

OWNERS' STATEMENT

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OR HAVE SOME RIGHT, TITLE OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

WE ALSO HEREBY OFFER AN IRREVOCABLE DEDICATION TO SAN BENITO COUNTY IN FEE FOR PUBLIC USE ALL STREET RIGHTS-OF-WAY AS SHOWN ON THIS FINAL MAP.

WE ALSO HEREBY OFFER AN IRREVOCABLE DEDICATION TO SAN BENITO COUNTY AND SUNNYSLOPE COUNTY WATER DISTRICT EASEMENTS FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN ON THIS FINAL MAP.

WE ALSO RELINQUISH TO THE COUNTY OF SAN BENITO ALL ACCESS RIGHTS OF LOTS 7-1 AND 7-34 TO AND FROM SUNNYSLOPE ROAD AS SHOWN ON THIS FINAL MAP.

OWNER: ANDERSON HOMES, A CALIFORNIA CORPORATION

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME: \_\_\_\_\_ (PRINT NAME)  
ITS: \_\_\_\_\_ (TITLE)

NOTARY STATEMENT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC,  
PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE  
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT  
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY  
HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF  
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

\_\_\_\_\_, NOTARY PUBLIC

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

PRINCIPAL OFFICE LOCATION (COUNTY): \_\_\_\_\_

TRUSTEE STATEMENT

WE, UNITED SECURITY BANK, AS TRUSTEE UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST RECORDED AUGUST 14, 2014, AS DOCUMENT NO. 2014-0006448, OFFICIAL RECORDS OF SAN BENITO COUNTY, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP, "TRACT NO. 308, SANTANA RANCH, UNIT 7", AND JOINS IN ALL DEDICATIONS THEREON.

TRUSTEE: UNITED SECURITY BANK

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME: \_\_\_\_\_ (PRINT NAME)  
ITS: \_\_\_\_\_ (TITLE)

STATEMENT OF SUNNYSLOPE COUNTY WATER DISTRICT

I, DONALD G. RIDENHOUR, GENERAL MANAGER OF THE SUNNYSLOPE COUNTY WATER DISTRICT, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, I ACCEPT ON BEHALF OF THE PUBLIC, FOR WATER SERVICE PURPOSES, THOSE CERTAIN PARCELS AND EASEMENTS OF LAND DESIGNATED ON THE MAP ENTITLED "SANTANA RANCH UNIT NO. 7, TRACT NO. 308", AS SUNFLOWER DRIVE, SAGE DRIVE, LUPINE LANE, AND P.U.E.'S.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DONALD G. RIDENHOUR, GENERAL MANAGER  
SUNNYSLOPE COUNTY WATER DISTRICT

TRACT NO. 308  
SANTANA RANCH, UNIT 7

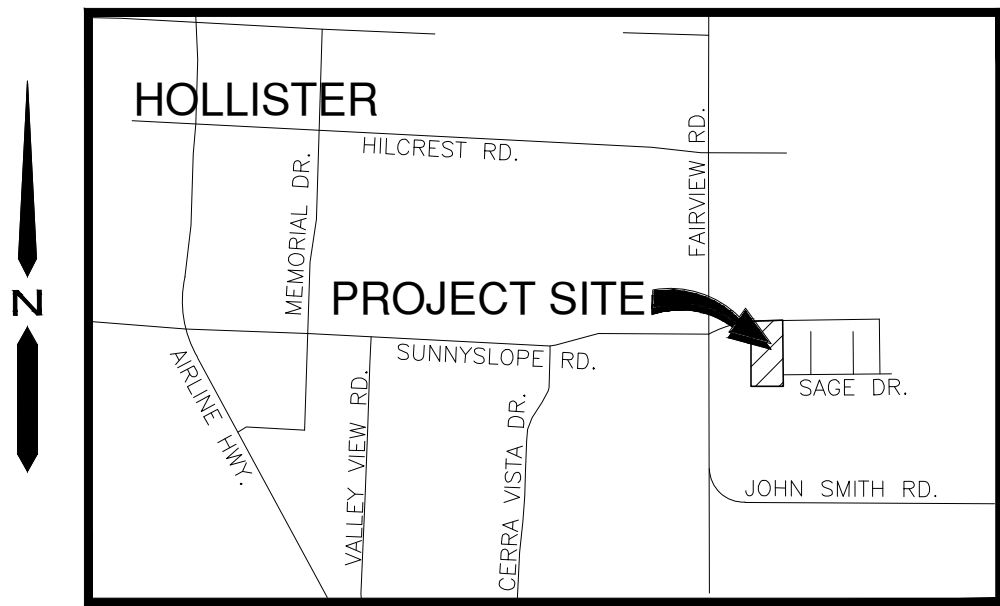
BEING A SUBDIVISION OF LOTS A AND B OF TRACT NO. 308,  
SANTANA RANCH, UNIT 6 FILED IN BOOK 15 OF MAPS, PAGE  
82, SAN BENITO COUNTY RECORDS, LYING IN A PORTION OF  
SECTION 31, T. 12 S., R. 5 E., AND SECTION 6, T. 13 S., R. 5 E.,  
M.D.B.&M.

SAN BENITO COUNTY, CALIFORNIA  
AUGUST 2015



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Modesto, CA 95350

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VICINITY MAP

N.T.S.

NOTARY STATEMENT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC,  
PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE  
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT  
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY  
HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF  
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

\_\_\_\_\_, NOTARY PUBLIC

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

PRINCIPAL OFFICE LOCATION (COUNTY): \_\_\_\_\_

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ANDERSON HOMES, IN JULY, 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT ALL MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID SUBDIVISION IMPROVEMENTS ARE ACCEPTED BY THE COUNTY OF SAN BENITO, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
DYLAN CRAWFORD, P.L.S. 7788  
EXPIRES: DECEMBER 31, 2017



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH, AND THIS MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
KENNETH N. LEWIS, R.C.E. 24851  
ACTING COUNTY SURVEYOR  
EXPIRES: DECEMBER 31, 2017

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE TENTATIVE MAP OF TRACT NO. 308-SANTANA RANCH SUBDIVISION WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO, CALIFORNIA ON FEBRUARY 19, 2014.

BY: \_\_\_\_\_  
BYRON TURNER, SECRETARY, PLANNING COMMISSION,  
COUNTY OF SAN BENITO, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, \_\_\_\_\_, CLERK OF THE BOARD OF SUPERVISORS OF SAN BENITO COUNTY, HEREBY STATE THAT SAID BOARD APPROVED THE WITHIN MAP ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION IN EASEMENT OF ALL PUBLIC UTILITY EASEMENTS, ALL AS SHOWN ON THIS FINAL MAP; ACCEPTED ON BEHALF OF THE COUNTY ALL ACCESS RIGHTS OF LOTS 7-1 AND 7-34 TO AND FROM SUNNYSLOPE ROAD; AND ACCEPTED THE OFFER OF DEDICATION IN FEE OF THE STREET RIGHTS-OF-WAY.

BY: \_\_\_\_\_  
COUNTY CLERK AND EX OFFICIO CLERK  
OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF SAN BENITO, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

RECORDER'S STATEMENT

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_,  
AT THE REQUEST OF DYLAN CRAWFORD.

JOE PAUL GONZALEZ, RECORDER  
SAN BENITO COUNTY, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

UNIT 7  
SHEET 1 OF 3

BEING A SUBDIVISION OF LOTS A AND B OF TRACT NO. 308,  
SANTANA RANCH, UNIT 6 FILED IN BOOK 15 OF MAPS, PAGE  
82, SAN BENITO COUNTY RECORDS, LYING IN A PORTION OF  
SECTION 31, T. 12 S., R. 5 E., AND SECTION 6, T. 13 S., R. 5 E.,  
M.D.B.&M.



**O'DELL**  
ENGINEERING

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0 30 60 120

SCALE: 1" = 60'

SCALE: 1" = 60'

DETAIL A  
NO SCALE

CALC.	CALCULATED FROM RECORD DOCUMENT
FD.	FOUND
IP	IRON PIPE- DIAMETER NOTED
(M)	MEASURED DISTANCE
M	FINAL MAP
P.U.E.	PUBLIC UTILITY EASEMENT
R#	REFERENCED RECORD DOCUMENT
(R)	RADIAL BEARING
SBCR	SAN BENITO COUNTY RECORDS
S.D.E.	STORM DRAIN EASEMENT
SFN	SEARCHED, FOUND NOTHING
S.F.	SQUARE FEET
W.C.	WITNESS CORNER

LINE TABLE			RADIAL BEARINGS	
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION
L1	N24°29'57"E	24.55'	1(R)	N7°37'51"W
L2	N23°05'30"W	39.87'	2(R)	N19°41'22"W
L3	N23°05'30"W	7.52'	3(R)	N77°34'18"E
L4	N23°05'30"W	47.39'	4(R)	N89°07'44"E
L5	N44°58'19"W	27.21'	5(R)	N78°43'55"E
L6	N45°01'41"E	27.22'		
L7	N44°58'19"W	27.22'	L9	N67°36'59"W
L8	N45°01'41"E	27.22'	L10	N23°05'30"W

- SET 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788" FOR UNPAVED AREAS OR 1.17" BRASS DISK STAMPED "PLS 7788" FOR CONCRETE AREAS.
- ◎ SET 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788" IN CITY STANDARD MONUMENT BOX.
- T SET 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS. SET SCORE MARK IN SIDEWALK ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- SET 5.00' WITNESS CORNER, UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED. 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788".
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" FOR UNPAVED AREAS OR 1.17" BRASS DISK STAMPED "PLS 7788" FOR CONCRETE AREAS PER (R1) UNLESS OTHERWISE NOTED.
- ◎ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" IN CITY STANDARD MONUMENT BOX PER (R2), UNLESS OTHERWISE NOTED.

1. THIS SUBDIVISION CONTAINS A TOTAL OF 9.300 ACRES, MORE OR LESS.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
4. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

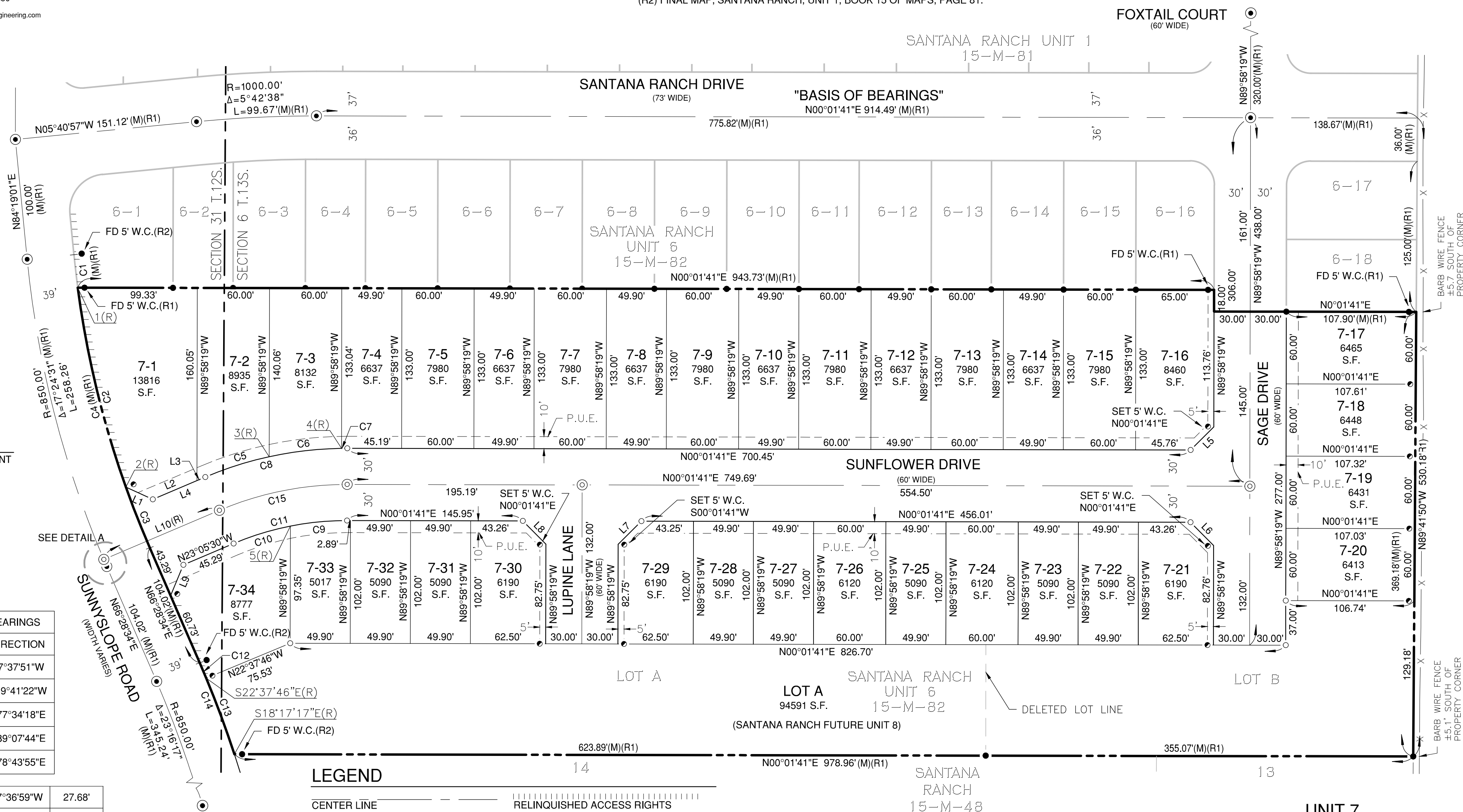
THE BEARING OF NORTH 00°01'41" EAST FOR THE CENTERLINE OF SANTANA RANCH DRIVE, AS SHOWN ON THAT CERTAIN TRACT NO. 308, SANTANA RANCH, UNIT 6, FILED FOR RECORD IN BOOK 15 OF MAPS, PAGE 82, OFFICIAL RECORDS OF THE COUNTY OF SAN BENITO, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

## SAN BENITO COUNTY RECORDS

(R1) FINAL MAP, SANTANA RANCH, UNIT 6, BOOK 15 OF MAPS, PAGE 82.  
(R2) FINAL MAP, SANTANA RANCH, UNIT 1, BOOK 15 OF MAPS, PAGE 81.

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	811.00'	1°56'52"	27.57'
C2	811.00'	12°03'31"	170.69'
C3	811.00'	3°50'04"	54.27'
C4	811.00'	15°53'35"	224.96'
C5	300.00'	10°39'48"	55.83'
C6	300.00'	11°33'25"	60.51'
C7	300.00'	0°53'58"	4.71'
C8	300.00'	23°07'11"	121.05'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C9	240.00'	11°17'46"	47.32'
C10	240.00'	11°49'25"	49.53'
C11	240.00'	23°07'11"	96.84'
C12	889.00'	0°53'40"	13.88'
C13	889.00'	4°20'29"	67.36'
C14	889.00'	5°14'09"	81.24'
C15	270.00'	23°07'11"	108.95'



CENTER LINE \_\_\_\_\_ RELINQUISHED ACCESS RIGHTS  
EASEMENT LINE \_\_\_\_\_ X \_\_\_\_\_ X  
UNIT BOUNDARY LINE \_\_\_\_\_ FENCE LINE \_\_\_\_\_  
SECTION LINE \_\_\_\_\_

UNIT 7  
SHEET 2 OF 3

TRACT NO. 308

SANTANA RANCH, UNIT 7

BEING A SUBDIVISION OF LOTS A AND B OF TRACT NO. 308, SANTANA RANCH, UNIT 6 FILED IN BOOK 15 OF MAPS, PAGE 82, SAN BENITO COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, T. 12 S., R. 5 E., AND SECTION 6, T. 13 S., R. 5 E., M.D.B.&M.

SAN BENITO COUNTY, CALIFORNIA  
AUGUST 2015



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STATEMENT OF SOILS REPORT

A SOILS REPORT ENTITLED "GEOTECHNICAL ENGINEERING REPORT SANTANA RANCH–PHASE 1" REFERENCED AS FILE NO. SH–11082–SD AND DATED FEBRUARY 11, 2013, HAS BEEN PREPARED FOR THIS PROJECT BY EARTH SYSTEMS PACIFIC, GEORGE J. BARNETT, G.E. NO. 2309, AND IS ON FILE WITH THE COUNTY OF SAN BENITO.

NOTES PER CONDITIONS OF APPROVAL

12. AS REQUIRED BY COUNTY ORDINANCE, CONSTRUCTION ON THE PARCELS SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH SATURDAY.
15. ALL EXTERIOR LIGHTING SHALL BE REVIEWED TO INSURE THAT FIXTURES ARE SHIELDED TO REDUCE THIS IMPACT TO AN INSIGNIFICANT LEVEL. NEW LIGHTING FOR ADDITIONAL RESIDENTIAL BUILDINGS WOULD ADD NIGHTTIME GLARE TO THE PROJECT SITE AND SURROUNDING PROPERTIES. ALL EXTERIOR LIGHTING SHALL BE UNOBTUSIVE, HARMONIOUS WITH THE LOCAL AREA, AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF–SITE GLARE IS FULLY CONTROLLED. ADDITIONALLY, ALL FIXTURES SHALL COMPLY WITH COUNTY ORDINANCE 748.
16. A.PROPOSED COMMERCIAL USES SHALL PROVIDE PREFERENTIAL CARPOOL/VANPOOL PARKING SPACES.  
B.PROPOSED COMMERCIAL USES SHALL PROVIDE BICYCLE PARKING FACILITIES.  
C.TRANSIT–STOP IMPROVEMENTS (I.E., BENCHES, LIGHTING) SHALL BE PROVIDED AT TRANSIT STOP LOCATIONS. AN INFORMATION BOARD IN THE COMMERCIAL CENTER OR AT THE BUS STOP WILL BE PROVIDED TO DISTRIBUTE INFORMATION ON RIDE SHARING AND OTHER PUBLIC TRANSIT SERVICES THAT MAY BE OFFERED BY THE SAN BENITO COUNTY LOCAL TRANSPORTATION AUTHORITY (LTA).  
D.NON–WOOD–BURNING FIREPLACES SHALL BE A STANDARD FEATURE THROUGHOUT THE PROJECT.  
E.ROOF SYSTEMS SHALL INCLUDE RADIANT BARRIER SHEATHING TO REFLECT RADIANT HEAT FROM THE SUN. THIS SYSTEM LOWERS ATTIC TEMPERATURES, IMPROVES ENERGY EFFICIENCY, AND REDUCES COOLING ENERGY COSTS. MORE ROOF VENTS THAN REQUIRED BY TITLE 24 WILL BE INSTALLED TO ALLOW FOR NATURAL AIR FLOW TO KEEP THE ROOF DECK COOL AND DRY WITHOUT USING THE ENERGY NEEDED TO RUN AN ATTIC VENT FAN.  
F.THE PROJECT WILL MEET OR EXCEED CALIFORNIA’S TITLE 24 REQUIREMENTS.  
G.ORIENT HOMES TO ALLOW FOR PASSIVE SOLAR DESIGN TO THE EXTENT FEASIBLE.  
H.PROVIDE A MINIMUM OF ONE EXTERIOR ELECTRICAL OUTLET AT REAR, SIDE, AND FRONT YARD LOCATIONS TO PROMOTE/ALLOW THE USE OF ELECTRIC LANDSCAPE MAINTENANCE EQUIPMENT.
24. PRIOR TO THE ISSUANCE OF ANY PERMITS FOR NEW DEVELOPMENT, THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2010 CALIFORNIA FIRE CODE.
25. THE USE OF ON SITE–REGENERATING WATER SOFTENERS IS PROHIBITED. OFF SITE REGENERATION SOFTENING SYSTEMS MAY BE USED SUBJECT TO THE APPROVAL OF THE SAN BENITO COUNTY WATER DISTRICT.
36. THE APPLICANT SHALL MEET THE FOLLOWING CONDITIONS REQUIRED AS MITIGATION MEASURES SET FORTH IN THE SANTANA RANCH SPECIFIC PLAN FEIR.  
A.IF, DURING THE COURSE OF PROJECT DEVELOPMENT, CULTURAL RESOURCES (I.E., PREHISTORIC SITES, HISTORIC SITES, AND ISOLATED ARTIFACTS) ARE DISCOVERED, WORK SHALL BE HALTED IMMEDIATELY WITHIN 200 FEET OF THE DISCOVERY AND IN ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT REMAINS. THE AREA OF DISCOVERY SHALL BE COMPLETELY STAKED BY VISIBLE STAKES NO MORE THAN TEN FEET APART, FORMING A CIRCLE HAVING A RADIUS NO LESS THAN 100 FEET FROM THE POINT OF DISCOVERY; PROVIDED, HOWEVER, THAT SUCH STAKING NEED NOT TAKE PLACE ON ADJOINING PROPERTY UNLESS THE OWNER OF THE ADJOINING PROPERTY AUTHORIZES STAKING. SAID STAKING SHALL NOT INCLUDE FLAGS OR OTHER DEVICES WHICH MAY ATTRACT VANDALS. THE COUNTY PLANNING DEPARTMENT SHALL BE NOTIFIED, AND A PROFESSIONAL ARCHAEOLOGIST WHO MEETS THE SECRETARY OF THE INTERIOR’S PROFESSIONAL QUALIFICATIONS STANDARDS IN ARCHAEOLOGY AND/OR HISTORY SHALL BE RETAINED TO DETERMINE THE SIGNIFICANCE OF THE DISCOVERY, AND SHALL RECOMMEND FEASIBLE MITIGATION MEASURES TO REDUCE IMPACTS TO LESS THAN SIGNIFICANT LEVELS. CESSATION OF WORK AND NOTIFICATION OF THE COUNTY IS THE RESPONSIBILITY OF THE DEVELOPER. THE COUNTY SHALL CONSIDER MITIGATION RECOMMENDATIONS PREPARED BY A PROFESSIONAL ARCHAEOLOGIST WHO MEETS THE SECRETARY OF THE INTERIOR’S PROFESSIONAL QUALIFICATIONS STANDARDS IN ARCHAEOLOGY AND/OR HISTORY FOR ANY UNANTICIPATED DISCOVERIES, WHO SHALL IDENTIFY FEASIBLE AND APPROPRIATE MITIGATION MEASURES. SUCH MEASURES MAY INCLUDE AVOIDANCE, PRESERVATION IN PLACE, OR OTHER APPROPRIATE MEASURES, AS OUTLINED IN PUBLIC RESOURCES CODE SECTION 21083.2. THE PROJECT DEVELOPER SHALL BE REQUIRED TO IMPLEMENT THE IDENTIFIED MEASURES FOR THE PROTECTION OF CULTURAL RESOURCES.  
B.IF, DURING THE COURSE OF PROJECT DEVELOPMENT, HUMAN REMAINS ARE DISCOVERED, ALL WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 FEET OF THE DISCOVERY, THE COUNTY PLANNING DEPARTMENT SHALL BE NOTIFIED, AND THE COUNTY SHERIFF–CORONER SHALL BE NOTIFIED ACCORDING TO SECTION 5097.98 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND SECTION 7050.5 OF THE CALIFORNIA HEALTH AND SAFETY CODE. SUBJECT TO THE LEGAL PROCESS, DULY AUTHORIZED REPRESENTATIVES OF THE CORONER AND PLANNING DEPARTMENT DIRECTOR SHALL BE PERMITTED TO ENTER ONTO THE PROPERTY AND TAKE ALL ACTIONS CONSISTENT WITH CHAPTER 19.05 OF THE SAN BENITO COUNTY CODE, SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND CHAPTER 10 (COMMENCING WITH SECTION 27460) OF PART 3 OF DIVISION 2 OF TITLE 3 OF THE GOVERNMENT CODE. IF THE REMAINS ARE DETERMINED TO BE NATIVE AMERICAN, THE CORONER SHALL NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION, AND THE PROCEDURES OUTLINED IN CEQA GUIDELINES SECTION 15064.5(D) AND (E) SHALL BE FOLLOWED.  
C.IF, DURING THE COURSE OF PROJECT DEVELOPMENT, PALEONTOLOGICAL RESOURCES (FOSSILS AND FOSSIL FORMATIONS) ARE DISCOVERED, WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 FEET OF DISCOVERY, AND THE COUNTY PLANNING DEPARTMENT SHALL BE IMMEDIATELY NOTIFIED. AT THAT TIME, THE COUNTY SHALL COORDINATE ANY NECESSARY INVESTIGATION OF THE DISCOVERY WITH A QUALIFIED PALEONTOLOGIST. THE COUNTY SHALL CONSIDER THE MITIGATION RECOMMENDATIONS OF THE QUALIFIED PALEONTOLOGIST FOR ANY UNANTICIPATED DISCOVERIES OF PALEONTOLOGICAL RESOURCES, AND IDENTIFY FEASIBLE AND APPROPRIATE MITIGATION MEASURES. SUCH MEASURES MAY INCLUDE AVOIDANCE, PRESERVATION IN PLACE, OR OTHER APPROPRIATE MEASURES, AS OUTLINED IN PUBLIC RESOURCES CODE SECTION 21083.2. THE PROJECT APPLICANT SHALL BE REQUIRED TO IMPLEMENT ANY IDENTIFIED MITIGATION NECESSARY FOR THE PROTECTION OF PALEONTOLOGICAL RESOURCES.
40. THE APPLICANT SHALL MEET THE FOLLOWING CONDITIONS PERTAINING TO NOISE REQUIRED AS MITIGATION MEASURES SET FORTH IN THE SANTANA RANCH SPECIFIC PLAN FEIR.  
A.DURING ALL PHASES OF CONSTRUCTION, THE PROJECT DEVELOPER SHALL ADHERE TO THE FOLLOWING REQUIREMENTS FOR CONSTRUCTION ACTIVITIES WITH RESPECT TO HOURS OF OPERATION AND IDLING AND MUFFLING OF INTERNAL COMBUSTION ENGINES: (1) NOISE–GENERATING CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7 AM AND 7 PM, AND SHALL BE PROHIBITED ON SUNDAYS AND FEDERALLY–RECOGNIZED HOLIDAYS; (2) CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MAINTAINED AND EQUIPPED WITH NOISE–REDUCTION INTAKE AND EXHAUST MUFFLERS AND ENGINE SHROUDS, IN ACCORDANCE WITH MANUFACTURERS’ RECOMMENDATIONS. EQUIPMENT ENGINE SHROUDS SHALL BE CLOSED DURING EQUIPMENT OPERATION; (3) CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE LEFT IDLING FOR LONGER THAN FIVE MINUTES WHEN NOT IN USE.  
B.IN CONJUNCTION WITH THE SUBMITTAL OF AN APPLICATION FOR FURTHER SUBDIVISION OF THE PROPOSED COMMERCIAL AREA OR CONDITIONAL USE PERMITS AND ASSOCIATED PLANS PERTAINING TO THE DEVELOPMENT OF PROPOSED COMMERCIAL LAND USES, THE DEVELOPER SHALL PREPARE AND SUBMIT AN ACOUSTICAL STUDY TO THE COUNTY PLANNING DEPARTMENT FOR REVIEW. FOR ANY POTENTIAL NOISE IMPACT, MITIGATION MEASURES SHALL BE IDENTIFIED AND IMPLEMENTED BY THE DEVELOPER TO REDUCE OPERATIONAL NOISE LEVELS, SUFFICIENT TO ACHIEVE APPLICABLE COUNTY NOISE STANDARDS. MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF SOUND BARRIERS, SETBACKS, EQUIPMENT ENCLOSURES, AND INCORPORATION OF NOISE–REDUCTION SITE/FACILITY DESIGN FEATURES. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING THESE MEASURES DURING ALL PHASES OF CONSTRUCTION AND OPERATION OF THE PROJECT, AS APPLICABLE.  
C. NOISE–GENERATING LANDSCAPE AND FACILITY MAINTENANCE ACTIVITIES SHALL BE PROHIBITED ON THE PREMISES OF THE SCHOOL/COMMUNITY PARK SITE BETWEEN 7 PM AND 7 AM AS AN ONGOING OPERATIONAL REQUIREMENT WITHIN THE PROJECT SITE.  
D. THE RECREATIONAL USE OF THE COMMUNITY PARK SHALL BE LIMITED TO BETWEEN 7 AM AND 7 PM, AND BETWEEN 7 AM AND 10 PM DURING SUMMER MONTHS; LIMITING NOISE–GENERATING LANDSCAPE AND FACILITY MAINTENANCE ACTIVITIES TO BETWEEN 7 AM AND 7 PM; AND PROHIBITING THE USE OF AMPLIFIED SOUND SYSTEMS.  
E.PRIOR TO ISSUANCE OF FINAL OCCUPANCY FOR ANY RESIDENCES WITHIN THE AREA BOUNDED BY SUNNYSLOPE ROAD AND SANTANA RANCH DRIVE, THE DEVELOPER SHALL CONSTRUCT A SIX FOOT (6’) TALL SOUND BARRIER ALONG THE EASTERN AND SOUTHERN PROPERTY LINES OF THE LESSALT TREATMENT PLANT SITE. THE SOUND BARRIER SHALL ADJOIN AND BE OF CONSISTENT CONSTRUCTION (HEIGHT, MATERIALS, ETC.) AS THE SOUND BARRIER IDENTIFIED IN MITIGATION MEASURE 3.10–4 (CONDITION #40(F) OF CONDITIONS OF APPROVAL).  
F.A SOUND WALL SHALL BE CONSTRUCTED ADJACENT TO THAT PHASE ALONG THE WESTERN PROPERTY LINE OF THE PROJECT SITE TO SHIELD PROPOSED RESIDENTIAL LAND USES FROM TRAFFIC NOISE ON FAIRVIEW ROAD. THE WALL SHALL BE OF MASONRY CONSTRUCTION, OR MATERIAL(S) OF EQUIVALENT DENSITY, AND CONSTRUCTED TO A MINIMUM HEIGHT OF SIX FEET ABOVE THE ADJACENT ROADWAY GRADE. SOUND BARRIERS SHALL BE OF CONTINUOUS CONSTRUCTION WITH NO VISIBLE GAPS BETWEEN CONSTRUCTION MATERIALS OR AT THE BASE OF THE BARRIER. IN THE EVENT THAT OPENINGS ALONG THE BARRIER ARE REQUIRED, SUCH AS FOR PROVIDING PEDESTRIAN OR BICYCLE ACCESS, AN ACOUSTICIAN SHALL BE CONSULTED TO ENSURE THAT ADEQUATE NOISE SHIELDING IS MAINTAINED FOR PROPOSED RESIDENTIAL LAND USES.