

EXHIBIT I
CONDITIONS OF APPROVAL
Use Permit - Rancho Colus Phase II

1. Use Permit Rancho Colusa Phase II authorizes 48-unit multi-family residential project at 1717 Highway 20, in general accord with "Site Plan to Accompany Use Permit - Rancho Colus Phase II and in compliance with all other conditions of approval.
2. This approval is valid for a period of three (3) years from the date of approval, during which time the rights granted must be exercised.
3. All development shall comply with all other State and local Code provisions, including those of the City of Colusa. The permittee is responsible for contracting these offices to verify the need for compliance. This includes, but not limited to any grading permits, encroachment permits, or Fire Department or Police Department signage and striping, authorization or other needs.
4. All portions of the job site shall be maintained in an organized and professional manner. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the job site by the end of each week.
5. A six-foot tall, chain link construction fence shall be installed in a manner to prohibit the ability from existing tenants (Phase I) and the public, from entering the active portion of the job site. At the end of each day of work, the fence and access points shall be secured and locked in a manner that prohibits unauthorized individuals from accessing the job site.
6. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations including vent stacks, utility boxes, exhaust vents, gas meters, similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashings shall be painted, consistent with approved building colors. Adequate screening shall be verified by City Staff prior to the issuance of a certificate of occupancy.
7. Site landscaping shall be generally consistent with the Landscape Plan in general accord with "Landscape Plan to Accompany Use Permit – Rancho Colus Phase II". All landscaping shall be on drip irrigation system with timers. Nursery stakes shall be removed from trees, which will be installed with two tree stakes and contain a loop material holding the trees to the stakes.
8. All exterior lighting, including those mounted on structures, in parking lots or common areas shall be shielded downwards from adjacent properties.
9. The improvement plans for this Project shall be prepared by a California Registered Civil Engineer and shall be approved by the City Engineer
10. Prior to receiving a Certificate of Occupancy, the applicant and City shall enter into a Density Housing Agreement as required Government Code section 65915. Such an agreement will be recorded on the parcel or parcels in which the designated affordable dwelling units will be constructed, which shall run with the land.

11. Costs of all plan checking and field inspections related to onsite and offsite improvements shall be the responsibility of the developer. Plan check fees shall be paid at the time the plans are submitted, and inspection fees shall be paid prior to the field inspection.
12. Applicant shall confirm from the California Department of Transportation (Caltrans) that the encroachment permit for Phase I is applicable/valid for Phase II. If not, the applicant shall obtain a new Caltrans encroachment permit if necessary.
13. Provide evidence through a Water Study or Pressure Study or similar, confirming that fire suppression/sprinklers on 3rd floor are adequate.
14. Provide evidence through a Water Study or verification with the Colusa Fire Department demonstrating a minimum of 1000 gpm available at hydrants on site.
15. Provide evidence to the satisfaction of the Colusa Fire Department of a Fire access evacuation plan.
16. The construction plans shall be modified to include roof access to Structures 3 and 4. Roof access shall be designed in conjunction with Colusa Fire Department comments and needs and may include an aluminum roof access ladder or other means. Access to the roof shall be in two different locations for each structure, to provide dual access in the event one is inaccessible.
17. Applicant shall provide a Storm Drain Study or Calculations demonstrating that the onsite storm water detention facility is adequate to handle improvements in Phase II.
18. City requests that developers attempt to obtain a secondary emergency all weather access from the site.
19. Phase II to pay fair share of future traffic signal light at the intersection of Highway 20 and Wescott Road (ARCO Project).
20. This project consents to annexing into the City-wide Community Facilities District (CFD).
21. The developer shall be responsible for all actions of his contractors, and subcontractors until such time as the improvements have been accepted by the City.
22. The developer shall designate in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Such written authorization shall be provided to the City. Said authorized representatives shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City shall be made for any emergency work, which may be required.
23. It shall be the applicant's responsibility to ensure that all requirements of any other law or agency of the State of California and any other governmental entity, applicable to this development, shall be met.

Grading

24. The following shall be submitted to the City Engineer for approval, prior to the issuance of a grading permit:
- a. A master drainage plan and report that covers the interim and permanent drainage solutions shall be submitted and approved by the City Engineer, prior to submitting any civil design plans. The drainage report shall address each phase and any interim solutions for that phase, and an overall masterplan. The report shall include hydrologic and hydraulic calculations, and consideration of the 10 yr and 100 yr return flow periods. The report and calculations shall be stamped by a Registered Civil Engineer registered in the State of California.
 - b. A grading and drainage plans for each phase, shall be designed to meet the requirements of the Colusa Municipal Codes and City Engineer. Plans shall include provisions for permanent erosion and sediment control. Estimated quantities of excavation and embankment shall be noted on the plans.
 - c. A temporary erosion and sediment control plan shall be included with any phase of work, If grading will not be completed by October 15 or is scheduled to start prior to April 15, a winterization plan shall be included for all work on that phase, with the developer responsible for implementation and maintenance of the winterization plan.
 - d. Water, wastewater, and utility improvements.
 - e. Two (2) copies of the SWPPP Monitoring Program and Inspection Plan including the WDID and NOI and Filing with the State Water Board.
 - f. Drainage calculations prepared in accordance with the Colusa Municipal Codes and City Engineer.
 - g. A geotechnical investigation report with recommendations pertinent to the facilities being proposed, including site preparation and engineered fill, on-grade, asphalt concrete pavements, and retaining walls, and building pad construction
 - h. Engineer's estimate of probable construction cost.
 - i. The plan shall include sufficient topographic information on adjacent parcels. The statement "I hereby state that all improvements have been substantially constructed as presented on these plans" shall appear on the site grading and drainage plan and shall be signed by a registered civil engineer. The erosion control plan shall include, but not limited to, inlet filters and stabilized construction site access.
 - j. Offsite improvement plans.
 - k. Plan check fees.
25. All grading performed shall conform to the City Ordinance, Chapter 70 of the Uniform Building Code, and as recommended in the Soils/Geotechnical Report with review and approval by the City Engineer.
26. Onsite grading shall be limited to the locations shown on the approved plans or on subsequent City approvals. All grading shall be suspended when winds reach 20 miles per hour or greater.
27. All abandoned irrigation lines and wells, trees (except those to be preserved), and obstructions in the project site shall be removed and properly disposed of from the site during grading operations. Proper backfill and compaction of voids shall be subsequently accomplished to provide protection against settlement.

28. It is the contractor's responsibility to use watering, dust fences, or other methods as directed by the City, to control dust throughout the construction operation.
29. All grading construction debris materials shall be removed and disposed of offsite prior to any excavation or fill operations. The developer or his agents or employees shall be responsible for removal and cleanup of any spill on public streets during his entire grading operations.
30. FEMA Map study showing that the proposed improvements meet the current city minimum elevations above the FEMA floodplain.

Sewer

31. Sanitary sewer facilities shall be designed and constructed at the developer's expense in accordance with the City of Colusa Subdivision Standards, as approved by the City Engineer. The developer shall construct and pay for sewer lines to tie in from the west to Wescott Road. Developer may be required to upgrade the sewer pumping station located along Wescott Road which transmits the effluent from this area to the City Municipal wastewater treatment plant.
32. The method of sewage and waste disposal shall be by means of the City's collection and disposal system. All sewer system improvements shall meet or exceed the City's standards and the necessary separation between water mains and sanitary sewers shall be maintained as required by the State Department of Health, as directed by the City.
33. Sewer connection and impact fees shall be paid with the issuance of a building permit and shall be those in effect at the time the permit is issued, excepting therefrom any special development agreements which may or may not adjust the fees.

Water

34. Water facilities shall be designed and constructed at the developer's expense in accordance with the City of Colusa Subdivision Standards, as directed by the City Engineer, and as proposed by the City Water Master Plan
35. The developer shall install onsite and offsite mains, fire hydrants, and water meters in conformance with the City Subdivision Standards.

Drainage

36. The project shall not increase runoff onto adjacent lands which are not owned by the developer, unless they are part of the master grading plan of the project. But in no case will the completed project discharge higher rates of runoff from the ultimate buildout boundary. Drainage calculations shall be completed and presented in a drainage analysis to the City Engineer for approval prior to issuance of grading permit. The drainage system design shall integrate, to the greatest extent feasible, techniques to minimize offsite runoff and maximize infiltration from not only large infrequent storms, but from small, frequent storms and irrigation.
37. Both onsite and offsite storm drainage facilities shall be designed and constructed in accordance with the City of Colusa Subdivision Standards, as approved by the City Engineer.
38. The developer shall install the required drainage facilities concurrently with the rough grading operations or provide an interim drainage and erosion control plan, and construct interim improvements with prior approval from the City Engineer. Such improvements shall mitigate any potential flooding and erosion adversely affecting adjacent properties and public right-of-way.
39. The developer shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements, as covered in the State of California General Permit for Storm Water Discharges

Associated with Construction Activity. A Notice of Intent must be filed with the State Water Resources Control Board (SWRCB) prior to the onset of construction. A Storm Water Pollution Prevention Plan (SWPPP) Monitoring Program and Inspection Plan must be prepared and submitted to the City Engineer for approval, at the same time as the Improvement Plans for this project. The developer will solely be responsible for implementation of the SWPPP, Monitoring Program and Inspection Plan during construction.