

SUBDIVISION CONDITIONS  
APPLICATION NO.: PL-2020-072  
410-414 SIERRA VISTA AVENUE

**Applicant shall comply with the Subdivision Conditions previously issued for Application No. PL-2017-121 as well as the following additional conditions:**

1. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any building permits and prior to approval of the final map, as applicable, the applicant shall pay the transportation impact fee for the development. Residential category fees are based on the number of units. Credit is given for the existing site use(s), as applicable.
2. **CC&Rs, GARBAGE PICKUP (SHARED SERVICE):** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision stating the homeowners are responsible for the removal of all the trash and refuse from the Owner's Lot to the central trash collection point. The homeowners association shall be responsible for the maintenance of the central trash collection point and for the periodic removal therefrom. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.
3. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Permit Extension for a Planned Unit Development Permit and Development Review Permit, Application No. PL-2020-071. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the final map.
4. **APPROVAL EXPIRATION:** If the map is not completed within twelve (12) months from the expiration date of PL-2017-121, this map shall expire.