

**CITY OF BRENTWOOD**

**STANDARD CONDITIONS OF APPROVAL  
FOR TENTATIVE SUBDIVISION MAPS**

Responsible  
Dept./Agency

*The Following Shall be Completed Prior to the Issuance of  
Encroachment Permits:*

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|-------------|-------|----|---|
| Engineering | _____ | 1. | An encroachment permit shall be required for any construction to be done in the public right of way, easements, or on lands to be dedicated to the City of Brentwood upon completion of the improvements. The encroachment permit shall be obtained prior to the start of said work. The permit fees will be determined per the current adopted development fee schedule.   |
| Engineering | _____ | 2. | Underground utilities shall be installed in conformance with existing City policy including without limitation the Brentwood Subdivision and Land Development Ordinance (Section 16.120.120).   |
| Parks       | _____ | 3. | The developer shall submit detailed landscape and irrigation plans (concurrently with the improvement plans) for the review and approval of the Parks & Recreation Department. The landscape plan shall include, in addition to normal landscape and irrigation details, screening of any above ground utility vaults and anti-siphon water valves.   |
| Engineering | _____ | 4. | All public improvements proposed by the developer or required through these conditions of approval shall be completed in compliance with the time schedule set forth in the conditions of approval; if no time schedule is provided, then no later than recordation of the first final map. The Developer may apply to the City for a Subdivision Improvement Agreement in order to postpone completion of the public improvements. In any event, the City shall require the Developer to guarantee the performance of the improvements and payment of labor and materials by furnishing security in a form acceptable to the City. |
| Engineering | _____ | 5. | Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.   |
| Engineering | _____ | 6. | A master utility map shall be prepared by the developer and included as part of the improvement plans. The map shall indicate the location of all public and private utilities to the approval of the City Engineer.  |
| Planning    | _____ | 7. | A conceptual fencing/wall plan shall be submitted for the entire subdivision with the grading plan and a detailed fencing/wall plan shall be submitted with the improvement plans for each phase of development. The design, height, and location of walls shall be subject to approval of the Planning Commission prior to approval of improvement plans. Where fencing is adjacent to public parks and/or trails, plans shall be approved   |

by the Parks and Recreation Commission at the time of park plan approval. When the adjacent area is sloped, the fence/wall design shall include a 4' bench (sloped no more than 2%) along the fence/wall for maintenance purposes, as determined by the Parks and Recreation Department.

- Engineering    \_\_\_\_\_    8.    All stub end streets planned for future continuation and undeveloped cul-de-sacs shall be temporarily protected with warning barricades and redwood headers to be approved by the City Engineer.
- Fire District    \_\_\_\_\_    9.    The developer shall comply with all applicable requirements of the Uniform Fire Code and the adopted policies of the Contra Costa County Fire Protection District.
- Engineering    \_\_\_\_\_    10.    Where the finished grade of the property is in excess of six inches (6") higher or lower than the abutting property or adjacent lots within the subdivision, a retaining wall or other suitable solution acceptable to the City Engineer shall be required, and any fence or wall shall be measured from the top of grade on the higher side of the retaining wall or slope. Retaining walls shall be shown on grading plans, shall be structurally engineered if over four feet (4') in height including surcharge and will require a separate building permit.
- Engineering    \_\_\_\_\_    11.    City standard good neighbor fences shall retain no more than one foot (1') of dirt, in accordance with City standards.
- Engineering    \_\_\_\_\_    12.    The improvement plans shall reflect that all storm drain inlets constructed or modified in conjunction with this project shall be labeled "No Dumping – Drains to Creek" using thermoplastic stencils to the satisfaction of the City Engineer.
- Engineering    \_\_\_\_\_    13.    The developer shall install cathodic protection measures for all buried metallic infrastructure per City standards or as approved by the City Engineer.
- Engineering    \_\_\_\_\_    14.    The developer shall furnish proof to the City Engineer of the acquisition of all necessary rights of entry, permits and/or easements for the construction of off-site temporary or permanent road and drainage improvements prior to any construction within these areas.

Upon Issuance of the Encroachment Permit in Conformance with Signed Improvement Plans:

- Engineering    \_\_\_\_\_    15.    The developer shall remove all trees including major root systems and other obstructions from building sites as per the approved tree survey that are necessary for public improvements or for public safety as directed by the City Engineer.
- Engineering    \_\_\_\_\_    16.    Water lines shall be looped back into the public water systems or as otherwise determined by the City Engineer. The number of valves and

their location shall be as determined by the City Engineer.

- Engineering    \_\_\_    17.    The developer shall install on-site and/or boundary water mains, fire hydrants and related services. Hydrants shall adhere to the City's standard details, with their location determined by the Fire District and City Engineer, and shall be installed and in service prior to any combustible construction on the site.
- Engineering    \_\_\_    18.    The Developer shall provide paved (bottom lift minimum) access roadways of full roadway width, and not less than thirteen feet six inches (13' 6") of vertical clearance, to within one hundred-fifty feet (150') of travel distance to all portions of the exterior walls of every building. Access roads shall accommodate Fire District apparatus and shall be in service prior to combustible construction.
- Engineering    \_\_\_    19.    Developer shall provide paved (bottom lift minimum) access roadways of full roadway width for the entire project prior to any building permit issuance for production homes.
- Planning        \_\_\_    20.    Dead-end access roads in excess of one hundred fifty feet (150') long shall be provided with approved provisions for the turning around of Fire District apparatus.
- Engineering    \_\_\_    21.    All water, gas, sewer, underground electric power, cable television, telephone lines, fiber optics, and storm drain facilities shall be installed before any paving, curb, gutter, or sidewalk is installed, unless modified by the City Engineer in writing. Utility stub connections to property boundaries shall be required unless waived by the City Engineer in writing.
- Engineering    \_\_\_    22.    Except as shown on the approved Tentative Map and as may be modified by the conditions contained herein, all street and thoroughfare or highway improvements shall be constructed as required in the Brentwood Municipal Code and the City Engineering Department's Standard Plans and Specifications. Any adopted precise section not referenced in the General Plan shall be constructed as directed by the City Engineer.
- Engineering    \_\_\_    23.    Structural sections for streets shall assume a minimum asphalt concrete thickness of four inches (4"). Asphalt concrete shall be placed in a minimum of two lifts with the final lift being placed at such time as construction traffic is no longer expected. The actual structural section shall be, as required by the City Engineer, based on the traffic index for the use of the street.
- Engineering    \_\_\_    24.    The developer shall pay for and install all street name signs, traffic regulatory and warning signs, and any necessary street striping and markings required by the City Engineer. Street striping and markings shall be raised ceramic markers or thermoplastic material, as directed by the City Engineer.

- Engineering    \_\_\_\_\_    25.    The developer shall pay for and install blue reflective markers two feet (2') off of the center line of the street line adjacent to all fire hydrants.
- Engineering    \_\_\_\_\_    26.    All streets, alleys, trails, sidewalks, curbs, and gutters adjacent to this subdivision map shall be improved as necessary to connect improvements constructed within this subdivision to existing improvements. Any street, alley, trail, sidewalk, curb, or gutter damaged, either on or off site, by the developer or his agents or employees, shall be repaired by the developer at his own expense.
- Engineering    \_\_\_\_\_    27.    A storm drain system shall be constructed to the satisfaction of the City Engineer and the Contra Costa County Flood Control and Water Conservation District prior to building permit issuance for production homes. Adequate capacity and cover shall be provided for drainage facilities to service upstream tributary drainage areas, where required. Drainage facilities will also be required to stub at property line for upstream off-site drainage. The developer shall be required to reimburse the City or appropriate developer when connecting to existing off-site drainage facilities as required by the City Engineer.
- Engineering    \_\_\_\_\_    28.    Each lot or parcel shall drain into a street or public drain to the approval of the City Engineer in such a manner that there will be no un-drained depressions.
- Engineering    \_\_\_\_\_    29.    Any portion of the drainage system that conveys runoff from public streets shall be installed within a dedicated drainage easement or public street.
- Planning        \_\_\_\_\_    30.    All wall and fence heights shall be a maximum of six feet (6'), excluding caps, columns and pilasters, unless a higher wall or fence is required as an environmental mitigation measure, measured to the grade of the property at the highest point within four feet (4') of said wall or fence and shall be designed to insure clear vision at all street intersections to the satisfaction of the City Engineer. Fences over six feet (6') in height may require a variance.
- Engineering    \_\_\_\_\_    31.    The developer shall provide joint trenching for telephone, gas, electric, cable TV and fiber optic service for every lot. All cabinets/pedestals shall be underground unless otherwise approved by the City Engineer. Any above ground structures, if allowed, shall be screened by landscaping or other aesthetically pleasing features.
- Engineering    \_\_\_\_\_    32.    Construction of required trunk line facilities shall be completed prior to occupancy of any units in the phase.
- Engineering    \_\_\_\_\_    33.    All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the Standard Plans and Specifications and the Engineering Procedures Manual of the City of Brentwood and all applicable state and local ordinances, standards and requirements. Should a conflict arise, the governing specification shall

be determined by the City Engineer.

Building      \_\_\_\_\_ 34.      The developer shall ensure finished pad elevations are at a minimum one foot above the 100 year base flood elevation as shown on the latest Federal Emergency Management Agency (FEMA) floodplain maps for Contra Costa County, California. The developer shall be responsible for all necessary activities, applications, documentation and costs to amend floodplain maps for their development. [Letter of Map Amendment Revision (LOMAR)], and for obtaining a Floodplain Permit from the City of Brentwood Floodplain Administrator for all projects on parcels identified in Zone 'A' on the FEMA Flood Insurance Rate Maps for the City of Brentwood. Applications for LOMAR shall be prepared and submitted by the developer prior to grading permit issuance or final map approval, whichever occurs first.

Engineering    \_\_\_\_\_ 35.      The developer shall furnish proof to the City Engineer of the acquisition of all necessary rights of entry, permits and/or easements for the construction of off-site temporary or permanent roadway and utility improvements associated with the project prior to any construction within these areas.

Planning        \_\_\_\_\_ 36.      Prior to improvement plan approvals, the developer shall submit a master plotting plan for all residential lots to the Community Development Department for review and approval. The master plotting plan and improvement plans shall be consistent with respect to driveway and utility locations for each lot.

Engineering    \_\_\_\_\_ 37.      The developer shall comply with all applicable NPDES requirements to the satisfaction of the City Engineer.

*The Following Shall be Completed Prior to Approval and/or Recordation of the Final Map(s):*

Engineering    \_\_\_\_\_ 38.      Regional and Sub-regional Drainage fees shall be paid in an amount acceptable to the Contra Costa County Flood Control and Water Conservation District, and the City Engineer.

Engineering    \_\_\_\_\_ 39.      To the extent applicable, the developer shall have an amended assessment diagram approved by the City Engineer.

Engineering    \_\_\_\_\_ 40.      In accordance with the Community Facilities Element of the City's General Plan, the environmental review prepared for this tentative map, and the regulations of the applicable school districts, the Developer shall demonstrate that adequate provision is made for school facilities. To the extent permitted by law, this may include the payment of school facility mitigation fees adopted by the applicable school districts, or alternative financial arrangements negotiated by agreement between the Developer and the applicable school districts.

- City Attorney    \_\_\_\_\_    41.    CC&R's shall preclude the parking of boats, trailers, and recreational vehicles on the private streets or between a building and a street, and all Conditions, Covenants, and Restrictions (CC&R's) are subject to the City Attorney's review and approval.
- Engineering    \_\_\_\_\_    42.    The City's Agricultural Mitigation Fee, if applicable, shall be paid at this time as per the latest adopted fee schedule.
- Engineering    \_\_\_\_\_    43.    All streets and alleys shall be irrevocably offered for dedication and improved to City standards. Street names shall be reflected on the final map and shall be approved by the Community Development Department.
- Engineering    \_\_\_\_\_    44.    Detailed plans reflecting the design and construction of all public infrastructure improvements for street, sewer, water (potable and nonpotable), fiber optics and storm drain, both on- and off-site, shall be in conformance with the adopted Infrastructure Master Plans and as directed by the City Engineer. Developer shall have written approval from the City Engineer for any variations from the City's Master Plans prior to any final map or improvement plan approval.
- Engineering    \_\_\_\_\_    45.    The Developer shall form or annex into a street lighting and landscape maintenance district, or some alternative financing mechanism acceptable to the City, for maintenance of all street lights and landscaping within or adjacent to the site.
- Parks    \_\_\_\_\_    46.    A master street tree plan shall be approved by the Parks and Recreation Department for each phase of this tentative map. A minimum of one street tree shall be provided for each lot within this subdivision. On corner lots, three street trees shall be provided; one on the shorter lineal frontage and two on the longer lineal frontage. Street trees shall be a species selected from the City's adopted Urban Forest Guidelines, shall be a minimum fifteen (15) gallon size, spaced at thirty (30) feet intervals, and planted as reflected in the Engineering Department's Standard Plans and Specifications, with branches above average eye level. The trees selected shall be deep rooted and drought tolerant. Location and species shall be to the approval of the Parks & Recreation Department.
- Engineering    \_\_\_\_\_    47.    In conjunction with the recordation of the final map (or by separate instrument), the developer shall provide all necessary easements for streets, alleys, sewer and water facilities, utilities and drainage facilities, irrigation district facilities, fiber optics and other facilities as required by the City or serving utility. Utility easements shall be a minimum of a clear fifteen feet (15') for one utility and a clear twenty feet (20') for two or more utilities or as specified by basic engineering design guidelines. Easements shall not be split between property lines unless determined otherwise by the City Engineer. The easement widths identified are minimums and in certain circumstances, additional easement widths may be required as determined by the City Engineer.
- Engineering    \_\_\_\_\_    48.    Right of way or easement acquisitions necessary to implement any

portion of this map, including public improvements, shall be obtained by the Developer at its sole expense prior to the City's consideration of the final map which encompasses the particular improvement. The Developer shall notify the City in writing no more than 90 days and no less than 60 days in advance of filing the final map related to the acquisition if City assistance is needed to complete the acquisition pursuant to Government Code Section 66462.5. Funds in an amount of 100% of the estimated acquisition costs shall be deposited with the City to cover appraisal, right of way agent, and legal fees and costs incurred to secure the necessary property.

- Engineering    \_\_\_\_\_ 49.    When and where applicable subsurface water rights shall be dedicated to the City of Brentwood on the final map.
  
- Engineering    \_\_\_\_\_ 50.    All on and off site development and improvements shall be designed and constructed at the sole expense of the Developer. Developer may apply for reimbursement for those improvements deemed eligible by the City Engineer as oversized in accordance with the City's Development Fee Program and the State Subdivision Map Act in effect at the time of the developer's application for reimbursement to the City Council. Any such application must be presented, if at all, to the City Council on or before the City records the first final map. The City's method of reimbursement shall not be limited, and may be memorialized through a reimbursement agreement with the Developer.
  
- Engineering    \_\_\_\_\_ 51.    The developer shall comply with Government Code Section 66436(a) (3) before approval of each final map, and shall provide "no objection" letters from the public entity or utility to the satisfaction of the City Engineer.
  
- Engineering    \_\_\_\_\_ 52.    For projects that will have phased final maps, improvement plans for all phases shall be submitted for review prior to approval of the first final map.
  
- Engineering    \_\_\_\_\_ 53.    This development shall annex into the most current Community Facilities District to fund fire, emergency medical and public safety personnel, open space maintenance and operations, and flood and storm drain services.
  
- Engineering    \_\_\_\_\_ 54.    Street improvements shall incorporate traffic calming features to the satisfaction of the City Engineer.
  
- Housing        \_\_\_\_\_ 55.    The developer shall execute an Affordable Housing Development Agreement for this project that complies with the City's Affordable Housing Ordinance.

*The Following Shall be Completed Prior to the Issuance of Grading Permits:*

- Engineering    \_\_\_\_\_ 56.    The developer shall provide a hydrology study and master drainage plan prepared by a registered Civil Engineer (State of California), including

recommended drainage improvements consistent with the City of Brentwood's Master Drainage Plan to the satisfaction of the City Engineer. As a part of, or in addition to, the developer shall also accept and address the drainage from upstream properties and include design of on-site and downstream drainage facilities to the approval of the City Engineer and the Contra Costa County Flood Control and Water Conservation District, prior to any plan approval.

- Engineering    \_\_\_\_\_ 57. All slopes within City rights of way shall be a minimum of 2% and a maximum of 4:1, unless otherwise approved by the City Engineer, and shall be reflected on the grading plan.
- Engineering    \_\_\_\_\_ 58. Grading and drainage plans shall be submitted to the City for review and approval. Plans shall be prepared, wet signed and sealed by a civil engineer registered in the State of California.
- Engineering    \_\_\_\_\_ 59. The developer shall pay all applicable grading fees per the current adopted fee schedule. Additionally, the developer shall provide security for the performance of this work in accordance with Brentwood Grading Ordinance No. 463, as amended.
- Engineering    \_\_\_\_\_ 60. The developers shall coordinate all grading improvements with adjacent properties to the satisfaction of the City Engineer. Any grading or drainage onto adjacent properties shall require written approval of those property owners affected with submittal of this approval provided to the City Engineer.
- Engineering    \_\_\_\_\_ 61. On projects disturbing 1 or more acres, the developer shall comply with the State Water Quality Control Board's Construction General Permit requirements. Copies of the required "Notice of Intent" (NOI) and "Storm Water Pollution Prevention Plan" (SWPPP) shall be submitted to the City Engineer prior to commencement of any site work. The SWPPP shall utilize the California Storm Water Best Management Practices Handbook for Construction Activities, the ABAG Manual of Standards for Erosion and Sediment Control Measures, the City of Brentwood's Grading Ordinance Erosion and Sediment Control Measures, the City of Brentwood's Grading Ordinance and other generally accepted engineering practices for erosion control.
- Engineering    \_\_\_\_\_ 62. A soils report for the project site soils and for any import soils with testing for corrosivity and contaminants, especially agricultural pesticides, shall be submitted to the City Engineer and Contra Costa County Department of Environmental Health. The grading plan shall not be approved unless Environmental Health's recommendations are followed in the grading and improvement plans.
- Engineering    \_\_\_\_\_ 63. The developer shall hire an independent soils testing firm, approved by the City of Brentwood, to conduct compaction tests for utility backfill.
- Engineering    \_\_\_\_\_ 64. The developer shall remove all abandoned irrigation lines from proposed



streets, building sites, and park sites and shall backfill and properly compact these areas to the approval of the City Engineer.

- Engineering    \_\_\_\_\_  65.    The developer shall comply with all dust control measures specified in the City's grading ordinance.
- Engineering    \_\_\_\_\_  66.    Grading shall be conducted in accordance with Chapter 15.52 of the Brentwood Municipal Code, unless otherwise specifically regulated by the City's standard conditions of approval of map-specific conditions of approval.
- Engineering    \_\_\_\_\_  67.    The developer shall provide written confirmation from the East Contra Costa Irrigation District (ECCID) that said project is in compliance with all applicable requirements and adopted policies of the ECCID. Any required ECCID facilities shall be relocated by the developer, at the developer's expense, to the satisfaction of ECCID and the City Engineer.
- Planning       \_\_\_\_\_  68.    If the projects' environmental analysis (CEQA document) identified the potential presence of burrowing owls, Swainson's hawk or other identified endangered species, the developer shall submit to the California Department of Fish and Game (CDFG) and the Brentwood Community Development Department a preconstruction survey performed in accordance with CDFG's standards for the project site. The survey shall be conducted by a qualified biologist not more than 30 days prior to the application for a grading permit. If no endangered species are discovered, further mitigation will not be required, unless otherwise identified in the environmental analysis.
- Planning       \_\_\_\_\_  69.    If endangered species are observed during surveys, the developer shall perform measures prescribed by the CDFG to limit the impact on those endangered species prior to the issuance of the grading permit.

*The Following Shall be Completed Prior to the Issuance of Building Permits:*

- Building       \_\_\_\_\_  70.    The developer shall comply with the City of Brentwood Construction and Demolition Debris Recycling Ordinance and Waste Management Plan by diverting a minimum of 50% of job-site waste from landfills and shall apply for the necessary permits.
- Building       \_\_\_\_\_  71.    The Developer shall pay all applicable processing fees, permit fees, City development fees and other public entity fees in effect at the time of the issuance of the applicable permit. This includes without limitation grading permit fees, encroachment permit fees, development fees, agricultural preservation fees, school fees, and other public entity fees such as CCCFCD fees, ECCRFFA traffic mitigation fees, Vasco Road fees, and CCFPD fees. As established by existing City policy, the fees shall be payable in the amounts in effect at the time the applicable permit is issued. Furthermore, existing City policy, the City's Capital

Improvement Plan and Government Code Section 66000 et seq. provide notice of the nature of these fees and their manner of calculation. This includes the potential that existing fees may escalate to account for changes in the applicable Consumer Price Index. The fees are otherwise subject to change to account for changes and additions to the City's capital improvement needs as dictated by the City's periodic review of its Capital Improvement Program.

- Engineering    \_\_\_  72.    To the extent applicable under the City's laws, the developer shall participate in the City's Capital Improvement Financing Plan to finance required infrastructure.
- Engineering    \_\_\_  73.    The developer shall submit a construction phasing plan to the City Engineer for approval of construction phasing, sequencing, sewer and water construction and connections, and traffic circulation in conjunction with improvement plan submittals.
- Engineering    \_\_\_  74.    The developer shall provide an adequate reliable water supply for fire protection with a minimum fire flow as specified by the Fire District. Fire flow calculations must include water pressures as specified by the City Engineer. All hydrants shall be tested to ensure actual flows meet or exceed Fire District requirements and the City of Brentwood's Fire Sprinkler requirements. The developer shall provide written acceptance of these flows by the Fire District.
- Engineering    \_\_\_  75.    Developer shall have an approved fine grading plan.
- Engineering    \_\_\_  76.    The developer shall execute any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs to the satisfaction of the Community Development Director and the City Engineer.
- Engineering    \_\_\_  77.    The developer shall process a Stormwater BMP Operation and Maintenance Plan for review and approval to the satisfaction of the Community Development Director, Director of Public Works, and the City Engineer.

Other Conditions Required:

- City Attorney   \_\_\_  78.    With respect to any claim, action or proceeding against the City, its officials, employees or agents relating to the action or inaction of the City in reviewing, approving or denying the tentative or final maps, the Developer shall defend, indemnify and hold harmless the City, its officials, employees and agents from any claim, action or proceeding to attack, set aside, void or annul an approval of the City concerning a subdivision. With respect to all other claims, actions or proceedings relating to or arising from this subdivision, including without limitation those concerning environmental review, subsequent permit decisions,

personal injury, death, property damage or inverse condemnation, the Developer shall also defend, indemnify and hold harmless the City, its officials, employees and agents. The City retains the option to employ independent defense counsel at Developer's expense. The Developer shall bear the litigation expenses of defense, including attorneys' fees, whether incurred by Developer or the City's counsel, or awarded to any third party. The City must pre-approve any decision in the action, including settlement, in which the City's participation or performance is required.

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| Planning    | _____ | 79. | All housing units within the subdivision are subject to the Design Review Standards of the City of Brentwood which includes submittal of a Master Plotting Plan.  |
| Engineering | _____ | 80. | The developer, in order to reduce tracking of mud throughout the City, shall be responsible for cleaning up or any expenses incurred by the City for cleaning up mud, debris, etc. from City streets, that is attributed to this project during construction.   |
| Engineering | _____ | 81. | The developer shall restrict hours of work for the use of heavy equipment during grading as follows: <ul style="list-style-type: none"><li>a. Work affecting traffic on Balfour Road, Brentwood Boulevard (SR-4), Fairview Avenue, Lone Tree Way, Central Boulevard, Sand Creek Road, O'Hara Avenue or Walnut Boulevard shall be permitted from 9:00 a.m. to 3:30 p.m., only.</li><li>b. Work adjacent to, or within 1500 feet of, any school while school is in session shall be permitted from 9:00 a.m. to 3:00 p.m., only.</li><li>c. Work within 300 feet of occupied residential units and not affecting Balfour Road, Brentwood Boulevard (SR 4), Fairview Avenue, Lone Tree way or Walnut Boulevard south of Balfour Road shall be permitted from 8:00 a.m. to 4:30 p.m., only.</li><li>d. Work in excess of 300 feet from occupied residential units and not affecting streets shown in item (c) shall be permitted from 7:00 a.m. to 5:00 p.m., only.</li><li>e. Saturday work that is approved by the City Engineer shall be permitted from 9:00 a.m. to 4:00 p.m., only.</li><li>f. Sunday and City holiday work is prohibited.</li></ul> |

Any work beyond the hours stated above that is occasionally necessary to leave the site in a safe, orderly manner shall be at the sole discretion of the City's Engineering Department personnel including field inspectors.

- Engineering    \_\_\_\_\_    82.    Any relocation or under grounding of overhead PG&E, SBC facilities or other overhead facilities shall be done at the developer’s expense.
- Planning        \_\_\_\_\_    83.    If lots within this subdivision are sold to individuals for custom individual home construction that exempts individual units from the Design Review procedures, then the following additional minimum standards shall apply to the housing units:
- a.    Illuminated (back lighted) house numbers (white background with black numbers) shall be installed on each housing unit in a location that is easily visible from the street, day and night.
  - b.    Sliding window and sliding door locking devices shall be installed to the approval of the City staff.
  - c.    All garages shall be designed with insulated roll-up doors and automatic openers with a minimum of 60% of the doors containing glass inserts.
  - d.    The same floor plan shall be constructed on no more than 25% of lots within each phase of the subdivision.
  - e.    All homes shall be constructed with raised, wood floors, post tensional slabs, or structural slabs. If there is no porch, a seven-inch (7”) transition step up onto a landing with a minimum horizontal distance of three feet (3’) from the front door is to be provided. This can be accomplished in increments of not less than two (2) four inch steps. The express purpose is to create a raised entry area to the home and to visually “finish” any exposed foundation.
- Engineering    \_\_\_\_\_    84.    A minimum of two points of paved vehicular access (excluding EVAs) must be provided for all development areas in excess of twenty-five (25) units.
- Engineering    \_\_\_\_\_    85.    A minimum of two points of water connections shall be provided for all development areas in excess of twenty-five (25) units or as approved by the City Engineer.
- Engineering    \_\_\_\_\_    86.    Projects with multiple phases shall submit a plan clearly showing the public improvements to be constructed with each phase of the project. Public improvements identified shall be constructed to the satisfaction of the City Engineer prior to issuance of the first certificate of occupancy for that phase. If, at a later date, the developer desires to construct the approved phases out of numeric sequence, the public improvements to be constructed will be determined by the City Engineer. At his discretion, the change in phasing may require review and approval of the Planning Commission.

- Planning      \_\_\_\_\_ 87.      The Developer shall notify all purchasers of homes or lots, either through the Department of Real Estate Subdivision Report or, if there is no Subdivision Report, through a statement signed by each buyer and submitted to the City, that the Brentwood area is an agricultural area, and as such, there are ground and aerial applications of chemicals, and early morning/night time farming operations which may create noise and dust, etc. In addition, all purchasers of homes or lots shall be made aware of the future possibility of oil and gas well exploration on surrounding and adjacent properties and that farm animals may be kept on adjacent properties that may be outside the City limits. The wording and format for notifying home buyers of this information is subject to approval by the Community Development Director.
- Planning      \_\_\_\_\_ 88.      If archeological materials are uncovered during any construction or pre-construction activities on the site, all earthwork within one hundred feet (100') of these materials shall be stopped, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find, and outline appropriate mitigation measures, if they are deemed necessary.
- Parks          \_\_\_\_\_ 89.      The developer shall install water meters, irrigation systems with automatic controls, and landscaping along all thoroughfares and major street frontages to the approval of the City's Parks and Recreation Director and City Engineer. The developer shall maintain landscaped areas within the subdivision for a period either: 1) until Developer participates in a street lighting and landscape maintenance district or an alternative financing mechanism acceptable to the City; 2) until the warranty period under applicable faithful performance security lapses; or 3) 90 days after City acceptance of the improvements, whichever is later.
- Engineering   \_\_\_\_\_ 90.      Prior to acceptance of improvements by the City, the developer shall perform roadway surface improvements, such as slurry seal or overlay as required by the City Engineer, and shall install any additional traffic signs, striping and pavement markings determined necessary by the City's Traffic Engineer, after inspection of the final physical improvement, to insure safe operation of all intersections and segments of streets before any dwelling unit is occupied.
- Engineering   \_\_\_\_\_ 91.      All properties developing within the City limits of the City of Brentwood must also be within the services area of the East Contra Costa Irrigation District (ECCID). Long term water for the City originates from ECCID. In order to receive water service, the developer must confirm that the project site is within the service area of ECCID, and if it is not, the developer must pay the current annexation fee to the Irrigation District and annex into the service area prior to recordation of the first final map or first building permit, whichever occurs first.

- Planning      \_\_\_\_\_ 92. All activities undertaken in accordance with this tentative subdivision map shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code, these standard conditions of approval, or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations; 2) map specific conditions; 3) standard conditions. The previous order was 2, 3, 1.
- Planning      \_\_\_\_\_ 93. All mitigation measures adopted during environmental review shall be incorporated by reference into the conditions of approval for the project.
- Police         \_\_\_\_\_ 94. The City's Police Department shall have the authority to enforce the State Vehicle Code on private streets within the subdivision. This enforcement shall commence only upon receipt of a written request from the Developer or a majority of individual owners in the subdivision. The requesting party shall pay all costs associated with posting the private streets as required by the State Vehicle Code. The Police Department shall have the authority to enforce the State Vehicle Code and all Brentwood laws on future public roads offered for dedication, but not yet accepted by the City.
- Housing       \_\_\_\_\_ 95. The developer shall comply with the City Council adopted policies relating to the provision of affordable housing.
- Engineering   \_\_\_\_\_ 96. In addition to otherwise applicable development fees, if this property is located within an existing or a proposed Benefit District, the Developer shall pay the Benefit District fee as set forth in the Engineers' Report for the applicable Benefit District. The fees shall be charged and paid at the time of final map approval. The fee may be adjusted over time by an amount equal to the annual rate of inflation set forth in the Engineering News Record Construction Cost Index.
- Parks          \_\_\_\_\_ 97. Landscape areas improved as a part of this development that are ultimately to be maintained by City maintenance forces or maintenance forces contracted by the City of Brentwood shall be designed and installed to City standards and inspected by representatives of the City's Parks & Recreation Department prior to turning the area or areas over for City maintenance. This inspection shall include a water audit of the landscape areas to identify any irrigation problems. The water audit shall be performed by City staff or contracted for by City staff and paid for by the developer. All corrective measures shall be made as called for in the water audit and the punch list prepared by City staff prior to turning the area over for City maintenance. Final recommendation for the release of maintenance bonds shall be in writing and signed by the City Engineer and the Director of Parks & Recreation.
- Parks          \_\_\_\_\_ 98. All soundwalls shall be finished with "Graffiti Proof/Resistant" material inspected by the Parks & Recreation Department.
- Building       \_\_\_\_\_ 99. Prior to issuance of the first building permit, including the model home

complex, and immediately following sidewalk construction, all street name signs and traffic control signs shall be installed. Signs shall be installed to the satisfaction of the Chief Building Official and the City Engineer.

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| Police      | _____ | 100. | The developer shall submit a job site security plan to the Brentwood Police Department and obtain Police Department approval prior to issuance of a grading permit, encroachment permit or issuance of any building permits. The security plan shall include a list of 24 hour contact numbers and shall require either on-site job security during off hours, or all tools, equipment and materials shall be removed from the job site after the normal working hours, or other measures acceptable to the Brentwood Chief of Police.  |
| Parks       | _____ | 101. | The developer is responsible for maintaining all landscaping within the public right of way, for a period of 90 days prior to City acceptance of the landscaping improvements. One precondition to City acceptance is a 12-month guarantee for the plant materials and irrigation components. In the event of non-responsiveness from the developer within two weeks of notification by the Brentwood City Parks & Recreation Department, corrective measures may be taken by the City to correct plant material and irrigation deficiencies. The costs incurred by the City shall be provided to the City by the developer's guarantee and may include funds available from any developer funds being held by the City, such as plan check deposits, right of way deposits, or other accounts. In the event that insufficient funds exist in accounts held by the City, building permits may be withheld until such time as the developer deposits sufficient funds to reimburse the City for completing the corrective measures.  |
| Building    | _____ | 102. | All roof drains, downspouts and side and rear year drainage shall be connected to an underground system and conveyed to the street by using a minimum 3-inch diameter smooth-walled pipe.   |
| Engineering | _____ | 103. | The developer is responsible for notifying all sub-contractors of the Best Management Practices (BMP's) to be implemented. These may be shown in the SWPPP or, if warranted by site conditions, at the City's direction. Developer is responsible for compliance by all sub-contractors. Failure to comply with the approved construction BMP's will result in the issuance of verbal warnings, correction notices, administrative citations or a project stop work order. In the event of the issuance of a stop work notice on the project for engineering, public works or building violations, the developer shall be fined through additional fees/fines placed on the building permits or, when possible, by the reduction of any applicable development fee credits (collectively 'fines'). Except in the event of an emergency, the City shall provide verbal and written notice of the violation to the applicable developer prior to the issuance of a stop work notice. Fines shall be \$500 for the first offense, \$2,000 for the second occurrence of the same offense (regardless of sub-contractor) and \$5,000 for each subsequent occurrence of the same offense. |

Engineering    \_\_\_\_\_  104.   The developer shall be required to install decorative streetlights throughout the subdivision in accordance with City standards and guidelines.

Engineering    \_\_\_\_\_  105.   If it is determined that the project will impact existing agricultural uses, the construction and maintenance of necessary mitigation measures are the financial responsibility of the developer until the City formally accepts these improvements. Additionally, developer shall bear the financial responsibility of, and shall dedicate to the City, agricultural runoff control easements, as needed, and may be required to financially support the maintenance of said facilities.

Planning        \_\_\_\_\_  106.   The following standard applies to gated communities, including but not limited to, apartment complexes, condominiums, townhomes and subdivisions of five or more dwelling units.

- Any EVA or standard entrance that is equipped with gates, or other devices that prevent unauthorized access, shall be equipped with electrically operated, optically triggered opening mechanisms that will completely open the gate or other device within 15 seconds of activation. Activation shall be accomplished by a 3M Opticom Priority Control System or other system that is compatible with the current standard detection systems required on City and County traffic signals. The Opticom system will be used by emergency service providers, only, to open the EVA and/or entrance gate(s). Sufficient optical detectors shall be installed to allow line-of-sight activation by emergency vehicles approaching the gate(s) from any adjacent street. The optical sensors shall also allow emergency exit if the gate(s) is not equipped with an automatic opening system for exit lanes. The location of the gate control system shall be approved before installation by the Fire District and City of Brentwood plan checkers. The required phase selector shall be installed to open, and hold open the gate(s) for a minimum of 10 minutes to allow use by ambulance service units not equipped with Opticom emitters.

The developer, home owners' association, project's LLD, or another funding mechanism approved by the City of Brentwood shall maintain the gate(s) in working order and repair them as necessary. Inoperative gates shall be repaired immediately. Inoperative gates shall be left open until they are repaired.

Engineering    \_\_\_\_\_  107.   The City of Brentwood will entertain a Benefit District for non-fee creditable off-site improvements constructed by the developer subject to the approval of the City Council. The developer shall pay all applicable fees and costs associated with the formation of this district as outlined in Appendix L of the City of Brentwood Development Fee Program.



- Engineering     \_\_\_\_\_ 108. All applicable plans (i.e. building, site improvements, grading, landscaping, etc.) shall be consistent with developer's approved Stormwater Control Plan and shall include drawings and specifications necessary to implement all clean water measures in the approved Stormwater Control Plan. The submittal of all applicable plans shall include a completed "Construction Plan C.3 Checklist" as described in the Stormwater C.3 Guidebook.
- Engineering     \_\_\_\_\_ 109. The project developer shall provide a bond to the City guaranteeing the installation of all common open space and recreational improvements, private access roads, street trees, and all infrastructure and landscaping improvements on private property shown on the approved development plan or otherwise required as part of this development prior to approval of the first final map for the project. The project developer shall provide an itemized cost estimate of said improvements, to be submitted with the bond, for the review and approval of the Community Development Director prior to approval of the final map. The bond shall be returned to the project developer upon acceptance of said improvements by the Community Development Director.
- Planning        \_\_\_\_\_ 110. All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.