenida Ramblas.  
(As amended and approved by PC November 19, 2019)  
(As requested for change by applicant and concurred by staff for Council approval)

A* 7. Obtain concurrence from the property owner of the Not-A-Part parcel adjoining the west line of Lots 59, 60, 61, 6365, 66, and 6467 to process a lot line adjustment, to move the common property line to the top of the proposed slope. If concurrence cannot be obtained after a verifiable good faith effort has been made, submit an alternate design for review and approval by the City Engineer.
(As amended and approved by PC November 19, 2019)

A 8. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the grading plan checklist.

C* 9. Construct the drainage maintenance access road/community trail to include a 6'-wide trail and a 14'-wide paved access road. The drainage maintenance access road east of Planning Area III shall be paved. Community trail improvements include, but are not limited to, trail fencing, decomposed granite trail surfacing with a soil binder, trail signage, and drainage improvements to protect trail improvements.

A 10. Submit a soil erosion and sediment control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.

A. 11. Short term erosion control shall be in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
Establish a maintenance Community-Facility-District funding mechanism acceptable to the City. Apply to the City to annex the project into the City’s Consolidated Landscape and Lighting District for maintenance of street lights, drainage maintenance access road/community trail, the public portion of the proposed parks, frontage and median landscaping on Greenspot Road, slope landscaping along the community trail and the west boundary westerly down slope, Lot E of the Tentative Map that are accepted into the City’s maintenance system. Sign ballots prepared by the City agreeing to the annexations and amounts of assessment.

(As amended and approved by PC November 19, 2019)

(As requested for change by applicant and concurred by staff for Council approval)

Establish a maintenance Community-Facility-District funding mechanism acceptable to the City. Apply to the City to annex the project into the City’s Street and Drainage District for maintenance of the emergency accesses, roundabout and drainage facilities that are determined to be appropriate for City maintenance. Sign ballots prepared by the City agreeing to the annexations and amounts of assessment.

(As amended and approved by PC November 19, 2019)

(As requested for change by applicant and concurred by staff for Council approval)

Establish a Homeowners Association (HOA) and secure a commitment from the HOA via an agreement with the City and include in its By-laws and Covenants, Conditions and Restrictions (CC&R) to maintain the private portion of the proposed park, the landscaping/hardscaping/streetscaping within roundabout, medians and parkway areas at the back of double-frontage lots, the water quality basin, the fuel modification zones, the flood wall to be constructed along the north and east side of PA III, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable the rock-lined channel adjacent to Lots 185, 195, and 196, the unimproved drainage course between the rock-lined channel and the existing culvert crossing Greenspot Road, and the water quality basin. The HOA shall also accept responsibility of the maintenance of the rock-lined channel north and east of Planning Area III, the unimproved drainage course between the rock-lined channel and the existing culvert crossing Greenspot Road, and the manufactured slope easterly of Planning Area III in the event the adjacent property owner fails to conduct the proper maintenance to protect any portions of the development from flooding.

(As amended and approved by PC November 19, 2019)

Establish an Dormancy agreement for the maintenance Community-Facility-District funding mechanism as approved by the City. Apply to the City to annex the project into "shell" maintenance districts for the improvements that are to be maintained by the HOA but may be potentially maintained by the City via the maintenance Community-Facility-District funding mechanism as approved by the City. Include the following improvements in the maintenance Community-Facility-District "shell" maintenance districts: the private portion of the proposed park; the landscaping/hardscaping/streetscaping within roundabouts, medians and parkway areas at the back of double-frontage lots; the rock-lined channel adjacent to north and east of Planning Area III Lots 185, 195, and 196; the unimproved drainage course between the rock-lined channel and the existing culvert crossing Greenspot Road; the manufactured slope easterly of Planning Area III, the water quality basin, and the landscape areas in private corner lots along the street side where applicable.
B* 69. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

FEES/PERMITS/BONDING

D 70. Pay appropriate engineering fees for bond processing, district annexations to establish maintenance Community Facility District funding mechanism as approved by the City, grading and improvement plan check, roundabout design review, professional reports review, water quality management plan review, retaining/debris/impact wall calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
(As amended and approved by PC November 19, 2019)
(As requested for change by applicant and concurred by staff for Council approval)

GD* 71. Make cash payment for one year of maintenance of park landscaping, frontage and median landscaping on Greenspot Road, and slope landscaping along the west Tentative Map boundary and along the drainage maintenance access road/community trail. Maintenance will be provided by the City through the maintenance Community Facility District funding mechanism as approved by the City. Landscape Maintenance District after a one-year maintenance period provided by the developer and acceptance of the landscaping by the City. City inspections are required by City Engineer and the City's Landscape Architect at the beginning and end of the one-year maintenance period.
(As amended and approved by PC November 19, 2019)
(As requested for change by applicant and concurred by staff for Council approval)

A 72. Post a cash deposit for monumentation based on an estimate of the cost to perform the work prepared by the project surveyor or engineer as approved by the City Engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

E 73. Post a deposit for erosion control based on an estimate of the cost to perform the work prepared by the project engineer as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.

EC. 74. Pay Traffic Mitigation Fee to mitigate traffic impacts at four locations within the City of Highland. The total amount of Traffic Mitigation Fee will be calculated by the City Engineer based on the estimated cost of mitigation measures as determined by the City Engineer and the project fair share percentages for each of the four locations as shown in the project traffic study prepared by Urban Crossroads, Pay Traffic Mitigation Fee on a per lot basis prior to building permit issuance. The Per Lot Traffic Mitigation Fee shall be adjusted annually based on the California Highway Construction Index.
(As amended and approved by PC November 19, 2019)