ATTACHMENT B

Conditions of Approval for Tentative Tract Map No. 54016,
Conditional Use Permit 03-09, and Variance 04-11
Adopted August 8, 2005

		Pre-Grade	Done	Pre-Map	Done	Pre-Build	Done	Pre-Occ	Done
General Requirements									
	Within forty-eight (48) hours of the approval of the Map, the Applicant shall deliver to the Development Services Department a cashier's check or money order made payable to the County Clerk in the amount of Eight Hundred Seventy-Five Dollars ($875.00) which includes the Eight Hundred and Fifty Dollars ($850.00) fee required by Fish and Game Code Section 711.4(d)(3) plus the Twenty-Five Dollar ($25.00) County administrative fee, to enable the City to file the Notice of Determination for the Environmental Impact Report required under Public Resources Code Section 21151 and California Code of Regulations Section 15904. If within said forty-eight (48) hour period the Applicant has not delivered to the Development Services Department the check as required above, the approval for the Map granted shall be void (Fish and Game Code Section 711.4(c)).								
1.)	Applicant must defend, indemnify and hold harmless the City, its agents, officials, and employees from any claim, action, or proceeding against the City or its agents, officials, or employees in any action to attack, set aside, void or annul, the approval of this Map as provided in that certain Settlement Agreement and Mutual Release approved by the City Council with respect to this project on August 8, 2005 ("the Settlement Agreement").	O		O		O		O	
2.)	The Applicant must enter into a contract with the City to install and construct all improvements as required by the conditions of approval of the Map and by the subdivision provisions of the SMMC, and must post security satisfactory to the City Manager or his designee, guaranteeing the installation and construction of all required improvements within the time period specified, herein or any time extension approved by the City pursuant to applicable law.	X							
3.)	Approval of the Map requires certain legislative determinations by the City Council. The approval of the Map is hereby expressly made contingent upon the approval and effectiveness of the "Rezoning Ordinance" defined in the Settlement Agreement. Should that Rezoning Ordinance not take effect pursuant to law or be invalidated by final judgment of a court of competent jurisdiction, the Map approval shall be invalidated as well. Conversely, should the Map be invalidated by final judgment of a court of competent jurisdiction, the Rezoning Ordinance shall be ineffective according to its terms.	X		X		X		X	DONE
4.)	The conditions of this Resolution prevail over all omissions, conflicts from or with specifications, dimensions, typical sections, and the like shown or omitted on the Map or any improvement plans prepared with respect to it.	O		O		O		O	
5.)	Applicant is responsible for cost of all inspections related to onsite and offsite improvements.	X							
6.)	The Applicant shall be responsible for all actions of its contractors and subcontractors until such time as the City has accepted the public improvements.	CMP							
7.)	Prior to issuance of grading permit, the Applicant must provide to the City in writing the designation of one or more authorized representatives who must have complete authority to represent and to act for the Applicant. An authorized representative must be present at the site of the work at all times while work is actually in progress. Arrangements acceptable to the City must be made for any after-hours emergency work that may be required.	CMP							
	When orders are given by the City to an Applicant's representative to do work required for the health, safety and welfare of the general public because of inclement weather or any other cause, and said orders are not immediately acted upon by such person, the City may do or have such work done by others at the Applicant's expense.	CMP							
8.)	Within thirty-six (36) months after approval or conditional approval of the Map, Applicant must survey the subdivision, or any part thereof, and prepare a Final Map to comply with the Map as approved.			X					
9.)	Prior to issuance of a building permit for any lot, all required public improvements for the tract (including, but not limited to, water, sewer, drainage, lighting, and other utilities but excluding rehabilitation of historic resources) must be completed.					X			

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10.)	Prior to the approval of any final map, the Applicant must provide to the Department of Public Works written evidence from the County Assessor's office stating that the provisions of Sections 66492 and 66493 of the Subdivision Map Act have been met and satisfied.			X					
11.)	Except as pursuant to any relief issued pursuant to Paragraph 15 of the Settlement Agreement, if any of the conditions or limitations of this Map are held to be invalid by final judgment of a court of competent jurisdiction, that holding will render this Map to be null and void as the conditions of approval are intended to be inseverable from the approval of the Map.	O		O		O		O	
12.)	Applicant shall record a copy of these conditions of approval against the land affected by the Map and provide evidence to the Director of Development Services that the Applicant has done so.			X					
13.)	The Applicant must retain an engineer licensed in the State of California and registered in accordance with the appropriate provisions of the Business and Professional Code to insure that all construction work pursuant to the Map conforms to the approved improvement plans and specifications (public improvements, rough grading, and fine grading) and to provide the Director of Public Works after project completion "as-built" plans certified as accurate by that engineer. The Applicant shall post a bond prior to approval of any final map to be released after the submittal of certified "as-built" plans.			X					
14.)	Applicant must ensure that the Final Map shows and identifies a public pedestrian access easement for a 5-foot wide pedestrian access-way along the street frontage of Lots 13, 14, 17, 18, 19, 21, 22, 23, 24, 25, and 26 along the northerly side of Lot 2 and across Lot C, leading to the proposed pocket park/viewpoint. The Final Map must also include language stating, "the access easement must remain unobstructed". The pedestrian access easement shall be surfaced with a material, which provides a suitable walking area and distinguishes the pedestrian easement from the adjoining street and private yard areas. Choice of such surfacing material shall be at the discretion of the Applicant and shall be consistent throughout those portions of the pedestrian easement that lie adjacent to streets. The pedestrian easement required by this condition shall not be excluded from the area of the lots which it crosses for purposes of setbacks, floor area ratios, or any other requirements of the zoning ordinance.			X	ON MAP				
15.)	Prior to the approval of the Final Map, the Applicant must provide proof to Director of Public Works that the pedestrian public access easement has been recorded with the Los Angeles County Recorder's office on the deeds of Lots A, B, and C. The recordation must include language stating "the required access easement must remain unobstructed at all times."			X	ON MAP				
16.)	Prior to the issuance of any Certificates of Occupancy, the Applicant must construct the pedestrian passive improvements for the pocket park/viewpoint shown on the Map, within Lot C to the satisfaction of the City by the Applicant.							X	
17.)	Prior to the issuance of any grading permit, as deemed necessary by the Department of Public Works, the Applicant shall consult with the State of California Department of Fish and Game, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service or any agency with jurisdiction over the project under applicable law to determine if permits or approvals are necessary from such agencies under applicable law for any action contemplated by this Map. Such consultation shall be in writing, and copies of said correspondence, including responses from agencies, shall be submitted to the City. Where the City determines it is appropriate to do so, the terms, conditions, and recommendations of the noted agencies shall be incorporated as Conditions of Approval of the Map.	?	?						
18.)	Applicant must ensure that construction upon any lot created by the Map must comply fully with the applicable provisions of the current California Building, Plumbing, Mechanical, and Electrical Codes and State-mandated requirements as adopted by the SMMC.	O		O		O		O	
19.)	Subsequent to tentative approval of this map, the City reserves the right to impose any new plan check and/or permit fees approved by City Council except as otherwise provided in Paragraph 6(c) of the Settlement Agreement.	X		X		X			
Homeowners' Association									

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20.)	Applicant must prepare a Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and submit them to the Development Services Director, Director of Public Works, and the City Attorney for review and approval. Applicant must have the approved CC&Rs recorded with the Los Angeles County Recorder's Office concurrently with the first Final Map recorded with respect to the Map. Any future revision of the CC&Rs, as they pertain to the requirements set forth in these conditions, requires the approval of the City. Approval will be based upon compliance with the requirements of these conditions:			X					
•	The formation of a homeowners association (HOA), which includes all owners of property within the project boundary and their successors;			CCR					
•	By-laws for the operation of the HOA;			CCR					
•	A statement that the HOA will be responsible, in perpetuity, for the maintenance, repair and replacement of:			CCR					
▪	all common area improvements, including, but not limited to the view point and associated pedestrian path, private streets, landscaping, trails, irrigation equipment, storm drain and debris-detention basins, utilities not accepted and maintained by a public agency or utility;			CCR					
▪	all project landscaping and irrigation equipment within the right-of-way of Carter Avenue and all enriched parkways within the boundaries of the Map; and			CCR					
▪	brush clearance on open space lots to meet fire prevention requirements.			CCR					
•	A statement that, if these areas are not properly maintained, repaired and replaced according to the City-approved landscape and drainage plans, the City may arrange for that maintenance and recover its costs of doing so from the HOA or, at City's option, from the owners of individual lots with each to bear a pro rate share of those costs; if HOA fails to do so after a written request from the City that it do so.			CCR					
•	Notwithstanding the fact that the CC&Rs may duplicate City ordinances or regulations, a statement that the HOA will be responsible for providing written notice to association homeowners of any violation of the CC&Rs on the homeowners property, and for enforcing the CC&Rs and taking appropriate legal action.			CCR					
21.)	The Applicant shall be responsible for all maintenance of the open space sites and common area slopes/landscaping areas until those responsibilities are accepted by the HOA.	O		O		O		O	
22.)	The HOA shall maintain all other common area landscape areas, entry monumentation, signage, walls, and other common area infrastructure not accepted and maintained by a public agency or utility.			CCR					
23.)	All areas intended for dedication to the HOA for maintenance shall be identified on each final map by lettered lots and indexed to identify said lots as HOA maintenance areas.			X					
24.)	The Final Map shall not allow for more than 16 lots within central canyon portion of the project site, as depicted by the Proposed RE-Zone Area Plan exhibit within the *29-Lot Plan Addendum to the EIR*.			X					
25.)	The Applicant shall comply with all applicable mitigation measures contained in the FEIR for the adopted City of Sierra Madre General Plan listed as follows:			X					
1.	Due to the expected ground motion or acceleration effect from a local earthquake, California – registered geotechnical and engineering professionals should be involved with the discretion of the City's Plan Checker in the planning and design of earthwork and construction in the Hillside area.	X							
2.	New home construction, Citywide, shall be designed per the Uniform Building Code (UBC) expecting 0.35g within the guidelines of the UBC.					X			
5.	Prior to the issuance of grading permits, the developer of each future subdivision shall prepare a fugitive dust emission control plan which conforms to the requirements of AQMD Rule 403 in effect at that time. Measures currently required by Rule 403 include:	CMP	(M)						
a.	Apply approved non toxic chemical soil stabilizers according to manufacturer specifications to all inactive construction areas (previously graded areas inactive for four days or more).	CMP	(M)						
b.	Replace ground cover in disturbed areas as quickly as possible.	CMP	(M)						

		Pre-Grade	Done	Pre-Map	Done	Pre-Build	Done	Pre-Occ	Done
c.	Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e. gravel, sand, dirt) according to manufacturer's specifications.	CMP	(M)						
d.	Water active grading sites at least twice daily.	CMP SWP	(M)						
e.	Suspend all excavating and grading operations when wind speeds (as instantaneous gusts exceed 25 mph).	CMP	(M)						
f.	Provide temporary wind fencing with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded.	CMP SWP	(M)						
g.	All trucks hauling dirt, sand, soils or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e. minimum vertical distance between top of the load and the top of the trailer), in accordance with Sections 23114 of the California Vehicle Code.	CMP	(M)						
h.	Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.	CMP	(M)						
i.	Sweep streets at the end of the day if visible soil material is carried over to adjacent roads, (recommend water sweepers using reclaimed water if readily available).	CMP SWP	(M)						
j.	Apply water three times daily or chemical soil stabilizers according to manufacturer's specifications to all unpaved parking or staging areas or unpaved road surfaces.	CMP SWP	(M)						
k.	Enforce traffic speed limits of 15 mph or less on all unpaved roads.	CMP SWP	(M)						
l.	Where appropriate, pave all construction access roads at least 100 feet onto the site from the main road.	CMP SWP	(M)						
6.	Building materials, architectural coatings, and cleaning solvents used in developing the future uses within the City of Sierra Madre shall comply with all applicable AQMD rules and regulations in effect at that time.	CMP SWP	(M)			DG			
7.	Prior to the issuance of grading permits, the developer of each tract shall develop and implement a construction management plan. The plan shall include the following specific measures:	CMP	(M)						
a.	When needed, provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person) in the immediate vicinity of the construction site.	CMP	(M)						
b.	Schedule construction activities that affect traffic flow on the arterial system in the immediate vicinity of the construction site to off-peak hours.	CMP	(M)						
c.	Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per AQMD rules, to reduce exhaust emissions.	CMP	(M)						
d.	Suspend the use of all construction equipment operations during second stage smog alerts. Contact the AQMD at 800-242-4022 for daily forecasts.	CMP	(M)						
e.	Use electricity from power poles rather than temporary diesel- or gasoline-powered generators to the extent feasible.	CMP	(M)						
f.	Use methanol- or natural gas-powered mobile equipment instead of diesel when readily available at competitive rates.	CMP	(M)						
g.	Use propane- or butane-powered on-site mobile equipment instead of gasoline when readily available at competitive rates.	CMP	(M)						
8.	All natural gas-fired, fan-type central furnaces installed within the City under the General Plan buildout shall be subject to AQMD Rule 1111 which establishes standards of performance for such furnaces.					CCR			
9.	All residential-type, natural gas-fired water heaters installed within the City under the General Plan buildout shall be subject to AQMD Rule 1111 which establishes standards of performance for such water heaters.					CCR			
10.	The developers of individual lots shall comply with Title 24 of the California Code of Regulations, which are current at the time of development.					CCR			

		Pre-Grade	Done	Pre-Map	Done	Pre-Build	Done	Pre-Occ	Done
11.	All construction activity associated with the proposed public improvements or future private development within the study area should adhere to the requirements of the City's Noise Ordinance.	CMP	(M)			CCR			
12.	Maintain existing traffic speeds on all analyzed roadways at current levels.	CMP	(M)			CCR			
14.	In the event that unanticipated paleontologic resources are encountered on a development site during the course of construction, all earthmoving activity in the area of impact shall cease until the project sponsor retains the services of a qualified paleontological consultant who shall examine the findings, assess their significance and offer recommendations for any procedures deemed appropriate to either further investigate and/or mitigate impacts to those cultural resources which have been encountered.	CMP	(M)						
15.	In the event that unanticipated archaeological resources are encountered on a development site during the course of construction, all earthmoving activity in the area of impact shall cease until the project sponsor retains the services of a qualified archaeological consultant who shall examine the findings, assess their significance and offer recommendations for any procedures deemed appropriate to either further investigate and/or mitigate impacts to those cultural resources which have been encountered.	CMP	(M)						
General Land Use Regulation									
26.)	Prior to approval of a Final Map, unless otherwise noted, Applicant shall complete all conditions at no cost to any government agency. The Map shall show on the Map all existing and proposed easements, including those for vehicular and pedestrian access and drainage courses; the omission of these will subject the Map to further review and revision.			X					
27.)	Nothing in this approval, as described in this Resolution, shall require or be interpreted to require the City of Sierra Madre to fund or cause to be funded the development of any facilities or improvements, including but not limited to infrastructure improvements, which are necessary or convenient to cause, allow or further the development of the Map.	X		X		X			
28.)	Applicant must comply with all applicable laws and regulations of every local, state and federal entity with respect to development pursuant to the Map and all such requirements and enactments will be incorporated by reference as conditions of this Map. The duty of inquiry as to such requirements and any amendments thereto will be upon Applicant.			X					
29.)	Details shown on the Map are not necessarily approved. Any details that are inconsistent with requirements of ordinances, general conditions of approval, or Public Works Department policies, must be specifically approved in a Final Map or in an approved improvement plan.			X					
30.)	Prior to the approval and subsequent filing of a final tract map with the County Recorder, the Applicant must ensure that the final tract map is prepared by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, and must be processed through the Public Works Department office. The applicant shall file the approved, signed Final Maps with the County Recorder.			X					
31.)	A preliminary subdivision guarantee is required showing all fee interest holders and encumbrances. Prior to the release of the final tract map for filing with the County Recorder, the Applicant shall provide an updated title report by the Applicant.			X					
32.)	Prior to the issuance of building permits, the Applicant shall file the final tract map with the County Recorder and submit one (1) mylar copy of filed map to the Public Works Department.					X			
33.)	The Applicant shall comply with all requirements of the Subdivision Map Act applicable to the Map.			X					
34.)	Approval of any final map pursuant to this Map is contingent upon approval of plans and specifications mentioned in these conditions. If the improvements are not installed prior to the filing of an application for approval of a Final Map, the Applicant must submit a Deferred Improvement Agreement and a Faithful Performance and Labor and Materials Bond in the amount estimated by the Civil Engineer and approved by the Public Works Department guaranteeing the installation of the improvements.			X					
35.)	All easements and/or right-of-way dedications shall be offered for dedication to the City or another public agency designated by the City and shall continue in force until the City or other public agency accepts or abandons such offers. All dedications shall be free from all encumbrances except those approved in writing by the Department of Public Works.			X	ON MAP				

		Pre-Grade	Done	Pre-Map	Done	Pre-Build	Done	Pre-Occ	Done
36.)	Permanent landscaping and irrigation facilities, as determined by the landscaping plan, are installed prior to the approval of any Final Map. Applicant shall ensure that perimeter walls, where required by the fencing plan, are treated with graffiti-resistant coating and shall be installed adjacent to street improvements within each phase.			IMP					
37.)	Applicant must record conservation easements in favor of the City of Sierra Madre on Lots 28 and 29 concurrently with any Final Map depicting any land subject to those easements.			X	ON MAP				
38.)	Applicant must record deed restrictions barring future development on Lot C, the undeveloped remainder of the site, and the Restricted Use Areas designated on the Map (collectively "protected open space"), and the Final Map concurrently with any final map depicting any land subject to those use restrictions. These deed restrictions shall prevent any use of or activity on protected open space other than (i) fuel modification pursuant to the Uniform Fire Code as adopted by the City, (ii) slope repair and stabilization approved by the Director of Public Works as necessary for public safety, and (iii) habitat restoration and enhancement efforts approved by the Director of Development Services.			X					
39.)	If the structure proposed for Lot 8 crosses the Hillside Management Zone (HMZ) line so that any portion of the structure would be built within the HMZ, that structure shall require a Conditional Use Permit from the City, pursuant to Chapter 17.52 of the SMMC.					DG			
40.)	No second units shall be built on HMZ lots (Lots 3, 4, 5, 6, 7, 15, and 16) without first obtaining Conditional Use Permits from the City. This restriction shall be reflected in the CC&Rs for these lots and the Applicant shall notify future buyers of this restriction.			X		DG			
40a.)	The Planning commission shall issue no conditional use permits for development within the H zone without finding that the development is designed and sited so as to protect views of prominent ridgelines from the designated viewpoints in the City identified in the HMZ ordinance.					DG			
40b.)	Although height limits are not entitlements, the height limit of any dwelling structure within the Hillside Management Zone shall not exceed twenty-five (25) feet in height as measured from finished grade to the top of any portion of any ridge or a pitched roof or twenty (20) fee as measured from finish grade to the top of any portion of a flat roof. No more than sixty percent of the graded pad area shall be impervious. Impervious surfaces shall include building footprints and any other surface determined by the Director of Development Services to be impervious such as poured concrete driveways, walkways, patios, swimming pools, spas, and other features which do not allow for the percolation of water into the ground.					DG			
41.)	There shall be no duplication of house facades or architectural styles, as visible from a public right of way within any single view shed (meaning an area which can be seen from a single viewpoint).					DG			
42.)	No streets within the project site shall be gated from and after the issuance of a Certificate of Occupancy for any lot, nor shall the overall site be gated or have any guard shack placed at the entrance to the site.					X			
43.)	Prior to the approval of any final map with respect to the Map, the Applicant shall comply with the requirements of Chapter 16.44 of the SMMC.			X					
44.)	Either: (i) any Final Map depicting any portion of Lots C, 28 and 29, must include a note on the face of the final map restricting the portions of those lots to be dedicated for open space against any improvement, or (ii) a conservation easement acceptable in form to the City Attorney must be recorded simultaneously with such final map to accomplish this purpose.			X					
45.)	Any Final Map recorded with respect to the Map must include a note on the face of the map dedicating to the City the right to further subdivide any portion of the land, which is the subject of the Map.			X					

		Pre-Grade	Done	Pre-Map	Done	Pre-Build	Done	Pre-Occ	Done
46.)	The Applicant and any subsequent transferor shall provide written notice to the purchaser of any undeveloped lot any portion of which lies in the HMZ zone of the fact of that zoning and the requirements of Chapter 17.52 of the SMMC, including the requirement for a conditional use permit for any development and restrictions on height, massing, and grading to protect topography, view and other purposes of the hillside management zone ordinance and that satisfaction of these requirements may not allow a house of the maximum square footage allowed in R1 zones of the City on the lot in question as graded by the Applicant, and for a highly constrained lot, will likely require a house substantially smaller than the maximum allowable in the R1 zone. The Applicant shall provide a copy of any such notice to the Director of Development Services.			X		DG			
47.)	Based on a field survey conducted by a licensed surveyor, the Applicant shall monument the following:			X					
•	The boundary of the HMZ zone on lots that are partly, but not entirely, in that zone;			X					
•	Street centerlines;			X					
•	The boundaries of all conservation easements or other use restrictions;			X					
•	The County drainage easement (confirming whether or not the existing county drain is located within the mapped easement);			X					
•	And all lot boundaries.			X					
	Monuments shall be marked in the field with permanent survey monuments by a licensed surveyor prior to approval of any Final Map.			X					
48.)	Development of Lot 10 shall require the issuance of a conditional use permit pursuant to Chapter 17.60 of the SMMC, but not Chapter 17.52 of the SMMC, to allow the City to control house design to protect the historically significant Carter Barn and Macomber Cabin, which are across the private road from Lot 10.					X			
49.)	The proposed access to Lot 13 requires an overcrossing of a drain owned by the Los Angeles County Flood Control District (LACFCD). If the LACFCD does not grant the necessary approval for that overcrossing, the Applicant shall provide access to Lot 13 across Lot 14. The presence of such an easement shall not alter the requirements of Chapter 17.52 of the SMMC with respect to the HMZ-zoned portions of Lots 13 and 14.					X			
50.)	Signage shall be governed by the SMMC. No tract identification or other monument sign shall be permitted.	O		O		O		O	

Geology & Soils

		Pre-Grade	Done	Pre-Map	Done	Pre-Build	Done	Pre-Occ	Done
51.)	*To effectively mitigate the geotechnical impacts of the proposed development, a Geotechnical/ Geologic Susceptibility Matrix has been prepared that indicates the areas in which further studies shall be completed within individual lots. Refer to Table 3.1, Geotechnical/Geologic Susceptibility Matrix of the 29-Lot Plan Addendum to the EIR, for a list of additional studies required for each lot within the proposed project. These studies shall be completed prior to the issuance of grading or building permits for the individual lots as noted in Table 3.1.*					X			
a	*The intent of Table 3.1 is to act as a guide for the review of individual applications as each lot individually goes through the plan check process. For each geologic/geotechnical condition that a lot may be subject to, additional geotechnical studies must be completed which identify the susceptibility to identified geotechnical constraints and recommend mitigation measures, as described herein or the equivalent, to effectively mitigate the identified geologic/geotechnical constraints to the satisfaction of the City of Sierra Madre. (MM 4.2-A)*					X			
52.)	*The Applicant shall ensure that the site is prepared to receive compacted fill by removing vegetation, debris, existing landslide debris, fill, soil, colluvium, and at least the upper five feet of alluvium. Prior to placing compacted fill the soils engineer or geologist shall observe the exposed excavated area. The exposed grade shall be approved by the geologist/ soils engineer, scarified to a depth of six inches, moistened to optimum moisture content, and fill soils recompacted to 90 percent of the maximum density. (MM 4.2-1a)*	GP	(M)						
53.)	*For transition lots, the cut portion of the building pad shall be undercut (i.e. overexcavated) five feet and replaced as compacted fill to provide a more uniform foundation condition. The overexcavated area shall include the entire cut portion of the pad. (MM 4.2-1b)*	GP	(M)						
54.)	*Fill, consisting of soil approved by the soils engineer, shall be placed in horizontal lifts and compacted in six-inch layers with suitable compaction equipment. The excavated onsite materials are considered satisfactory for reuse in the controlled fills. Prior to use in fill areas, any imported fill shall be observed by the soils engineer. Rocks larger than six inches in diameter shall not be used in the fill. (MM 4.2-1c)*	GP	(M)						
55.)	*The Applicant shall ensure that the fill is compacted to at least 90 percent of the maximum laboratory density for the material used. The maximum density shall be determined by ASTM D 1557-00 or equivalent. (MM 4.2-1d)*	GP	(M)						
56.)	*During grading, Applicant shall ensure that the soils engineer conducts field observation and testing to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary, until 90 percent compaction is obtained. One compaction test is required for each 500 cubic yards or two vertical feet of fill placed. (MM 4.2-1e and 4.2-7b)*	CMP	(M)						
57.)	*Prior to the initiation of project grading in any development area, the Applicant shall ensure that all existing utilities shall be located and either abandoned and removed, rerouted or protected. (MM 4.2-1f)*	GP	(M)						
58.)	*Within thirty (30) days of completion of grading, the Applicant shall ensure that graded, but undeveloped land is maintained weed-free and planted with interim landscaping, except as to lots for which building permits are obtained. Planting with interim landscaping shall comply with NPDES Best Management Practices. (MM 4.22a)*	CMP	(M)						
59.)	*Prior to grading permit issuance, the Applicant shall ensure that soil sampling of the disturbed portions (historical agricultural areas) of the project site are conducted to determine the presence or absence of excessive levels of agricultural pesticides. (MM 4.2-3a)*	GP							
60.)	*In the event concentrations of agricultural chemicals are detected above regulatory cleanup levels during demolition or construction activities, Applicant shall ensure that mitigation includes the following:*	CMP	(M)						
•	*Excavation and disposal of contaminated material at a permitted, off-site facility;*	CMP	(M)						

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•	*On-site treatment; or*	CMP	(M)						
•	*Other measures as deemed appropriate by a City-approved soils engineer or geologist. (MM 4.2-3b)*	CMP	(M)						
61.)	*In order to preclude the potential impacts resulting from landsliding, Applicant will ensure that all loose unconsolidated surficial soils that show indications of previous or current movement are removed and recompacted to current safety standards compliant with City codes and regulations. (MM 4.2-4)*	CMP	(M)						
62.)	*Engineering design for all structures shall be based on the probability that the project area will be subjected to strong ground motion during the lifetime of development. Construction plans shall be subject to the City of Sierra Madre Municipal Code and shall include applicable standards that address seismic design parameters. (MM 4.25a)*					DG			
63.)	*Mitigation of earthquake ground shaking shall be incorporated into design and construction in accordance with Uniform Building Code requirements as adopted by the SMMC and site-specific design. The Sierra Madre fault shall be considered the seismic source for the project site and specified design parameters shall be used. (MM 4.25b)*					DG			
64.)	*The potential damaging effects of regional earthquake activity shall be considered in the design of each structure. The preliminary seismic evaluation shall be based on basic data including the Uniform Building Code Seismic Parameters. Structural design criteria shall be determined in consideration of building types, occupancy category, seismic importance factors and possibly other factors. (MM 4.2-5c)*					DG			
65.)	*Conformance with the Uniform Building Code and the SMMC shall occur in conjunction with the issuance of building permits in order to ensure that over excavation of soft, broken rock and clayey soils within sheared zones will be required where development is planned. (MM 4.2-5d)*					DG			
66.)	*To ensure that no structures are built in close proximity to the Carter Basin Fault Splay, any structure that is proposed north of the recommended fault setback line will require additional investigation involving fault trenching by a California State registered geologist. Prior to the issuance of a grading permit for the restricted use portion of those lots, a report of the findings and recommendations will need to be submitted to the City and third-party peer review and approval. (MM 4.2-5e)*					DG			
67.)	*Prior to the issuance of building permits, the Applicant must prepare siting studies for the review and approval of the City of Sierra Madre that conclusively demonstrate that all proposed structures are set back at least 15 feet from the toe of any ascending slope, or that demonstrate that through the construction of retaining walls, which have minimum freeboards of two feet, unconsolidated soils mantling natural slopes near proposed structures are adequately retained. (MM 4.2-2b and 4.2-7a)*					DG			
68.)	Applicant shall provide a deposit to the City to cover the cost of an inspector to be hired under contract to the City for the full period of Tract Grading and Tract improvements. Inspector shall be present on the project site during any and all of grading or sitework construction.	X							
69.)	Developers of individual parcels shall survey the boundary between HMZ and non-HMZ portions of the parcels and erect a construction barrier fence along that boundary to prevent unauthorized grading in the HMZ which shall be maintained for the full period of parcel grading for parcels 1, 2, 8, 10, 11, 12, 13, 14, 17, 18, 19, 20, 28, and 29 and all parcels within the HMZ. Each incident of unauthorized grading in the HMZ will be subject to a $10,000 fine payable to the City as well as remediation by the property owner. This requirement shall be reflected in CC&Rs for the project.	CMP	(M)						
70.)	Applicant shall file a bond or bonds with the City for the full cost of tract grading and tract improvements. Said bonds shall be based on the actual bid prices from the contractors that will be doing the grading and construction work and an independent analysis of bond amounts on behalf of the City.	X							
70a.)	Grading, roads, drains and other offsite infrastructure shall be completed within one year of the issuance of the grading permit for the grading and the City shall be empowered to draw on the grading bond, if necessary, to ensure that this done.	X	(M)						

		Pre-Grade	Done	Pre-Map	Done	Pre-Build	Done	Pre-Occ	Done
71.)	Prior to the recordation of a final map, grading and drainage plans must be approved to provide for contributory drainage from adjoining properties as approved by the Public Works Department, including dedication of the necessary easements.			X	GP				
72.)	Prior to the issuance of building permits, the Applicant shall ensure that a civil engineer or licensed surveyor provides a letter to the Development Services Department certifying that the grading was accomplished in accordance with the approved set of plans and that the grading complies with his or her recommendations for site grading. **(GRADING CERTIFICATION LETTER -BI)**					X			
72a.)	Soils Engineers or Geologist of Record shall certify, prior to recordation of Final Map, that all recommendations of the soils/geology report have been incorporated in rough grading of site.			X					
73.)	A grading and drainage plan shall provide for an independent drainage system to a public or private street, to a public drainage facility, or by means of an approved drainage easement for each lot.	X							
74.)	The Applicant shall ensure that the grading and drainage plan provides for the protection during construction and following project completion of existing residences downstream of the westerly ridge portion of this project, to the satisfaction of the Director of Public Works.	X							
75.)	The Applicant shall ensure that historical or existing storm water flow from adjacent lots is received and directed by gravity to the street, a public drainage facility, or an approved drainage easement.	X							
76.)	The Applicant shall ensure that the existing County Flood Control facilities and access to those facilities shall be protected. Prior to issuance of a grading permit by the City, the subdivider shall provide the Public Works Director written proof of Los Angeles County approval of the proposed debris basin and storm drain system, the relative location of the existing County-owned storm drain and the residential lots created by the Map, and the grading proposed in the vicinity of the existing County-owned storm drain. If the County's approval(s) are conditioned in any way, those conditions shall be adhered to by the Applicant as though set forth in these conditions.	X							
77.)	The Applicant must identify the proposed drainage pattern post-development. The Applicant shall identify any retention basins with the source and outflow paths shown.	X							
78.)	Considerable off-site drainage enters this property; the engineer shall submit a hydrology study to establish the quantity of off-site contribution to the onsite drainage system.	X							
79.)	Prior to the issuance of a grading permit by the City, hydrology and hydraulic design for all storm drain and storm drain appurtenances which connect to the County-owned storm drain shall be reviewed and approved by Los Angeles County Department of Public Works. The project site shall generate no increase in peak flow runoff from the site. Site hydrology shall demonstrate that adequate retention is provided on Lot 7, and elsewhere as necessary, to limit peak discharge to levels existing prior to the approval of the Map.	X							
79a.)	Should County review of downstream drainage system indicate that the peak discharge from the development site be reduced to levels less than existing, County discharge requirements shall prevail.	X							
80.)	The grading and improvement plans for this tract will not be approved by the City, and no grading permit shall be issued, prior to receipt by the City of written approval by Los Angeles County Public Works of the site hydrology, storm drain system hydraulics, and all grading and site improvements in the vicinity of the existing County storm drain.	X							
81.)	The Applicant shall design and construct all drainage improvements, including the proposed retention basin and debris basin, according to County standards and offered to the County for acceptance by the County for maintenance.	X							