

EXHIBIT "A"

Vesting Tentative Tract No. 6621

Quiring Corporation by Cornerstone Engineering, Inc.

FINAL CONDITIONS OF APPROVAL:

- (1) Final subdivision map proposed to be recorded shall be in substantial conformance with the approved tentative map.
- (2) All related subdivision improvements for Tract 6621 shall be in accordance with the requirements of a Type B subdivision as noted in the Kern County Land Division Ordinance, Development Standards, and the Golden Hills Specific Plan.
- (3) If a conflict exists between the conditions of the tentative map and the Kern County Land Division Ordinance, then the Kern County Land Division Ordinance shall control unless specific variations have been granted by the County.
- (4) Developer shall quitclaim or abandon any easements or rights-of-way traversing lots prior to recordation of final map.
- (5) Prior to submittal of final map, final approval of full street names from the Kern County Planning Department shall be submitted to the Kern County Engineering and Survey Services Department.
- (6) A final map based on this approved tentative map may not record until it conforms to the following condition that was approved by the Board of Supervisors for the zone change:

The change in zone classification to E (1) RS (Estate - 1 acre - Residential Suburban Combining), which requires a minimum lot size of one acre (net), E (2 1/2) RS (Estate - 2 1/2 acres - Residential Suburban Combining), which requires a minimum lot size of 2 1/2 acres; and OS (Open Space), with a minimum lot size of 20 acres gross, shall become effective upon the recordation of a final tract map which ensures the construction of adequate infrastructure. All parcels shall contain no less than the minimum area required by the adopted site zoning and shall comply with the lot size and density requirements of the Golden Hills Specific Plan.

- (7) All new utility services shall be placed underground. Underground utility construction shall be in accordance with the provisions of Public Utility Commission General Order 95. Any aboveground cabinets or facilities shall be screened in a manner approved by the Director of the Kern County Planning Department. Any aboveground cabinets or facilities located within the road right-of-way shall be permitted only upon approval by the Director of the Kern County Roads Department. Compliance with this requirement may result in the need to create public utility easements outside of the right-of-way.
- (8) The following conditions are applicable:
 - (a) Sewer must be connected to a regional wastewater treatment plant.
 - (b) The following note shall appear on the final map:

All appropriate sewer connection fees are to be paid prior to issuance of building permits.

or

- (c) Unless soil engineering studies, with approval of the Kern County Environmental Health Services Department, indicate that alternate septic systems, either individual or community design, are equal to or better than community collection, treatment, and disposal system.
- (9) Should septic tanks be approved for sewage disposal, the following conditions must be satisfied prior to recordation of the map:
- (a) A site map indicating the soil types found within the project shall be submitted to the Kern County Environmental Health Services Department. The map shall show the 25-foot setback from drainage easements as required by Section 602-2.03, Subsection K of the Kern County Environmental Health Services Department's "Standard Rules and Regulations for Land Development."
- (b) The engineer shall provide to the Kern County Environmental Health Services Department documentation that states how the sewage disposal fields located within the 100-year floodplain will be protected from potential flood waters.
- (10) Subdivider shall dedicate land and/or pay in lieu fees for park or recreational purposes, as determined by the Tehachapi Valley Recreation and Park District, as required by Chapter 18.100 of the Kern County Land Division Ordinance.
- (11) Obstructions shall be relocated and/or removed pursuant to Section 18.55.030.A.6 of the Land Division Ordinance. This shall include, but is not limited to, Quitclaim or Subordination of Rights to the County by all interest and easement holders having the right to place facilities or otherwise obstruct the free use of the road right-of-way. Where major facilities exist, a Common Use Agreement may be allowed when determined necessary by the Director of the Kern County Engineering Survey and Services Department.

The following entities should be contacted as soon as possible with regard to their facilities in the road rights-of-way to minimize delay of final map approval.

Southern California Edison - Utility easement per Book 1767, page 469, Official Records.

Southern California Edison - Utility easement per Book 2711, page 374, Official Records.

Southern California Edison - Utility easement per Book 2718, page 338, Official Records.

Lewis and Dorothy Foster - Pipeline easement per Book 3906, page 544, Official Records.

Golden Hills Community Services District - Pipeline easement per Document 0201155573, Official Records

- (12) Temporary turnaround shall be provided in accordance with Section 18.55.030.A.2.a of the Land Division Ordinance or as approved by the Director of the Kern County Engineering and Survey Services Department.
- (13) Existing one-foot nonaccess strips shall be abandoned.
- (14) One-foot nonaccess strips shall be provided on all part-width and stub streets.
- (15) Woodford-Tehachapi Road shall be constructed to full half-width major highway standards to provide for access and traffic circulation with an expanded intersection on Woodford-Tehachapi Road at Mariposa Road per Kern County Development Standards Plate R-33.
- (16) Mariposa Road shall be constructed to full-width secondary highway standards to provide for access and traffic circulation with an expanded intersection at Woodford-Tehachapi Road per Kern County Development Standards Plate R-34.
- (17) Transition to existing roadway shall be provided as required by the Director of the Kern County Engineering Survey and Services Department at tract boundaries and intersections.
- (18) Dedication of vehicular access rights to Woodford - Tehachapi Road from all lots abutting thereon and construction of some form of approved barrier one foot outside the road right-of-way of Woodford-Tehachapi Road, subject to approval by the Kern County Engineering and Survey Services Department and the Kern County Roads Department.
- (19) Dedication of vehicular access rights to Mariposa Road from all lots abutting thereon and construction of some form of approved barrier one foot outside the road right-of-way of Mariposa Road, except for a 30-foot-wide opening for Lot 29 which shall include an on-site vehicle maneuvering area, and will align with Street B as shown on the tentative map, subject to approval by the Kern County Engineering and Survey Services Department and the Kern County Roads Department.
- (20) The Golden Hills Community Services District (GHCS D) shall provide maintenance for the 20-foot-wide bicycle/pedestrian trail located outside the right-of-way of Mariposa Road, as shown on the tentative tract map. If the GHCS D does not provide maintenance for the bicycle/pedestrian trail, a County Service Area or other acceptable entity shall be established to provide services.
- (21) The Tehachapi Valley Recreation and Park District (TVRPD) shall provide maintenance for the following: park and archaeological site, as shown on the tentative tract map. If the TVRPD does not provide maintenance for the park and archaeological site, a County Service Area or other acceptable entity shall be established to provide services.
- (22) Prior to recordation of the final map, a homeowner's association shall be created by the subdivider encompassing Tract 6621 for the purpose of maintaining Lot 74, Lot 75, Lot 76, Lot 77, and Lot 78 (Open Space Lots). Said lots are to be granted to and accepted by the homeowner's association.
- (23) The subdivision shall be redesigned to provide the following:

- (a) Redesign Mariposa Road to meet the 6 percent maximum grade per the Development Standards.
 - (b) Redesign Mariposa Road to meet the minimum centerline radius of horizontal curvature of 1,400 feet (minimum).
 - (c) Provide dedication of vehicular access rights along the north side of Black Oak Street.
 - (d) Dedicate an additional ten feet along the north side of Jeffery Road. Construct the additional improvements on Jeffery Road to provide for a full 18-foot lane along the map boundary per the typical section of the Development Standards.
 - (e) Construct improvements on Old Town Road to provide for full 18-foot lane along the map boundary, except for areas within the tract boundary to full-width paving per typical section of the Development Standards.
 - (f) Construct off-site improvements to match the improvements of the perimeter streets to be improved at the corner of Jeffery Road and Old Town Road and on Old Town Road south of the Mariposa Road intersection.
- (24) If the subdivision is to be phased, additional improvements for circulation shall be provided as required by the Director of the Kern County Engineering Survey and Services Department.
- (25) The subdivider shall comply with the Standards and Rules and Regulations of the Kern County Environmental Health Services Department regarding sewage disposal and water supply and with the requirements of the Regional Water Quality Control Board.
- (26) Developer shall comply with requirements of the Kern County Fire Department regarding fire hydrants, fire flows, and hydrant maintenance.
- (a) Hydrant spacing within residential tracts shall be a maximum of 660 feet.
 - (b) The minimum required flow is 500 gpm at 20 psi residual for one hour.
 - (c) Fire hydrants shall be AWWA approved.
 - (d) The water system shall be looped.
 - (e) Per Uniform Fire Code 2000, Section 901.4.3, reflective markers shall be installed to identify hydrant locations.
 - (f) The Kern County Fire Department must review and approve all water improvement plans prior to installation. The Fire Department will perform fire flow tests prior to issuance of any Certificates of Occupancy.
 - (g) Should the tract be phased, each phase shall be provided with the required fire protection.

- (h) Hydrants are to be maintained by an approved entity.
- (27) The following note shall appear on the final map:
- No building permit shall be issued until adequate access and adequate water supply for fire protection purposes is provided, as approved by the Kern County Fire Department.
- (28) If drainage sumps are required, the sump shall be located no closer than 100 feet from any existing or proposed water well.
- (29) In accordance with the Kern County Engineering and Survey Services Department/Floodplain Management Section Ordinance, the applicant's engineer shall provide a flood hazard study that determines the extent, depth, and velocity of flood flows. Mitigation measures to protect persons and property shall be proposed. The study shall be subject to the approval of the Engineering and Survey Services Department.
- (30) The engineer shall determine the need for mitigation of higher hazard due to incised natural drainage channels on the property.
- (31) Final acceptance of the tract shall be contingent upon the subdivider providing, within and/or outside the tract, drainage disposal facilities, methods, or easements as required to receive drainage and discharge or dispose of drainage and stormwaters from this tract. Said facilities, methods, or easements shall be subject to approval of the Director of the Kern County Engineering and Survey Services Department.
- (32) If the right of public maintenance is to be guaranteed, those facilities with this requirement shall be fenced.
- (33) An entity with taxing powers, such as a County Service Area, subject to approval by the Director of the Kern County Engineering and Survey Services Department, shall be formed prior to final map recordation for the purpose of maintaining on-site and off-site drainage facilities.
- (34) The subdivider's engineer shall provide base flood elevations at each site and the finished floor elevations for each proposed structure. If the pads are to be filled to above the base flood, the final pad elevations shall be certified, on forms provided by the Engineering and Survey Services Department/Floodplain Management Section, by the subdivider's engineer or surveyor, and copies provided to the Floodplain Management Section.
- (35) Prior to recordation of the tract map or issuance of any grading permit for work within the Special Flood Hazard area, the developer shall obtain a Conditional Letter of Map Change (CLOMC) from FEMA. The developer shall also be responsible for preparing and obtaining a Letter of Map Change (LOMC) for the completed improvements within the Special Flood Hazard Area.
- *(36) The following note shall appear on the final map:

Light and glare from on-site exterior lighting fixtures shall be minimized by providing hoods, screens, or other methods of directing light downward.

- *(37) Prior to issuance of a grading permit, a preconstruction survey shall be conducted by a qualified biologist. This survey shall be conducted no sooner than 30 days prior to the issuance of the grading permit and shall include a raptor nest survey. The survey shall be provided to the California Department of Fish and Game, U.S. Fish and Wildlife Service, and the Kern County Planning Department. If the survey identifies raptor nest occupied by an unhatched egg or off spring, that tree shall not be disturbed and remain in accordance with the qualified biologist's recommendations.
- *(38) The following notes shall appear on the final maps and grading plans:
- (a) Should any cultural materials or artifacts such as arrowheads, beads, or stone tools be discovered during grading, all work shall be halted and a qualified archaeologist and Tribal Historian shall assess the finds. The archaeologist shall provide a report to the Kern County Planning Department which identifies methodologies, the location and boundaries of the site, details of the types of artifacts discovered, and recommended preservation procedures. The Planning Department shall have the report reviewed by a qualified third party consultant firm to ensure proper protocols were observed. All costs for review to be provided by applicant. Temporary fencing shall be erected at a minimum distance of 100 feet from the boundary of the newly discovered site. Construction may proceed outside of that fence. A copy of the finalized report shall be provided to the Southern San Joaquin Archaeological Information Center at California State University, Bakersfield.
 - (b) Should any human remains be discovered during grading or development, all work shall be halted and the County Coroner shall be contacted to assess the finds and recommend procedures, prior to resumption of construction. The procedures outlined in Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code shall be utilized.
 - (c) If, during grading or construction, any plugged and abandoned or unrecorded wells are uncovered or damaged, the Department of Conservation/Division of Oil, Gas, and Geothermal Resources shall be contacted to inspect and approve any remediation required.
 - (d) Building construction shall be performed in accordance with the April 15, 2004, Preliminary Geotechnical Engineering Investigation prepared by Krazan and Associates, Inc.
 - (e) During land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, demolition, and construction activities, the developer shall be responsible for the application of water to development sites twice daily to mitigate the impact of dust and PM₁₀ emissions. Spraying should be sufficient to ensure that soils remain damp, with the frequency of spraying dependent on weather conditions.
 - (f) Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized for fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.

- (g) During grading and construction operations, all activity shall be restricted to periods of low wind (less than 20 miles per hour) to reduce dust emissions.
 - (h) The premature removal of ground cover in advance of development is prohibited. Concurrent with the submittal of any grading plans, the project proponent shall provide a written explanation of any phased grading plans or other methods to be employed to ensure that soil erosion as a result of wind or water is minimized.
 - (i) Construction speed limits will be posted as ten miles per hour. Preparation of roadway surfaces in a phased manner (where segments of the route are graded in succession) will greatly minimize the amount of time the surfaces are left exposed, thereby reducing vehicle-related dust emission.
 - (j) Construction equipment and haul trucks shall be washed off to minimize removal of mud and dirt from the project site.
 - (k) During grading and construction, all activities adjacent to residential development shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. Construction will not be allowed on weekends or federal holidays.
 - (l) All disturbed areas, including storage piles, which are not being actively utilized for construction purposes shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover, or vegetative ground cover.
 - (m) No additional oak trees shall be removed beyond those identified on the final tract map.
- *(39) Prior to issuance of any building or grading permits, a letter from the Golden Hills Community Services District confirming compliance with Golden Hills Community Services District conditions, approval of annexation, and connection to a domestic water supply for the proposed project shall be submitted to the Kern County Environmental Health Services Department.
- *(40) The following steps shall be utilized for septic system approval:
- (a) Prior to the issuance of a building permit, an engineered septic system design is to be submitted to the Kern County Environmental Health Services Department for review and approval.
- *(41) Prior to final recordation of the tract map, an archaeological easement shall be recorded over the area identified as the archaeological preserve on Tentative Tract Map 6621.
- *(42) The entity who becomes responsible for the management of the archaeological easement shall:
- (a) Have taxing authority.
 - (b) Provide limited maintenance, such as weed abatement, to the site.

- (c) Provide as needed, as part of a regularly scheduled public meeting,
1. Opportunities to present and discuss any temporary event proposals, erection of monuments, educational events for local school children, and other commemorative actions administered by the local Native Americans.
 2. Local Native American notification and discussion about any proposals to conduct scientific research.
- *(43) Prior to any grading and construction activities, a fence shall be erected adjacent to Old Town Road to the west, along the property boundary to the north, 100 feet from the eastern and southern boundaries of the archaeological easement, except when adjacent to Lot 66 where the buffer is reduced to 25 feet.
- *(44) During all phases of grading and/or excavation for this tract, a qualified archaeologist and Native American monitor shall both be on site at all times. If any archaeological, cultural, paleontological, or historical discoveries are uncovered, all activities within 100 feet from the find shall be suspended, and the protocols identified in Mitigation Measure (5)(a) and (5)(b) shall be adhered to. Work shall not be resumed within the 100-foot protected area until written authorization is provided by the consulting archaeologist and the engineer of record. If it is determined that any additional sites require permanent protection measures, a conservation easement shall be recorded, and the site shall be permanently fenced to prevent future development and disturbance.
- *(45) Prior to recordation of the final tract map, a permanent four-foot split rail fence shall be erected along the archaeological site boundary. The fence shall be made of wood or look similar to wood.
- *(46) The Tehachapi Valley Traffic Impact Fees shall be collected during the issuance of the building permit for each dwelling unit to address impacts on transportation systems.
- *(47) The following items shall be utilized during the construction phase of the project to reduce construction exhaust emissions:
- (a) Properly and routinely maintain all construction equipment, as recommended by manufacturers manuals, to control exhaust emissions.
 - (b) Shut down equipment when not in use for extended periods of time to reduce emissions associated with idling engines. Tractor-trailer rigs shall abide by Title 13, Section 2485, in the California Code of Regulations which allows a maximum of five minutes of idling time in any one location.
 - (c) Encourage ride sharing and use of transit transportation for construction employees commuting to the project site.
 - (d) Use electric equipment for construction whenever possible in lieu of fossil fuel-fired equipment.
 - (e) Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak hour of vehicular traffic on adjacent roadways.

- (48) The following note shall appear on the final map and all grading and construction plans:

If any abandoned water wells are located within the development or discovered during excavation or grading, the Kern County Environmental Health Services Department must be contacted to obtain information for the proper permitting and destruction procedures.

- (49) The following note shall appear on the final map and all grading plans:

In accordance with the Phase II Cultural Resource Evaluation prepared by Hudlow Cultural Resource Associates, dated July 2006, the site containing the rock outcrops shall be fenced at a minimum distance of 100 feet around the two outcrops during Phase II construction, and Lot 71 shall be archaeologically monitored during construction. Any recommendations by Robert Gomez, Native American Monitor, shall also be heeded. During rough grading, a Native American monitor shall remain on site. If additional cultural resources are encountered during the further course of construction, work shall be halted in the immediate vicinity of the find and a qualified archaeologist shall be consulted for further evaluation. Work shall not resume until clearance has been given by the archaeologist and the Native American monitor.

- (50) The following requirements shall be shown as notes on the final map and all grading and improvement plans:

(a) No building permits shall be issued until adequate access and adequate water supply for fire protection purposes is provided, as approved by the Kern County Fire Department.

(b) During grading operations, the applicant for a development permit shall be responsible for the application of water to development sites to mitigate the impact of dust and PM₁₀ (particulates) emissions. Spraying should be sufficient to ensure that soils remain damp, with the frequency of spraying dependent on weather conditions. Verification of compliance will be the responsibility of the Kern County Engineering and Survey Services Department/Building Inspection Division.

- (51) Prior to submittal of the tentative tract map application, the oak tree canopy, which will be removed, shall be identified on the tract map. A licensed or certified arborist or botanist shall determine consistency with the Kern County General Plan oak tree conservation policy. No oak trees within 50 feet from centerline of Brite Creek shall be removed. No additional oak trees shall be removed beyond those identified on the tract map.

- (52) The following note shall appear on the final map and all grading and construction plans:

No construction equipment, structures, streets, access roads, septic tank leach fields, or other man-made physical disturbances shall be permitted within the 50-foot buffer or the primary floodplain of Brite Creek. If any physical disturbance is proposed to Brite Creek, the appropriate permits or approvals must be provided

by the U.S. Army Corps of Engineers, California Department of Fish and Game,
California Regional Water Quality Control Board, and Kern County Engineering
and Survey Services/Floodplain Management Section.

* DENOTES MITIGATION MEASURE