

- 13) "F" Street between "K" and "G" Courts shall be designed as a permanent Emergency Vehicle Access (EVA), designed and constructed to the satisfaction of the Planning Director, City Engineer, and Fire Marshal.

Prior to final map recordation the applicant shall use his best effort to obtain right-of-way through the Lund property for a two-way, interim public street from "G" Court to Lund Ranch Road. If right-of-way is secured, and if the neighboring Ventana Hills neighbors do not object, then "F" Street between "K" and "G" Courts will be built as an EVA. Otherwise, this portion of "F" Street will be constructed as a 28' wide interim public street. In this event, the applicant shall post a bond with the City sufficient to cover the costs of returning the interim "F" Street connection to an EVA at the time that "G" Court is connected to the street system serving the Lund Ranch property. The applicant shall post a bond with the City sufficient to cover the costs of removing the interim public street from "G" Court to Lund Ranch Road following the permanent connection of "G" Court to the approved street system within the Lund Ranch property.

The applicant will disclose to the potential home purchasers on "K", "L", and "G" Courts, and to obtain in writing the understanding of these home purchasers, that "F" Street between "L" and "G" Courts is designated as an EVA only and that public street access is interim and will be abandoned when "G" Court is extended to the Lund Ranch property.

- 14) Lots 98-101 shall be limited to single-story homes.

These changes shall be shown on the tentative map and/or preliminary grading plan for review and approval by the Planning Commission.

3. Site Development Standards (except custom lots):

- a. Minimum lot size shall be 7,500 sq. ft. with each lot having a minimum width of 70' and a minimum depth of 100'. Lots 99 through 101 may have a minimum 95' depth and 6,750 sq. ft. area.
- b. 23' minimum front yard setback, reduced to 15' for side entry garages. The applicant shall stagger the front setbacks in all areas where there are more than three consecutive houses on a straight portion of the street.