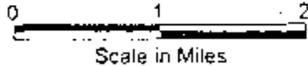


SPECIFIC PLAN AREA

REGIONAL/SITE MAP

January 2008
28066896

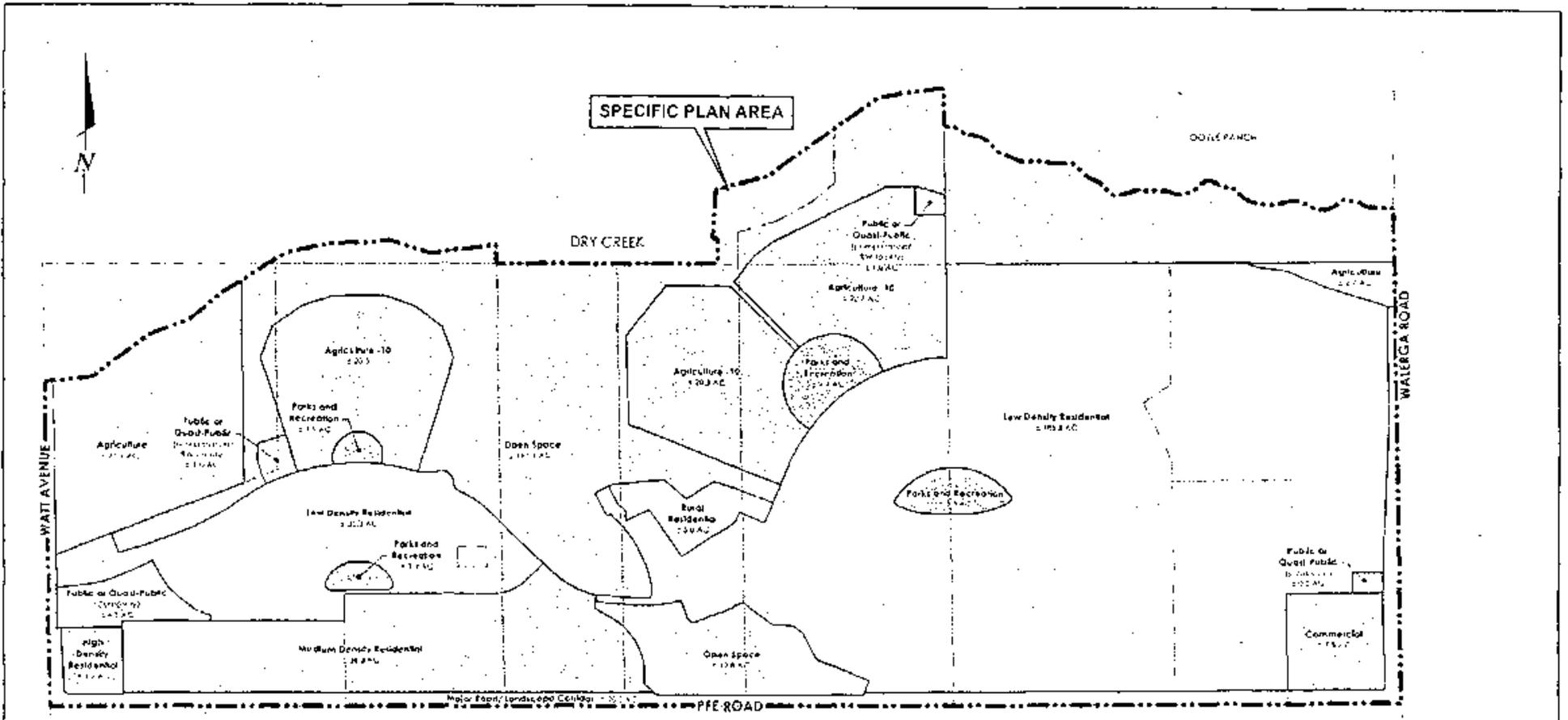
Riolo Vineyard Specific Plan EIR
Placer County, California



Source:
URS, 2006

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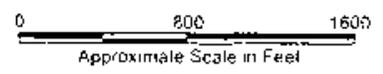
EXHIBIT 2



LEGEND

LAND USE	± Acres
High Density Residential (10-23 du/ac)	3.2
Medium Density Residential (4-10 du/ac)	36.3
Low Density Residential (1-5 du/ac)	221.1
Rural Residential (2 ac min.)	5.0
Agriculture-10 (10 ac min.)	61.3
Agriculture	39.8
Open Space	123.9
Parks and Recreation	10.1
Commercial	7.5
Public or Quasi-Public	
Cemetery	4.8
Substation	0.5
Lit. Station/RW Facility	21.0
Major Roads	20.3
TOTAL	525.6

Source:
MacKay & Soms, 2007



LAND USE DIAGRAM

January 2008
28066896
Riole Vineyard Specific Plan EIR
Placer County, California



EXHIBIT 3

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RECOMMENDED CONDITIONS OF APPROVAL - LARGE LOT VESTING TENTATIVE MAP - "RIOLO VINEYARD"

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.

1. Approval of this Large-Lot Vesting Tentative Subdivision Map encompasses approximately 292.2 acres and will create a maximum of 20 large lots with development potential. The 20 large lots are comprised of three agricultural-10 lots, one rural-residential lot, two low-density residential lots, one medium-density residential lot, one high-density residential lot, three public/quasi lots, six open-space lots and three parks-and-recreation lots and is being created for the purpose of project financing. The lots created by filing of the "large-lot" final map required by these conditions of approval carry no development rights. To obtain development rights a subsequent final map must be filed for each lot created by said final map. The subsequent final map must comply with all conditions of approval and the Development Agreement. (esd/pd)

Approval of this Vesting Tentative Subdivision Map is subject to the approval by the Board of Supervisors of a Riolo Vineyard Specific Plan and related entitlements.

2. The Large-Lot Vesting Tentative Subdivision Map shall comply with the adopted Riolo Vineyard Development Agreement, and the Specific Plan, Development Standards and Design Guidelines dated August 2008. Those provisions and regulations not addressed by these documents shall be regulated by the Placer County Code. (pd).

3. Following Large-Lot Vesting Tentative Subdivision Map approval, the applicant shall provide the Planning Department with five full-size blue-line prints of the approved tentative map that includes any changes required by the conditions herein, as approved by the hearing body and as determined necessary by the Design Review Committee (DRC). Said copies of the approved tentative map shall be submitted within 30 days of the final approval date of this Large-Lot Vesting Tentative Subdivision Map. (pd)

4. The applicant shall include the following changes to the Large-Lot Vesting Tentative Subdivision Map that will be submitted for compliance with condition 3 above to the satisfaction of DRC.

a. Relocate the northerly boundary of Lot 6 to include the area proposed for HOA maintenance. This area is currently shown within Lot 13a adjacent to the Highway Easement.

- b. Reconfigure Lot 13b to include the area lying between the boundary of Lot 1 and the Storm Water Easement (SWE). This area is currently shown within Lot 13a.
- c. Reconfigure Lot 13d to include the area lying between the northerly boundary of Lots 2, 3 & 4 and the Storm Water Easement (SWE). This area is currently shown within Lot 13a.
- d. Replace the areas identified as "Storm Water Easement" and "Wetland Preservation Easement" with a "Storm Water Preservation Easement".
- e. Replace "Swainson's Hawk Conservation Easement" with "Swainson's Hawk Habitat Area".
- f. Remove "EVA" from the open-space lots
- g. Reconfigure the northern portion of Lot 17 to create a five-acre park site.

5. The applicant shall prepare and submit to the Engineering and Surveying (ESD), a final map which is in substantial conformance to the approved Large-Lot Vesting Tentative Subdivision Map in accordance with Chapter 16 (formerly Chapter 19) of the Placer County Code; pay all current map check and filing fees. (esd)

6. All property corners shall be A) monumented prior to the recordation of the Large-Lot Vesting Tentative Subdivision Map, or B) sufficiently secured, in form and amount required by ESD, to ensure the placement of the monuments. (esd)

7. The Riolo Vineyard Specific Plan Sanitary Sewer Master Plan dated May 23, 2007, Recycled Water Master Plan dated May 2007 and the Potable Water Master Plan dated July 2006 shall be the basis for the sewer, water and recycled water easements. (dfs)

8. Blanket multi-purpose trail easements as shown on the Riolo Vineyard Large-Lot Vesting Tentative Subdivision Map shall be shown on the large-lot final map, and irrevocably offered for dedication to the County prior to approval of the large-lot final map. Construction of all trails shall be conditioned with each of the small-lot maps. (dfs)

9. If any existing or former dwellings are to be demolished, site-specific evaluation shall be conducted in accordance with County policy at each identified existing and former dwelling area to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. If any existing or former dwellings are to be demolished, identified septic tanks or cesspools shall be destroyed according to Placer County Environmental Health Services (EHS) permitted criteria prior to recordation of final map, or approval of the improvement plans, whichever occurs first, for the affected property. (EHS) (MM 15-6a)

10. For existing or former dwellings slated to be demolished, surface conditions shall be evaluated by Placer County EHS when the dwellings are vacated and prior to demolition of the structures regarding the possibility of previous site uses that may have included hazardous materials that could have been disposed of in onsite wastewater disposal systems. (EHS)

11. Prior to final map approval, submit to EHS an exhibit of the on-site sewage disposal system currently located on APN 023-200-051. The tracing shall be performed by a licensed professional and shall be as-built quality, showing the complete location of the entire system. The existing on-site sewage disposal system and the 100% replacement area shall remain within the proposed property lines and shall meet all setbacks from proposed property lines and all structures (including roads and driveways). Provide an information sheet that demonstrates that the location of the onsite sewage system remains within the proposed property lines and meets all setbacks of the proposed new lot prior to recordation of the final map. (EHS)

12. At such time that public sewer is within 300 feet of any part of the newly created parcel for the dwelling currently located on APN 023-200-051 and is legally and physically available all structures on the property (i.e. barn with plumbing) shall be connected to public sewer. All septic systems shall be properly destroyed under permit with Environmental Health Services when the property connects to public sewer. (EHS)

13. Should the well currently serving the house located on APN 023-200-051 require replacement or if the house or any of its appurtenances require a permit that causes the review of the well, the home shall be required to connect to treated water service from PCWA, if any part of the parcel is within 600 feet of treated water. (EHS)

14. Prior to approval of the final map, the existing septic tank located on APN 023-200-051 shall be evaluated by a licensed septic tank pumper, who shall submit to the Environmental Health Services for review and approval, a report of its capacity, structural condition, materials (e.g., concrete, redwood, metal, fiberglass, etc.) and the necessity for pumping. In lieu of having the tank evaluated at this time, the applicant may submit proof that the septic tank has been pumped within the last three years. Other report information listed above is still required. (EHS)

15. Submit to Environmental Health Services, for review and approval, a water quality analysis report on water from the existing well. The report must be prepared by a State Certified Laboratory and include at minimum: Bacteriology: total coliform, fecal coliform and chlorine residual. (EHS)

EASEMENTS/DEDICATIONS

16. Provide the following easements/dedications and deed restrictions on the final map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC.

- a. Dedicate multi-purpose easements adjacent to all highway right-of-ways (on-site and frontage) as shown on the tentative map.

- b. Slope easements for cuts and fills outside the roadway right-of-ways.
- c. Drainage easements as appropriate.
- d. Landscape easements as appropriate.
- e. Public utility easements over all roads.
- f. Multi-purpose trail easements
- g. Storm Water Preservation Easements (volumetric compensation and wetland preservation easements)
- h. Dedicate to Placer County one-half of a 130 feet-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Watt Avenuc, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. (ESD)
- i. Dedicate to Placer County one-half of a 64 feet-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts PFE Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. (ESD)
- j. A Vector Control Easement to perform vector control in all common areas including drainage, open-space corridor, and park areas. (EHS)(MM 15-5b)
- k. Irrevocably offer to dedicate a highway easement to Placer County over all the on-site roads shown on the vesting tentative map.
- l. Those portions of the sewer, and trail easements created on the large-lot final map, may be abandoned with the recordation of any succeeding final map if they are determined to be unnecessary.
- m. Swainson's Hawk Habitat Area.

17. The final map shall restrict the use of all areas shown as Swainson's Hawk Habitat Area on the Large-Lot Vesting Tentative Subdivision Map. These areas shall be restricted to pasture lands, grass lands, alfalfa fields or other suitable foraging habitat as approved by the Placer County DRC.

18. Storm Water Preservation Easements as shown on the Large-Lot Vesting Tentative Subdivision Map excepting those within Lot 13a shall be created on the final map for the benefit of Lots 5 through 9 and shall include the right of ingress / egress for maintenance activities as approved by the DRC. This easement must contain wording that enables the owner(s) of the Lots 5 through 9 to convey this easement right to a future Homeowner's Association or DRC approved entity.

Storm Water Preservation Easements within Lot 13a as shown on the Large-Lot Vesting Tentative Subdivision Map shall be created on the final map for the benefit of Lots 6 and 8 and shall include the right of ingress / egress for maintenance activities as approved by the DRC. This easement must be extinguished when this lot is transferred to Placer County. (pd)

19. The final map shall restrict the use of all areas shown as Storm Water Preservation Easements on the tentative map except those portions within Lots 1, 2 & 3. No placement of any fill material, excavation or the placement of non-native seeds unless approved by the Placer County DRC is permitted.

The final map shall restrict the use of the Storm Water Preservation Easements within Lots 1, 2 & 3 as shown on the tentative map. No placement of any fill material or excavation unless approved by the Placer County DRC is permitted. (pd)

20. Easements for trails as shown on the Riolo Vineyard Large-Lot Vesting Tentative Subdivision Map shall be shown on the large-lot map and dedicated to the County with the approval of the large lot final map. Construction of all trails shall be conditioned with each of the small-lot maps. (dfs)

21. With the exception of Lot 13a, all open-space lot(s) shall be defined and located as common area lots to be maintained (including the removal of unauthorized debris) by the applicant. Lot 13a shall be transferred to the County upon the County's acceptance of the improvements in the lot 13a.

The purpose of the open-space lots are to: (1) Protect existing wetlands; (2) Provide recreational opportunities; (3) Provide landscape screening, utilizing native drought-tolerant plant species; and (4) Protect wildlife and stream corridors; (5) Protect existing oak groves; and (6) Preserve the floodplain.

The purpose of said lots are for the protection and preservation of on-site wetland, riparian, upland and stream corridor habitats. A note shall be provided in the Development Notebook prohibiting any disturbances within said open-space lots, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions, or as otherwise approved by the County consistent with the Development Agreement, Specific Plan and other project related entitlements). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, trail safety, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. The CCR's for the appropriate future small-lot final map(s) shall provide for any provisions for the enforcement of this restriction by the homeowners' association. (MM) (PD/ESD)

22. Lot 10 shall be dedicated to the Roseville Public Cemetery District in accordance with the Riolo Vineyard Development Agreement. (ESD/DFS)

23. Lot 12 shall be reserved for conveyance to Placer County for the purposes of recycled water infrastructure in conformance with the Recycled Water Master Plan dated May 2007. In the event the recycled water is deemed unnecessary by the Facilities Director, or that the facility location is modified as a function of the small-lot improvements, Lot 12 shall be merged with Lot 3 with the approval of the small-lot final map. (ESD/DFS)

PUBLIC SERVICES

24. Create a Community Facilities District (CFD), County Service Area (CSA) Zone of Benefit or annex to an existing CSA Zone of Benefit, if appropriate. The CSA will be established concurrent with and on the final map. In the event that the CSA is abolished by the Board of Supervisors, or the CSA is otherwise not able to function, the homeowners' association

shall be responsible for all services previously provided by the CSA. The CSA shall provide the following services:

- a) Road maintenance, for future public roadways constructed within the roadway easement created with the final map;
- b) Maintenance and operation of public trail and park/recreation facilities;
- c) Street lighting;
- d) A separate Zone of Benefit for sanitary sewer maintenance;
- e) Storm drainage maintenance for facilities located within public easements including structural storm water quality enhancement facilities (BMP's);
- f) Sewer;
- g) Recycled water; and
- h) Fire

As specified in the Riolo Vineyard Development Agreement, should the CSA have inadequate operating funding due to a gap in timing between final map approval and CSA assessment collections, the developer shall be required to pay the difference needed for maintenance of CSA facilities until such assessments are available. (esd)

25. The wetlands report shall be field verified by the U.S. Army Corps of Engineers prior to the filing of the final map. (pd)

MISCELLANEOUS CONDITIONS

26. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of, or relating to, the processing and/or approval by the County of Placer of that certain development project known as Riolo Vineyard Specific Plan. The applicant 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. In the event of a conflict between this condition and the Development Agreement, the Development Agreement shall govern. (CC)

27. The final map will contain a note stating that Lot 12 is reserved for conveyance to Placer County for the purposed of recycled water Infrastructure in conformance with the Recycled Water Master Plan dated May 2007. In the event the recycled water is deemed not necessary by the Facilities Director or that the facility location is modified as a function of the small-lot

improvements, Lot 12 shall be merged with Lot 3 prior to the approval of the small-lot final map that creates development rights for Lot 3. (ESD)

EXERCISE OF PERMIT

28. The applicant shall exercise this Large-Lot Vesting Tentative Subdivision Map as set forth in the terms of the Development Agreement. (SR/CR) (PD)



**RECOMMENDED CONDITIONS OF APPROVAL – VESTING
TENTATIVE MAP - "RIOLO VINEYARDS SMALL-LOT "
(PSUB 20040397)**

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.

1. The proposed project consists of a Small-Lot Vesting Tentative Subdivision Map that includes two agricultural-10 lots, 128 low-density residential lots, 157 medium-residential lots, 2 park-site lots, 10 landscape-corridor lots with the option to increase this number due to future phasing with the approval of Development Review Committee (DRC), 17 alley-way lots and one public/quasi public lot for a total of 300 lots. The map implements a portion of the Riolo Vineyard Specific Plan. (PD)

Approval of this Vesting Tentative Subdivision Map is subject to the approval by the Board of Supervisors of a Riolo Vineyard Specific Plan and related entitlements.

2 All applicable conditions of the Development Agreement by and between the County of Placer and the Developer (PFE Investors, LLC), and the mitigation measures as stated in the Environmental Impact Report and the Mitigation Monitoring Reporting Plan, shall be conditions of the Small-Lot Vesting Tentative Subdivision Map. (PD)

3 Multiple final maps may be filed in conformance with this Small-Lot Vesting Tentative Subdivision Map. All requests to file multiple final maps shall be reviewed and approved by DRC prior to improvement plan or final map submittal and shall be consistent with the master plans, tentative map and the Riolo Vineyards Specific Plan. The DRC may place conditions on each proposed phase to ensure consistency with these documents and to ensure that each proposed phase constructs adequate infrastructure. Contained in these conditions are requirements relating to phasing; if multiple final maps are requested, these requirements shall serve to assist DRC with the imposition of appropriate conditions for such phasing. (PD)

4 The applicant shall prepare and submit to the Department of Engineering and Surveying (ESD), final maps which are in substantial conformance to the approved Small-Lot Vesting Tentative Subdivision Map in accordance with Chapter 16 of the Placer County Code and pay all current map check and filing fees. The lots created with the filing of these final maps shall be free of the development restrictions adopted or imposed with the Large-Lot Vesting Tentative Subdivision Map (PD)

5. Following Small-Lot Vesting Tentative Subdivision Map approval, but before submittal of improvement plans, the applicant shall provide the Planning Department with five full-size prints of the approved Small-Lot Vesting Tentative Subdivision Map for distribution to other County departments, if the approval of the project requires changes to the map. Said copies of the approved revised Small-Lot Vesting Tentative Subdivision Map shall be submitted within thirty (30) days of the original tentative map approval. (PD)

6. The applicant shall reconfigure Lot LC-1 to agree with the Riolo Vineyards Large-Lot Vesting Tentative Subdivision Map and to comply with condition 5 above to the satisfaction of DRC.

IMPROVEMENTS/IMPROVEMENT PLANS

7. The project is subject to review and approval by the Placer County Development Review Committee (DRC). Such a review shall be conducted prior to submittal of improvement plans for non-single-family residential developments. In addition to DRC approval, commercial and multi-family development may also require a Use Permit. All other DRC reviews shall be conducted concurrent with the review of the improvement plans and shall include, but not be limited to: architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, trails, wetland impacts, wetland replacement areas, etc. **(PD)**

8. The applicant shall prepare and submit improvement plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping (except the landscaping between the curb and separated sidewalks on residential lots) and irrigation facilities shall be included in the improvement plans and reviewed and approved by the DRC. The landscaping along residential lots with separated sidewalks shall be shown in the Development Notebook and accepted as complete by the County prior to final occupancy of the building permit for said lot. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

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

Technical review of the final map may not commence until the improvement plans are substantially complete as determined by the ESD. The applicant shall provide five copies of the approved tentative map and two copies of the approved conditions with the plan check application. After the first improvement plan submittal and review by the ESD, the applicant may submit the final map to the ESD. **(MM) (esd)**

9. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the improvement plans and located as far as practical from existing dwellings, the Union Cemetery and protected resources in the area. **(MM) (esd)**

10. Equestrian/Pedestrian Trails: The improvement plans for the applicable subdivision shall provide details of the location and specifications of all proposed equestrian/pedestrian trails for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, but no later than the issuance of seventy-five percent of the residential building permits for the applicable subdivision (see Section 3.13.3.1 of the Development Agreement). All easements shall be shown on the improvement plans and final map. **(PD/DFS)**

11. Any existing sewage disposal area within the Specific Plan area and within 50' of any planned construction shall be shown on the improvement/grading plans. The location of the septic system for the existing Riolo residential lot shall be shown on the information sheet filed with the final maps to ensure that the proposed boundaries do not

conflict with the existing septic systems. The on-site sewage disposal area of any affected lot shall be fenced off with fluorescent construction fencing and clearly marked with a sign that states "KEEP OFF! Reserved for Sewage Disposal Only". MM 15-6a (chs)

12. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the improvement plans/grading plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the improvement plans and/or grading plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 maximum (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project improvement plans/grading plans. It is the 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 ESD.

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

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

13. Prepare and submit with the project improvement plans, 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 submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. (MM) (esd)

The drainage reports required for site specific developments shall be consistent with the overall master drainage study. For those applicable projects, a brief analysis, or reference to the master drainage study, regarding the potential for the project's impacts to the following off-site drainage facilities shall be included in the site specific drainage report. Impacts to these facilities shall be kept to a minimum and shall be mitigated by floodplain compensation areas, or detention, as specified by the Engineering and Surveying Department and the Flood Control District: (esd)

- a) Existing culvert/bridge at Watt Avenue.
- b) Existing culvert on PFE road located at the south east corner of the high-density residential parcel.
- c) Existing culverts on PFE road, which are tributary to open-space lot 14.
- d) 100-year floodplain of Dry Creek and the unnamed tributary.

14. Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as specified in 6-6 of the Specific Plan and as approved by the Engineering and Surveying Department. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004). With the improvement plans, the applicant shall provide support that proposed BMPs are appropriate to treat the pollutants of concern from this project. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. 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. **(MM) (esd)**

15. 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 Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees prior to start of construction. **(MM) (esd)**

16. Show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Dry Creek and its tributaries on the improvement plans and informational sheet(s) filed with the appropriate final map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(MM) (esd)**

17. Show finished house pad elevations 2-feet above the 100-year flood plain line (or finished floor 3-feet above) for Agricultural Lots 286 and 287 and Lots 5 through 17 (and any other lots proposed adjacent to the 100-year floodplain) on the improvement plans and informational sheet filed with the final map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the Engineering and Surveying Department following project construction. Benchmark elevation and location shall be shown on the improvement plans and informational sheet to the satisfaction of DRC. **(MM) (esd)**

18. Provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. 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) (esd)**

19. Extend a pressurized water system into the subdivision to County (Section 7 of the Land Development Manual) to the serving water district's or fire district's standards, whichever are greater. **(esd)**

20. With the project improvement plan, submit to the Engineering and Surveying Department (ESD), 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
- c) Special problems discovered on site, (i.e., groundwater, expansive/unstable soils, etc.)
- f) Slope stability
- g) Lift station wet well and utility trench design

Once approved by the ESD, two copies of the final report shall be provided to the ESD 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 completed 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 that earthwork has been performed in conformity with recommendations contained in the report. (MM) (esd)

21. An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department 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. (esd)

22. 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. (MM) (esd)

23. Prior to improvement plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. (esd)

24. Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). 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. BMPs for the project include, but are not limited to: source control, sheet flow through grassy areas or open spaces, fossil filters, trash screen vaults, vortex devices, interceptors, rock lined ditches and grassy swales. All BMPs shall be maintained as required to

insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. (MM)(esd)

25. 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 Engineering and Surveying Department and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the improvement plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowners' Association is responsible for maintaining the legibility of stamped messages and signs. (esd)

26. Prior to issuance of the 75th single family residential building permit the applicant shall construct the improvements for the Watt Avenue and PFE Road intersection and signal. The improvements shall be in conformance with Section 3.2.1.2 of the Riolo Vineyard Development Agreement (esd/dpw)

27. Improvement plans for each small-lot final map shall include construction of the fences, walls and trails contained within the boundary of that map. Improvements contained within any open-space lot created on the Riolo Vineyard Large-Lot Vesting Tentative Subdivision Map shall be included with the improvement plans for the first small-lot final map bordering that open space. All improvements shall comply with the Riolo Vineyard Specific Plan, Development Standards and Design Guidelines. More specifically, each proposed portion of the trail system shall be constructed as follows: (dfs)

- a. All public trails within County property, or easements shall be maintained by a CSA.
- b. Multi-purpose, native-earth trails as described in the Riolo Vineyards Specific Plan should be separated at least 10 feet from other hard surface trails, where feasible and as approved by the DRC. In areas where there is less than 10 feet separation, split-rail fencing or other approved fencing or barrier shall be installed.

28. This project is subject to construction-related storm water permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program. Any required permits shall be obtained through the State Regional Water Quality Control Board or EPA. A Waste Discharge Identification, (WDID) number issued by the State Water Resources Control Board, (SWRCB) must be present on the grading plan and/or improvement plan prior to approval. (esd)

29. Traffic noise attenuation measures shall be implemented in accordance with Section 4.7 of the Riolo Vineyard Design Standards. Where sound attenuation is needed to attenuate traffic noise, the height and location of the attenuation feature shall be shown on the improvement plans and/or grading plan. It shall be installed in accordance with the Riolo Vineyard Specific Plan, Development Standards and Design Guidelines. Necessary breaks in the wall shall be wrapped appropriately at the wall termination point. (chs)

30. Construction noise emanating from any construction activities for which a grading plan/improvement plan, or building permit is required is prohibited on Sundays and Federal Holidays, and shall only occur: (pd)

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday 7:00 am to 8:00 pm (during non-daylight savings)
- Saturdays, 8:00 am to 6:00 pm (Saturday work may be subject to availability of County staff).

Temporary signs (4 feet by 4 feet) depicting the above construction hours shall be located at key locations along the perimeter of the project, as determined by the DRC. Signs shall include a toll-free phone number that the public can call the developer/contractor directly for information or complaints regarding construction activities.

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 on, can 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.

This condition shall be included on the improvement/grading plans and in the Development Notebook.

31. The improvement plans shall be approved by the water supply entity for water service, supply and maintenance. The applicant/developer shall submit to the Departments of Environmental Health Services and ESD a "will-serve", a "letter of availability", or other suitable notification acceptable to EHS and ESD, from the water distributor and supplier stating that those agencies have the ability and system capacity to provide the project's domestic and fire protection needs. The serving water supply entity shall sign the improvement plans prior to County approval of the improvement plans. (ehs)

32. With the submittal of the improvement plans, include detailed design reports for the off-site sewer and recycled water infrastructure (unless deemed not required by Facility Services). The design report for the sewer shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: a map of the sewer shed, design criteria/assumptions used for the design of the pump station, force main, emergency storage, emergency power, chemical feed building, and pump selection. The design report for the recycled water shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: a map of the service area, design criteria/assumptions used for the design of the booster station, pipelines, pressure requirements, and operational considerations. (dfs)

33. Requests to file multiple final maps shall conform to the Riolo Vineyard Specific Plan, unless as otherwise approved by the DRC. In addition, the following conditions apply: (dfs)

- a. The improvement plans for each small-lot development shall provide sufficient on and off-site infrastructure improvements (roadways, sewer, water, recycled water (unless deemed not required by Facility Services), drainage, dry utilities and other related facilities) as determined by the DRC.
- b. Frontage improvements along Watt Avenue, PFE Road, and Walerga Road (including any necessary transitions) shall occur concurrent with the small lots fronting those roads are developed.
- c. Improvement plans for each small-lot final map shall be required to provide utility stubs to their property line for future connections, including those shown crossing PFE Road to serve properties to the south. It may also be required to construct infrastructure and facilities outside their small-lot boundary, but within the Riolo Vineyard Specific Plan area, as necessary, to provide services to the small lot in question and to existing or proposed bordering developments.
- d. Any proposal for the installation of interim facilities to serve one or more small lot shall be accompanied by the submittal of studies demonstrating the adequacy of the interim facilities to provide service pending completion of the permanent facilities.
- e. Developers may request to enter into reimbursement agreements, as described in the Riolo Vineyard Development Agreement, with the County for on-site or off-site improvements constructed by the developer which benefit others.

- f. Prior to submittal of improvement plans, the sewer and recycled water master plans shall be submitted to the County for final review and approval. Any proposals for modification of sewer backbone infrastructure especially with regard to the Placer Vineyard Shed B project will require a revision of the Sewer and Recycle Master Plans to be approved by Facility Services and the DRC.
- g. Unless the recycled water entitlements of 0.21 MGD for the Riolo Vineyard Specific Plan Area are approved by the County for transfer to the Placer Vineyards Specific Plan Project, this project shall construct a 24-inch recycled water pipeline in general conformance with Options 1A or 1B of the Riolo Vineyard's Recycled Water Master Plan. This recycled water pipeline will benefit the Placer Vineyard Project and the Riolo Vineyard's developer will be eligible for a reimbursement. If the recycled water is approved for transfer to the Placer Vineyard's Project, then a future 24-inch recycled water line alignment, which will minimize disturbance of other infrastructure, shall be depicted on the backbone sewer forcemain improvement plans to be constructed by others. (dfs)

34. The pumps at the existing CFD sewer pump station and ancillary equipment shall require upsizing by others to accommodate the build-out flows from Placer Vineyard Shed B per the Riolo Vineyard Specific Plan Sewer Master Plan. If the flows from Shed B are diverted elsewhere or if development is delayed, it may not be necessary to upsize the CFD system initially. If Shed B flows are altered, then the Riolo Vineyards Sewer Master Plan will need to be modified and submitted to the County for review and approval prior to improvement plan submittal for the backbone sewer infrastructure. (MM) (dfs)

35. The applicant shall design and construct a new pump station for ultimate build-out which will include Placer Vineyard's Shed B as per the Riolo Vineyard Sewer Master Plan. The new pump station's ultimate design shall include the wet well, emergency storage, force main and chemical feed building. These improvements will benefit the Placer Vineyard Project and the Riolo Vineyard's developer will be eligible for a reimbursement (dfs)

36. A gravity trunkline to provide connectivity to Placer Vineyards Shed B shall be constructed with the backbone sewer infrastructure (pump station, force main and sewer access road) from the new pump station to the southern limits of Dry Creek generally as depicted on the Riolo Vineyards Utility Plan. These improvements will benefit the Placer Vineyard Project and the Riolo Vineyard's developer will be eligible for a reimbursement. (dfs)

37. On the improvement plans, ensure that all onsite and offsite wastewater and recycled water pipelines are designed with watertight joints in accordance with Placer County Standards. (MM) (esd)

38. Indicate on the improvement plans that the pump station is located above the 100-year floodplain to the satisfaction of Environmental Engineering. Sewer manholes located within the 100-year floodplain shall have bolt-down covers. (MM) (esd)

39. An emergency generator and fuel storage for extended operation shall be installed at the proposed on-site pump station site and have adequate spill containment. This shall be shown on the project's improvement plans. (MM) (dfs)

40. The on-site pump station site, including the generator and fuel storage tank, shall be fenced with a locked vehicle access gate and shown on the improvement plans. The applicant shall obtain approval of the fencing and gate by County Planning and Environmental Engineering Departments. (dfs)

41. Prior to the approval of the first Riolo Vineyard small-lot final map, all of the off-site sewer infrastructure, i.e. lift station, emergency storage facility, chemical feed building, access road etc. and the 16-inch force main from the Pump Station (Lot 11) to the connection point on the existing 16" force main stub cast of

Walerga Road shall have improvement plans approved. These off-site sewer improvements require acceptance by the County prior to, or concurrent with, the acceptance of on site improvements for the first Riolo Vineyard small-lot final map. Note: a portion of the existing 12-inch sewer line (approximately 125 feet) located east of Walerga Road shall be upsized to 16-inch, unless otherwise allowed by Facility Services. (dfs)

42. All of the off-site recycled water infrastructure (unless deemed not required by Facility Services) including the booster station and the main line to the connection point on the existing stub east of Walerga Road shall be shown on the improvement plans and constructed and accepted by the County prior to the issuance of the first residential production building permit. (dfs)

43. Temporary construction/sales offices shall only be connected for service to the public sewer after the County has accepted the public sewer improvements as complete. If permits are issued for temporary sales offices prior to this, such offices shall be installed with temporary sanitary sewer holding tanks. It will be the responsibility of the developer to maintain such tanks in accordance with County Environmental Health requirements. (ehs)

44. Sewer facilities shall not be approved for construction as part of an early grading plan or rough grading plans. (dfs)

45. Provide public sanitary sewer easements where the sanitary sewer is not within applicable public road or utility easement. These easements shall be a minimum of 20-feet wide (wider easements may be required if the depth of the sanitary sewer line exceeds 10 feet) and shall not straddle property lines. These easements shall be shown on the improvement plans and may be dedicated on the final map. However, offsite easements shall be recorded prior to improvement plan approval. (dfs)

46. Paved access shall be provided to the sewer lift station and each sanitary sewer manhole (SSMH) in conformance with Plates U-20, U-22.1, U-22.2 and U-21 of the Placer County General Specifications. (dfs)

47. If required by Federal Emergency Management Agency (FEMA), the applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from the FEMA for fill within a Special Flood Hazard. A copy of the letter shall be provided to the Engineering and Surveying Department prior to approval of the improvement plans. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Department prior to acceptance of project improvements as complete. (esd)

48. Prior to County approval of grading plans for the sewer force main and adjacent trail impacting past disposal sites along Dry Creek, complete a risk assessment with the California Department of Toxic Substances Control (DTSC), and submit to EHS the "No Further Action" letter or equivalent notice from DTSC that the sites do not require further investigation and action. The risk assessment shall address the future use as open space. In the event that disturbance of the past disposal sites is avoided by site improvements, this condition must be satisfied prior to County acceptance of dedication of the affected open-space lot. (MM 15-2d) (ehs).

49. Prior to approval of the improvement/grading plans, the applicant shall demonstrate to the satisfaction of Environmental Health Services that the proposed fill material within residential lots is free from contamination above regulatory action levels established by the DTSC. Fill material may be demonstrated to be free from contamination if taken from areas within the Specific Plan for which previous screening analysis has been performed according to the Interim Guidance for Sampling Agricultural Fields for School Sites (DTSC, 2002), or through direct soils testing if taken from areas where previous screening analysis has not been performed. (ehs)

50. Maintenance easements for physical features, such as berms and walls as shown on the vesting tentative map and improvement plans shall be created on the final map. Typically a 10- to 12-foot maintenance easement

is appropriate. (ehs)

51. Prior to improvement plans approval, a note shall be placed on improvement plans to indicate that if any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Central Valley Regional Water Quality Control Board. (ehs)

52. Prior to staging of any construction equipment or commencement of any construction activities, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the improvement plans where applicable. (ehs)

53. Site-specific evaluation shall be conducted in accordance with County policy at each identified existing and former dwelling area to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. Identified septic tanks or cesspools shall be destroyed according to Placer County EHS permitted criteria prior to recordation of final small-lot subdivision map, or approval of the improvement plan, whichever occurs first, for the affected property. (ehs)

54. Surface conditions shall be evaluated by Placer County EHS when the dwellings are vacated, and prior to demolition of the structures regarding the possibility of previous site uses that may have included hazardous materials that could have been disposed of in onsite wastewater disposal systems. (ehs)

55. County to issue building permits only when sufficient treated water supply exists and as allowed by ordinance. Any future wells for irrigation (AG-10 lots) will require a well permit from the County. (MM) (ehs)

56. The applicant shall field stake alignments for all improvements within open-space lots/corridors within the sensitive areas (trees/wetlands) and the DRC shall review and approve said staking prior to approval of the associated improvement plans. The alignments for the improvements shall be consistent with the master plans and tentative map. Final alignments shall be shown on the improvement plans and approved prior to any work commencing. Changes to the alignments during construction shall be approved by the DRC. (pd, esd)

57. Prior to submittal of the improvement plans that develop lots 99 and 100 (as shown on the tentative map), a supplemental noise analysis for those lots shall be performed. If sound attenuation is required, but not feasible, then the site plan shall be revised to reflect the need for additional set-back distance for lots 99 and 100. (ehs)

GRADING

58. Prior to issuance of an Early Grading Permit (Early Grading Plans) to allow for on-site rough grading, the applicant must submit improvement plans and any related documents as required by these conditions of approval to the Engineering and Surveying Department (ESD) for review. The review for the initial submittal of the Improvement Plans must be completed by DRC and satisfactorily address issues relating to dust control, tree removal, wetlands, protective fencing, grading, drainage, and erosion control.

Upon DRC determination that an Early Grading Permit may be issued, the applicant shall prepare a separate Rough Grading Plan and submit it to ESD for review and approval. Separate plan check, inspection and winterization fees will be required and will be based on the engineer's estimate. If design/site review process and/or

DRC review is required as a condition of approval for this project, said review(s) shall be completed prior to the submittal of the Early Grading Permit. (MM) (ESD/PD)

59. Any proposed off-site subdivision grading within the Specific Plan area that is beyond that necessary for construction of streets, utilities, and drainage improvements for the tract in question (i.e., mass grading, residential pad grading) must be approved by DRC prior to, or concurrent with, the approval of project Improvement Plans for the tract in question. 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, utilities, road profiles, 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)(ESD/PD)

60. In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way, unless otherwise approved as a part of this project. (MM) (ESD/PD)

61. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (ESD)

62. Temporary construction fencing: The applicant/developer 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 location prior to any construction equipment being moved on site or any construction activities taking place: (pd)

- a. At the limits of construction, outside the dripline of all preserved trees 5" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the tentative map;
- b. Around any sensitive resource areas as discussed in the project FIR (i.e., cultural resources, raptor nests, etc.)

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. Said fencing and a note reflecting this condition shall be shown on the grading/improvement plans. (pd)

63. Prior to grading or improvement plan approval, all abandoned refuse on the site shall be removed and disposed of appropriately. Obtain any required demolition permits from the Building Department. (MM 15-2b, 15-9a) (EHS)

64. Grading plans and/or improvement plans shall show the approximate finished grading of each lot, the preliminary design of all grading, elevation of proposed building pads and receptors, and location of proposed noise attenuation features, if necessary. The top-of-barrier elevation shall be such that the masonry wall is at least 6 feet above the pad elevation and the relative elevations of the top-of-barrier above roadways are not reduced below that analyzed by the FIR and that recommended by the approved acoustical analysis for the project area. (MM 11-2a) (ehs)

65. During construction temporary storage and use of hazardous substances shall comply with Fire and EHS regulations and requirements, and spill prevention shall be used. If a spill should occur, it should be contained and reported to the Placer County EHS Division immediately. Affected soil should be excavated and disposed of in accordance with County requirements. MM (EHS)

66. Prior to County approval of the final map, complete and certify any remedial action if required by the DTSC within the project area. Remediation, if required, may include a range of activities, including restrictions on use, soil excavation, and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors. (MM) (EHS)

67. Each phase of construction within the Riolo Vineyard Specific Plan area shall comply with all federal, State and local laws and regulations pertaining to the use, storage, and transportation of hazardous materials. (MM 15-1a) (EHS)

68. If existing wells are temporarily used during construction, the well heads shall be protected with bright-colored bollards on all sides, or other barrier as approved in writing by Environmental Health Services. The well and bollards shall be shown on the improvement/grading plans. The wells shall be destroyed prior to acceptance of improvements for which the well is being used, unless otherwise approved by Environmental Health Services. (chs)

69. Each construction project within the Riolo Vineyard specific plan area shall comply with Placer County EHS requirements for reporting releases of hazardous materials. If a release of hazardous materials should occur, it will be contained and immediately reported to Placer County EHS. Impacted soil shall be excavated and disposed as required by the agency with regulatory jurisdiction. (MM 15-2a) (EHS)

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

71. Prior to commencement of construction or staging of construction equipment, the Applicant shall develop and implement a construction noise abatement program acceptable to Placer County Division of Environmental Health (EHS) and conforming to Minute Order 98-08. A note to this effect shall be added to the improvement plans where applicable. The plan shall require that: (EHS)

- a. All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- b. Stockpiling and/or vehicle staging areas shall be identified on the improvement plans and shall be located as far as is practical from existing occupied dwellings
- c. Specific noise-control measures shall be identified that will reduce the hourly noise level to 70 dBA or lower at all schools during periods when schools are in session
- d. Specific noise control measures shall be identified that will reduce the hourly average noise level to 70 dBA or lower at other noise-sensitive receptors where feasible. The construction contractor shall consider implementation of the following measures in the construction noise control plan:
 - 1) Select equipment capable of performing the necessary tasks with the lowest noise emission level and the lowest possible height for the acoustic center of noise emissions.
 - 2) Noise barriers may be required to block the line of sight from noise sources to noise-sensitive receivers of concern or to further reduce noise levels beyond that provided by line-of-sight breaks afforded by topographical features. The plan shall identify the proper height, location, and effectiveness of a noise barrier in terms of the expected hourly average noise level due to

construction activity at noise-sensitive receivers of concern, with the objective of reducing contributions from construction activity to an hourly average of 70 dBA or less. (MM) *NOTE: See MM11-1a(EHS)*

72. Prior to approval of the applicable improvement plan, an acoustical analysis shall be performed at the location of PFE Road at the first entrance east of Watt Avenue and at properties in the vicinity of receptors R04 and R05 (as identified in the environmental document), in accordance with Table 9-2 of the Placer County General Plan. This shall be performed in conjunction with a revised plan or submission of a proposal for a variable height (greater than 6 feet) noise attenuation barrier. The analysis shall determine the noise exposure at the property line of the receiving use. The acoustical analysis shall recommend appropriate mitigation and estimate the noise exposure after the prescribed mitigation measures have been implemented to assure compliance with Placer County policies and standards. The acoustical analysis shall be submitted to Placer County Environmental Health Services for review. Appropriate mitigation, as approved by Placer County Environmental Health Services shall be implemented by the applicant. The acoustical analysis shall be completed, to the satisfaction of EHS. (MM 11-2a/b) (EHS)

73. Additional noise analysis may be required for lots shown on the final map that require a determination by the County Surveyor of substantial conformance with the approved tentative map. This additional noise analysis must be completed according to Table 9-2 of the Placer County General Plan. (EHS) (MM)

74. Prior to approval of the applicable small-lot final map, construct or provide financial assurance for all noise barrier to the satisfaction of the DRC. This noise barrier, including cross section views of relationship to building pad elevations, shall be shown on the Improvement Plans. The project shall conform to the Noise Element of the General Plan and the environmental document. (MM) (EHS)

75. Prior to acceptance of improvements, provide a managing entity to maintain the noise attenuation structures required in the environmental document. (MM)(EHS)

76. Prior to approval of improvement plans, it shall be demonstrated to the satisfaction of Placer County Department of Environmental Health that stationary noise sources, such as pumps from the lift station located within the Plan Area will not result in an Ldn in excess of 50dBA at property lines for residences within the Plan Area. The mitigation specified shall also reduce noise levels for receivers outside of the Plan Area. Mitigation Measure 11-4a is intended to ensure that noise levels due to stationary equipment do not exceed applicable standards by controlling source noise emissions and providing enclosures and/or barriers as needed during final design. If a noise attenuation feature is required, the feature shall be shown on the improvement plans for review and approval by Environmental Health and Environmental Engineering. This shall all be completed in accordance with Mitigation Measure 11-4a. (EHS)

77. Prior to final map approval, a control management/maintenance program shall be approved by the Placer Mosquito Abatement District (PMAD). (MM) (EHS)

78. During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other disease vectors. Direct pumping and/or ditching will be used to reduce the amount of standing water or reduce the length of time water can stand in low areas following rainfall events. The target holding period is 72 hours, which is consistent with guidelines being developed by the Placer County Mosquito Abatement and Vector Control District. (MM 15-5b) EHS

ROADS/TRAILS

79. Construct onsite subdivision road(s) and dedicate right-of-way in accordance with the Riolo Vineyard Specific Plan and tentative map as summarized below. With the exception of the private residential alleys (Section K) and temporary emergency access roads, the road(s) shall be maintained by Placer County and signed for 25 mph. With the exception of the private residential alleys and emergency access roads, all subdivision streets shall be designed to meet the design speed criteria listed below, 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 the following Traffic Indexes: (Ref. Section 4, LDM). **(ESD)**

Section	Right-of-Way	Pave Width	Sidewalk	Design Speed	Traffic Index
D	45 feet	39 feet	Yes	35 mph	7.0
DI	58 feet	46 feet	Yes	35 mph	7.0
F	40 feet	32 feet	Yes	35 mph	7.0
H	40 feet	30 feet	Yes	25 mph	6.0*
I	40 feet	31 feet	Yes	25 mph	5.5
J	Varies (see TM and SP)	38 min (see TM and SP)	Yes	25 mph	7.0

*For section H, cul-de-sacs serving less than 50 lots may be designed to a TI of 5.5.

80. Final approval of on-site and off-site waterline, sewerline, storm-drain routes, and road locations must be obtained from the DRC. **(ESD/PD)**

81. In the event interim improvements are allowed due to potential capital improvement projects, construct public road entrances onto Watt Avenue and PFE Road to Plate R-17, LDM standards. In either case, acceleration tapers and sight distances shall meet the R-17 requirements. The design speed of Watt Avenue and PFE Road shall be 55 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) unless otherwise approved by the DPW and the Engineering and Surveying Department (ESD). An encroachment permit shall be obtained by the applicant or authorized agent from DPW. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 8 and 8.5, respectively, but said section shall not be less than 3" AC/8" Class 2*AB unless otherwise approved by the ESD. **(ESD/DPW)**

82. In Accordance with the Riolo Vineyard Development Agreement, construct a left-turn lane at the project entrance on PFE road and at the westbound approach to Watt Avenue. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 mph, unless an alternative is approved by DPW. **(MM) (ESD/DPW)**

83. Construct a right-turn lane at the project entrance on PFE Road and Watt Avenue. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 mph, unless an alternative is approved by DPW. **(MM) (ESD/DPW)**

84. Construct a right-turn lane on PFE Road on the westbound approach to Watt Avenue. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 mph, unless an alternative is approved by DPW. **(MM) (ESD/DPW)**

85. Construct one-half of a 100-foot road section plus curb, gutter and sidewalk where the project fronts Watt Avenue as shown on the tentative map and in the Riolo Vineyard Specific Plan, including the cemetery's frontage. Improvements shall be measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 8, but said section shall not be less than 3-inches AC/8-inches Class 2 AB unless otherwise approved by the ESD and DPW. (ESD/DPW)

86. Construct one-half of a 58-foot road section plus curb, gutter and sidewalk where the project fronts PFE Road measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). Alternatively, if curb and gutter is not proposed, a separated sidewalk with a road side ditch is acceptable. 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 8.5, but said section shall not be less than 3-inches AC/8-inches Class 2 AB unless otherwise approved by the ESD and DPW. (ESD/DPW)

87. Prior to the issuance of the 75th single family residential building permit the applicant shall construct the frontage improvements for the HDR property. The required improvements shall be those identified in the Riolo Vineyard Development Agreement, including applicable water, recycled water, sewer and drainage improvements sufficient to fully serve the property. Construction of one-half of a 100-foot road section is required along Watt Avenue and construction of one-half of a 58-foot road section is required along PFE Road. In general, the improvements shall consist of a 12-lane, bike lane, curb, gutter and sidewalk. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, bus stops and turnouts, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. (esd,dpw)

88. Construct two traffic circles/roundabouts along Street "A" at the locations shown on Figure 4.1 of the approved Specific Plan document. The roundabout design should comply with the Federal Highway Administration's publication "Roundabouts: An information Guide", unless otherwise approved by the Department of Public Works. (DPW)

89. Roadway improvements constructed with each project phase that are intended for future connections, shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead), casements, barricades and signing as required by the Engineering and Surveying Department and the Department of Public Works. As each road is extended into other project phases, these turn-around improvements shall be removed or modified as required. (ESD)

90. Provide school bus/transit turnout(s) to the satisfaction of the California Highway Patrol, local busing provider, and the Engineering and Surveying Department. A letter shall be provided from the CHIP and local busing provider which addresses the need for a turnout and the turnout design (if required) and the turnout shall be as shown on the project improvement plans prior to their approval. (ESD)

91. Construction vehicles' access during construction of this project shall be limited to PFE Road, unless otherwise approved by DPW. Temporary construction access onto County roadways shall be shown on project improvement/grading plans and shall be improved to the satisfaction of the Engineering and Surveying Department. (MM)(ESD)

92. An encroachment permit shall be obtained from the Department of Public Works prior to improvement plan approvals for any landscaping within public road rights-of-way. (ESD)

93. Streetlight(s) shall be shown on the improvement plans, designed in accordance with the Caltrans Traffic Manual and Standard Plans, and shall be provided and installed to the satisfaction of the DPW and PG&E pursuant to Section 4.04 of the Placer County Land Development Manual.

Streetlights shall be of a type, height, and design to direct lighting downward, shielding, to the greatest extent practical, light exposure beyond that needed for proper intersection lighting. All CSA maintained street lighting shall be located within an MPE or County maintained right-of-way. All others will be privately maintained. (ESD)

94. Where the DRC has approved additional streetlights, the following standards shall apply: All interior street lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All streetlighting shall be reviewed and approved by the DRC for design, location, photometrics, etc. (PD)

95. Construct Class I and delineate Class II bikeways along the project's frontage on Watt Avenue and PFE Road pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to ESD/DRC review and approval prior to the approval of Improvement Plans. (ESD)

96. All roads not designed for parallel parking per the Riolo Vineyard Specific Plan street sections, shall be signed "No Parking" or provide red painted curbs, as directed by DPW. (dpw)

97. Proposed road names shall be submitted to the Engineering and Surveying Department (ESD) - Addressing (530) 745-7530 for review and shall be approved by the ESD prior to Improvement Plan approval. (ESD)

98. Each tract shall construct their frontage improvements and provide a minimum of two full-service accesses to a public road. With the approval from DPW, ESD and Fire, one access may be designed as a temporary EVA until such time full road improvements are required for other developments. Each tract shall provide full utility services consistent with the utility master plans as depicted in the Riolo Vineyard Specific Plan. Any changes to utility alignments will need to be reviewed and approved by the DRC prior to submittal of the improvement plans. (csd)

99. Prior to County approval of each small-lot final map, Landowner shall convey an easement to County for appropriate portion of the trail system as shown in the Specific Plan Figure (4.7) and Figure (4.2-L), unless otherwise approved by the County Parks Division. The open-space trail alignments shown on said figures identify approximate trail locations. Final trail locations shall be field staked by the landowner and approved by the County Parks Division prior to improvement plan approval. The trail easements may exceed fifty feet when necessary due to terrain, wetlands, or other obstacles. After the trails are constructed by the applicant/developer and accepted by the County, any changes in alignments or uses of these trails will be the responsibility of the County. (dfs)

100. Developer shall construct the complete trail system for each applicable set of improvement plans as required by the Riolo Vineyard Specific Plan to standards approved by the County, and in accordance with the schedule set forth in the Development Agreement, Specific Plan and these conditions of approval. The CC&R's shall disclose the project's requirements for public trails. (dfs)

101. Trails within open-space corridors shall be constructed to the trail standards, design details contained in the Riolo Vineyard Specific Plan, unless otherwise approved by the County Parks Division. (Refer to the Specific Plan, Section 4.6 and Figure 4.2, Section I. and Figure 4.7.). Class 1 trail and utility access road shall be constructed per a modified Department of Public Works Plate U-21 (2-foot wide shoulders), including the trail/access road that ties into Park Site 3. The multi-purpose trail shall be a 4' wide bladed meandering trail on native material. All other feeder trails to the villages shall be natural trails as conceptually identified in the Riolo Vineyard Specific Plan. (dfs)

PARKS

102. Parks shall be dedicated and developed in conformance with the Development Agreement and as outlined in the Riolo Vineyard Specific Plan, Section 5. Park plans are subject to review and approval by the Placer County Development Review Committee, (DRC). Said review and approval shall be in conjunction with the improvement plan approval associated with the phase of development subject to park dedication, unless as approved otherwise by ESD. Commencement of construction of park improvements shall be as stipulated in the Development Agreement. (DFS)

103. All park improvements shall be phased in accordance with the Riolo Vineyard Specific Plan and Development Agreement. (DFS)

104. Park landscape and improvement plans shall provide sufficient detail to allow for review and approval by the DRC and the County Parks Division and for ultimate construction of said facilities. Approval shall be evidence by a signature of a Parks Division representative on the Park Landscape and Improvement Plans. (DFS)

PUBLIC SERVICES

105. Provide to DRC "will-serve" letters, or approved equivalents, from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

- a) (PG&E and SMUD, Gas & Electric Company)
- b) (Placer County Sewer District, CSA 28, Zone 173)
- c) (PCWA, Water District)
- d) (APDS, Refuse Collection Company)
- e) (City of Roseville-wastewater treatment provider-GP Policy 4.D.2)

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) they shall not be required again. (ESD)(EHS)

106. Prior to the approval of the improvement plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes prior to improvement plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project improvement plans. (ESD)

107. Prior to the approval of the improvement plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:

- a) Center Unified School District
- b) The Placer County Sheriff's Office (ESD)

108. Prior to final map approval, provide evidence of a pipeline extension (or other connection requirement) from the domestic water purveyor to the DRC for verification of service for all lots of the Final Map. This can be included with the project "will serve" or "water availability" letter. (EHS)

109. Provide the ESD 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. (ESD)

110. Create a Community Facilities District (CFD), County Service Area (CSA) Zone of Benefit or annex to an existing CSA Zone of Benefit, if appropriate. The CSA will be established concurrent with and on the final map. In the event that the CSA is abolished by the Board of Supervisors, or the CSA is otherwise not able to function, the homeowners' association shall be responsible for all services previously provided by the CSA. The CSA shall provide the following services consistent with the Riolo Vineyard Development Agreement: (ESD)

- a) Road maintenance, for future public roadways constructed within the roadway easement created with the final map.
- b) Maintenance and operation of public trail and park/recreation facilities.
- c) Maintenance of County owned open space
- d) Street lighting
- e) Annexation into CSA 28, Zone 173 for sanitary sewer maintenance is required prior to improvement plan approval.
- f) Storm drainage maintenance for facilities located within public easements including structural storm water quality enhancement facilities (BMP's).
- g) Transit improvements
- h) Recycled water
- i) Sewer
- j) Fire

As specified in the Riolo Vineyard Development Agreement, should the CSA have inadequate operating funding due to a gap in timing between final map approval and CSA assessment collections, the developer shall be required to pay the difference needed for maintenance of CSA facilities until such assessments are available, as described in the Development Agreement.

GENERAL DEDICATIONS/EASEMENTS

111. Provide the following easements/dedications on the improvement plans and final map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC: (ESD)

- a) Dedicate multi-purpose easements adjacent to all roadway right-of-ways (on-site and frontage) as shown on the tentative map.
- b) Slope easements for cuts and fills outside the roadway right-of-ways.
- c) Drainage easements as appropriate.
- d) Fire protection and access easement(s).
- e) An Irrevocable Offer of Dedication (IOD) for easements as required for access to post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. (MM) (ESD)
- f) Easements as required for installation and maintenance of neighborhood identification/entrance structures, sound walls, fences and/or gates by the homeowners' association. A hold harmless encroachment permit will be required of the developer during the improvement plan process for construction and maintenance activities within highway easements. (ESD/PD)

- g) Landscape easements as appropriate.
- h) Provide private road easements and public utility easements per the criteria described in the Riolo Vineyard Specific Plan (Section 4.3, Figure 4.2, Section K) along on-site subdivision roadways for the medium-density residential alley-loaded lots.
- i) Public utility easements over the private roads as required by the serving utilities, excluding wetland preservation easements (WPE).
- j) Cultural resource easements
- k) Multi-purpose trail easements
- l) Ingress/egress and support easements over the private roads.
- m) Storm Water Preservation Easements (volumetric compensation and wetland preserve easements)
- n) Dedicate to Placer County one-half of a 130 feet-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Watt Avenue, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. **(ESD)**
- o) Dedicate to Placer County one-half of a 64 feet-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts PFE Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. **(ESD)**
- p) A note shall be placed on all final maps granting Placer Mosquito Abatement District and Vector Control District access to perform vector control in all common areas including drainage, open space corridor, and park areas in perpetuity. (EHS)(MM 15-5b)
- q) Those portions of the sewer, and trail easements created on the large-lot final map, may be abandoned with the recordation of each small-lot final map if they are determined to be unnecessary.

112. Lot 10 of the large-lot tentative map (cemetery property) shall be dedicated to the Cemetery in accordance with the Riolo Vineyard Development Agreement. (drc)

113. Open-space lot 13-A shall be conveyed to the County upon acceptance of improvements in said lot. Said improvements shall consist of trails, sewer, fencing, etc., as described in the Riolo Vineyard Specific Plan and Development Agreement. (dfs)

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

114. A revegetation plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the DRC (and Parks Division if maintenance is provided through a CSA) which applies to areas of disturbance for the construction of infrastructure improvements.

A conceptual plan shall be submitted to the DRC prior to, or concurrent with, the submittal of improvement plans. The vegetation shall be installed to the satisfaction of the County prior to the County's acceptance of the subdivision's improvements. To ensure quick re-establishment of native plants in the disturbed areas, the existing six inches of top soil shall be recycled and reused as the final six inches of finished grade. All landscaping shall consist of native, drought-tolerant plant species with a water-conserving drip irrigation system (if needed) to be installed by the developer prior to acceptance of the subdivision's improvements. The homeowners' association shall be responsible for the maintenance of said revegetation and irrigation.

All areas that are disturbed as part of subdivision improvements, shall be re-established with hydroseeding and planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Department for a three-year period. Said report will define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the homeowners' association.

A letter of credit or cash deposit in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. Evidence of this

deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved MMIP may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080, formerly Section 31.870, of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the homeowners' association fails to perform. (MMIP) (PD/DFS)

115. Prior to approval of improvement/grading plans for work within or adjacent to any sensitive areas, the applicant shall furnish to the DRC, evidence that the California Department of Fish & Game, the U. S. Army Corps of Engineers, the National Marine Fisheries Services (NMFS), and the U. S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands, streams, and/or vernal pools on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work. (ESD/PD)

116. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries. (MM) (PD)

117. The wetlands report shall be field verified by the U.S. Army Corps of Engineers and other agencies as deemed necessary by DRC prior to the filing of the Final Map. (MM) (PD)

118. If project or program activities are proposed during the breeding period of the Swainson's hawk or other nesting raptors (March 1 to September 15), a qualified biologist shall conduct pre-construction surveys within a 0.5-mile radius of the project, not more than two weeks prior to construction. Surveys shall be conducted using the guideline established in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000). If nesting Swainson's hawks or other raptors are found, project activities will be delayed within the following buffer distances until the young have fledged:

- Swainson's hawks – 1,300 feet (0.25 mile)
- Other raptor species – 500 feet (0.10 mile)

Swainson's hawk nest sites within 0.5 mile of active construction will be monitored by a qualified biologist to evaluate whether the construction activities are disturbing nesting hawks. If the nesting birds appear distressed, the monitor shall halt all construction activities within 0.5 mile of the nest site and California Department of Fish and Game (CDFG) will be contacted to identify appropriate contingency measures. These measures might include limitations on the activities that would be allowed within 0.5 mile of the nest site or termination of all work within 0.5 mile of the nest site. All CDFG recommendations shall be complied with. If construction activities occur over more than one year, surveys will be conducted during each year of construction.

If no active nests are identified during the preconstruction survey or if construction activities are proposed to occur during the non-breeding season (September 16 through February 28), no preconstruction surveys or other mitigation measures for Swainson's hawk or other nesting raptors will be required. (PD)

119. The applicant shall install permanent fencing, with each phase of improvement plans consistent with the Riolo Vineyard Design Guidelines, Section 4.7, and as depicted on Figure 4.7, "Walls and Fencing". All County maintained fencing/walls discussed in said section shall be installed with the subdivision improvements. Fencing adjoining open space preserve areas shall be designed to allow the safe passage of migrating deer and similar wildlife while retaining domestic animals. In addition, split-rail or post-and-cable fencing shall be installed around all protected wetland areas. All fencing shall be reviewed and approved by the DRC. (pd)

120. Prior to approval of any grading activities within the subdivision, the applicant shall submit to the County documentation from the California Department of Fish and Game (CDFG) that the requirements of the EIR

mitigation measure 6-10A have been completed consistent with CDFG's guidelines for Swainsons hawk foraging habitat impacts for the portion of the subdivision for which grading is being proposed. (PLN)

CULTURAL RESOURCES

121. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a Society of Professional Archaeologists (SOPA)-certified archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the improvement plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. (MM) (PD)

122. In the event that paleontological resources are discovered, work shall cease immediately and a professional paleontologist shall be retained to develop and implement a plan for managing paleontological resources and periodic monitoring of grading activities. The plan shall also include provisions for salvaging fossils, as necessary. The plan shall also include the timing and extent of monitoring needed. A copy of the plan shall be provided to the Placer County Planning Department prior to any grading commencing. (MM) (PD)

123. A minimum 100-foot wide buffer shall be maintained from the centerline of Dry Creek. No construction and/or vegetation removal will be permitted within the buffer, except under the following circumstances: (PLN)

- a) Reasonable use of the property would otherwise be denied;
- b) The location is necessary to avoid or mitigate hazards to the public;
- c) The location is necessary for the repair of roads, bridges, trails or similar infrastructure;
- d) The location is necessary for the construction of new roads, bridges, trails, and infrastructure (including sewer lines) where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.

124. A minimum 50-foot wide buffer shall be maintained from the edge of all avoided wetlands and tributaries to Dry Creek. No construction and/or vegetation removal will be permitted within the buffer, except under the following circumstances: (PLN)

- a) Reasonable use of the property would otherwise be denied;
- b) The location is necessary to avoid or mitigate hazards to the public;
- c) The location is necessary for the repair of roads, bridges, trails or similar infrastructure;
- d) The location is necessary for the construction of new roads, lots, bridges, trails, and infrastructure (including sewer lines) where the County determines the project has minimized environmental impacts through project design and infrastructure placement.

FEES (NOTE: CERTAIN FEES TYPICALLY REQUIRED PRIOR TO ISSUANCE OF THE BUILDING PERMIT MAY BE DEFERRED TO FINAL OCCUPANCY IF APPROVED BY THE BOARD OF SUPERVISORS)

125. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$224/unit for SFR and \$143/unit for HDR, payable to the

Engineering and Surveying Department prior to issuance of each Building Permit. When and if additional entitlements or building permits are sought for each parcel, that property will become subject to this Ordinance requirement. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (MM)(ESD)

126. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to issuance of each building permit, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$35/unit for SFR and \$20/unit for HDR. (MM)(ESD)

127. This project will be subject to the payment of traffic impact fees that are in effect in this area (Dry Creek), 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
- b) South Placer Regional Transportation Authority (SPRTA)
- c) "Bizz Johnson" Highway Interchange Joint Powers Authority
- d) Placer County / City of Roseville JPA (PC/CR)
- e) Walerga Road Bridge Improvement Fee (See DA)
- f) State Route 99/70 Riego Road Interchange Fee (See DA)
- g) Riolo Vineyard Transportation Development Fee (See DA)

The applicant should be aware that the County Board of Supervisors annually approves Resolutions amending the Capital Improvement Program and Traffic Mitigation Fee Program to adjust for inflation. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (MM)(ESD).

128. 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 and \$1,280 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Department within 5 days of final project approval.** (PD)

129. This project is subject to the payment of the County's Capital Facilities Impact Fee as identified in the Riolo Vineyard Development Agreement. The applicable fee must be paid prior to issuance of a building permit, if required, or prior to issuance of a business license or commencement of the use, if no building permit is required. (DFS)

130. If any improvements occur prior to the positive security of the final map, the applicant will post security for the work as a condition of approval for the encroachment permit. The security may be a cash deposit. If security is posted for submittal of the final map, this condition may be considered met. (ESD)

131. The developer shall pay for consultant construction inspection services for specialty inspections for sewer lift stations and as otherwise determined and approved by the County. (dfs/esd)

132. Prior to issuance of the first building permit for Lot 6 or Lot 8, the applicant shall pay its fair share percentage toward the cost of future improvements required at the "East" Road/PFE Road intersection. The project's

total fair share percentage is 3.70, 2.53, 3.75, 3.90%. The applicant's fair share shall be based on an engineer's cost estimate for said improvements prepared by the DPW in order to determine the total dollar amount owed for the entire project. The applicant shall pay all costs associated with preparing the cost estimate. The applicant may be eligible for reimbursement of a portion of the costs associated with the preparation of the estimate.

As an alternative to contributing the project's fair share, if the above improvements have been included in the Dry Creek and/or joint City of Roseville/Placer County Capital Improvement Project list(s), the applicant may satisfy this condition via payment of associated traffic mitigation fees. (DPW)

AIR POLLUTION

133. The applicant shall submit a dust control plan to the Air Pollution Control District (APCD) no later than 45 days prior to groundbreaking. The applicant shall not break ground prior to receiving APCD approval of the dust control plan. (MM) (APCD)

134. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. (APCD)

135. The prime contractor shall submit to APCD 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 inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide APCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. (APCD)

136. An enforcement plan shall be established to weekly evaluate 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. An Environmental Coordinator, 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. (APCD)

137. 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 NO_x reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. (APCD)

138. Clean earth moving construction equipment with water once per day. (APCD)

139. Spread soil binders on unpaved roads and employee/equipment parking areas. (APCD)

140. Apply approved chemical soil stabilizers according to manufacturer's specifications, to all construction areas. (APCD)

141. Wet broom or wash streets if silt is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited. (APCD)

142. Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. (APCD)
143. Suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties. (APCD)
144. Install wheel washers or wash all trucks and equipment leaving the site. (APCD)
145. Minimize idling time to 5 minutes. (APCD)
146. An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust. (APCD)
147. Use low-sulfur fuel for stationary construction equipment. (APCD)
148. Utilize existing power sources (e.g., power poles) or clean-fuel generators rather than temporary power generators. (APCD)
149. Use low-emission on-site stationary equipment. (APCD)
150. Landscape with native drought-resistant species (plants, trees and bushes) to reduce the demand for gas powered landscape maintenance equipment. (APCD)
151. Include Class II bicycle lanes in new developments as shown in the Specific Plan. (APCD)
152. Pursuant to mitigation measure 10-2a of the EIR:
 - a) Install low-NOx hot water heaters per Placer County APCD Rule 246
 - b) Provide natural gas lines and electric outlets to all backyards to encourage natural gas barbecues and electric lawn equipment
 - c) Install energy star efficient appliances
 - d) Install energy-efficient windows which have a solar heat gain of 0.27
 - e) Install high-efficiency heating and efficient ventilation methods on all new residential units. Furnaces to be low-NOx with an AFUE of 80 percent.
 - f) Incorporate solar heaters and panels in proposed project residences as feasible.
 - g) Install high-efficiency water heaters. The external insulation used should have an R-value of 16 and an efficiency value of 0.62.
 - h) Include high-efficiency insulation with the following rating -- ceiling: R-38, 2x6 Walls, 2x4 Walls: R-19, and Ducts: R-6.4
153. Pursuant to mitigation measure 10-2b of the EIR, open burning shall be prohibited in the residential, commercial, and recreational parcels of the Riolo Vineyards Specific Plan Area. Open burning will be allowed on the agricultural, agricultural-10, and rural residential parcels in accordance with PCAPCD Regulation 3, which required a burn permit to be issued by the PCAPCD.
154. Pursuant to mitigation measure 10-2c of the EIR, only gas-fired fireplace appliances shall be permitted in the Specific Plan area. This condition shall be incorporated into any contracts, covenants, and restrictions (CC&Rs) that are established.
155. Pursuant to mitigation measure 10-2d of the EIR, each project shall implement an offsite mitigation program, coordinated through the PCAPCD, to offset the project's long-term ozone precursor emissions. The

project offsite mitigation program must be approved by the APCD. In lieu of each project implementing its own offsite mitigation program, the applicant can choose to participate in the PCAPCD Offsite Mitigation Program by paying an equivalent amount of money as a one-time fee into the District program. Based on the URBEMIS results in Appendix G2, the per house unit fee is \$323 that would be payable at the time of the final map recording. The multi-family per unit is \$232 that is payable at the time a building permit is obtained.

MISCELLANEOUS CONDITIONS

156. No lot shall be further divided unless otherwise approved by the County in a subsequent discretionary action. **(PD)**

157. Approval of this tentative map is subject to the approval of the Board of Supervisors of a Rezoning to SPL or a similar zone district which permits the project's proposed density and design. **(PD)**

158. No lot shall be divided by a tax district boundary. **(PD)**

159. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project improvement plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.

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

160. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications, unless otherwise approved by the County. **(ESD)**

161. Temporary sales trailers and model home sales are subject to review and approval of the DRC. Such a review shall be required prior to the issuance of a building permit and shall include, but is not limited to: building colors and materials, landscaping, parking and circulation, lighting, signage, etc. **(PD)**

162. All temporary real estate sales uses approved by this action, including temporary sales trailers and/or model homes, shall expire two years from the issuance of a Certificate of Occupancy for said structure. Applicant may apply for an extension of this permit. **(PD)**

163. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as Riolo Vineyard (the Project). The applicant 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. In the event of a conflict between this condition and the Development Agreement, the Development Agreement shall govern. **(CC)**

164. Prior to approval of any grading and/or improvement plans, the applicant shall submit a public information plan for DRC review and approval as follows. The applicant shall fund and operate a 24-hour, 7 days per week public

information telephone hotline service (call center) to provide information on project marketing, construction, etc. and offer a forum to receive and resolve complaints related to project development issues. Said telephone hotline shall remain operational until the County accepts all improvements for the project as complete. (PD)

165. Prior to recordation of the final map, the applicant shall submit lighting development standards for inclusion in the C.C.&R's. The standards shall be reviewed and approved by the DRC and shall include general lighting standards, street lighting standards, residential standards, prohibited lighting and exemptions and shall ensure that individual fixtures and lighting systems in the subdivision will be designed, constructed and installed in a manner that controls glare and light trespass, minimizes obtrusive light and conserves energy and resources. (For residential projects) (PD)

CONDITIONS, COVENANTS, & RESTRICTIONS

166. Prior to the filing of the final map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments and shall contain provisions/notifications related to those issues raised herein.

167. The project CC&Rs shall provide for the following: (EHS)
- a) Right of entry by EHS for response to emergencies. (EHS)
 - b) Notification that animal solid waste shall be handled, stored, and removed in accordance with the provisions of PCC, Article 8.16.
 - c) Notification that the owner or occupant of each residence 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 all non-residential facilities within the project on the same basis. (EHS)

NOTIFICATION TO FUTURE BUYERS

168. Notification to future owners and builders that permanent protective fencing located alongside Stormwater Preservation Easements (SWPE) shall not be removed or altered without the express written permission of the homeowners' association and the DRC. (MM) (PD)

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

170. Notification to all future AG-10 lot owners of the requirements to submit all building plans and site/grading plans to the homeowners' association Architectural Review Committee prior to submittal to Placer County for building permits. Building plans shall comply with architectural guidelines as specified in the Riolo Vineyard Design Standards. Efforts should be made to locate residences away from sensitive areas such as trees, rock outcrops, etc. (MM) (PD)

171. Notification to the future owners of affected lots that are located adjacent to common area lots, regarding the provision of an access easement to the homeowners' association for maintaining fencing around the perimeter of such lots. A minimum 24-hour notification to affected homeowners shall be provided prior to any work by the homeowners' association. (PD)

172. Notification to all future lot owners that minimum setbacks for all structures shall be as indicated within the Riolo Vineyard Development Standards, Design Guidelines and Development Notebook. (PD)

173. Notification to future owners of agricultural/residential lots as shown on the tentative map, that solid fencing of any type is prohibited within the rear setback along Dry Creek. (MM) (PD)

174. Applicant or homeowners' association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. (ESD/EHS)

175. Notification to all future lot owners of a listing of drought tolerant plant materials and information regarding drip irrigation systems designed to conserve water. (PD)

176. Notification to all future agricultural/residential lot owners of the tree preservation and maintenance techniques contained in the publication entitled *Living Among the Oaks* by the University of California Cooperative Extension. A copy of this publication shall be distributed by the developer or authorized agent to all new homeowners. Irrigation under the driplines of oak trees is prohibited, except as otherwise described within this publication. (PD)

177. Notification to the future owners that no structures, including solid fencing over 3' in height, may be installed in front setback areas, including any property frontages along roadways (unless otherwise allowed under section 17.54.030B1 of the Placer County Zoning Ordinance). (PD)

178. Notification to future lot owners of the potential through road connections or roadway extensions for streets or easements stubbed to the project boundary. (ESD)

179. The applicant shall obtain and distribute to all new and existing residences/occupants of the AG-10 lots informational materials on the following topics: Open burning, woodburning, agricultural burning, (no burning permitted within 200 feet of a public road). Contact the APCD for updated information on these materials. (MM) (APCD)

180. Notification to all future owners that only Phase II EPA-certified woodburning devices can be installed in structures. (MM) (APCD)

181. Except as allowed by permitted burning on the AG-10 lots, no open burning of any kind will occur on this property during and after construction. (APCD)

182. Notification to future owners of the following:

Prior to issuance of any Certificate of Occupancy, the applicant shall submit evidence to the Planning Department demonstrating that the required street shade trees have been installed with irrigation. Said evidence may include any of the following:

- a) A site plan depicting the location, size, species and number of required trees, and irrigation prepared and signed by a licensed landscape architect with a statement that installation has occurred.
- b) A photograph(s) depicting the above information that includes the date and shows the address of the property.
- c) A field verification by a Placer County employee determining the above requirements have been satisfied. (PD)

183. Notification to future owners that inspections of non-County maintained stormwater facilities/BMPs shall be conducted by the homeowners' association at least annually and maintenance records and proof of inspections shall be retained. (ESD)

184. Notification to all future AG-10 lot owners that construction activities are permitted Monday through Friday 6 am to 8 pm, during daylight savings time, and 7 am to 8 pm during standard time; and Saturday, 8 am to 6 pm only, unless prior approval is received from the homeowner's association and the Planning Department. 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 installed, can occur at other times as well. EHS

185. Notification to future owners that the homeowner's association is required to maintain the noise attenuation berm/wall. (EHS)

186. Notification to all lot owners of the following outdoor storage restrictions per the Development Standards:
a) Rubbish shall not be stored outdoors in a manner that creates a nuisance on any lot.
b) Garbage receptacles shall not be stored on any portion of a residential lot that is visible from the nearest public street frontage.

187. The maintenance of all agricultural-lot fencing adjacent to publicly owned property shall be the responsibility of the owner of the agricultural lot. (dfs)

188. Access to agricultural lots via public open space shall not be allowed except as necessary for the homeowner's association maintenance of the stormwater preservation areas. (DRC)

189. To comply with the 50-foot agricultural structural setback requirements to the Frisvold property (023-200-057), issuance of building permits for subdivision lots adjacent to the north boundary of APN 023-200-057) within Lot 6 of the Large Lot Final Map shall only be allowed if the 50-foot setback can be met. This setback shall be included in the Development Notebook. This requirement is terminated upon the recordation of the Certificate of Final Cancellation of the Williamson Act contract or upon completion of the term of non-renewal of the Williamson Act contract for APN 023-200-057.

190. Notification to future owners and occupants that the keeping of horses and other livestock on any lot 2.3 acres or larger within the project site is permitted. (PD)

DEVELOPMENT STANDARDS

191. The development standards for this project are as outlined in the Riolo Vineyard Development Standards. Where the Riolo Vineyard Development Standards are silent, the Placer County Zoning Ordinance shall apply.

MITIGATION MONITORING

192. A Comprehensive Wetland Mitigation Implementation and Monitoring Plan for the Specific Plan Area for jurisdictional wetland mitigation shall be submitted to the Planning Department for review and approval prior to the approval of a grading permit for the first phase of the project that will impact wetlands. (PLN)

193. Mitigation Monitoring Implementation Program (MMIP) (Erosion Control/Water Quality): A MMIP prepared by a civil engineer or other DRC approved erosion control specialist shall be submitted with the project's Improvements Plans. The MMIP's shall evaluate the success rate of applicable conditions contained herein, as determined appropriate by the Engineering and Surveying Department.

An annual monitoring report for a minimum period of five years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to the approval of the Improvement Plans, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. - For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% of the administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all five years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the county has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowners' association fails to perform. **(MMIP) (PD)**

194. Mitigation for the loss of native trees in the Plan Area shall follow the policies and mitigation guidelines set forth in The Placer County Tree Preservation Ordinance found in Chapter 12, Article 12.16 of the Placer County Code. See Article 12.16 for details on protection, replanting and mitigation for removed trees.

The replacement or replanting of trees for mitigation may occur within the open space areas of the Specific Plan area, with approval of the County. If a suitable area for replacement planting is not available, Placer County's Tree Preservation Ordinance allows mitigation in the form of a contribution to the Tree Preservation Fund. This contribution shall be in an amount sufficient to offset the costs of purchase, planting, and maintenance of all trees planted for mitigation as result of the project. The Applicant shall retain the services of a certified arborist to conduct a survey to determine the number and species of all trees that would be removed by the proposed project within the Doyle Ranch tree mitigation site. All impacted including trees measuring under 6 inches DBH, that were planted as mitigation for the Doyle Ranch project that are removed will be replaced at a ratio of 1.5 trees for every one mitigation tree removed (1.5:1), with the location subject to County approval. Removal of trees 5 inches or greater DBH shall be mitigated as required under the Placer County Tree Preservation Ordinance (Measure 6-13a) and are not subject to this mitigation measure.

A certified arborist shall prepare a monitoring and management plan for replacement of the affected trees within the mitigation site or within the proposed open space within the Plan Area. The plan shall address planting techniques, proposed mitigation sites, monitoring requirements, management recommendations, and minimization and avoidance measures. All tree plantings shall be monitored annually for seven years post-planting to ensure that an 80 percent survival rate for the replanted trees is achieved over a seven-year period. During monitoring, the following information shall be evaluated: average tree height, percent canopy cover, and percent survival. A native tree mitigation and monitoring plan shall be submitted that includes a description of irrigation methods that will be used to ensure that saplings survive the first several years of growth. During the revegetation process, tree survival shall be maximized by using gopher cages, deer screens, regular maintenance, and replanting as needed. Monitoring reports shall be submitted to Placer County on an annual basis. **(PD)**

195. A Mitigation Monitoring Implementation Program (MMIP) for the on-going maintenance and protection of the volumetric compensation areas, per the approved Volumetric Compensation Area Management Plan (VCAMP), shall be prepared by a licensed civil engineer and submitted with the Improvement Plans to the DRC for review and approval. Project construction and monitoring shall comply with the criteria defined in the approved VCAMP, Article 18.28 (formerly Section 31.800) of the Environmental Review Ordinance, and any requirements of the Army Corps of Engineers.

Installation of any and all VCAMP components/improvements must be completed prior to the County's acceptance of the subdivision improvements. The following measures are proposed to reduce potential impacts to sensitive biological resources associated with excavation of floodplain basins within the Open Space areas. Based upon the potential for erosion of sediment into adjacent wetlands and aquatic habitats on the Dry Creek floodplain, excavation within the floodplain shall be restricted to the dry season (June 1 to October 15). To ensure quick re-establishment of native plants in the disturbed areas, the existing six inches of top soil shall be recycled and reused as the final six inches of finished grade. In addition, after establishment of finished grades, a native seed mix or native plants shall be installed throughout the area to establish native plant cover and reduce the potential for the establishment of invasive and exotic species. The native seed mix shall be approved by the Planning Department.

The applicant shall monitor the performance of the planting by reviewing the revegetation within the disturbed floodplain areas every quarter of one year after installation of the plant material to document and identify any problem areas. If areas with unsuitable native plant coverage are observed (as determined by the Planning Department), the applicant shall be responsible for the removal and/or installation of additional plant material until such coverage is determined to be suitable prevent erosion of sediment into adjacent wetland and aquatic habitats. No area should contain more than 50 percent bare ground following one year of plant growth.

An annual monitoring report shall be submitted to the DRC and the Army Corps of Engineers for a minimum period of five years from the date of installation. Monitoring reports for the volumetric compensation areas shall be provided by the Home Owners Association to the County on an annual basis, in perpetuity. Said reports shall be prepared by a qualified wetlands biologist and/or a licensed civil engineer as determined appropriate by the DRC. Any corrective action shall be the responsibility of the homeowners' association.

Prior to the approval of the improvement plans, a Letter of Credit or cash deposit in the amount of 100% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. - For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the monitoring program shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all 5 years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the county has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowners' association fails to perform. (MMIP) (PD) (MM# 6-16a)

196. A Mitigation Monitoring Implementation Program (MMIP) for the replacement of jurisdictional and non-jurisdictional wetlands/riparian vegetation which resembles the density and species composition of the existing wetland area shall be prepared by a qualified wetlands biologist. The MMIP shall implement a comprehensive wetland mitigation implementation and monitoring plan developed for all onsite jurisdictional and non-jurisdictional wetlands. The Said MMIP shall be submitted to the Planning Department in conjunction with the project's Improvement Plans and comply with Article 18.28 (formerly Section 31.800) of the Environmental Review Ordinance. Where volumetric compensation areas are proposed in conjunction with wetlands replacement or enhancement, the monitoring program shall consider sediment removal and restoration within disturbed areas.

Project construction and project monitoring shall comply with the criteria defined in the Mitigation Monitoring Reporting Plan and the requirements of the Army Corps of Engineers.

The applicant shall preserve onsite jurisdictional wetlands and create new onsite wetlands to mitigate for the impacts to onsite jurisdictional wetlands. Onsite wetlands shall be created at a minimum ratio of 1 acre for every 1 acre of jurisdictional and non-jurisdictional wetlands that would be impacted. The final mitigation ratios, design, implementation and performance monitoring shall comply with the terms and conditions of the Section 404 permit issued by the Corps and the Section 401 Water Quality Certification and Waste Discharge Requirements issued by the Central Valley RWQCB. The creation/restoration requirements for all onsite wetlands shall be in compliance with the Placer County General Plan "no net loss" of wetlands policy (Policy 6.B.1).

An annual monitoring report for a minimum period of five years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to the approval of the improvement plans, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all 5 years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the county has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowners' association fails to perform. **(MMIP) (PD) (MMH 6-1a)**

The Applicants' delineation of offsite wetlands shall be submitted to the Corps for review and verification. A Clean Water Act permit shall be acquired prior to any fill activities or discharges within jurisdictional wetlands.(pd)

AFFORDABLE HOUSING

197. The project shall comply with the Affordable Housing provisions of the Riolo Vineyard Development Agreement.

A deed restriction shall be recorded on the parcel created for affordable housing units as required pursuant to the Riolo Vineyard Specific Plan.

EXERCISE OF PERMIT

198. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a final subdivision map which is in substantial conformance to the approved tentative map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. The expiration of the vesting tentative map shall be in accordance with the Riolo Vineyard Development Agreement. **(ESD/PD)**

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

5776 STONERIDGE MALL ROAD, SUITE 200
PLEASANTON, CALIFORNIA 94588
(925) 227-9200

FAX (925) 227-9202
WWW.AALRR.COM

CERRITOS
(562) 652-0200
FAX (562) 652-9333

FRESNO
(559) 226-0700
FAX (559) 226-3410

IRVINE
(949) 453-4200
FAX (949) 453-4262

RIVERSIDE
(951) 883-1122
FAX (951) 883-1144

SACRAMENTO
(916) 923-1800
FAX (916) 923-1222

SAN DIEGO
(619) 485-0626
FAX (619) 485-0412

OUR FILE NUMBER:

005484.00029
181139VZ

December 17, 2008

VIA FACSIMILE TO (530)745-3080
AND FIRST CLASS MAIL

Placer County Planning Commission
Placer County Planning Department
3091 County Center Drive Suite 140
Auburn, CA 95603

Re: Center Unified School District Comments on Riolo Vineyards Project

Dear Planning Commission Members:

We are writing this letter on behalf of the Center Unified School District ("District") with respect to the Riolo Vineyards Project.

It will be helpful to the District to have an agreement with PFE Investors ("Developer") as required by section 3.13 of the draft Placer County Development Agreement with Developer under consideration by the Planning Commission on December 18, 2008. While the District and the Developer have been negotiating for some time, the District is disappointed that it has not already been able to reach an agreement to alleviate the anticipated effects of the Riolo Vineyards Project upon the District and its students. We are optimistic that the parties will be able to reach an agreement soon. This is especially important because the Developer's payment of developer fees will not be adequate to serve the District's needs.

The District staff currently anticipates that the building of four hundred fifty (450) homes within the Riolo Project will trigger the need for the building of the Rex Fortune Elementary School. This school is needed to serve students from Riolo Vineyards and portions of Placer Vineyards. Without the new school, the District could be faced with alternatives such as double sessions or year-round schools. A negative public response from the community at large to either alternative would be likely.

1. Utilities along PFE Road. The District needs utilities, primarily sewer and water, brought up PFE Road so that the District can connect to these utilities at its Rex Fortune Elementary School which is adjacent to the Wilson Riles Site on PFE Road. Without the accessibility to these connections, the Rex Fortune Elementary School could not be built.

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

Placer County Planning Commission
December 17, 2008
Page 2

2. Utility Site. The District is required by contract to provide Sacramento Municipal Utility District ("SMUD") with a utility site at Wilson Riles Middle School site or purchase a new utility site acceptable to SMUD. The utility site reserved in the Riolo Vineyards could serve as such an alternative site. Because the District may not have the funds available to purchase the Riolo Vineyards utility site, it could be forced to provide a site at Wilson Riles Middle School. In this case, the Developer and future homeowners would be affected because the Wilson Riles Middle School Site would not be able to accommodate as many students. Students from the proposed project area may need to go to a school other than the nearby school. This will cause additional traffic and inconvenience to the students and their families living in the Riolo Vineyards Development and adversely affect the entire community.

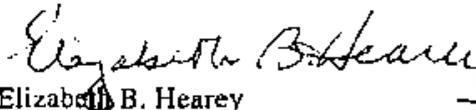
3. Traffic Signal. A traffic signal is needed at the exit from Riolo Vineyards on PFE Road across from the Rex Fortune Elementary School or if there is no exit from Riolo Vineyards across from Rex Fortune Elementary School, at the exit point nearest to Rex Fortune Elementary School on PFE Road together with any necessary signage. This is a safety issue for students crossing a busy road. When development occurs and a street from Riolo Vineyards to PFE Road is built within three hundred (300) feet of the Rex Fortune Elementary School site, a regular signal (stoplight) should be required of the Developer.

4. PFE/Watt Intersection Improvements. The County is requiring that the Developer obtain property for a right-of-way on Watt Avenue for street improvements, and the developer has requested such a conveyance from the District. The District intends to work closely with the Developer and the County with regard to this request. The District needs to consider the effects this would have on its school site, for example, whether the traffic would make the site unsuitable for continued use as a school site. In addition, it is important to note that the conveyance of school property cannot be accomplished by a simple agreement. The District must also meet the statutory requirements for the sale of property for this purpose.

We look forward to working together with the County and the Developer on all of these issues.

Very truly yours,

ATKINSON, ANDELSON, LOYA,
RUUD & ROMO

By 
Elizabeth B. Hearey

EBH/hc

cc: Ann Baker, Placer County Planner (via email - abaker@placer.ca.gov)

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Before the Board of Directors
Placer County
Flood Control and Water Conservation District

RESOLUTION NO. 95-3

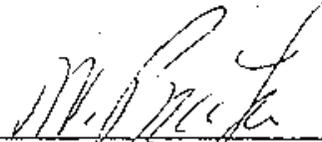
In the matter of:

**A RESOLUTION ENDORSING A POLICY TO RESTRICT DEVELOPMENT WITHIN
FLOODPLAINS IN PLACER COUNTY**

The following RESOLUTION was duly passed by the Board of Directors of the Placer County Flood Control and Water Conservation District at a regular meeting held AUGUST 14, 1995 by the following vote:

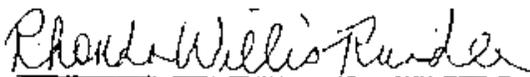
Ayes: Directors: Barbeiro, Bloomfield, Graham, Lee, Rompala, Santucci, and Yorde.

Signed and approved by me after its passage.



Chairman, Board of Directors

Attest:
Clerk of said Board



Rhonda Willis-Rundle

WHEREAS, development within designated floodplains of the major streams of Placer County places both life and property at great risk during flood events; and,

WHEREAS, development within such floodplains also risks creating downstream impacts through loss of water storage thereby causing increased water levels and/or accelerating stream velocities and exposing local areas to erosion and downstream areas to greater sedimentation; and,

WHEREAS, development within floodplains endangers environmental and other values such as wetland loss and wildlife habitat; and,

WHEREAS, our ability to accurately predict 100 year flows is very tenuous given our limited base of historical information for precipitation and streamflow for our major streams;

RESOLUTION NO. 95-3

Page Two
August 14, 1995

NOW THEREFORE LET IT BE RESOLVED that the Board of Directors of the Placer County Flood Control and Water Conservation District does hereby adopt the following policy and by such action requests that each and every member agency of the District endorse a similar or more restrictive policy:

It is hereby recommended that in general no new land development entitlements be allowed to build or fill within the future, unmitigated 100 year floodplain of major streams in Placer County.

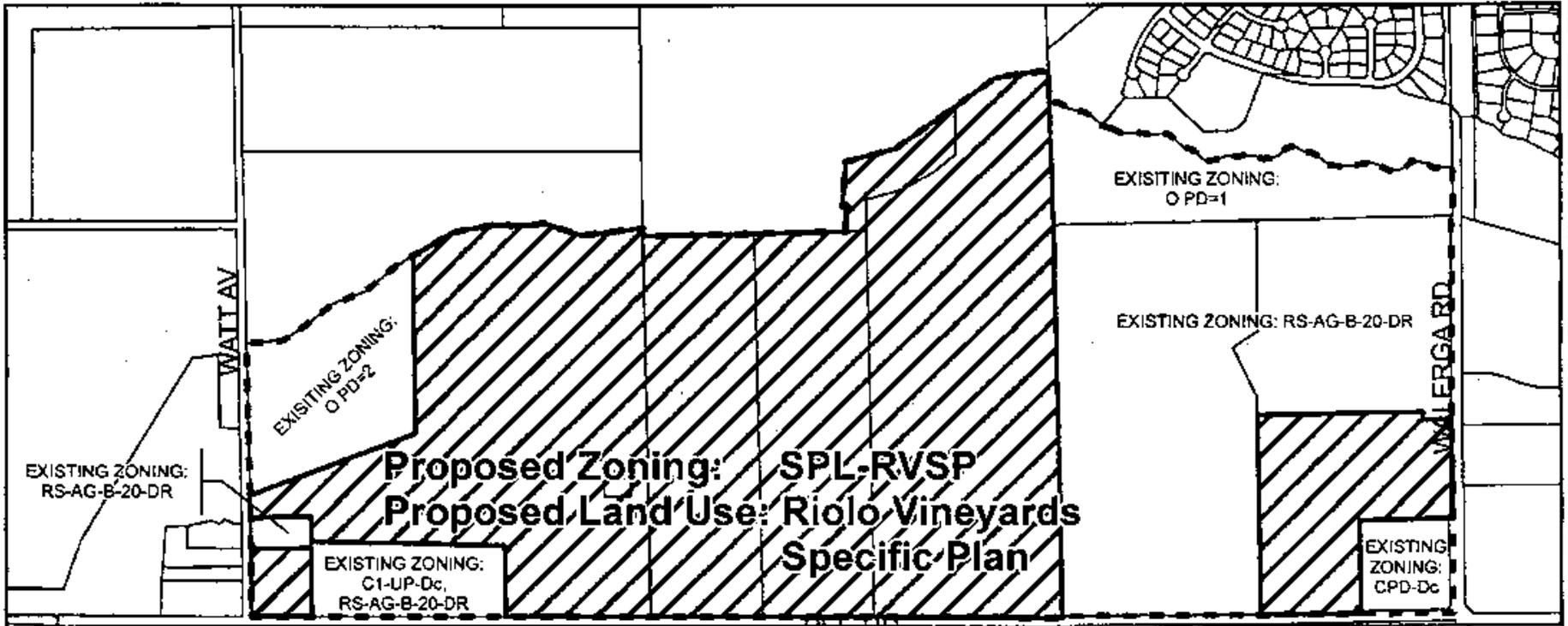
Exceptions to the policy would be permitted under reasonable circumstances such as:

- Greater public benefits are obtained. (An example of this would be development of a park area or public road. Development of the floodplain for typical residential/commercial/industrial purposes would not be considered appropriate.)
- The risk associated with a minor change can be mitigated acceptably.
- The risk associated with a minor change is virtually undetectable, even on a cumulative basis.

Res95-3

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RIOLO VINEYARDS SPECIFIC PLAN COMMUNITY PLAN AMENDMENT AND REZONE FOR PFE INVESTORS INCORPORATED



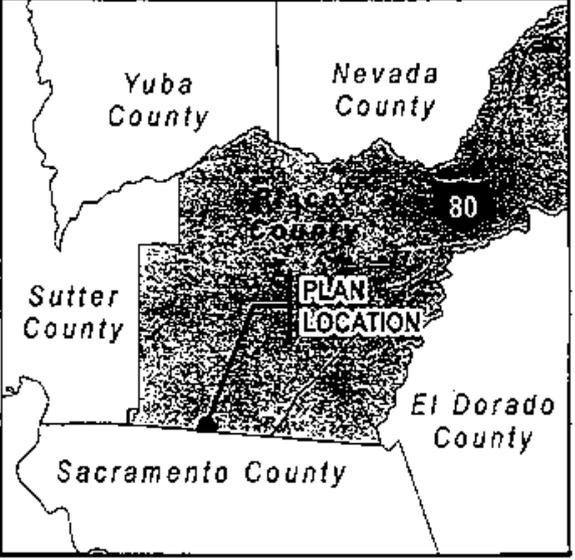
Legend

- AREA SUBJECT TO REZONING
APN:
023-200-023-000, 023-200-031-000, 023-200-051-000,
023-200-052-000, 023-200-053-000, 023-200-055-000,
023-200-056-000, 023-221-006-000

- RIOLO VINEYARD SPECIFIC PLAN BOUNDARY AND
AREA SUBJECT TO DRY CREEK / WEST PLACER COMMUNITY
PLAN AMENDMENT FOR RVSP



VICINITY MAP



5270



Community Development

311 Vernon Street
Roseville, California 95678-2649

December 1, 2008

Maywan Krach
Placer County Community Development Resource Agency
3091 County Center Drive
Auburn, CA 95603

Via: *Email and Regular Mail*

cdraecs@placer.ca.gov
Page 1 of 2

Subject: Riolo Vineyard Specific Plan – FEIR Comments

Dear Ms. Krach:

The City of Roseville provided comment on the Riolo Vineyard Draft EIR via letter dated March 10, 2008 (identified as comment letter 5 in the Riolo Vineyard final EIR). The City has now completed review of the final EIR and notes the following two concerns relative to final EIR responses in the areas of water supply and fire protection services as discussed below.

Water Supply

Final EIR Response 5-1: This response indicates Cal-Am, as the water service provider, "is currently designing storage facilities that are intended to be constructed in 2008 with completion and operation in 2009." These storage facilities will reduce the instantaneous flow required to service the project from PCWA deliveries through the City's water distribution system. The City has contacted Cal-Am regarding the schedule above and has learned the stated schedule has slipped and may not be completed in the time frame indicated in the County's response. Because the County does not have control over the timing of which Cal-Am will construct facilities, the City requests Mitigation Measure 14-1b be amended as shown below (with addition of the underlined sentence).

Prior to approval of any small lot tentative subdivision map, the County shall comply with Government Code Section 66473.7 or make a factual showing or impose conditions similar to those required by Section 66473.7, as appropriate to the size of the subdivision. Prior to the recordation of any final subdivision map or prior to County approval of any similar approval or entitlement required for nonresidential uses, the Applicant shall obtain a written certification from the water service provider that either existing services are available or that needed improvements will be in place prior to occupancy. The written certification shall also include confirmation that sufficient wheeling capacity remains within the 10-mgd wheeling agreement between the PCWA and the City of Roseville to service the entitlement under review.

This additional language will ensure that PCWA's 10MGD wheeling capacity through City of Roseville transmission facilities is not exceeded.

Mitigation Monitoring and Reporting Program (MMRP): The MMRP circulated with the final EIR omits all EIR Chapter 14 mitigation measures. These measures, including the City's proposed modification to measure 14-1b, should be added to the final MMRP prior to Board approval.

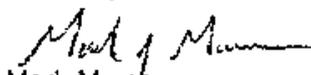
Fire Protection Services

Facilities and Equipment: According to the final EIR, fire protection services will be maintained according to County standards by requiring the project to contribute funds to add "additional fire protection staff to maintain required staffing ratios". No specificity is provided regarding how this will be accomplished. Roseville Fire believes that beyond staffing, additional facilities and equipment will also be required for Placer County Fire/CAL FIRE to deliver the "urban" level fire protection services described in the EIR. The plan relies on existing fire protection infrastructure (stations and equipment), as well as future fire protection services planned within the Placer Vineyards Specific Plan. The Riolo Vineyards Specific Plan EIR should include contingency mitigation measures to limit development within the plan area in the event that planned fire facilities and equipment within the Placer Vineyards Specific Plan are not constructed in a timely manner. Absent such assurance, response times are likely to exceed County standards.

Improper Reliance on Mutual Aid: Additionally, the draft EIR implies that the first-in engine will come from the existing fire station on Cook Riolo Road and that a second engine, if needed, will come from the City of Roseville (Policy 6 discussion draft EIR page 14-40). Currently, the project area land use is primarily rural. The Roseville Fire Department has an automatic aid agreement with Placer County, in which Roseville Fire provides a fire engine and/or grass unit on an initial fire response for much of the project area. Roseville Fire would also respond to mutual aid requests. The current demand for service from the City of Roseville is insignificant given the area served is rural. As the Riolo Vineyards project begins to build-out it is likely that Roseville Fire will experience an increase in requests for Roseville resources, especially during the initial phase of construction. Roseville Fire believes that any significant grass or structure fire will require far more resources than anticipated in the EIR analysis. Roseville Fire's existing automatic aid agreement with Placer County Fire/CAL FIRE is predicated on the existing rural conditions within this area. It will be unacceptable and unreasonable to expect the City of Roseville to augment County fire protection services beyond what is currently provided under the existing mutual aid agreement. As such, the City will expect to renegotiate existing automatic and mutual aid agreements as development increases in the County. Roseville Fire is interested in discussing this issue with the County in an effort to find a mutually agreeable solution.

Thank you for your consideration of our comments. If you have any questions on this matter, please do not hesitate to contact me at 916-774-5334.

Sincerely,



Mark Morse
Environmental Coordinator

County of Placer
WEST PLACER MUNICIPAL ADVISORY COUNCIL
P.O. BOX 1466
ROSEVILLE, CA 95678



September 16, 2008

Placer County Planning Department
Director Michael Johnson
3091 County Center Drive, Ste. 140
Auburn, Ca. 95603

Ref: Riolo Vineyards Specific Plan (RVSP)

Dear Mr. Johnson:

The West Placer Municipal Advisory Council, at a regular meeting on Thursday, September 11, 2008, voted 3-0 to decline support of the proposed Riolo Vineyards Specific Plan (RVSP) as presented due to the project not meeting the Dry Creek Community Plan setback/no sound wall requirements, the density proposed, concern over proposed fill in the flood plain, concern over insufficient park areas as well as those parks presented being placed in the flood plain, and the density provided to non-participating parcels differs from the clarified densities allowable in the community plan.

If there are questions related to this action please feel free to contact me or any West Placer MAC member for clarification.

Sincerely,

Barry Stillman, Chairman
West Placer Municipal Advisory Council

Cc: Anne Baker, Principal Planner
MAC members

BS/dh

