



**RECOMMENDED CONDITIONS OF APPROVAL – SUBDIVISION
AND CONDITIONAL USE PERMIT "ORCHARD AT PENRYN"
(PSUB 20070521)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

S = Subdivision/Final Map
C = Conditional Use Permit

1. The one lot Vesting Tentative Subdivision Map and Conditional Use Permit (PSUBT20070521) are approved to allow the construction of 150 Multi-family dwellings (“rentals” or “for sale” condominium units with an approved Condominium Plan). The Multi-family dwellings shall consist of three and six unit buildings (two-story maximum) with residential units ranging in area between 1,150 to 1,400 square feet, or as otherwise approved by the Development Review Committee. Private on-site recreational facilities are also approved including a 3,900 square foot recreation center with a leasing office, indoor fitness center, internet café, outdoor pool, spa, and a Tot lot, on a ±15.1 acre site (APN’s 043-060-052 and 043-060-053).
2. Following Tentative Subdivision Map(s) approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Division with five full-size prints of the approved Tentative Subdivision Map(s) for distribution to other County departments, if the approval of the project requires changes to the map. (PD)
3. Prior to the issuance of any Building Permit, the property line separating Assessor Parcel Numbers 043-060-052 and 043-060-053 shall be eliminated through recordation of the Final Subdivision Map approved as part of this project, or with the successful completion of a Minor Boundary Line Adjustment to merge said properties. The Minor Boundary Line Adjustment is subject to the review and approval of the Parcel Review Committee. (PD)

IMPROVEMENTS/IMPROVEMENT PLANS

4. The project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal of the Improvement Plans. The review shall be conducted consistent with and in consideration of the design criteria for multi-family residential development contained in the Placer County Design Guidelines. Design Review shall include consideration of: architectural colors, materials, and textures; landscaping and irrigation; entry features and signs; exterior lighting; pedestrian and vehicular circulation; vehicle entry gates; recreational facilities, fences and walls; all open space amenities; tree removal and replacement; and removal of riparian vegetation. The review shall ensure that the project is consistent with development policies contained in

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the Community Design Element of the Horseshoe Bar/Penryn Community Plan, including those specific to the Penryn Parkway land use designation.

Multi-family dwellings shall be clustered into four separate villages with “Goldrush” architecture (or similar), each with unique architectural elements and color schemes incorporated into the building design, consistent with the Penryn Parkway Development Policies (Specifically, Policy d) in the Horseshoe Bar/Penryn Community Plan. (MM 14.1c, MM6.1c)(PD)

5. Recreational Facilities: The Improvement Plans shall provide details of the construction of the proposed private recreational facilities for the review and approval of the DRC and County Parks Division. All recreation facilities shall be designed to meet Americans with Disabilities Act (ADA) Federal Guidelines and, where appropriate, the Consumer Product Safety Commission Guidelines, and the requirements of the American Society for Testing and Materials. Approval shall be evidenced by signature of a Parks Division representative on the Improvement Plans. (PD/DFS)

Recreational facilities shall include, at a minimum, the following items:

- A) In ground municipal quality pool and hot tub with combined surface area of not less than 1,370 square feet and adjacent concrete/masonry deck area of not less than 2,400 square feet
- B) Commercial quality changing room/bathroom and shower to serve the pool area, not less than 450 square feet
- C) Commercial workout room with not less than 650 square feet, furnished with a comprehensive set of commercial quality fitness/workout equipment.
- D) Municipal quality playground/tot lot

Park facilities, as generally depicted on the tentative map, described herein, and approved by the Development Review Committee, shall be constructed and accepted as complete by the County prior to the acceptance of improvements. Extension of time for completion of recreational amenities may be granted via a deferred improvement agreement agreeable to the County and Developer.

6. Landscape Plan: The project shall implement the proposed Landscaping Plan to provide visual screening of the project site and project structures from surrounding residential development. As required by the Horseshoe Bar/Penryn Community Plan, the project would maintain a 30-foot wide landscape corridor along the site’s Penryn Road frontage. Rather than complete screening of the proposed project, the objective of vegetative screening is to reduce the visual contrast from open space and rural residential development on adjacent properties to the developed condition of the proposed project. Screening shall be provided through a combination of fencing, shrubs, and trees. Fencing shall be consistent with adopted Design Guidelines. Vegetation shall be selected with an emphasis on native species, as feasible, that will provide appropriate screening of the project site.

The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation, for the review and approval of the Development Review Committee (and Parks Division if maintenance is provided through a County Service Area (CSA)). Public sewer easements shall be depicted on the Improvement Plans and kept free of trees and landscaping except for minor ground cover, shrubs, etc. Major hardscape and park layouts shall be included in the first submittal of Improvement Plans. Remaining landscape features may be included with the second submittal of

Improvement Plans. Said landscaping shall be installed prior to the County's acceptance of the improvements.

Landscape Design Considerations: Mature size of all proposed plants and trees shall be shown on the Improvement Plans and spacing shall be designed for maturity. Where applicable, as determined by the Development Review Committee, line of sight modeling exhibits shall be provided at locations where conflict may arise as a result of mature plants and trees. Trees with invasive root potential shall be avoided. Low maintenance plants such as those without excessive droppings shall be preferred. Water efficiency shall be considered in the selection of plant material and irrigation system. If landscaping is to be maintained by a public agency, irrigation systems shall conform to the standards of that agency. Public utility easements shall be depicted on the Improvement Plans and kept free of trees and landscaping except for minor ground cover, shrubs, etc. (MM 14.1b, 6.1b)(PD/DFS)

7. The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- A) Adjacent to any and all wetland preservation areas that are within 50 feet of any proposed construction activity;
- B) At the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map;
- C) Around any and all "special protection" areas as discussed in the project's environmental review documents.
- D) Around all Open Space Lots within 50 feet of any development activity.

No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. (PD)

8. The Improvement Plans and Final Subdivision Map shall show all Open Space Easement(s). Such areas shall be defined and monumented as open space easements and shown as a building setback line. The purpose of said easements is for the protection of wildlife corridors and water quality. A note shall be provided on the Final Subdivision Map prohibiting the placement of any fill materials, lawn clippings, oil, or trash within the open space easements, and no grading or alteration shall be permitted in these areas, with the exception of fencing, domestic landscaping and irrigation, as approved by the Development Review Committee. A provision for the enforcement of this restriction by the Property Manager/Owner and/or Homeowners' Association shall be provided. Maintenance of the open space easement, including

domestic landscaping, shall be the Property Manager/Owner and/or Homeowners' Association responsibility. (PD)

9. The Improvement Plans shall show Permanent Protective Fencing installation: The applicant shall install permanent fencing or similar demarcation (i.e. upright posts embedded in concrete, etc.), as may be approved by the Development Review Committee, along and around all open space easement(s). Such fencing shall provide a physical demarcation to residents of the location of protected easement areas as required by other conditions of this project. (PD)

10. **S/C** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

The applicant shall provide five (5) copies of the approved Tentative Subdivision Map(s) and two copies of the approved conditions with the plan check application. The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Department (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (MM 10.2d, MM 10.5b, MM 10.6a, MM 11.1a, MM 11.6b) (ESD)

11. **S/C** The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (MM 10.2e, MM 10.5c, MM 10.6a, MM 11.1a) (ESD)

12. **S/C** Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (MM 6.1d, MM 10.5g) (ESD)

13. **S/C** The Improvement Plan submittal shall include a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be

provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. (MM 11.1b, MM 11.4b, MM 11.6b) (ESD)

14. **S/C** Prior to Improvement Plan or Final Subdivision Map approval, the Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Department. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies:

A) The two existing culverts under Penryn Road that discharge onto the subject parcel. (ESD)

15. **C** The Improvement Plan submittal and Drainage Report shall provide details showing that storm water run-off (including offsite pass through flow) shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (MM 11.4a) (ESD)

16. **C** On the Improvement Plans show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading and installation of drainage improvements) and any identified 100 year overland release areas for both the central and eastern drainageways passing through the site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. No housing or other improvements shall be constructed within these limits except as otherwise authorized by project approvals. (MM 11.5c) (ESD)

17. **C** On the Improvement Plans show finished pad elevations for all units adjacent to the 100 year floodplain and 100 year overland release areas shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans to the satisfaction of Development Review Committee.

18. **C** The project applicant shall design and construct the onsite drainage facilities (proposed underground stormdrain pipes) that are conveying the offsite, pass through, stormwater flows to accommodate the future, fully developed, unmitigated 100 year stormwater peak flows per the Placer

County Stormwater Management Manual and to the satisfaction of the Engineering and Surveying Department and Placer County Flood Control District. (MM 11.5a) (ESD)

19. **C** The project applicant shall prepare a final drainage report, which shall demonstrate that the proposed project will not increase the limits or water surface elevation of both offsite 100 year floodplains upstream and downstream of the project site to the satisfaction of the Engineering and Surveying Department and Placer County Flood Control District. (MM 11.5b) (ESD)

20. **S/C** The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (LDM Plate C-4,TC-1), Storm Drain Inlet Protection (SE-10), Wind Erosion Control (WE-1), Velocity Dissipation Devices (EC-10), concrete washout areas, and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Infiltration Trenches (TC-10), Extended Detention/Water Quality Basins (TC-22), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (MM 10.5e, MM 11.2a, MM 11.6a, MM 11.6c) (ESD)

21. **S/C** Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a

state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. (MM 10.5f, MM 11.1c, MM 11.6b) (ESD)

22. **S/C** This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004, Board Order 2003-005-DWQ) and shall be shown on the Improvement Plans. (MM 11.2b, MM 11.6c) (ESD)

23. **C** All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (MM 11.2d, MM 11.6c) (ESD)

24. **S/C** The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language/graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. (MM 11.2c, MM 11.6c) (ESD)

25. **S/C** The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design;
- B) Structural foundations, including retaining wall design (if applicable);
- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (MM 10.2b) (ESD)

26. **S/C** Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. (ESD)
27. **S** The Improvement Plans shall show the extension of a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater, to the satisfaction of Development Review Committee and the serving fire district. (ESD)
28. **S/C** The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Environmental Health Services Division and the Engineering and Surveying Department a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. (ESD)
29. **S** Prior to the filing of Final Subdivision Map, an agreement shall be entered into between the developer and the utility companies specifically listing the party (ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department. Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted that includes the statement that no agreement or financial arrangements are required for this development. (ESD)
30. **S** Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate, unless otherwise specified by the cable company. (ESD)
31. **S/C** The Improvement Plans shall include a construction signing plan and a striping and signing plan and shall include all on- and off-site traffic control devices. (ESD)
32. **S/C** Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. (ESD)

GRADING

33. **S/C** Prior to the commencement of any on site remediation activities, the project applicant shall obtain a grading permit for all on site remediation activities identified in the Removal Action Plan (RAW). The applicant shall pay any and all plan check and inspection fees. (ESD)

34. **S/C** Prior to issuance of a grading permit authorizing the commencement of any on site remediation activities (grading proposed in the Removal Action Workplan (RAW)), the project applicant shall obtain California Department of Toxic Substances Control (DTSC) approval of the final RAW and provide verification of DTSC approval to Placer County. The applicant shall submit the final RAW to Placer County. (MM 10.2c, MM 13.1a, MM 13.2a, MM 13.3a) (ESD)

35. **S/C** Prior to issuance of a grading permit authorizing the commencement of any on site remediation activities (grading proposed in the Removal Action Workplan (RAW)), the project applicant shall provide proof of third party special inspection services for the remediation of the contaminated soils. Said services are the responsibility of the applicant and shall be paid for solely at the applicant's expense. (ESD)

36. **S/C** Prior to Improvement Plan approval for project improvements, the project applicant shall implement the RAW (including the Transportation Plan in Appendix G) and obtain certification from DTSC for unrestricted land use. The certification from DTSC may be in the form of a tentative No Further Action letter. (MM 10.2c, MM 13.1a, MM 13.2a, MM 13.3a) (ESD)

37. **S/C** During implementation of the RAW, the project applicant shall implement the Erosion Prevention and Sediment Control Plan included as Appendix H of the RAW and any other measures included in the grading permit. Upon completion of site remediation, the applicant shall obtain a tentative "No Further Action" letter from the DTSC. The applicant shall provide Placer County with a copy of the tentative "No Further Action" letter prior to Improvement Plan approval and shall begin site work and grading to support project construction in accordance with the approved Improvement Plans. If areas disturbed by RAW implementation are not subject to site work and grading to support project construction within 90 days of completion of site remediation activities, then the project applicant shall revegetate those areas. (MM 8.1b, MM 10.2a, MM 10.5a) (ESD)

38. **S/C** In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the central stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project as shown on the preliminary grading plan. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year flood plain shall be shown on the Improvement Plans.

39. **S/C** Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances and General Plan Policy 9.A.4 that relates to blasting and use only State licensed contractors to conduct these operations. (MM 9.3c) (ESD)

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ROADS/TRAILS

40. **S/C** The Improvement Plans shall show the construction of a modified public road entrance/driveway onto Taylor Road to a Plate R-17, Land Development Manual (LMD) standard. This encroachment is approved as an exit only onto Taylor Road; therefore, the southwest side of the encroachment shall include a minimum 10' radius while the northeast side of the encroachment shall meet the geometrics of the Plate R-17 standard. The design speed of Taylor Road shall be 55 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 8.5, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. (ESD)

41. **S/C** The Improvement Plans shall show the construction of one-half of a 70 foot road section plus curb, gutter, and a 6' sidewalk where the project fronts Penryn Road, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7.5, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW. (ESD)

42. **S/C** The Improvement Plans shall show the Construction of a Class II bikeway along the project's frontage on Penryn Road pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to the Department of Public Works/Development Review Committee review and approval. (ESD)

43. **C** The Improvement Plans shall show that all on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings.

It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2 inch Aggregate Concrete (AC) over 4 inch Class 2 Aggregate Base (AB) or the equivalent. (ESD)

44. **S/C** The Improvement Plans shall show the construction of school bus/transit turnout along the property frontage with Penryn Road north of the proposed encroachment onto Penryn Road to the satisfaction of the Engineering and Surveying Department and the Department of Public Works. The turnout design shall include a minimum of 10' of pavement width from edge of travelled way for the bay and appropriate turnout taper lengths. (ESD)

45. **C** The Improvement Plans shall show temporary construction access onto County roadways and shall be improved to the satisfaction of the Engineering and Surveying Department. Construction vehicles' access during construction of this project shall be limited to the following location(s): Penryn

Road at the proposed encroachment and an exit only access onto Taylor Road at the proposed encroachment. (ESD)

46. C The Improvement Plans shall show the construction of the proposed private, gated entrance feature to the satisfaction of the ESD and servicing fire district(s). The gated entrance feature shall include a 75' diameter (face of curb to face of curb) turnaround, 25 foot radii onto Penryn Road, and a 50 foot minimum dimension from the edge of travelled way of Penryn Road to the call box and shall meet or exceed all minimum dimensions of the Placer County Private Gated Entrance exhibit. The entrance shall provide for a vehicle turnaround in front of the gate such that a vehicle can turn around within the private road easement and enter into the Penryn Road County right-of-way in a forward direction. Any modification to the approved private gated entrance design by the applicant shall be returned to the Planning Commission for approval of a modification of the discretionary permit. (ESD)

47. C The Improvement Plans shall show the construction of the applicant proposed private, gated exit feature to the satisfaction of the ESD and servicing fire district(s). The gated exit feature (gate) shall include a 30 foot minimum dimension from the edge of travelled way of Taylor Road. Any modification to allow vehicles to enter through this gate or to the approved private gated exit design by the applicant shall be returned to the Planning Commission for approval of a modification of the discretionary permit. (ESD)

PUBLIC SERVICES

48. S/C Prior to Improvement Plan approval and recordation of the Final Subdivision Map, provide to the Development Review Committee "will-serve" letters from the following public service providers, as required:

- A) Pacific Gas & Electric (PG&E)
- B) SPMUD
- C) PCWA
- D) Recology (Refuse Collection Company)
- E) AT&T

If such "will-serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) no additional verification shall be required. (MM XIII.1) (ESD/EHS)

49. S/C Prior to Improvement Plan approval and recordation of the Final Subdivision Map(s), confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. Prior to Improvement Plan approval, the applicant shall provide a letter to the Development Review Committee (DRC) from the postal authorities stating its satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes. The Improvement Plans and Final Subdivision Map(s) shall show easements, concrete bases, or other mapped provisions that shall be included in the development area and required improvements if clustering or special locations are specified. (ESD)

50. **S/C** Prior to Improvement Plan approval, provide the Development Review Committee (DRC) with proof of notification (in the form of a written notice or letter) of the proposed project to:
- A) Loomis Union Elementary School District
 - B) Placer Union High School District
 - C) The Placer County Sheriff's Office (ESD)
51. **C** The Improvement Plans shall show the connection of each lot/unit to public sanitary sewer. The connection of each lot shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. (ESD)
52. **S/C** Prior to Improvement Plan approval, provide the Engineering and Surveying Department and EHS with a letter from the South Placer Municipal Utility District (SPMUD) describing conditions under which service will be provided to this project. A representative's signature from the SPMUD shall be provided on the Improvement Plans. (ESD/EHS)
53. **S** Prior to the recordation of the Final Subdivision Map, an agreement shall be entered into between the developer and the utility companies specifically listing the party (ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department. Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. (ESD)

GENERAL DEDICATIONS/EASEMENTS

54. On the Improvement Plans and Final Subdivision Map, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC). (ESD)
- A) **S/C** Dedicate to Placer County a minimum of one-half of an 88'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Penryn Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works. (ESD)
 - B) **S/C** Dedicate 12.5' multi-purpose easements adjacent to all highway easements. (ESD)
 - C) **S/C** Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). (ESD)
 - D) **S/C** Drainage easements as appropriate. (ESD)
 - E) **S/C** Abandon/extinguish all private road, public & private utility easements as shown on the approved Tentative Map. (ESD)
 - F) **S** An emergency access and public support easement on/over Lot A. (ESD)
 - G) **S/C** Designate a "no-access" strip along Taylor Road and Penryn Road excluding the approved access points shown on the Tentative Map. (ESD)

- H) **S/C** Dedicate to Placer County a minimum 7.5 foot-wide public multi-use trail easement along the Taylor Road frontage, as shown on the Tentative Map. (ESD)
- I) **S/C** Landscape easements as appropriate.
- J) Easements as required for installation and maintenance of neighborhood identification/entrance structures, soundwalls, fences and/or gates by the Property Manager/Owner and/or Homeowners' Association. A hold harmless Encroachment Permit shall be required of the developer during the Improvement Plan process for maintenance activities within highway easements. (PD)
- K) At the time of Final Subdivision Map recordation, dedicate Open Space Easements (OSE) to the Property Manager/Owner and/or Homeowners' Association. Said easements shall be established along the intermittent stream setback line as indicated on the Tentative Subdivision Map to implement the 50-foot wide stream setback protection policies of the Horseshoe Bar/Penryn Community Plan. A complete description of the uses/restrictions of the easement shall be included. Specific provisions of the easement restrictions shall be contained within the project Conditions, Covenants, and Restrictions (CC&Rs) as deemed appropriate by the DRC. (PD)

VEGETATION & OTHER SENSITIVE NATURAL AREAS

55. The project applicant shall implement one or a combination of the following measures to compensate for impacts to 6.46 acres of oak woodland habitat. Based on the proposed site plan the project would impact 6.46 acres of oak woodland habitat; however the final determination regarding the amount of oak woodland to be impacted and therefore mitigated will be based on impacts shown on the Improvement Plans. Prior to approval of Improvement Plans the applicant shall:

- A) Submit payment of fees for oak woodland conservation at a 2:1 ratio, consistent with Section 12.16.080© of the Placer County Code. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity; and/or
- B) Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio; and/or
- C) Provide for a combination of payment to the Tree Preservation Fund and creation of an offsite Oak Preservation Easement; and/or
- D) Plant and maintain an appropriate number of trees in restoration of a former oak woodland (tree planting is limited to half the mitigation requirement and the location of any tree planting must be approved by Placer County). Should this method be implemented, tree planting must occur prior to issuance of grading permits, and monitoring of this implementation would occur under the County's Standard Mitigation Monitoring Program. Upon completion of construction, the Property Manager/Owner and/or Homeowners' Association would be responsible for monitoring the success of the restoration. Placer County would ensure that the appropriate party submits a monitoring report at least annually for five years. The monitoring report must be prepared by a qualified biological consultant. (MM 5.1c, MM5.2a, MM5.1b, MM 5.5b)(PD)

56. The project applicant shall submit a tree removal exhibit to the Placer County Planning Services Division for review and approval prior to issuance of a grading permit, approval of the Improvement Plans, and/or any development activity onsite, including preliminary clearing or grading (in accordance with Section 36.400(B) of the County's mitigation program).(MM 5.5a)(PD)

57. The project applicant shall mitigate impacts to large oak trees on an inch-per-inch basis. The project applicant shall plant replacement trees onsite or in an offsite location providing restoration of an approved former oak woodland, and/or shall contribute \$100 for each diameter inch at breast height removed or impacted to the Placer County Tree Preservation Fund. The project must mitigate for a total of 124.2 tree diameter inches. Tree replacement and conservation mitigation fees shall be paid prior to the issuance of grading permits by Placer County. Any onsite replacement tree planting shall be included on the Improvement Plans for the proposed project. County approval of any offsite replacement tree planting shall also be obtained prior to issuance of grading permits by Placer County. (MM 5.5c)(PD)

58. As reflected in the proposed site plan, the project shall retain 0.08 acres of riparian habitat located in the central portion of the project site. (MM5.1a)(PD)

59. The project applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG) to authorize impacts to the drainage swales and associated riparian habitat on the project site. The project applicant shall adhere to all conditions and requirements of the Streambed Alteration Agreement. Once acquired, the Streambed Alteration Agreement shall be submitted to the Development Review Committee prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the project site.(MM 5.1b)(PD)

60. As reflected in the proposed site plan, the project shall retain 0.07 acres of wetland swale located in the central portion of the project site. (MM5.3a)(PD)

61. The project applicant shall obtain the appropriate permits from the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game to authorize fill of onsite waters of the U.S. These impacts would require an Individual Permit from the Corps, a 401 Water Quality Certification from the Regional Water Quality Control Board, and Streambed Alteration Agreement from the California Department of Fish and Game. Once acquired, these permits shall be submitted to the Development Review Committee prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the project site.(5.3b)(PD)

62. The project applicant shall carry out onsite replacement or offsite banking to mitigate for impacts to wetlands. Minimum replacement ratios shall be 1:1 for wetland habitat. The project applicant shall comply with the U.S. Army Corps of Engineers and County policies requiring "no net loss" of wetlands. The creation/restoration requirements shall be in compliance with the County's Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) and the Programmatic Formal Endangered Species Act Consultation issued by the USFWS. If offsite

mitigation is chosen, the project applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetlands mitigation bank. The amount of money required to purchase these credits shall be equal to the amount necessary to replace wetland or habitat acreage and value, including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, shall be provided to the County prior to the issuance of grading permits. (MM5.3c)(PD)

63. In the event that the Placer County Conservation Program is adopted prior to commencement of ground disturbing activities associated with the proposed project, the project shall be developed in compliance with the County's Natural Communities Conservation Plan/Habitat Conservation Plan and the Programmatic Endangered Species Act Consultation issued by the U.S. Fish and Wildlife Service. (MM5.3d)

64. If site remediation, grading, or construction is to commence during the raptor nesting period (generally March 1 through August 31), the project applicant shall retain a qualified biologist to conduct pre-construction nesting raptor surveys within 30 days prior to the commencement of site preparation activities. The surveys shall confirm the presence or absence of nesting raptors. If an active nest(s) is located, a qualified biologist in consultation with the California Department of Fish and Game shall recommend a buffer area around the nest(s). The buffer area shall be delineated with orange construction fencing and no site remediation, grading, or construction shall take place within the buffer zone until the biologist has determined that all young have fledged and are capable of foraging independently.(MM 5.4a)(PD)

65. The project applicant shall implement Mitigation Measure 5.3a, which requires the applicant to obtain the appropriate permits from the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game prior to issuance of grading permits, approval of Improvement Plans, and/or any clearing, grading, or excavation work on the project site. (MM 5.5d)(PD)

66. The project applicant shall implement Mitigation Measure 5.3b, which requires the applicant to carry out onsite replacement or offsite banking to mitigate impacts to wetlands with a minimum replacement ratio of 1:1. This mitigation measure shall be implemented prior to issuance of grading permits. (MM 5.5e)(PD)

67. The project applicant shall implement Mitigation Measure 5.4a, which requires pre-construction nesting raptor surveys within 30 days prior to the commencement of site preparation activities to confirm the presence or absence of nesting raptors if construction is to occur during the raptor nesting period (generally March 1 through August 31). (MM 5.5f)(PD)

68. Prior to Improvement Plan approval, a Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the Development Review Committee (DRC) which provides revegetation for all areas that will be restored to their native condition after implementation of the Removal Action Workplan (RAW).

Prior to Improvement Plan submittal, a conceptual Plan shall be submitted to the DRC which is to be prior to Improvement Plan approval. The revegetation shall be installed to the satisfaction of the County prior to the County's acceptance of the Project's improvements. All landscaping shall consist of native drought-tolerant plant species with a water-conserving drip irrigation system to be installed by the developer prior to acceptance of the Project's improvements. The Property Manager/Owner and/or Homeowners' Association shall be responsible for the maintenance of said revegetation and irrigation.

A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a 5-year period. Said report shall define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the Property Manager/Owner and/or Homeowners' Association.

A letter of credit or cash deposit in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved Mitigation Monitoring Implementation Program (MMIP) may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080 of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the Property Manager/Owner and/or Homeowners' Association fails to perform. (PD/DFS)

69. Include the following standard note on the Improvement Plans: No watering or irrigation of any kind shall be allowed within the critical root zone of native oak trees within the project boundaries. The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. (PD)

CULTURAL RESOURCES

70. The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. (PD)

FEES

71. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. Seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fee required is \$ 2889.25 for projects with Environmental Impact

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Reports (Note: the fees include a \$50 County Recorder's fee). Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE:** The above fee shall be submitted to the Planning Services Division within five (5) working days after the appeal period has expired (final project approval). **NOTE:** Projects heard by the Board of Supervisors are not subject to an appeal period (checks made payable to Placer County). (PD)

72. Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee currently is \$455 per dwelling unit to be paid at final map and \$2,480 per unit due when a building permit is issued. If no final map is recorded, the combined fee would be paid at building permit issuance) Due to the project providing private onsite recreation facilities in accordance with Condition #6, the project shall have a credit of 50% applied to the total amount of park fees due. Credit against park fees shall be applied to the fees due at the time of building permit. (PD/FS)

73. Prior to issuance of a Building Permit, the project proponent shall pay a Capital Fire Facilities Mitigation Fee, payable to the Penryn Fire Protection District. The project shall also conform to all Penryn Fire Protection District requirements noted below, or as otherwise required by the District:

- A) Fire Department access roads shall have at least 20 feet of clear width, 40,000 lb all weather and provide a minimum 15" vertical clearance. Fire Department access roads shall be provided to within 150 feet (foot travel) of all exterior points on the buildings.
- B) Fire Department access shall be provided to all areas and buildings on the site. Access shall include Knox access to all Fire Department access gates and common areas of buildings;
- C) Any gated entrance(s) shall comply with Placer County and Penryn Fire Protection District requirements;
- D) A turning radius of minimum 30 feet inside and 50 feet outside shall be provided for all Fire Department access roads;
- E) Traffic circles, roundabouts, and other traffic calming devices shall have Penryn Fire Protection District approval and shall be sized for Penryn Fire Department vehicles or to Placer County Standard, whichever is larger;
- F) Provide surfaces suitable for ground ladder use at building corners;
- G) Building numbers shall be visible from the access-street or road fronting the property, clearly visible from both directions of travel on the road/street;
- H) During construction activities, temporary provisions for emergency access and fuel modification zones shall be provided;
- I) Water flow requirements shall meet California Fire Code (CFC) and Penryn Fire Protection District requirements.

74. This project is subject to the payment of the County's Capital Facilities Impact Fee pursuant to Article 15.30 of the Placer County Code. The applicable fee must be paid prior to issuance of a Building Permit, if required, or prior to issuance of a Business License or commencement of the use, if no Building Permit is required. (FS/BD)

75. C Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar/Penryn), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is \$702,790.20 (based on 150 units). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (MM 7.1a, MM 14.3a) (ESD)

76. C Prior to Improvement Plan approval, the applicant shall make a good faith effort to pay the Town of Loomis their fair share cost of \$728 for constructing modified intersection geometries and signal phasing at the intersections of Taylor Road / King Road and Taylor Road / Horseshoe Bar Road. The fair share percentages are indentified as 0.34 and 0.36 percent, respectively. (MM 14.2a) (ESD)

77. C This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee within Secret Ravine is \$27,450 (based on \$183 per unit), payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)

78. C This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$4,350 (based on \$29 per unit). (ESD)

NOISE

79. Construction noise emanating from any construction activities for which a grading or building permit is required is prohibited on Sundays and federal Holidays, and shall occur only as follows:

- A) Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings)
- B) Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time)
- C) Saturdays, 8:00 a.m. to 6:00 p.m.

Placer County Department of Environmental Health shall verify that these restrictions are indicated on the grading plans and Improvement Plans prior to approval of the Improvement Plans or issuance of a grading permit. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (MM 9.3a)(ESD/PD)

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80. All construction equipment shall be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working condition to lower the likelihood of any piece of equipment emitting noise beyond the standard dB level for that equipment.(MM 9.3b)(PD)

81. Construction contracts, grading plans, and Improvement Plans shall stipulate that all site remediation and construction truck and equipment traffic (including soil hauling trucks) must access the project site from Interstate 80 and Penryn Road and shall not use Taylor Road or other local roadways.(MM 9.3d)(PD)

ENVIRONMENTAL HEALTH

82. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Central Valley RWQCB. (EHS)

83. If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

84. Prior to approval of a Building Permit for the swimming pool, contact Environmental Health Services, pay required fees, and apply for a plan check. Submit to Environmental Health Services, for review and approval, complete construction plans and specifications as specified by the division.

85. Except during implementation of the Removal Action Workplan, the following Best Management Practices shall be implemented during all site preparation and construction activity within the project site to control pollutant sources associated with the handling and storage of construction materials and equipment, as well as with waste management and disposal.

A) Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber) in designated areas that are located away from storm drain inlets, drainageways, and canals and are surrounded by earthen berms. Train the construction employees working on the site in proper materials handling practices to ensure that, to the maximum extent practicable, those materials that are spread throughout the site are covered with impervious tarps or stored inside buildings.

B) Whenever possible, wash out concrete trucks offsite in County designated areas. When the trucks are washed onsite, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or level area, away from site waterways and storm drain inlets.

C) Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling. Transport all solid waste and recyclable material to the Western Regional Sanitary Landfill and Materials Recovery Facility.

D) Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on site shall reflect the quantities needed for site construction. Avoid over-application of fertilizers, herbicides, and pesticides. Do not mix hazardous waste with other waste produced onsite. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.

E) Dispose of waste oil and other equipment maintenance waste in compliance with federal, State and local laws, regulations and ordinances. (MM 13.2b)

86. In constructing the stormwater detention basin and installing stormwater conveyance infrastructure, the project applicant shall implement the following Best Management Practices or other similar and equally effective practices in accordance with the recommendations of the *Best Management Practices for Mosquito Control in California* handbook (California Department of Public Health and Mosquito and Vector Control Association of California 2010).

A) Consider mosquito production during the design, construction, and maintenance of stormwater infrastructure.

B) All underground drain pipes should be laid to grade to avoid low areas that may hold water for longer than 96 hours

C) Provide proper grades along conveyance structures to ensure that water flows freely.

D) Design and maintain systems to fully discharge captured water in 96 hours or less.

E) Avoid the use of loose rock rip-rap that may hold standing water; use concrete or liners in shallow areas to discourage plant growth where vegetation is not necessary.

F) Design containment basins with adequate slopes to drain fully. The design slope should take into consideration buildup of sediment between maintenance periods

G) Design accessible shorelines to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes.

H) Whenever possible, design deep zones in excess of four feet to limit the spread of invasive emergent vegetation such as cattails. The edges below the water surface should be as steep as practicable and uniform to discourage dense plant growth that may provide immature mosquitoes with refuge from predators and increased nutrient availability.

I) Whenever possible, provide a means for easy dewatering if needed. (MM 13.3b)

87. The applicant shall prepare a Mosquito Control Plan for administration by the Homeowners Association and/or Property Manager/Owner. This plan will describe various methods of managing the stormwater detention basin, stormwater conveyance infrastructure, and landscape irrigation system to reduce mosquito breeding. The management plan shall be reviewed and approved by the Placer Mosquito and Vector Control District prior to Improvement Plan approval. The management plan shall include the following Best Management Practices or other similar and equally effective practices in accordance with the recommendations of the *Best Management Practices for Mosquito Control in California* handbook (California Department of Public Health and Mosquito and Vector Control Association of California 2010).

- A) Avoid over-irrigating to prevent excess pooling and runoff.
- B) Routinely inspect, maintain, and repair irrigation system components; check and repair leaky outdoor faucets.
- C) Manage sprinkler and irrigation systems to minimize runoff entering stormwater infrastructure.
- D) Avoid intentionally running water into stormwater systems by not washing sidewalks and driveways; prohibit washing cars on streets or driveways.
- E) Inspect facilities weekly during warm weather for the presence of standing water or immature mosquitoes.
- F) Remove emergent vegetation and debris from gutters and channels that accumulate water.
- G) Keep inlets free of accumulations of sediment, trash, and debris to prevent standing water from backing up on roadways and gutters.
- H) Maintain accessible shorelines to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes. Emergent plant density should be routinely managed so mosquito predators can move throughout the vegetated areas and are not excluded from pond edges.
- I) If applicable, maintain deep zones in excess of four feet to limit the spread of invasive emergent vegetation such as cattails.
- J) Manage the spread and density of floating and submerged vegetation that encourages mosquito production (i.e., water hyacinth, water primrose, parrot's feather, duckweed, and filamentous algal mats (MM 13.3c)

88. If siltation devices are installed with catch basins and other road drainage features, the developer and/or Homeowners Association and/or Property Manager/Owner shall provide periodic treatment, inspection, and vegetation removal when proscribed by the Placer Mosquito and Vector Control District to prevent development of mosquito habitat. Evidence of treatment shall be provided to the Placer Mosquito and Vector Control District upon request. (MM 13.3d)

AIR POLLUTION

89. The project applicant shall use low-VOC or no-VOC paints, finishes, and adhesives in all building construction. (MM 8.1a)

90. Prior to the approval of Improvement Plans, the project applicant shall submit a Construction Emission/Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in sections 300 and 400 of APCD Rule 228, Fugitive Dust, and shall include the following requirements:

- A) Apply soil stabilizers to inactive areas;
- B) Replace ground cover in disturbed areas quickly;
- C) Water exposed surfaces three times daily;
- D) Reduce speed on unpaved roads to less than 15 miles per hour; and
- E) Manage haul road dust by watering twice daily. (MM 8.1c)

91. Prior to the approval of Improvement Plans, the project applicant and/or prime contractor shall provide a plan to the Placer County APCD for approval by the APCD demonstrating that the heavy-duty (50 horsepower or greater) off-road vehicles to be used in site remediation and project construction, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. (MM 8.1d)

92. Prior to the approval of Improvement Plans, the project applicant shall submit an enforcement plan to the APCD for review. The enforcement plan shall provide for weekly evaluation of project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194 and APCD Rule 202. An Environmental Coordinator who is CARB-certified to perform Visible Emissions Evaluations shall be hired by the prime contractor or property owner. The Environmental Coordinator shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD. Use of any such vehicle and/or equipment must cease immediately, and the equipment must be repaired within 72 hours. (MM 8.1e)

93. The applicant shall include the following standard notes on the Improvement Plans and Grading Plan and shall comply with each note throughout site remediation and project construction:

- A) The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for site remediation and project construction. The inventory shall be updated, beginning 30 days

after any initial work on site has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and onsite foreman.

B) Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD. Use of any such vehicle and/or equipment must cease immediately, and the vehicle and/or equipment must be repaired within 72 hours.

C) The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations verify compliance with Rule 228 on a weekly basis. Fugitive dust must not exceed 40 percent opacity and must not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 Fugitive Dust limitations.

D) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.

E) The contractor shall apply water to control dust a minimum of three times per day, as required by Rule 228 Fugitive Dust limitations, to prevent dust impacts offsite. Operational water truck(s) shall be onsite at all times to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked offsite.

F) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.

G) During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped onsite or taken to an appropriate disposal site.

H) During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

I) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

J) The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment.

K) The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators.

L) All onsite stationary equipment which is classified as 50 horsepower or greater shall either obtain a state-issued portable equipment permit or a Placer County APCD-issued portable equipment permit. (MM 8.1f)

94. In order to mitigate the Project's contribution to cumulative, long-term emission of pollutants, the project applicant shall implement one or more of the following mitigation strategies. The mitigation shall be sufficient to offset the amount of summertime project operation emissions of ROG and NOX that exceed 10 pounds per day. The estimated amount that the mitigation must be sufficient to offset is 0.67 pounds per day of ROG and 0.17 pounds per day of NOX, a total of 0.84 tons per day for a 182-day period (summer days). All mitigation measures (either a, b or c, or a combination thereof as approved by APCD) must be satisfied prior to Final Map approval. It is the applicant's responsibility to forward written proof of satisfaction of this condition to APCD.

A) Establish mitigation onsite by incorporating design features within the project. This may include, but not be limited to: "green" building features such solar panels, energy efficient heating and cooling, exceeding Title 24 standards, bike lanes, bus shelters, etc. NOTE: The specific amounts of "credits" received shall be established and coordinated through the Placer County Air Pollution Control District.

B) Establish mitigation offsite within west Placer County by participating in an offsite mitigation program, coordinated through the Placer County Air Pollution Control District. Examples include, but are not limited to participation in a "Biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (i.e. busses, construction equipment, road haulers); or other program that the project proponent may propose to reduce emissions.

C) Participate in the Placer County Air Pollution District Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the project's contribution of pollutants (ROG and NOX) in excess of the cumulative threshold of 10 pounds per day during summertime. The estimated payment for the proposed project is \$12,012 based on \$14,300 per ton for a 182-day period. The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of Final Map approval. (MM 14.4a)

95. Include the following standard note on all building plans approved in association with this project: Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Based on APCD Rule 225, section 302.2).

96. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the Placer County Air Pollution Control District prior to the construction of these sources. In general, the

following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. Note that equipment associated with residential structures containing no more than 1 to 4 residential units are exempt from this requirement. Developers / contactors should contact the District prior to construction for additional information. (Based on APCD Rule 501 and the California Health & Safety Code, Section 39013).

97. Include the following standard note on all building plans approved in association with this project: In order to limit the emission of nitrogen oxides (NOx) from natural gas-fired water heaters, all projects that utilize gas fired water heaters must comply with Rule 246. (Based on APCD Rule 246).

98. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.

99. Prior to Design Review approval, the applicant shall show that on-site bicycle racks, as required by the Placer County APCD, shall be reviewed and approved by the Design Site Review Committee.

MISCELLANEOUS CONDITIONS

100. All buildings constructed onsite shall have a maximum height of 30 feet. Architectural features shall have a maximum height of 34.5 feet. As required by the Horseshoe Bar/Penryn Community Plan, the project shall maintain a 30-foot wide landscape corridor along the site's Penryn Road frontage. All buildings shall be set back from the northern and southern property lines by a minimum of 15 feet. All buildings shall be set back from the edge of the highway easement along Penryn Road by a minimum of 40 feet. (MM 6.1a)(PD)

101. The applicant shall submit lighting development standards for inclusion in the C.C. & R's. The standards shall be reviewed and approved by the Development Review Committee and shall include General Lighting Standards, Street Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions and shall insure that individual fixtures and lighting systems in the development will be designed, constructed and installed in a manner than controls glare and light trespass, minimizes obtrusive light and conserves energy and resources. (ISMM I.1)(PD)

102. Once constructed and occupied for residential purposes, no commercial activities as permitted in the neighborhood commercial (C1) zone district may be conducted on-site. Uses permitted are those normally associated with and auxiliary to multiple family residences, including home occupations. (PD)

103. Any signage proposed for Project rental/lease/sales shall conform with Section 17.54.170 of the Placer County Zoning Ordinance (Sign Ordinance). (PD)

104. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims,

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damages, or costs, including attorneys fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the "Orchard at Penryn". The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. Counsel revised 6-23-11 see below.

105. Prior to Grading Permit /Improvement Plan approval, the applicant shall submit a public information plan for Development Review Committee review and approval. The applicant shall fund and operate a manned 24-hour, 7 days per week public information telephone hotline service (call center) to provide information on project marketing, construction, etc. and offer a forum to receive and resolve complaints related to project development issues. Said telephone hotline shall remain operational until the County accepts all improvements for the project as complete. (PD)

106. Prior to Improvement Plan approval, a detailed lighting and photometric plan shall be submitted to the Development Review Committee for review and approval, which include the following:

A) The site lighting plan shall demonstrate compliance with the Horseshoe Bar/Penryn Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.

B) Site lighting fixtures in parking lots shall be provided by the use of high pressure sodium, mounted on poles not to exceed 14 feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non cut-off lighting shall not be used.

C) Building lighting shall be shielded and directed downward such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.

D) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings, monument signs, and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic. (PD)

107. C The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any entrance structure proposed by the applicant and shall be located

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such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.

Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3 feet in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). (ESD/PD)

108. **S** Prior to recordation of the Final Subdivision Map(s), if the project includes conversion of an existing structure or structures to condominiums, town houses, or cooperative apartments, development plans must be reviewed and approved by the Placer County Building Inspection Department. (ESD)

109. **S/C** The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)

CC&Rs

110. **S** Prior to recordation of the Final Subdivision Map(s), Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted for review and approval by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments. CC&Rs shall be recorded concurrently with the filing of the Final Subdivision Map and shall contain provisions/notifications for:

A) The applicants shall create an Entity with certain specified duties/responsibilities including the enforcement of all of the following notifications.

B) A note shall be included that states that: Maintenance of all water quality Best Management Practices (BMPs) shall be the responsibility of the Entity. Inspection of these BMPs shall be conducted at least annually. Maintenance records and proof of inspections shall be retained on site, and shall be available for County review upon request.

C) A note shall be included that states that: Entity is required to maintain stormwater detention facilities.

D) A note shall be included that states that: Maintenance of on-site private roadways, roadway drainage, and easements is the responsibility of the Entity.

E) A note shall be included that states that: Maintenance and operation of any street lighting constructed with the subdivision improvements shall be the responsibility of the Entity. The developer shall choose the appropriate rate schedule from the electrical service provider to fund service as well as maintenance costs.

F) A note shall be included that states that: All restrictions not monitored by Placer County shall be monitored and enforced by the Entity.

G) A note shall be included which states that: None of the provisions required by the Conditions of Approval shall be altered without the prior written consent of Placer County.

H) The private recreation facilities and areas listed herein shall be restricted for park and recreational purposes by covenants, conditions, and restrictions running with the land in favor of the future owners of the property within the tract which cannot be defeated or eliminated without the consent of the Board of Supervisors. The private ownership and maintenance of the recreation facilities shall be provided for in the CC&R's (PD/DFS)

111. **S** Covenants, Conditions and Restrictions (CC&Rs) in draft form shall be submitted to the Engineering and Surveying Department for review pursuant to Section 16.28.060 together with an index identifying the specific CC&R section that corresponds with each applicable condition of approval. The CC&Rs shall contain provisions to satisfy all applicable conditions of approval imposed on the conditionally approved vesting tentative map and County Code including the identification of an entity or entities that will be empowered to levy assessments and perform all the work needed for the upkeep of subdivision improvements. Where condominium units are approved for creation, the CC&Rs may designate the property owner as the entity responsible to maintain all improvements required as a condition of the Vesting Tentative Map until such time that an Association is formed to perform such maintenance. The CC&Rs shall reference any Annexation to a previously established set of CC&Rs may satisfy this requirement. The executed and approved CC&Rs shall record concurrently with the final map and each document shall reference the recording information of the other. (ESD)

NOTIFICATION TO FUTURE BUYERS

112. Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution. (MM) (PD)

113. The CC&Rs prepared for the project shall include a provision that states no storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles shall be permitted within the project. (PD)

114. **S** Applicant or Entity shall distribute printed educational materials highlighting information regarding the stormwater facilities/Best management Practices (BMP's), recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. (ESD)

115. **S** Notification to future owners that inspections of stormwater facilities/Best Management Practices (BMPs) shall be conducted by the Entity at least annually. Maintenance records and proof of inspections shall be retained and provided to Engineering and Surveying Department upon request. (ESD)

DEVELOPMENT STANDARDS

116. The structural setbacks for this Project are as follows:

- A) Front (Penryn Road) – Minimum 40 feet from edge of easement
Front (Taylor Road) – Minimum 90 feet from edge of easement
 - B) Sides - Minimum 15 feet
 - C) Rear - Minimum 30 feet
 - D) Accessory structures/pools/spas per Placer County Zoning Ordinance Section 17.54.140.
- (MM14.1a)(PD)

EXERCISE OF PERMIT

117. **S** The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Subdivision Map in accordance with Chapter 16 of the Placer County Code. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)

118. **S** Prior to the County's recordation of the Final Subdivision Map, submit to the Engineering and Surveying Department the map in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record. (ESD)

119. The applicant shall have 36 months to exercise this Vesting Tentative Subdivision Map and Conditional Use Permit (i.e. July 9, 2015). The Conditional Use Permit for this Project shall be considered exercised when the Improvement Plans have been approved, a Building Permit has been issued, and construction of a building foundation has been started.