

Attachment B

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Attachment B

EXISTING CONDITION 50 TEXT

Condition Text

Subdivider shall improve Via Canada between Pine Canyon Road and the subdivision site as an emergency access only as approved by the Department of Public Works. The intersection of Via Canada and Pine Canyon Road shall be improved subject to the approval of the Department of Public Works. In the event that the applicant notifies the County that it is unable to timely secure the required right-of-way at fair market value, the County shall, after verifying the landowners' rejection of applicant's bonafide offer to purchase the required property interests at a price established by a County approved appraiser for condemnation appraisals, shall acquire the land or right-of-way through negotiation or eminent domain. Subdivider shall fund the cost of the County's acquisition of the land/right-of-way and related court proceedings.

Actions Needed for Resolution

Subdivider shall provide bonds and construct improvements, bonds to be provided prior to filing the Final Map.

AMENDED CONDITION NO. 50

VIA CANADA INTERIM PRIMARY ACCESS FOR PHASES A & B

Condition Text

Subdivider shall be allowed to use Via Canada as an interim primary access for Phases A & B of the subdivision. Said phases are defined on Sheet 3 of the Vesting Tentative Map, and consists of a total of 28 lots. This interim access use shall be allowed only until such time that any other phases of the subdivision are developed and constructed. The use of Via Canada as the interim primary access for Phases A & B of the subdivision shall terminate prior to the sale or transfer of ownership of the first lot of any other phase of the subdivision. Construction of any other phase of the subdivision will require the design and construction of Pettitt Road, as shown on the approved Vesting Tentative Map and as required by Condition No. 189. At that time, Pettitt Road shall serve as the primary access for all phases of the subdivision, including Phases A & B. Following the construction of Pettitt Road, Via Canada from the subdivision limits to Pine Canyon Road shall become an emergency access for the subdivision.

Subdivider shall design and construct improvements to that portion of Via Canada between Pine Canyon Road and the subdivision site to allow Via Canada to serve as the interim primary access for only Phases A & B. The improvements shall also include improvements to the intersection of Via Canada and Pine Canyon Road. Access improvements shall include a reconfiguration of the driveway serving APN 221-161-021-000 and 221-161-022-000 to prevent direct egress to Pine Canyon Road. Egress from said parcel to Pine Canyon Road shall be provided through a connection to Via Canada. Appropriate easement rights for access shall be conveyed to APN 221-161-021-000 and 221-161-022-000. Via Canada shall be required, at a minimum, to be designed and constructed as a Private Rural Sidehill Road

(Tertiary) according to County Standards with a minimum total pavement width of 20 feet. The improvements shall also include the recommendations for improvements as identified in Section 3 of the updated traffic analysis prepared by Keith Higgins, Traffic Engineer, dated March 6, 2018 and May 1, 2018. The design is subject to approval of the Resource Management Agency and the fire department.

Subdivider shall design and construct improvements to Quail Hills Road to connect to Via Canada as required by Cal Fire and the County. Prior to occupancy of the first unit of Phase A, the portion of Quail Hills Drive through Phases B and F as shown on the Vesting Tentative Map will be paved with a 12' wide lane, and turn-outs will be provided as required. Prior to occupancy of Phase B, the remainder of Quail Hills Drive will be widened to 20 feet. **(Public Works)**

Action(s) Needed for Resolution

Subdivider shall submit the design of the required improvements to Via Canada and Quail Hills Road for review and approval of RMA and the fire department. The required improvements shall be included in the subdivision improvement plans and shall be referenced in the subdivision improvement agreement, with security provided per said agreement, prior to filing the Final Map for Phases A or B, whichever comes first. Construction of the required improvements must be completed prior to occupancy of the first unit of any phase. The use of Via Canada as the interim primary access for Phases A & B of the subdivision shall terminate, and primary access for Phases A & B via Pettitt Road shall be constructed prior to the sale or transfer of ownership of the first lot of any other phase of the subdivision.

Subdivider/Owner shall also record an easement deed granting easement access rights appurtenant to APN 221-161-021-000 and 221-161-022-000 over the most easterly 150± feet of Via Canada.