



**CONDITIONS OF APPROVAL - VESTING TENTATIVE
MAP/CONDITIONAL USE PERMIT "THE NORTHSIDE"
(PSUBT20060278)**

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.

(MM) – Conditions required as a part of the mitigation monitoring program discussed within the project Final Environmental Impact Report (FEIR).

1. This Vesting Tentative Map Subdivision and Conditional Use Permit (PSUBT20060278) authorize the construction of a 137-unit Planned Residential Development including a 103-lot condominium on three condominium parcels and involving three commonly owned parcels and a 34 unit single-family attached townhome lots with three commonly owned lots. The 103 condominium units may be developed for whole and/or timeshare ownership.
2. The following Condition #'s ip3, ip4, ip7, ip14, ip20, ip21, ip24, ip25, ip26, ip27, ip30; g2; rt11, rt12, rt15, rt21; ps2; eh25, eh40; and mc9, apply to this project as printed in *Placer County Land Development Departments' Sample Conditions*, Volume 2004, Number 1, dated July 27, 2004 as listed in Condition A) thru U below. All mitigation measures included in the Mitigation Monitoring and Reporting Program (MMRP) from the Final EIR are hereby incorporated by reference.
 - A)ip3 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. (MM) (DRW)
 - B)ip4 Recreational Facilities: The Improvement Plans shall provide details of the construction of the proposed recreational facilities, public and private, both on- and off-site, for the review and approval of the DRC and County Parks Division (PD's). All recreation facilities shall be designed to meet Americans with Disabilities Act (ADA) Federal Guidelines and, where appropriate, the Consumer Product Safety Commission Guidelines (COSC), and the requirements of the American Society for Testing and Materials (ASTM). Approval shall be evidenced by signature of a Parks Division representative on the Improvement Plans. (PD/DRS)
 - C)ip7 The connection of each existing residence within this project to public sanitary sewers is required, shall be shown on the Improvement Plans, and shall be included

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in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. (EHS/DPW)

D)ip14 Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of DPW. These facilities shall be constructed with subdivision improvements and easements provided as required by DPW. Maintenance of these facilities shall be provided by the homeowners' association. (MM) (DPW)

E)ip20 Provide the DPW with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. (MM) (DPW)

F)ip21 Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. (DPW)

G)ip24 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 Departments of Environmental Health Services and Public Works 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. (DPW/EHS)

H)ip25 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 DPW prior to the filing of the Final Map(s). 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. (DPW)

I)ip26 Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. (DPW)

J)ip27 Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. (DPW)

K)ip30 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 DPW 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. (DPW)

L)g2 Any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (*i.e.*, mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. (MM)(DPW/PD)

M)rt11 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.

ADVISORY COMMENT: 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" AC over 4" Class 2 AB, or the equivalent. (DPW)

N)rt12 Roadway improvements, constructed with each project phase, shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) and easements as required by DPW. As each road is extended into other project phases, these turn-around improvements shall be removed or modified as required. (DPW)

O)rt15 An Encroachment Permit shall be obtained from DPW prior to Improvement Plan approvals for any landscaping within public road rights-of-way. (DPW)

P)rt21 Proposed road names and alternatives shall be submitted to the local postal authority for written comments and shall be approved by the DPW prior to Improvement Plan approval. (DPW)

Q)ps2 Prior to the approval of the Improvement Plans, submit to Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. (EHS)

R)eh25 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 Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

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S)eh40**ADVISORY COMMENT:** If Best Management Practices are required by the DPW 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)

T)mc9 This project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CDF) to the Department of Public Works prior to Improvement Plan approval. CC&Rs shall include notification to future lot owners that said regulations include provisions applicable to residential construction. (DPW)

3. This Vesting Tentative Map Subdivision and Conditional Use Permit (PSUBT20060278) can be developed in one or more phases. If the project is developed in phases, construction will follow the phasing program pursuant to the Vesting Tentative Map cover sheet.
4. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five full-size prints of the approved Vesting Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. (CR) (PD)

IMPROVEMENT PLANS

5. The three condominium buildings (Buildings A1, A2 and B), 34 townhome units and the recreation building are subject to Design Review and approval by the Placer County Development Review Committee (DRC). Design Review shall include, but not be limited to architectural colors, materials, and textures of these structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; snow storage areas; fences and walls; noise attenuation barriers and all open space amenities. Design Review shall be conducted prior to the submittal of the Improvement Plans and/or any Building Permits. (CR) (PD)
6. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed common area landscaping and irrigation, for the review and approval of the DRC. Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements. (CR) (PD)
7. **MM 4.1.1a** Prior to improvement plan approval and/or during any construction activities requiring complete or partial closure of existing public roadways surrounding

the project site, the project applicant shall perform the following tasks to the satisfaction of the Placer County Planning and Public Works Departments:

- a. Provide written notice to property owners along affected roadways and the Northstar Fire District one week prior to roadway closures.
- b. Ensure public safety by clearly marking and securing roadway construction areas.
- c. Place steel plates over open trenches at the end of each workday (or other appropriate measures) to restore vehicle access to all residents.
- d. Ensure access and parking for users and residents of buildings to remain on the project site.
- e. Obtain written approval from the County Director of Public Works for any proposed temporary road closures or detour routes.
- f. Obtain written approval from the Northstar Fire Department (NFD) and CDF for any proposed temporary road closures or detour routes.
- g. Ensure access for users of Northstar Drive.
- h. Post notice of planned closure on affected roadways two weeks prior to roadway closures.
- i. Clearly mark and secure roadway construction areas to provide for public safety. (DPW)

8. **MM 4.1.1b** During demolition and construction activities, the project applicant shall limit the amount of daily construction equipment traffic by staging heavy construction equipment and vehicles on the project site at the end of each workday rather than removing them. (DPW)

9. **MM 4.3.6** Clear demarcation of construction areas, including fencing, temporary walls, signage, protective barriers, and security provisions for public safety shall be noted in the project improvement plans and shall be located away from existing dwellings and protected resources in the area to the satisfaction of the County. These public safety protection features shall be in place prior to the onset of construction. (DPW)

10. **MM 4.4.1** Prior to approval of improvement plans, the project applicant shall revise the grading plans for the project to provide for corner sight distance of at least 385 feet at the project's intersection with Big Springs Drive. The grading plans shall be submitted to Placer County Department of Public Works for review and approval." (DPW)

11. **MM 4.4.3** The applicant shall show the removal of all 600-day skier parking spaces on the improvement plans for the proposed project that will impact the day skier parking lot. Prior to any improvement plan approval that eliminates existing day skier parking, the project applicant shall construct at least 600-day skier parking spaces at the skier intercept lot. The construction of the 600 spaces shall be complete prior to the commencement of the ski season in approximately mid-November of the same year. **(DPW)**
12. **MM 4.7.1a** The project applicant shall design storm drainage facilities to provide groundwater recharge, attenuate peak flows, and minimize risk of erosion, by designing storm drain outfalls that collect roadway runoff to direct flows to infiltration facilities that will promote groundwater recharge. **(DPW, EHS)**
13. **MM 4.7.2a** Prepare and submit with the project improvement plans for each phase, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of the submittal, to the DPW 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 address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, and erosion protection at culvert outfall locations. **(DPW)**
14. **MM 4.7.2b** Storm water run-off shall be reduced to rates that are at or below pre-project conditions through the installation of retention/detention facilities and/or through a net reduction of site impervious surfaces. 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 DPW. The DPW may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(DPW)**
15. **MM 4.7.2c** The existing arch culverts under Northstar Drive, an off-site drainage facility, shall be evaluated in the drainage report for condition and capacity and

shall be upgraded, replaced, or mitigated as specified by DPW. The replacement shall comply with the RWQCB's waste discharge prohibitions and exception criteria. (DPW)

16. **MM 4.7.3a** In compliance with the requirements of the State General Construction Activity Storm Water Permit as well as the Water Quality Control Plan for the Lahontan Region (Basin Plan), the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP), which describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls (such as those water quality control features identified in the Storm Water Pollution Prevention Plan for Northstar Village Phase I - Psomas 2003). The SWPPP shall be submitted to the Lahontan RWQCB for review. The project applicant shall require all construction contractors to retain a copy of the approved SWPPP on the construction site. BMPs identified in the SWPPP shall be utilized in all site development activities. Water quality controls shall be consistent with the Placer County Grading Ordinance and the Lahontan Regional Water Quality Control Board's Lahontan Regional Project Guidelines for Erosion Control and shall demonstrate that the water quality controls ensure compliance with all current requirements of the County and Lahontan RWQCB. Water quality controls will ensure that runoff quality meets the water quality control plan for the Lahontan Region (Basin Plan) water quality objectives for Martis Creek, as well as complies with the Basin Plan's narrative water quality objectives, state antidegradation policy, and maintains beneficial uses of Martis Creek and Martis Creek Reservoir as defined by the Basin Plan. Storm water quality sampling and reporting associated with the SWPPP shall be the responsibility of the project applicant, and shall be performed by entities acceptable to and approved by the Lahontan Regional Water Quality Control Board. (LRWQCB)

17. **MM 4.7.3c** Prior to improvement plan approvals, the project applicant shall develop a Temporary and Permanent BMP Plan (including maintenance) and identify who would be responsible for ensuring its implementation and making the necessary updates/modifications. The BMPs shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development/Redevelopment (other similar source as approved by the Placer County Department of Public Works). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction 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. All BMPs shall be maintained as required to insure effectiveness. Proof of on-going

maintenance, such as contractual evidence, shall be provided to DPW upon request. (DPW, LRWQCB)

18. **MM 4.7.3d** Straw bales, waddles, or similar devices used for erosion control shall be certified as weed-free unless materials collected on-site, such as pine needles, are used. (LRWQCB)
19. **MM 4.7.4a** Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specifically designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DPW. With the Improvement Plans the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. 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. Prior to Improvement Plan or Final 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. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (DPW, PCFCWCD, RWQCB)
20. **MM 4.7.4b** Snow storage areas shall be located outside of areas that drain directly into drainages and shall include water quality control features, such as water treatment wetlands and detention basins. (DPW, PCFCWCD, RWQCB)
21. **MM 4.7.4c** The project applicant shall design storm drainage facilities to allow runoff from the downhill road edge to sheet flow onto the road shoulder and across vegetated slopes, vegetated swales, or filter strips. Sheet runoff shall be allowed to continue across landscape areas and open space where possible. Vegetated swales and slopes shall be designed per the California Stormwater Quality Association BMP recommendations found in the New Development and Redevelopment Handbook on fact sheets TC 30 and TC 31. In addition principles and practices outlined in Section 3.2.4 Landscape and Open Space of the aforementioned handbook including mulches, lower soil compaction and adding amendments to the soil to increase the soils stability and permeability shall be incorporated into the design. Where overland flow must remain concentrated, swales shall be designed with a combination of rock and vegetation to promote reduction in flow velocity and increased infiltration opportunities. (DPW)
22. **MM 4.7.5** The project applicant shall prepare a drainage report and improvement plans that identify measures (rock and/or grass lined swales, storm drains and/or other measures) to safely intercept offsite storm runoff on the upslope side of buildings and convey said runoff along underground storm drain and surface alignments

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around or between site buildings, to eventually connect with other onsite drainage conveyance facilities. (DPW, PCFCWCD)

23. **MM 4.8.1a** Submit to DPW, for review and approval, 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 DPW, two copies of the final report shall be provided to the DPW and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be complete on a lot-by-lot basis or on a tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the final map(s). It is the responsibility of the developer to provide for engineering inspection and certification what earthwork has been performed in conformity with recommendations contained in the report. (DPW)

24. **MM 4.8.1b** The geotechnical engineering report shall incorporate the following measures, as necessary, as identified in the Preliminary Geotechnical Investigation by Marvin E. Davis and Associates (2004).
- a. Nearby existing structures shall be monitored during dewatering. If dewatering-induced settlements are detected, the dewatering program shall be modified.
 - b. Building foundations and concrete slabs-on-grade shall not bear directly on native clay or fine-grain soils and shall be underlain by structural fill, native coarse grain soils, or bedrock. Additional soil thickness would be overexcavated to allow for placement of adequate thickness of structural fill while maintaining building grades.

- c. All structures on raised floors shall provide crawlspace drainage; all structures shall provide moisture barriers under slabs or in the crawl space where moisture sensitive flooring will be installed.
- d. If structures, concrete flatwork, pavement, utilities or other improvements are to be located in the vicinity of any of the test pits, the backfill shall be removed and recompactd in accordance with the requirements contained in the soils report.
- e. All excavation areas shall be backfilled with structural fill to footing grade or sub grade for slabs. The width of over excavation shall extend laterally from the edge of footings or concrete slabs at least one-half the depth of over excavation. The aggregate base section below any concrete slab-on-grade floors could be included in the recommended two-foot section. All soil areas to receive structural fill or structural loading shall be densified to a minimum of 90 percent relative compaction. The final surface shall be smooth, firm and exhibit no signs of deflection.
- f. Native granular soils and excavated bedrock are suitable for structural fill provided particles are smaller than 8 inches. (DPW)

25. **MM 4.8.1d** The project 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 place at the time of submittal) to the Placer County Department of Public Works for review and approval for each project. The plans shall show all conditions for the project as well as pertinent topographical features both on and adjacent to the project, which may be affected by planned construction shall be shown on all plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or in landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The project applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the project applicant's responsibility to obtain the required agency signatures on the plans and to secure department approvals. The Design/Site Review process and/or Design Review Committee review If the Design/Site Review process and/or Design Review Committee 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 project applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements.

- a. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

ADVISORY COMMENT: Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. (MM) (DPW)

ADVISORY COMMENT: Technical review of the Final Map may not commence until the Improvement Plans are approved by the DPW. The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1st Improvement Plan submittal and review by the DPW, the applicant may submit the Final Map to the DPW.

26. **MM 4.8.1f** Proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance (except per current timber harvest plan) shall occur until the Improvement Plans are approved and all temporary construction fencing around sensitive areas has been installed and inspected by the County. All cut/fill slopes shall be at 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.

The project 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 project applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW 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 a County personnel indicates a significant deviation from the proposed grading shown on the Improvement

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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 Design Review Committee/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (DPW, Bldg)

27. **MM 4.9.8b** A 1602 Streambed Alteration Agreement may be necessary for the project. If it is determined to be necessary, the applicant shall obtain a Streambed Alteration Agreement from CDFG prior to approval of improvement plans. (PD, DPW, CDFG, LRWQCB)

ADVISORY COMMENT: Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the DPW evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

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 as approved by the DPW and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. DPW 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 Homeowners' association is responsible for maintaining the legibility of stamped messages and signs.

28. Prior to recordation of any Final Map creating the condominium Lots, construct or secure on site improvements required to support the proposed development.

GRADING

29. **MM 4.7.3b** Grading activities shall be prohibited during the winter months, unless approved by the County and the Lahontan RWQCB. Exposed graded areas during the winter months using appropriate methods. (DPW, LRWQCB)
30. **MM 4.8.1c** Prior to export/import of any soil to/from an off-site location, the applicant shall obtain a Grading Permit from the County Department of Public Works. All earth work shall be monitored by a geotechnical engineer tasked with the

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responsibility of providing oversight during all excavation, placement of fill, and disposal of materials removed from and deposited on the subject and other sites. The project applicant/construction contractor shall ensure the use and implementation of temporary BMPs to ensure erosion control throughout this process and permanent BMPs after the engineered fill is placed in its final location. (DPW, Bldg)

31. **MM 4.8.1e** During grading operations the project applicant/construction contractor shall temporarily dewater zones of seepage occurring from bedrock fractures, using a system of ditches directing water inflows to sumps where water can be removed by pumps and treated with BMP's to protect water quality. (DPW, Bldg)
32. **MM 4.8.1g** If blasting is required for the installation of site improvements, the project applicant will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (DPW, Bldg)

ROADS/TRAILS

33. **MM 4.4.5b** The project applicant shall construct an eastbound acceleration lane on Northstar Drive, a southbound through lane, and a southbound right-turn lane at the Northstar Drive / Basque Road intersection with the first developed phase to the satisfaction of the DPW. The southbound left/right shared lanes shall be removed. The design shall conform to criteria specified in the latest version of Caltrans Highway Design Manual. Construction of said improvements shall be completed and accepted as complete prior to any building Certificates of Occupancy for any said phase. (DPW)
34. **MM 4.11.1.2b** Prior to occupancy for any building, construct Highlands Drive to a Rural Secondary (Plate R-4 LDM) standard from SR 267 to the proposed emergency access road encroachment onto the end of the proposed Highlands View Drive. Prior to the recordation of any Final Map creating any Phase 1 Lot, the project applicant shall construct or secure Highlands Drive to a Rural Secondary (Plate R-4 LDM) standard from SR 267 to the proposed emergency access road encroachment onto the end of the proposed Highlands View Drive. Highlands View Drive shall be designed to meet 25-mph design speed criteria at a minimum, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 7.0 (Ref. Section 4, LDM).

Prior to occupancy for any building, construct the emergency access connection to a Rural Minor (Plate R-3 LDM) standard with 24' of pavement width from the proposed end of Highlands View Drive to the existing terminus of Big Springs Drive. Prior to the recordation of any Final Map creating any Lot, construct or secure the emergency access connection to a Rural Minor (Plate R-3 LDM) standard with 24' of pavement width from

the proposed end of Highlands View drive to the existing terminus of Big Springs Drive. The road(s) storm drainage, and gates included in the EVA shall be maintained by the project Homeowners Association. The project Homeowners Association shall make a good faith effort to enter into an agreement with the NPOA to jointly maintain the EVA. The project Homeowners Association shall facilitate the creation of a funding mechanism for the maintenance so that all entities at Northstar that benefit by the EVA pay their fair share. The project Homeowners Association shall also facilitate a gate management system to assure the gates provide effective traffic control to meet the conditions specified to the satisfaction of the NCSD and ESD prior to Improvement Plan approval. The emergency access road shall be designed to meet 20-mph design speed criteria at a minimum, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The emergency access roadway structural section(s) shall be designed for a Traffic Index of 7.0 (Ref. Section 4, LDM).

Construct emergency access gates at each end of the emergency access road to the satisfaction of the servicing fire district(s) and the DPW. The gates shall be located across the emergency access road and as close to the proposed Highlands View Drive encroachment and existing terminus of Big Springs Drive as can safely be allowed.

The circulation connection between the end of the proposed Highlands View Drive and the existing terminus of Big Springs Drive shall only be used for emergency access and transit. (CDEFP; NCSD, NFD; DPW).

35. **MM 4.4.5c** The project applicant shall construct an all-way stop, a northbound left turn lane, a northbound through lane, an eastbound right-turn lane, an eastbound left-turn lane, and a southbound through lane at the Northstar Drive / Big Springs Drive intersection with the first developed phase to the satisfaction of the DPW. The southbound left/right shared lanes shall be removed. The design shall conform to criteria specified in the latest version of Caltrans Highway Design Manual. Construction of said improvements shall be completed and accepted as complete prior to any building Certificates of Occupancy for any said phase. (DPW)
36. **MM 4.4.5d** The project applicant shall prepare a signal warrant analysis for both winter and summer conditions at the Northstar Drive/Big Springs Drive intersection every year after project approval until one full year after the project is accepted as complete. A signal warrant analysis shall then be required every 3 years, for both summer and winter conditions, or at the sole discretion of the County. If the signal warrant analysis indicates a signal is warranted, it shall be the responsibility of the applicant to construct the improvements.

Prior to improvement plan approval for any phase, the applicant shall provide cash security (cash, CD, or Letter of Credit) for the improvements of Northstar Drive and Big Springs Drive (signalizations, additional turn lanes). The security shall be submitted to the DPW and shall be 125 percent of the approved engineers estimate. The security shall be returned to the applicant if determined by the DPW the improvements are no longer required to mitigate cumulative traffic impacts.

37. **MM 4.4.7a** Prior to issuance of the first Building Permit in each developed phase, the project applicant shall participate in the funding of the capital and ongoing operational requirements (e.g. establishment of a County Service Area) of a joint public transit service in the Highway 267 corridor between Truckee and Kings Beach. This joint service shall provide service to the proposed project as well as existing developed areas and other planned developments within Northstar-at-Tahoe, to provide a.m. and p.m. commute period shuttle service connecting with the existing regional service along SR 267. Service on SR 267 to Truckee and Kings Beach will also be necessary with this and other projects in the Martis Valley Community Plan area. If public transit service is not established and/or the project applicant is not willing to participate in the transit service, the project applicant shall be required to provide transit service for the project that provides links to the existing public transit stops off-site, and provide its fair share of funding for capital and ongoing operational costs of a public transit service on SR 267 between Truckee and Kings Beach. This transit service will be developed in conjunction with Placer County, Town of Truckee, and other significant transit partners. The plan shall identify the associated costs to each involved party. **(DPW)**

38. **MM 4.4.7b** Prior to issuance of certificates of occupancy for each of the separate project components (condominiums and townhomes and commercial), the commercial and homeowner associations shall join and maintain membership in perpetuity in the Truckee-North Tahoe Transportation Management Association (TNT/TMA). **(DPW)**

39. **MM 4.4.7c** The Northside Shuttle/Dial-a-Ride shall continue to provide transit services between The Northside/Village area and other areas of Northstar-at-Tahoe, including but not limited to, the day skier intercept lot and employee housing. At a minimum, this service shall be provided per the following schedule during summer and winter peak conditions:

7:00 a.m. – 10:00 a.m.	3 shuttles per hour
10:00 a.m. – 3:30 p.m.	Dial-a-Ride
3:00 p.m. – 6:00 p.m.	3 shuttles per hour
After 6:00 p.m.	Dial-a-Ride

This schedule may be adjusted to meet demands for off peak and seasonal use.

40. **MM 4.4.8** If a gate is constructed at the townhomes access onto Big Springs Drive, the applicant shall construct a vehicle turnaround area which would allow vehicles to turn around and enter Big Springs Drive in a forward direction. This turnaround area shall be designed consistent with the County design standards. All gates that access residential or commercial parcels must meet the design specifications of the Northstar Fire Department. (DPW)
41. Construct subdivision road(s) on-site to a Rural Minor (Plate R-3 LDM) standard. The road(s) and storm drainage shall be maintained by the Homeowners Association. All subdivision streets shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM).
42. Construct public road entrance/driveways onto Big Springs Drive and Northstar Drive to a Plate R-17, LDM standard. The design speed of Big Springs Drive shall be 30 mph and Northstar Drive shall be 35 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate 27 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the DPW.
43. Construct one-half of a 24' road section where the project fronts Big Springs Drive, as measured from the existing centerline thereof or as directed by DPW. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by DPW. (DPW)
44. Prior to Improvement Plan approval, the applicant shall provide an in-lieu cash payment (cash, CD, or LOC) for potential future improvements to Big Springs Drive. The in-lieu cash payment amount shall be determined by using 125% of an approved engineers estimate for additional improvements to widen Big Springs Drive from 24' to the Rural Secondary (Plate R-4 LDM) standard (32' wide). The improvements to Big Springs Drive for the Plate 3-road section shall be shown on the improvement plans. (DPW)

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45. Construct one-half of a 32' road section where the project fronts Northstar Drive, as measured from the existing centerline thereof or as directed by DPW. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by DPW. (DPW)
46. Construct the on site townhouse roadway to connect with the bus access roadway on the condominium Lot to serve as an emergency access connection. Construct an emergency access gate across the townhouse roadway at the intersection with the buss access roadway to the satisfaction of the servicing fire district(s) and the DPW.
47. Construct a bus access roadway from the day skier parking lot west of the project to Northstar Drive along the alignment shown on the Tentative Map.
48. Roadway improvements, constructed with each project phase for the townhomes, shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) an easements as required by the Engineering and Surveying Division. As each road is extended into other project phases, these turn-around improvements shall be removed or modified as required. (ESD)

PUBLIC SERVICES

49. Provide "will-serve" letters to DRC from the following public service providers prior to Improvement Plan and Final Map approvals, as required:
- A. Sierra Pacific Power Company
 - B. Southwest Gas Corporation
 - C. Northstar Community Services District (NCSD)
ADVISORY COMMENT: Prior to the approval of the Improvement Plans, submit to Environmental Health Services a "will-serve" letter from Northstar Community Services District indicating that the district can and will provide sewerage service to the project. Connection of each lot in this project to sanitary sewers is required.
(CR) (EHS)
 - D. SBC / Pacific Bell
 - E. Tahoe-Truckee Unified School District (TTUSD)

- F. California Department of Forestry
- G. Truckee Fire Protection District (TFPD)
- H. Tahoe-Truckee Sanitary Agency (TTSA)
- I. Tahoe-Truckee Sierra Disposal (TTSD)
- J. Northstar Community Services District (NCSD)

ADVISORY COMMENT: Prior to the approval of the Improvement Plans, submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from NCSD for domestic water service. The applicant shall connect the project to this treated domestic water supply. **(CR) (EHS)**

50. Engineering calculations and hydraulic modeling of the sewer distribution system demonstrating adequate storage and flow capacity shall be provided prior to the issuance of the first building permit. If the model identifies necessary improvements to the existing system, they shall be installed prior to the issuance of any occupancy permit. **(NCSD)**

GENERAL DEDICATIONS/EASEMENTS

51. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the DPW and DRC:
- A) Dedicate to Placer County one-half of a 60'-wide highway easement (Ref. Chapter 12, Article 12.08 (formerly Chapter 4, Subchapter 5, Placer County Code) where the project fronts Northstar Drive and Big Springs Drive, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW.
 - B) A 30'-wide private road, public utility, and emergency access easement (Ref. Chapter 16, formerly Chapter 19, Placer County Code) along the on-site townhouse phase roadways and the bus access roadway on the condominium phase.
 - C) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE).
 - D) 12.5' multi-purpose easements adjacent to all highway easements, unless all the serving utilities provide written confirmation that other acceptable easements have been provided to their satisfaction.
 - E) Drainage easements as appropriate.
 - F) Snow storage easement 20' in width adjacent to Northstar Drive and Big Springs Drive.

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VEGETATION & OTHER SENSITIVE NATURAL AREAS

52. Temporary Construction Fencing: Unless otherwise agreed by the DRC, the applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:
- A. At the limits of construction;
 - B. Around any and all areas not to be disturbed as discussed in the project's environmental review documents, when construction activity is within 25'.

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas must first be approved by the DRC. No grading, clearing, tree removal (except pursuant to an approved THP), storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing, if required. This includes both on-site and off-site improvements. Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans. **(CR) (PD)**

53. **MM 4.13.2d** The Northside project shall be required to prepare and comply with a Tree Protection, Retention, and Replacement Plan. At a minimum, the plan shall include the following:

- A. A graphical representation of the trees over 6 inches in diameter at breast height (dbh) to be removed.
- B. A graphical representation of the existing trees to remain in place.
- C. A replanting scheme, including Master Planting Plans, that identify the plant list, quantity, and dbh (in inches) replacement numbers, and a graphic depicting the location and projected coverage of the plants. The project applicant shall hire a revegetation consultant (International Society of Arboriculture [ISA] Certified Arborist or an equivalent team of specialists) to develop the proper seed mix of all natives suitable to the project area, shrubs, and trees to use in replanting and appropriate transplantation methods. The replanting scheme shall require a 0.5-inch-dbh replacement for each one-inch dbh removed, unless additional replanting is required by a Timber Permit. The replanting plan shall provide for the ongoing care and maintenance of the replanted trees and shall require replacement of trees that do not survive after the initial three-year period. Replacement trees shall be native species of trees removed and all replacement trees must listed in the Tahoe Regional Planning Agency Native Plant List.

Replacement trees shall be replanted on-site, primarily in areas that buffer project components from public views or areas that buffer other development in Northstar from public views. Trees and shrubs shall be planted in a natural fashion and not in rows. Linear patterns shall be avoided. Off-site replanting shall be allowed to the satisfaction of the Planning Department. Replanting shall not be required for trees as a result of wildfire and/or fuels management requirements.

ADVISORY COMMENT: Any property under the ownership or management of the applicant will satisfy the requirement of "on-site." The proposed program shall be submitted to the Development Review Committee (DRC) for approval. If an appropriate on-site location is not identified, the applicant shall identify the specific off-site location to be reforested. Priority areas shall be locations in the greatest need of reforestation in the region, such as the area burned in the "Martis Fire", or similar areas. A Registered Professional Forester (RPF) shall provide the DRC with a silvicultural prescription for the reforestation, including details on the types of seedlings to be used, the density of plantings, species composition, methods of irrigation, and schedule for completion.

- D. Replanting to occur in conjunction with development of the site and schedules replanting such that trees removed in any phase of construction are replaced prior to initiation of the next phase.
- E. Immediate revegetation of fill areas with appropriate vegetation to re-create their existing vegetative characteristics.
- F. In addition, tree buffer areas are required to screen project features from views along Northstar Drive and from other vantage points. The tree buffer areas replanting scheme shall describe the average mature height and density of foliage of the species for trees to be planted and the height and density of existing vegetation. These tree buffer areas shall consist of large evergreens (i.e., Jeffrey and Lodgepole) that are stagger planted with branches at or near the ground level, unless branches are required to be trimmed per fuel reduction zone requirements.
- G. Trees that are selected to be removed and transported as part of the retention plan shall be placed in the buffer areas.

Existing tree transplanting shall consist of removing existing trees and shrubs in areas proposed for development to the greatest extent feasible for transplanting to intercept lot landscape areas, including and not limited to

Jeffrey pine (*Pinus jeffreyi*) and ponderosa pine (*Pinus ponderosa*) seedlings, saplings, and smaller size trees (less than or equal to 10 feet tall) that are removed for project implementation. Transplants shall be excavated before the start of parking lot construction work, including but not limited to grading and paving, stored properly for the least amount of time feasible, and immediately installed at the time of parking lot landscape installation. The trees shall be transplanted in the early spring before the season's new growth. All work shall be performed by a Contractor familiar with arboriculture, horticulture, and industry methods and standards for transplanting trees.

- H. At all times, ISA and American National Standards Institute (ANSI) standard digging and transplanting techniques shall be used to ensure proper handling and successful transplanting of trees. The contractor shall use a professional tree mover that has exhibited knowledge, success, and a minimum of 5 years of experience in transplanting native plants.
1. The professional tree contractor shall take all steps necessary to protect the health and viability of the plant before and during transplant operations. These measures shall include, but are not limited to, mandatory watering (multiple applications as required to maintain a moist rootball); protection from sunlight, sunburn, wind, and desiccation; and protection from damage due to construction operations.
 2. The source of transplants shall be those trees selected as transplants in the field, based on their species, size, health, and conditions. The trees shall be transplanted to the approved locations within the project site. All pruning shall be performed under the direction of an ISA-certified arborist.
 3. Trees over six (6) feet in height shall be excavated using a tree spade for replanting immediately at the project site. Trees must be accessible by a large truck with no interference from fences, sidewalks, buildings or above-ground utility lines. The tree shall only be moved by the rootball. The soil around the root ball must remain unbroken. The root system shall be retained when removing the tree from the ground. Exposed roots shall be protected with moist burlap. Root exposure to wind and sun shall be minimized to the greatest extent feasible. The rootball shall be kept moist (throughout the entire transplanting operation), wrapped in burlap, and secured with wire. The burlap shall be dampened with water, as

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necessary, to keep the rootball wet. A hole shall be excavated at the approved location to receive the transplanted plant to twice the diameter and to equal depth of the existing root ball of said plant. The soil within the planting hole shall be moist before planting the transplant. Burlap shall be removed and the transplant shall be planted in the planting hole; the hole backfilled with excavated material to the found lines and grades.

4. Amended top soil can be added around the roots before backfilling the hole.
5. The backfill soil shall be compacted sufficiently so that settlement does not occur. The area immediately surrounding the transplanted plant shall be saturated with water. If determined to be inadequate, additional watering and irrigation frequency shall be increased as directed by an ISA-certified arborist. Pine needle mulch shall be spread over the transplant area to a 3-inch depth.
6. Trees shall be firmly staked and tied with heavy wire that is covered with protective rubber. The wire should not be too tight around the trunk to cause girdling of the tree. Stake supports shall be left in place for 1-2 seasons and checked regularly by an ISA-certified arborist or landscape architect to ensure they are not restricting growth or girdling the trunk.
7. During the contract period before the start of the maintenance period, the professional tree contractor and ISA-certified arborist shall inspect the transplanted trees to determine if additional watering is necessary. Transplants shall be watered as necessary to maintain health and vigor of each plant for the entire first growing season. At no time shall fertilizers be used.
8. The project applicant shall submit to the County a security deposit to ensure that the Tree Protection, Retention, and Replacement Plan is fulfilled.
9. The project applicant shall submit to the County a security deposit to insure that the Tree Protection, Retention, and Replacement Plan is fulfilled. **(PD)**

54. **MM 4.13.2e** After the Tree Protection, Retention, and Replacement Plan has been completed for The Northside, the trees to be retained shall be noted on a site plan

submitted as part of the application. The site plan shall show the trees to be retained (including the mechanism to ensure retention of those areas such as easements, deed restrictions, or other appropriate methods) and shall also show building heights of the proposed structures. These plans shall also show the anticipated visibility of all facilities, such as parking lots. All building heights shall be designed to be below the tree line of the retained trees. The intent is that no entire buildings will be seen over the top of the primary tree sight line.

Renderings, such as cross sections or visual simulations, showing the proposed built environment shall be included along with landscaping plans and architectural renderings that show the retained trees and any trees and shrubs proposed for planting. These plans shall exhibit that buildings and facilities shall be shielded from public views, through either retention of existing trees or planting of a visual buffer. (PD)

55. **MM 4.13.2g** The project applicant shall retain a qualified resource specialist to conduct a site visit annually for three years to determine if additional landscaping would be required to adequately screen project components from Northstar Drive or other vantage points. At that time, if additional plantings are required, then the project applicant and/or contractor shall provide additional landscaping for visual screening as directed by the County. (PD)

HYDROLOGY

56. **MM 4.7.1b** If onsite wells are utilized, they shall be designed in compliance with Section 204(c)1(B) of P.L. 101-618 and/or any subsequent standard set forth in the Truckee River Operation Agreement (if in effect at the time of project construction) and that the well facilities be designed and constructed to avoid substantial effects to surface water flows or conditions to the satisfaction of NCSD. (PD, EHS, NCSD)

FEES

57. **ADVISORY COMMENT:** Please be advised that pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. (For reference, the current fee for multiple family dwellings is \$405 per unit at final map and \$2,130 per unit due when a building permit is issued. If no final map is recorded, \$2,535 will be due at building permit issuance.) (PD)

Pursuant to Article 17.54.100(D) of the Placer County Code, this project's Planned Development status requires that it provide onsite recreation facilities. If adequate onsite

recreation facilities are not provided, a percentage of an additional park fee, based on the percentage of required recreation facilities not provided, will be required. (PD/DFS)

58. 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 fees required are \$880 for projects with Environmental Impact Reports. Without the appropriate fee, the Notice of Determination (which the County is required to file within 5 days of the project approval by the Planning Commission) is not operative, vested or final and shall not be accepted by the County Clerk. (SR) (PD)
59. A) The developer will require that the contractors and subcontractors exercise their option to obtain a Board of Equalization sub-permit for the job site and allocate all eligible use tax payments to Placer County. Prior to any construction on-site, the developer will require that the contractor and subcontractors provide Placer County with either a copy of the sub-permit or a statement that use tax does not apply to their portion of the job.
- B) The developer will review the Direct Payment Process established under State Revenue and Taxation Code 7051.3 and, if eligible, use the Permit so that the local share of its use tax payments is allocated to Placer County. The developer will provide Placer County with either a copy of the Direct Payment Permit or a statement certifying ineligibility to qualify for the permit. The developer will further work with the Agency to inform all tenants about the Direct Payment Permit Process and encourage their participation if qualified.
60. 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 for the Capital Improvement Program (CIP). The applicable fee must be paid prior to issuance of each Building Permit, if required, or prior to issuance of a Business License or commencement of the use, if no Building Permit is required.
61. **MM 4.4.5e & 4.4.9b ADVISORY COMMENT:** This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:
- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated fee is \$4,241 per DUE. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

If the Placer County Board of Supervisors adopts a new traffic mitigation fee program or an update to the current traffic mitigation fee ordinance, and the new or updated program recognizes cross-jurisdictional impacts within the Town of Truckee, that action and program will supercede the fair share contribution requirements of this mitigation measure. (DPW)

62. **MM 4.4.5a** Prior to issuance of the first Building Permit in each phase, the project applicant shall pay its "fair share" for the intersection improvements identified in Table 4.4-18, excepting the SR 267/Schaffer Mill Road/Airport Road intersection, which is assumed to be paid 100 percent by development projects along Schaffer Mill Road, and the SR 28/SR 267 intersection, which is included in the Countywide Traffic Fee Program. The project's "fair share" to these improvements is identified in Table 4.4-19. (DPW)
63. **MM 4.4.9a** Prior to issuance of the first Building Permit in each phase, the project applicant shall pay its fair share for the intersection improvements identified in Table 4.4-26, excepting the SR 267/Schaffer Mill Road/Airport Road intersection, which is assumed to be paid 100 percent by development projects along Schaffer Mill Road. The project's "fair share" to these improvements is identified in Table 4.4-27. The project applicant shall also pay its fair share to the widening of Northstar Drive from SR 267 to Basque Road. (DPW)

ENVIRONMENTAL HEALTH

64. Domestic water quality and quantity shall be subject to approval by Environmental Health Services. The connection of each townhome lot to public domestic water is required and shall be shown on Improvement Plans. Back flow prevention devices shall be provided on domestic water service lines as required by the water supplying entity. (SR/CR) (EHS)
65. **MM 4.3.3** During project construction, the project applicant shall routinely remove trash in the project site throughout the day and at the close of each construction day. Trash shall be disposed of in bear-resistant trash containers as described by Placer County Code Section 8.16.010. (EHS)
66. The owner or occupant of each townhome unit in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The homeowners' association shall be responsible for refuse collection service to the condominium project component. Wildlife resistant containers are required. (EHS)

67. 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 EHS. (SR/CR) (EHS)

68. **MM 4.5.1a** The project applicant shall prepare construction specifications that require the construction contractor to implement noise reduction measures during construction when within 500 feet of noise sensitive receptors. The construction specifications shall be submitted to the County for review and approval before improvement and/or construction plans are approved. The construction specifications shall include the following measures:

- A. Locate fixed construction equipment such as compressors and generators as far as feasibly possible from sensitive receptors. Muffle or shield all intake and exhaust ports on power construction equipment.
- B. All construction equipment using internal combustion engines shall be in proper tune.
- C. All construction equipment used for intersection improvement activities shall have factory installed muffler systems.
- D. Before any particularly noisy activities (e.g., impact pile driving) are performed, written notice of such activities shall be provided to all residences within a 200-foot radius of the development site. Notices shall include specific information about the expected timing of these activities. The construction contractor shall show reasonable flexibility in accommodating affected parties if there are specific, relatively brief time periods for which a major affected party would like to avoid noise disturbance (e.g., special events). (EHS)

69. **MM 4.5.1b** The project applicant shall prepare construction noise specifications and submit the specifications noise emanating from any construction activities for which a Grading or Building Permit is required to Placer County for review and approval. At a minimum, the construction specifications shall require the construction contractor to limit construction activities as follows:

- A. All construction vehicles or equipment fixed or mobile shall be equipped with properly operating and maintained mufflers;
- B. Construction activities shall be prohibited on Sundays or Federal Holidays.

ADVISORY COMMENT: Interior construction can proceed within fully enclosed buildings.

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- C. Construction activities shall only occur:
1. Monday through Friday, 7:00 A.M. to 7:00 P.M.
 2. Saturdays, 9:00 A.M. to 7:00 P.M.
- D. If necessary, exterior nighttime construction (7 P.M. to 10 P.M.) activities shall be limited to no more than three consecutive days with a break of at least three days prior to resuming construction. Interior nighttime construction activities may be conducted from 8:00 P.M. to 6:00 A.M.
- E. Any nighttime construction activities (interior or exterior) shall be subject to the following restrictions:
1. No impact equipment, such as pavement breakers or jackhammers, shall be operated during nighttime construction activities.
 2. No back-up alarms shall be used after 8:00 P.M. All construction vehicles used after 8:00 P.M. shall be use either a strobe light or articulated back-up alarm to provide back-up warning.
 3. Nighttime construction (8 P.M. to 7 A.M.) shall not exceed 70 dB maximum noise level (Lmax) at any of the residential building facades in order to avoid sleep disturbance. Therefore, setbacks from the construction as described in Draft EIR Table 4.5-8 shall be maintained.
 4. No nighttime construction (interior or exterior) shall occur on Sundays or Federal Holidays.

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

ADVISORY COMMENT: Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (EHS/PD)

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70. **MM 4.5.2a** The project applicant shall ensure that an onsite monitor is present to provide continuous vibration monitoring during pile driving or blasting activities for any existing building located within 500-feet of any pile driving or blasting activity. (EHS)
71. **MM 4.5.2b** The project applicant shall inspect any existing buildings located within a 500-foot radius of planned pile driving or blasting activities. The inspection shall document pre-existing conditions. The preinspection survey of the buildings shall be completed with the use of photographs, videotape, or visual inventory, and shall include inside and outside locations. All existing cracks in walls, floors, driveways, etc., shall be documented with sufficient detail for comparison during and upon completion of pile driving activities to determine whether actual vibration damage has occurred. The results of both surveys shall be provided to the County for review and acceptance of conclusions. Should damage occur, construction operations shall be halted until the problem activity can be identified. Once identified, the problem activity shall be modified to eliminate the problem and protect the adjacent buildings. Any damage to nearby buildings shall be repaired back to the pre-existing condition.(EHS)
72. **MM 4.5.4** The pool/spa recreation facility shall be designed and oriented to minimize noise exposure from area roadways. Noise measurements shall be taken at the outdoor pool/spa recreation facility during peak traffic times prior to issuance of occupancy permits for Condominium Building A and again prior to issuance of the occupancy permit for the final townhome unit. If noise levels at the pool/spa exceed the 60 Ldn threshold, noise-attenuating measures shall be identified by an acoustical engineer or qualified noise consultant to reduce noise levels at the pool/spa recreation facility to 60 Ldn or less. Options for noise reduction include use of Acrylite clear panel barriers or a berm. If a berm is constructed to reduce noise to an acceptable level, the berm shall be vegetated to blend with the natural landscape and shall be shown on all site plans for the project submitted in accordance with MM 4.13.2 and MM 4.13.3a through 4.13.3h. Noise levels shall be reduced prior to issuance of occupancy permits (EHS,PD,BLDG)
73. Outdoor recreation activities including the use of the swimming pool shall be limited to the hours of 7:00 AM to 9:00 PM and shall prohibit continuous play or piped in music. This condition shall be reflected in the CC & R's.

AIR POLLUTION

Construction:

74. **MM 4.6.1a** The project applicant shall submit a Construction Emission/Dust Control Plan to the PCAPCD and receive approval prior to improvement plan approval.

At a minimum, this plan shall include all the requirements of PCAPCD Rule 228 and the following additional measures:

- A. Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.
- B. Suspend all grading operations when fugitive dusts exceed District Rule 228 (Fugitive Dust) limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. Fugitive Dust is not to exceed 40% opacity and not go beyond property boundary at any time.
- C. An operational water truck(s) shall be onsite at all times. Apply water to control dust as needed to comply with the District's Fugitive Dust Rule.
- D. Install wheel washers or wash all excavation trucks and equipment leaving the site.
- E. Minimize idling time to five minutes for all diesel-powered equipment.
- F. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel-powered generators unless generators are operated with bio-diesel fuel.
- G. Use low sulfur fuel for stationary construction equipment.
- H. Prohibit burning of construction or vegetative debris.
- I. Determine if serpentine rock is present and, if it is, provide asbestos dust control measures.
- J. No open burning of removed vegetation during construction, unless approved by PCAPCD. Vegetative material may be chipped or delivered to waste or energy facilities.
- K. Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
- L. Watering of disturbed areas not yet revegetated shall occur as needed to eliminate visible dust emissions.
- M. All inactive portions of the construction site shall be covered, seeded, or watered until a suitable cover is established or, alternatively, non-toxic soil stabilizers are applied.
- N. Paved streets adjacent to construction sites with visible dust shall be swept or washed at the end of each day. No dry mechanical sweeping shall occur.
- O. Properly maintain all mobile and stationary equipment.
- P. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.

- Q. Construction contracts should stipulate that all portable small off-road engines used in construction equipment such as chainsaws meet CARB Tier II standards for this type of equipment.
- R. 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 the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, 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. The District should be contacted for average fleet emission data. 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. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site http://www.airquality.org/ccqa/Construction_Mitigation_Calculator.xls to determine if their off-road fleet meets the requirements listed in this measure.
- S. All areas (including unpaved roads and staging areas) with vehicle traffic shall be watered or have a dust palliative applied as necessary for stabilization of dust emissions. The project applicant shall consult with the Lahontan Regional Water Quality Control Board regarding appropriate dust palliatives and their application to avoid surface water quality impacts.
- T. Operators shall avoid over watering disturbed areas, including active roadways. **(PD, APCD)**

75. **MM 4.6.1b** The prime contractor shall submit to the PCAPCD 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 the construction phase. PCAPCD personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list. **(PD, APCD)**

76. **MM 4.6.1c** An enforcement plan shall be established to evaluate weekly 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.

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Construction equipment shall not exceed visible emissions as specified in the Health and Safety Code. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), 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 and the equipment must be repaired within 72 hours or removed from the project. **(PD, APCD)**

Operational:

77. **MM 4.6.3a** The project applicant shall prepare an air quality mitigation plan that incorporates appropriate measures, including those listed below, from the following Best Available Mitigation Measures into the project design to reduce project emissions through onsite mitigation to the greatest extent possible. The following measures shall be implemented:

- A. Landscape with native drought-resistant species to reduce the demand for gas-powered landscape maintenance equipment.
- B. Maintenance vehicles and equipment shall be the lowest emission commercially available or zero emission at the time of purchase. The CC&Rs for this project shall include this requirement.”
Improve the thermal integrity of buildings, and reduce the thermal load with automated time clocks or occupant sensors.
- C. Incorporate appropriate passive solar design and solar heaters.
- D. Install electrical outlets on exterior walls to promote the use of electric landscape maintenance equipment.
- E. Install gas outlets for gas burning barbeques.
- F. Install low- NOX hot water heaters (beyond District Rule 246 requirements).
- G. Use of low VOC coatings per District Rule 218 (Architectural Coatings).
- H. Open burning shall be prohibited through CC&R's on all lots.
- I. Include multi-use trails in new developments.
- J. Consultation with the APCD Engineer if a generator is proposed.
- K. The CC&R's for the project shall explicitly forbid the installation of any wood burning devices. Fireplaces with natural gas log sets shall be permitted only if they are incapable of burning wood. Any outdoor burn pits within this project shall be plumbed with natural gas and shall be prohibited from burning solid fuel. **(P/BLDG)**

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78. **MM 4.6.3b** The project applicant shall implement a mitigation program to offset the project's increase in NOx, ROG and particulate matter emissions such that there is no net increase in these emissions under project and cumulative conditions. The applicant's mitigation program must be approved by the Placer County Air Pollution Control District. The project offsite mitigation program must be approved by PCAPCD. The project's offsite mitigation program provides monetary incentives to sources of air pollutant emissions within the projects' air basin that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program reduces emissions within the air basin that would not otherwise be eliminated. **(PD, APCD)**

ADVISORY COMMENT: In lieu of the applicant implementing their own offsite mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. The actual amount of emission reductions needed through the Offsite Mitigation Program would be calculated when the project's average daily emissions have been determined.

79. **MM 4.6.3c** The project applicant and Placer County shall identify a mitigation fee to be paid to offset project road dust impacts. Funds collected would be used for improvement or expansion of street-sweeping programs that reduce re-entrained road dust within the Truckee air basin. **(PD, APCD)**

MISCELLANEOUS CONDITIONS

80. No lot shall be divided by a tax district boundary. **(CR)**
81. Any proposed entrance structure shall be reviewed and approved by the DRC. Said structures shall be shown on the project Improvement Plans and shall be located such that there is no interference with driver sight distance as determined by DPW, and shall not be located within the right-of-way.
82. A final parking plan shall be submitted for review and approval prior to completion of the final phase.
83. No later than one-year after buildout of the project, a detailed parking demand and supply study shall be completed and submitted to the Planning Department for review. If there are demonstrated parking shortages, the applicant shall submit revised parking plans for consideration. These revised plans may generate the need for a modification of the

Conditional Use Permit or Design Review entitlements. The review of the parking demand and supply study can be coordinated with Northstar Village, which has a similar requirement.

84. **MM 4.4.2** If there is a shortfall of parking spaces for the use of the condominium buildings, the applicant shall submit an agreement with the owner of the day skier parking lot or other approved off-site location to maintain adequate parking spaces to serve the use. Said off-site parking shall be provided within a reasonable walking distance to The Northside and be available to users of The Northside in perpetuity. Parking for The Northside project shall be precluded in the upper day skier parking area west of Northstar Drive. Adequate parking shall be demonstrated prior to the approval of improvement plans.

The project applicant shall provide an update to Revised Draft EIR Table 4.4-17 supporting the proposed parking for the review and approval of the Placer County Planning Department.

Employees of all non-residential uses shall be required to park at the employee parking lot or be residents of the Northstar employee housing. All employees of The Northside shall be required to take a shuttle to the project site. (PD)

85. Demonstrate compliance with the timeshare parking requirements of Section 17.56.310.3.a before the recordation of any condominium map that includes timeshare units. If additional parking is required beyond that which can be accommodated in the subsurface garage, said off-site parking shall be provided within a reasonable walking distance to The Northside and be available to users of The Northside in perpetuity. Any dedication of such parking shall be accompanied with a guarantee from the adjoining property owner that that parking will be available for said use. (PD)
86. The gated entry off of Big Springs Drive for the townhome component shall meet the development and design standards of the Northstar Fire Department and DPW. In addition, the entry gate shall be subject to design review by the Development Review Committee.
87. Assessment and Taxation (17.56.310.G): There are special assessment and taxation requirements that apply to a timeshare project that must be met with the County Assessor before recordation of the subdivision map.
88. A landscape plan will be required as part of the design site review. The plan should incorporate native landscaping, with a special emphasis on tree retention, and provide

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landscaping for all disturbed areas and provide berms to soften the view of new buildings and other improvements.

89. **MM 4.13.2a** Dominant building materials shall reflect regional vernacular traditions and may include stone, weathered or painted metal, cast integral color concrete, cement plaster stucco, or wood. These materials shall not produce glare and shall be colored to complement and blend in with the natural surroundings. Generally colors will be one to two shades darker than the natural environment and will take into account the different seasons during the year. The project applicant shall incorporate sustainable development measures into the design of all site improvements, buildings, and construction techniques to minimize visual impacts on the surrounding environment. **(PD)**
90. **MM 4.13.2b** The project applicant shall prepare and provide to the County design plans of construction staging areas for review and approval showing the use of berms and landscaping and/or other screening methods. The project applicant shall implement the design plan before using construction staging areas. These design plans shall include staging areas to be placed in previously disturbed areas, or placed in areas that would have minimal impact on topography and vegetation, and a Revegetation Control Plan shall be developed and implemented to ensure that all disturbed areas shall be restored to pre-project conditions. Native seeds shall be used where applicable. **(PD/DPW)**
91. **MM 4.13.2c** In general, the project site shall be designed to minimize cuts and fills. Effects from grading on hillsides shall be minimized through the retention of the natural shape of the hillside as much as possible. For areas that would be cut, the topography shall be rounded or warped to make the topography appear natural. This shall be completed by laying a grid of stakes along the slopes, cutting or filling at the stakes, and blending between the stakes to re-create natural-looking contours. This would enable the slopes to be revegetated while allowing for erosion control measures and stormwater conveyance. Temporary irrigation shall be used along the revegetated slopes until the vegetation is established. This approach to grading will minimize disturbance and visual impacts to the extent possible. **(PD/DPW)**
92. **MM 4.13.2f & 4.13.5.b** All residential projects proposed within the Northstar resort community, including the proposed project, shall implement the 2003 MVCP Northstar-at-Tahoe Design Guidelines.**(PD)**
93. **MM 4.13.3** In addition to the requirements of MM 4.13.2a through 4.13.2g, the project applicant shall provide the County with project design plans for each component, showing the use of setbacks, berms, landscaping, and other screening methods that will shield structures and graded areas consistent with the County's visual resource policies

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and ensure that project features do not dominate views from Northstar Drive, Big Springs Drive, and nearby residences. At a minimum, the project design plans shall demonstrate that:

- A. Project components do not silhouette against the sky above the ridgelines or hilltops.
- B. Roof lines and vertical architectural features blend and do not detract from the natural background.
- C. Project components fit the natural terrain.
- D. Project components use building materials, colors, and textures that blend with the natural landscape.
- E. Project components visible from Northstar Drive, Big Springs Drive, and nearby residences are designed to use natural landforms and vegetation for screening structures and access roads.
- F. Tree removal is kept to the minimum level feasible, especially in areas where there is no intervening topography to shield project components from view from the valley floor, and public roads.
- G. A landscaping buffer, to consist primarily of trees native to the area of adequate height and density to screen project components from public views, is provided for areas adjacent to open space, undeveloped lands, or public roads. Specifically, this screening will be provided along the eastern boundary of the project site to screen views along Northstar Drive. This landscape buffer shall be maintained in perpetuity. **(PD)**

94. **MM 4.13.5a** The project applicant shall prepare and implement a lighting plan. Outdoor light fixtures for parking areas, buildings, pedestrian areas, and roadways shall be shielded, and/or directed down to preserve the night sky and directed away from residential areas to minimize light and glare effects on adjacent residences. Exterior lighting of areas adjacent to the commercial and residential buildings shall be limited to public safety and security purposes. Lighting fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. Timers shall be implemented on lighting fixtures near buildings, where applicable, to avoid continual lighting of surfaces. Lighting plans shall be provided to the County as part of facility improvement plans and shall include a detailed photometric analysis demonstrating that the illumination of adjacent residential structures and/or properties will not exceed 1.0-foot candles and that light rays will not be emitted from the fixtures at angles above the horizontal plane. **(PD)**

95. The applicant shall defend, indemnify, and hold harmless Placer County, including the Board of Supervisors, and its officers, agents, and employees, from any

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claim, action, or proceeding to attack, set aside, void, or annul any approval made by the County, including the Board of Supervisors, or its officers, agents, or employees, regarding the subject development project. The applicant shall be responsible for all attorney's fees and costs associated with such defense and indemnification, and specifically, shall upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, 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 request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

96. The applicant shall financially participate in an Open Space Preservation Program for the purpose of acquiring and managing properties within the Martis Valley environs of Placer County. Financial participation shall be based on the proposed project's amount of acreage that is converted from natural open space to other uses and the appraised value of permanently protecting a comparable amount of land. The applicant may dedicate or acquire a conservation easement over suitable land in-lieu of a financial contribution, subject to approval and acceptance of those lands, and/or easements including appropriate terms, conditions, and restrictions required by Placer County.

If the project proponent does not actually provide dedicated land or conservation easement(s), then, in order to determine the proportionate, fair share financial obligation of this project, the applicant shall fund the preparation of a current (within six months) property appraisal. The intent is to arrive at a figure that is based upon an appraisal of comparable lands in terms of open space and value. Such an approach will be consistent with the Open Space Mitigation Implementation Plan as an interim measure until such time as the Open Space conversion ordinance is adopted by the Board of Supervisors.

In recognition of the uncertainty and changing nature of land values and in order to establish a cap on the financial obligation of this project, that obligation shall be capped at a-not-to-exceed figure of \$5000.00 per market rate residential unit and \$5000.00 per acre of impervious surface created for golf course club houses, parking areas, maintenance buildings, and other structures (excluding roadways) built in connection with the non-residential uses of the property.

As an alternative to participating in the open space acquisition and management funding mechanism set forth in this Condition, the applicant may elect instead to propose a program that provides at least the same land dedication and/or funding of open space preservation activities. Such an alternative program shall include dedication of land or payment of funds to the Placer Legacy program or such other entity as may, from time to time, be designated by the Placer County Board of Supervisors to receive, allocate and/or manage such funds. Should the Planning Commission require elimination of any lots or acreage within the lots shown on the VTM, an amount equal to such acreage shall be eliminated from the financial obligation total. (PD)

97. The applicant shall participate in a comprehensive water quality monitoring program for the Martis Valley area if undertaken by Placer County, Lahontan WQCB, the Placer County Water Agency, Northstar Community Services District, and Truckee Donner Public Utility District. This program entails the preparation and implementation of a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

Prior to Improvement Plan approval for the first phase, the applicant's participation and obligations shall be delineated and the applicant shall provide the County (Planning Department) with security to ensure its fair share participation in the program. (PD)

ADVISORY COMMENT: The public agencies listed above shall create the water management program, which shall include but not be limited to the following elements:

- A. An inventory of water supply and quality information and demand estimates, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that can be shared by water management agencies;
- B. Identification, documentation, and prioritization of the most significant water supply sources and pressing local water quality management problems;
- C. Identification of existing ongoing water management and regulatory policies, programs, and standards by the various agencies and organizations with an interest in water resources management;
- D. Recognition and incorporation of ongoing compatible water management efforts into a comprehensive approach to water resources management to implement the goals and policies of this General Plan;

- E. Identification of any regulatory or policy "gaps" that can and should be addressed by the County;
- F. Application of sound water resources management principles, including watershed land use management, wetlands and vegetation management, non-point source pollution control, waste disposal monitoring and controls;
- G. Coordination of on-going and new project specific water quality monitoring programs.

ADVISORY COMMENT: The Homeowners Association will assume the on-going responsibility for funding the program as the successor to the developer/applicant.

98. The applicant shall be responsible for entering into an agreement with the County to provide an on-site inspector to assure compliance with conditions of approval. The applicant shall create a "hot line" to respond to public questions and comments and shall prominently post signs around the project site to inform the public as to how and whom to contact regarding concerns with the project.

CONDITIONS, COVENANTS, & RESTRICTIONS

99. Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to the DPW, Planning County Counsel, and other appropriate County Departments for review and approval and shall contain the following provisions: **(CR) (PD/DPW/EHS/APCD)**
- A. The applicants shall create a Homeowners' association to own the common areas and on-site roads. **(CR) (DPW)**
 - B. Incorporate all specific requirements of these conditions of approval into the CC&Rs.
 - C. None of the CC&R's provisions required by these conditions of approval shall be altered without the prior written consent of Placer County. **(CR) (PD/DPW/EHS/APCD)**

DEVELOPMENT STANDARDS

100. The maximum residential building height and building setbacks for this Planned Development as calculated by Section 17.54.020 of the Placer County Zoning Ordinance is as follows:

Building Heights¹ and Setbacks

Condominium

<u>Building</u>	<u>Building Height</u> ²	<u>Building Setbacks</u>
A-1	54.0	As depicted on Vesting Tentative Map
A-2	72	As depicted on Vesting Tentative Map
B	71.0	As depicted on Vesting Tentative Map

Townhomes

All	39 feet	As depicted on Vesting Tentative Map
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¹ Based on Section 17.54.020, Height limits and exceptions

² The west elevation (the Big Spring side) building height measured from finished grade to the ridgeline shall be no higher than 60 feet for 70 percent of the ridgeline and no more that 64 feet for the remaining 30 percent. **(CR) (PD)**

MITIGATION MONITORING

101. Violation of any components of the approved MMP may result in enforcement activities per Placer County Environmental Review Ordinance Article 18.28.080. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMP in the event the homeowners' association reneges. **(SR/CR) (PD)**

102. The final improvement plans for the time share condominiums shall demonstrate conformity with the density requirements of Section 17.56.310.E.1 of the Placer County Zoning Ordinance. **(CR) (PD)**

BIOLOGICAL RESOURCES

103. **MM 4.9.4** To the extent that is feasible, the project applicant shall avoid removing trees during the nesting season (March 1 through September 1).

If trees that could support nesting birds are identified for removal during the nesting season, the project applicant shall retain a qualified biologist to conduct focused preconstruction surveys for active nest sites of special-status birds and raptors on the project site. These surveys shall be conducted within 30 days of tree removal or grading initiated during the nesting season.

If an active special-status bird or raptor nest is located during the preconstruction surveys, the County, TRPA, DFG, and/or USFWS shall be notified, as appropriate. Construction shall be delayed within 500 feet of the nest to avoid disturbance until the nest is no longer active. The 500-foot buffer may be reduced through consultation with the County, TRPA, and/or the appropriate agency.

If any active nests of birds protected under the Migratory Bird protection act are found during surveys for special-status birds and raptors, the County and TRPA shall be notified. Measures to reduce impacts, to the extent feasible, such as avoiding the nest until it is no longer active, will be developed and implemented by a qualified biologist. (PD, DPW, DFG)

CULTURAL RESOURCES

104. **MM 4.10.1** An inadvertent-discovery plan shall be prepared before construction begins and shall establish a set of protocols to identify, evaluate, and protect prehistoric and/or historic resources accidentally discovered during any project-related activities. This plan shall include the requirements that construction activities are halted in the immediate vicinity of the discovery and that the County is notified regarding the discovery. A qualified archaeologist approved by the County shall be contracted to determine whether the resource is significant and to determine appropriate mitigation. If avoidance is not feasible, any Native American artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist in consultation with the Washoe Tribe. If avoidance is feasible, the applicant shall develop and implement, in consultation with the County, the Native American Commission, and the Washoe Tribe, plans to avoid disturbance or damage to the discovered find. If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and in consultation with the Washoe Tribe the

procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. The requirements of the inadvertent-discovery plan shall be noted on all construction plans. (SR/CR) (DPW/PD) (PD)

FIRE PROTECTION

105. **MM 4.11.1.1a** The project applicant shall maintain emergency access to CDF and NFD specifications during all phases of construction.(NFD/CDF)
106. **MM 4.11.1.1b** Prior to approval of improvement plans for the project site, the project applicant shall submit these plans to the CDF and NFD for review and approval. The final map and improvement plans shall contain the following items:
- A. Fire hydrants shall be spaced at no more than 300 feet apart for structures with four or more units (R-1 building code occupancy type) and at no more than 300 feet apart for three units or less, such as single family (R-3 building occupancy type).
 - B. All hydrants shall provide a minimum of 1,500-gallon-per-minute pressure for dwellings up to 3,600 square feet.
 - C. Fire suppression appurtenances shall be visible from the driving surface with no vegetation exceeding 6 inches in height within 36 inches of any hydrant, post indicator valve, fire department connection, or other fire service-related device. Hydrant color and type shall be determined by NFD.
 - D. 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. Said numbers shall be a minimum of 3-inch letter height, 3/8-inch stroke, reflectorized, and contrast with their background, or may be a minimum of 5 inches high and contrast with their background.
 - E. Designation of a firebreak to be maintained by the homeowner's and/or property owner's association by removing and clearing away existing brush, flammable vegetation, or combustible growth within 30 feet of structures as set forth in Public Resources Code Section 4291 or the functional equivalent as approved by CDF.
 - F. The final map shall designate a 300-foot shaded fuel break area in which flammable vegetation or combustible materials are reduced and cleared away. The fuel break may be less than 300-feet if allowed by NCS and CDF, that shall be on common property as property of the homeowner's or property owner's association.

G. Identify a site for a radio repeater. (CDF, NFD)

107. **MM 4.11.1.1c** During construction activities, the project applicant shall perform the following tasks:

- A. Prior to occupancy of residential lots, vegetation clearance around structures shall meet the minimum requirement of Public Resources Code Section 4291 (Defensible Space Standards) or the functional equivalent. Structures shall maintain a firebreak by removing and clearing away flammable vegetation or combustible growth within 30 feet of structures.
- B. A shaded fuel break shall be provided according to NFD ordinance. The ordinance calls for a 300-foot shaded fuel break in which flammable vegetation or combustible materials are reduced and cleared away around any new development before plan approval.
- C. All flammable vegetation and fuels caused by site development shall be legally disposed of or removed.
- D. During construction activities, temporary provisions for emergency access and fuel modification zones shall be provided. The project applicant shall prepare a temporary fire protection plan that will provide temporary emergency access and fuel modification zones for phased development.
- E. During construction, a construction staging area for vehicles and equipment shall be dedicated in order to maintain an open roadway for fire department access.
- F. Any grass or other vegetation planted along cut/fill areas (i.e., roadways) for erosion control purposes shall be low-growing grasses. Tall grasses can subject the development to an increase in fire danger.(CDF, NFD)

108. **MM 4.11.1.1d** The project applicant shall provide adequate fire apparatus enhancement and additional equipment as requested by NFD to serve the proposed project, to maintain the existing response time in the Northstar community, and to meet the response time goal of NFD. The project applicant shall provide site for a radio repeater, a radio repeater, and funding for all engineering and equipment and design of the radio repeater facility. The project applicant shall be assessed as appropriate to fund these necessary improvements.(NFD)

109. **MM 4.11.1.2a** Prior to approval of improvement plans for the project site, the project applicant shall submit these plans to the CDF and NFD for review and approval. The final map and improvement plans shall contain the following items:

- A. Condominium Buildings A and B shall provide adequate access for emergency vehicles, such as a fire lane or turn-out, acceptable to NFD.
- B. All project circulation areas shall be designed with a 24-foot minimum width and all-weather surfaces capable of supporting a 40,000-pound vehicle, unless design exceptions are approved by the CDF, NFD, NCSD, and DPW.
- C. Gated access shall require the installation of a Knox box or similar system for fire district access acceptable by NFD.
- D. Roads and driveways shall have a minimum unobstructed height of 13 feet six inches and a minimum radius of 50 feet, unless design exceptions are approved by NFD, CDF, NCSD, and DPW.
- E. Cul-de-sacs shall have reflect turning radius requirements for NFD fire apparatus.
- F. The entire driveway serving the townhomes shall be painted and signed to reflect a fire lane. Signage shall read "Fire Lane - No Parking".(CDF, NCSD, NFD, DPW)

110. **MM 4.11.4.1** Prior to issuance of building permits, the water system shall be constructed to meet all requirements for fire flow of the Northstar Fire Department. The demand for fire flow shall be based on the current adopted California Fire Code applicable at the time of permitting. The project applicant shall submit engineering calculations and hydraulic modeling of the distribution system demonstrating adequate storage, flow rates, and pressures are available to serve the project. (NCSD, NFD)

AFFORDABLE HOUSING

111. **MM 4.2.3** The project applicant shall mitigate potential impacts to employee housing through compliance with the Placer County General Plan Housing Element Policy (2.A.14) requiring new Sierra Nevada and Lake Tahoe projects to house 50 percent of the employee housing demand (e.g., FTEE employees) generated by the project. Prior to the approval of the first final map, and with submittals of future tentative maps and/or CUP applications, the project applicant shall submit to Placer County an Employee Housing Mitigation Plan that details the method of providing the required employee housing units, proposed occupancy (rental or for sale), number of employees served by the employee housing units or, in the case of in-lieu fee payment, number of employees credited, transportation to and from the project, timing of the development of employee housing units, and any incentives requested. For each subsequent development phase, the required amount of employee housing shall be accommodated. (PD)

EXERCISE OF PERMIT

112. The Vesting Tentative Map shall be approved for 36 months and shall expire on July 3, 2009. The Conditional Use Permit must be exercised within 24 months of the Planning Commission approval date. Building permits and construction of the final phase must commence on or before five years from the issuance of the first grading permit or building permit in Phase 1. **(SR/CR) (PD/DPW)**
113. The applicant shall be given two years to begin construction and a maximum five years to complete the project from the date the first permit (grading or building) is approved and construction commences, consistent with Section 17.58.160 B.1 (a-e) of the Placer County Zoning Ordinance.
114. The applicant shall prepare and submit to the Department of Public Works (DPW), a Final Subdivision Map for each phase which is in substantial conformance to the approved Vesting Tentative Map in accordance with Chapter 16 (formerly Chapter 19) of the Placer County Code; pay all current map check and filing fees. **(SR/CR) (DPW)**
115. The project is approved as a three-phased construction project. The DRC shall determine when any of the preceding conditions apply to a given phase of development where such timing is not specified in the condition. **(DPW)**

