

# ATTACHMENT A



## CONDITIONS OF APPROVAL – VESTING TENTATIVE MAP/VARIANCE "THE PARK AT GRANITE BAY" (PSUB20140145)

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***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 applicant proposes to develop a gated residential subdivision of 56 single-family residential units, seven common space lots one of which is a 0.81-acre neighborhood park, on a 16.3-acre project site located in the Granite Bay area. Residential lot sizes would range in area from 7,150 square feet to 17,196 square feet and would include a mix of one and two-story homes. The project would include a 15-foot wide landscape buffer easement on the north, south and west sides of the development. Project residences along Sierra College Boulevard would be buffered by landscape setbacks and sound walls. Public access to the project site would be through a gated entry from Sierra College Boulevard, and a secondary access for emergency vehicles, or by area residents during an emergency, would be provided from Eckerman Road. The gate at the Sierra College Boulevard entry would remain open from dawn to dusk to allow the public access to the park during daylight hours. Entitlements approved as part of the this project area s follows 1) An amendment to the Granite Bay Community Plan to change the project site's land use from Rural Low Density Residential 0.9-2.3 acres per unit (RLDR) to Medium Density Residential 2-4 dwelling units per acre (MDR); 2)Rezone of the project site from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) to RS-B-X 7,000 (Residential Single-Family, combining a minimum Building Site of 7,000 square feet; 3) A Vesting Tentative Subdivision Map to create 56 residential lots, and seven common lots; a 0.81-acre neighborhood park labeled "A", the internal roadways labeled "G", two landscape lots labeled "C" and "B" located along the Sierra College frontage, and two lots to be used as overland storm drain releases for adjacent properties labeled "D" and "E" located between lots 7 and 8 and 49 and 50 respectively, and a lot for the detention basin labeled "F" in the northwest corner of the site. The common areas will be owned and controlled by the homeowners association; 4) A Variance to allow for an increase in the maximum lot coverage (the area covered by buildings and other structures) currently allowed per single story residence within the residential single-family zone district from 40 percent to approximately 50 percent on only those lots that are 8,000 square feet or less within the project site.

### **IMPROVEMENTS/IMPROVEMENT PLANS**

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

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

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

3. 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 Division (ESD) for review and approval of each project phase. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

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

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

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

(MMVI-1a) (ESD)

4. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (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. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, 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 VI-1b) (ESD)

5. The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. 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.

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required 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 on the Improvement Plans, in the Development Notebook, in the Conditions, Covenants, and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s). (MM VI-1c) (ESD)

6. Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (MM VI-1d) (ESD)

7. The Improvement Plans shall show that drainage facilities, for purposes of collecting runoff on individual lots, are designed in accordance with the requirements of the Placer County Flood Control and Water Conservation District Stormwater Management Manual that are in effect at the time of submittal, and shall comply with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Division (ESD). These facilities shall be constructed with subdivision improvements. Prior to Final Subdivision Map(s) approval, easements shall be created and offered for dedication as required by the ESD. Maintenance of these facilities shall be provided by the homeowners' association and annual notification to the county that annual maintenance of the Stormwater Quality BMPs has occurred is required. (MM 3.7-1(a)) (ESD)

8. The Improvement Plan submittal for the project shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual as well as the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division 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 during long-term operational water quality protection. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. Long-term BMPs such as grass lined swales, vegetated detention basin, disconnected roof drains, and a water quality treatment vault for the entrapment of sediment, debris, and oils/greases or other identified pollutants shall be implemented. (MM IX-2) (MM3.7-1(c)) (ESD)

9. The Improvement Plans shall show that the water quality treatment facilities/Best Management Practices (BMPs) are designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for New Development and Redevelopment (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project shall include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Silt Fence, Stabilized Construction Entrance (LDM Plate C-4), Vehicle and Equipment Maintenance (NS-10), Wind Erosion Control (WE-1), Material Delivery and Storage

(WM-1), sediment traps, revegetation techniques, dust control measures, concrete truck washout areas, and weekly street sweeping.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through BMPs such as grass lined swales, vegetated detention basin, and disconnected roof drains as well as a water quality treatment vault for the entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed 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, or other County approved methodology. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained, as required, to insure effectiveness. BMPs shall be designed in accordance with the West Placer Stormwater Quality Design Manual or other County approved methodology. Proof of on-going maintenance, such as contractual evidence, shall be provided to the Placer County Engineering and Survey Division upon request. Maintenance of these facilities shall be provided by the project owners/permittees. (MM3.7-1(d)) (MM VI-3a) (MM IX-3) (ESD)

10. The project applicant shall prepare and submit drainage plans for construction activities. Prior to alterations of on-site drainage patterns, a temporary detention basin shall be constructed at the northwest corner of the project site to retain peak discharges from the site during construction. Stormwater during construction activities shall be allowed to continue to enter the project site at the same locations as existing stormwater flows and shall be directed to the northwest corner of the project site and into the temporary detention basin, thus regulating peak discharges from the site during construction. (MM 3.7-3) (ESD)

11. This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures. These source control measures could include the proposed grass lined swales, vegetated detention basin, and disconnected roof drains as well as the water quality treatment vault. The water quality BMPs shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans. The project is required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible. Except for the proposed vault, the source control measures identified above (i.e., grass lined swales, vegetated detention basin, and disconnected roof drains) are LID measures. (MM IX-1) (MM 3.7-1(b)) (ESD)

12. Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that

identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.

13. Prior to construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit. (MM VI-3c)

14. The applicant shall demonstrate that all excavations and fill slopes are protected from concentrated storm water run-off to minimize potential erosion. Control of water over the slopes may be accomplished by constructing V-ditches near the top of slopes, or by grading the area behind the top of slope to drain away from the slope. Ponding of surface water at the top of slope or allowing sheet flow of water over the top of a slope shall be avoided. (MM VI-3b) (ESD)

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

16. Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a letter from South Placer Fire District (SPFD) describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. (ESD)

17. The Improvement Plans shall show the extension of a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater, to the satisfaction of Development Review Committee and the serving fire district. (ESD)

18. The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Environmental Health Services Division and the Engineering and Surveying Division a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. (ESD/EHS)

19. Prior to Improvement Plan approval, a sewer service to the northern property boundary of each existing residence, currently connected to public sanitary sewers, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. Note: Connection fees are not to be included in the Engineer's Estimate. The connection of each currently connected existing residence within this project to public sanitary sewers is required. Note: A Certificate of Occupancy shall not be authorized until public sewer improvements have been accepted by the County. (EHS/ESD)

20. Prior to the filing of Final Subdivision Map(s), 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 Division. Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted that includes the statement that no agreement or financial arrangements are required for this development. (ESD)

21. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate, unless otherwise specified by the cable company. (ESD)

22. Prior to Improvement Plan approval, final approval of on-site and off-site waterline, sewer line, storm drain routes, and road locations must be obtained from the Development Review Committee. (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 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. Recreational Facilities: The Improvement Plans shall provide details of the construction of the proposed recreational facilities for the review and approval of the Development Review Committee and County Parks Division (Parks). All recreation facilities shall be designed to meet Americans with Disabilities Act (ADA) Federal Guidelines and, where appropriate, the Consumer Product Safety Commission Guidelines, and the requirements of the American Society for Testing and Materials. Approval shall be evidenced by signature of a Parks Division representative on the Improvement Plans. Recreational facilities shall include the following items: An approximately 0.8-acre active park on Lot A, including playable turf, bocce ball court, shade structure, and related amenities. Park facilities, as generally depicted on the tentative map, described herein, and approved by the Development Review Committee, shall be constructed and accepted as complete by the County prior to the acceptance of improvements. (PARKS)

## **ROADS/TRAILS**

25. Construct off-site frontage and subdivision roadway connection improvements as shown on the Vesting Tentative Map dated September 30, 2015. Obtain an Encroachment Permit from the City of Roseville for work proposed within the City's right-of-way. A copy of said permit shall be provided to the Placer County Engineering and Surveying Division prior to approval of the Improvement Plans. Provide right-of-way dedications to the City of Roseville, as required, to accommodate existing and future highway improvements.

The improvement plans shall show the construction of a left-turn ingress-only lane/pocket at the project entrance at Sierra College Boulevard. 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 miles per hour (MPH), unless an alternative is approved by Placer County. (MM XVI-1) (ESD)

26. The project applicant shall prepare and submit a formal traffic control plan (TCP) (including signage) that is consistent with the California Manual of Traffic Control Devices (CMUTCD) to the City of Roseville Public Works Inspector or Engineer for approval, prior to commencement of project roadway lane closures on Sierra College Boulevard. The formal TCP will be prepared and submitted according to Section 12 of the City of Roseville Construction Standards for construction area traffic control devices. The project applicant will maintain a copy of the "accepted" TCP at the project site for the duration of the TCP implementation period. (MM 3.3-1(a)) (ESD)

27. During roadway and roadside construction, at least one dedicated lane shall remain open for traffic traveling in both directions on Sierra College Boulevard. (MM 3.3-1(b)) (ESD)

28. The Improvement Plans shall show the construction of subdivision roads on site to the following width, as shown on the Vesting Tentative Map dated September 30, 2015.  
Private onsite Road: 25-feet of pavement plus curb, gutter and 4-foot sidewalk on one (1) side. Parking allowed on one side only.

The road(s) and storm drainage shall be maintained by the homeowner's association. All subdivision streets shall be designed to meet 25 miles per hour (mph) design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by the Department of Public Works and Facilities. The roadway structural section(s) shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM), but said section shall not be less than 3 inches Asphalt Concrete (AC) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. (ESD)

29. The Improvement Plans shall show the construction of a private gated road entrance at the project's Sierra College Blvd. entrance to a Plate 115, Land Development Manual (LMD) standard.

30. All construction traffic shall access the project site from Sierra College Boulevard only. Only emergency vehicles may access the project site from Eckerman Road. (MM 3.3-1(c)) (ESD)

31. The Improvement Plans shall include a construction signing plan, and a striping and signing plan and shall include all on- and off-site traffic control devices. (MM XVI-2) (ESD)

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

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

33. Prior to Improvement Plan approval and/or recordation of the Final Subdivision Map(s), proposed road names shall be submitted to the Engineering and Surveying Division (ESD) - Addressing (530-745-7530) for review and approval. (ESD)

34. The Improvement Plans shall show streetlight(s), designed in accordance with the Caltrans Traffic Manual and Standard Plans and installed to the satisfaction of the Department of Public Works and Facilities and the electrical service provider at: Sierra College Blvd. and the on-site subdivision roadway.

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. Electrical service and ongoing maintenance and operation of the street lights shall be the responsibility of the homeowner's association, property owner's association, or other entity responsible for maintenance. The developer shall choose the appropriate rate schedule from the electrical service provider to fund service as well as ongoing maintenance costs. (ESD)

## **PUBLIC SERVICES**

35. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan approvals, as required:

- A) PG&E
- B) San Juan Water District The applicant shall connect the project to this treated domestic water supply.
- C) Sewer – Placer County SMD-2 Connection of each structure in this project to sanitary sewers is required.
- D) Recology

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)

36. 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: (ESD)

- A) Roseville Joint Unified High School District
- B) Eureka Union School District
- C) The Placer County Sheriff's Office

37. The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Environmental Health Services Division and the Engineering and Surveying Division a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. (EHS/ESD)

38. Prior to or at the issuance of each building permit, the project shall pay a fair share fee to contribute to the required capacity improvements to the Old Auburn Trunk Sewer main for future buildout. (MM 3.8-8)

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

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

41. 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.

42. Provide and construct an additional gravity 6-Inch sewer main and service stubs to provide gravity sewer service to lots 33 to 49 and connect to the existing manhole on Eckerman Road west of the Court C cul-de-sac. The gravity sewer will provide the ability to convert the pump lots to gravity service in the future.

## **GENERAL DEDICATIONS/EASEMENTS**

43. The project applicant shall provide onsite active and passive recreational land that meets the requirement set forth in the Placer County General Plan. If onsite provision of sufficient active and passive parkland cannot be provided, the project applicant shall pay in-lieu fees consistent with the Placer County Park Dedication Fee Program (PDF Program). [Note that the proposed project is no

longer being processed as a Planned Development, so the “Planned Development” portion of this measure is no longer applicable.] (MM V-1)

44. On the Improvement Plans, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Division (ESD) and the DRC:

- A) Right-of-way dedications to the City of Roseville, as required, to accommodate existing and future highway improvements.
- B) A 35 foot wide private road, public utility, public support, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) for on-site subdivision roadways. (ESD)
- C) Public utility easements as required by the serving utilities. (ESD)
- D) Dedicate 12.5' multi-purpose easements (MPE) adjacent to all highway easements. The project proposed 10-foot MPE (onsite) shall only be allowed with written approval from all serving utilities. Prior to the approval of the Improvement Plans, provide the DRC with proof of approval (in the form of a written notices or letters on utility provider letterhead) of the reduced width MPE. (ESD)
- E) Fire protection and access easements as required by the servicing fire district. (ESD)
- F) Drainage easements as appropriate. (ESD)
- G) Private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. (ESD)
- H) An Irrevocable Offer of Dedication on the Improvement Plans to the satisfaction of the Engineering and Surveying Division and Design Review Committee for easements as required for access to, and protection and maintenance of post-construction water quality enhancement facilities (Best Management Practices). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. (ESD)
- I) Easements as required for installation and maintenance of neighborhood identification/entrance structures, soundwalls, fences and/or gates by the homeowners' association.(ESD)

## **VEGETATION & OTHER SENSITIVE NATURAL AREAS**

45. A pre-construction survey shall be conducted by a qualified biologist no more than 3 days prior to demolition/construction activities during the breeding season (February 1 through August 31). If there is a break in construction activity of more than 2 weeks, subsequent surveys shall be completed. During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for the white-tailed kite and other raptor and migratory bird nests. If the above survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:

A) Prior to the issuance of Improvement Plans, the project applicant, in consultation with the Placer County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone.

B) If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.( MM IV-1) (PLN)

46. Prior to construction activities, a qualified biologist the project applicant shall conduct four burrowing owl surveys on the project site and within a 500-foot buffer of the project site, as feasible, in accordance with CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 19952012) with the final survey no more than 30 days prior to the onset of project-related disturbance activities.

The biologist shall conduct at least one site visit between February 15 and April 15, and a minimum of three survey visits, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Surveys shall not be conducted during inclement weather, when burrowing owls are typically less active and visible. If no burrowing owls or evidence of burrowing owls (e.g., whitewash or pellets) are observed during surveys, no additional mitigation is necessary. If active owl burrows are located during the pre-activity survey, the following measures shall be implemented consistent with the CDFW's Staff Report on Burrowing Owl Mitigation:

A) The project applicant shall not disturb occupied burrowing owl burrows during the nesting season (February 1 through August 31) unless it is verified by a qualified biologist that either the birds have not begun egg-laying and incubation, or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Eviction outside the nesting season may be permitted pending evaluation of eviction plans and receipt of formal written approval from the CDFW.

#### IV. Biological Resources (cont.)

B) Unless otherwise authorized by the CDFW, the project applicant shall establish a 250-foot buffer between the construction work area and nesting burrowing owls during the nesting season. If a 250-foot buffer is not feasible, a qualified biologist shall consult with the CDFW to determine an appropriate buffer distance. The project applicant shall maintain this buffer area until August 31 or at CDFW's discretion and based upon monitoring evidence, until the young owls are foraging independently.

C) Unless otherwise authorized by the CDFW, the project applicant shall establish a 160-foot buffer between the construction work area and occupied burrows during the non-breeding season (September 1 through January 31). If a 160-foot buffer is not feasible, a qualified biologist shall consult with the CDFW to determine an appropriate buffer distance. The proponent will maintain this buffer area until January 31 or at CDFW's discretion and based upon monitoring evidence, until the young owls are foraging independently.

D) If burrowing owls must be moved away from the construction footprint, the project applicant shall undertake the passive relocation measures in accordance with CDFW's Staff Report on Burrowing Owl Mitigation. The project applicant shall submit a memorandum to Placer County documenting compliance with the CDFW's Staff Report on Burrowing Owl Mitigation on a weekly basis. Placer County shall consult with the CDFW as appropriate to ensure compliance. (MM IV-2) (PLN)

47. If any vegetation removal occurs during the typical avian nesting season (February 1 through August 31), the project applicant shall conduct a pre-disturbance survey to determine if active nests are present on the project site. The survey shall be conducted by a qualified biologist no more than two weeks prior to the onset of vegetation removal. If active nests are found on the site, disturbance or removal of the nest should be avoided until the young have fledged and the nest is no longer active. Extensive buffers, such as those recommended for nesting raptors, are not necessary for nesting avian species protected solely by the MBTA. However, depending on the species, site conditions, and the proposed construction activities near the active nest, a small buffer may be prescribed, as determined by a qualified biologist. Alternatively, vegetation removal could be scheduled to avoid all potential impacts. Vegetation removal conducted between September 1 and January 31 would not require a pre-disturbance nesting bird survey. (MM IV-3) (PLN)

48. Compensate for impacts to wetlands and other waters of the U.S. The project applicant shall obtain all required permit approvals from USACE under Section 404 of the Clean Water Act, and Central Valley Regional Water Quality Control Board (RWQCB), including a Water Quality Certification under Section 401 of the Clean Water Act and fulfill Waste Discharge Requirements under the State's Porter-Cologne Water Quality Control Act.

Wetlands that cannot be avoided shall be compensated to result in "no net loss" of wetlands to ensure that the project would maintain the current functions and values of onsite wetland habitats. Loss of wetlands and other waters of the U.S. will be mitigated by purchasing mitigation credits from a USACE-approved local mitigation bank at a ratio of 1:1 to mitigate for 0.151 acres of Waters of the U.S (MM IV-4) (PLN)

49. Compensate for Impacts to Protected Trees and Protect Retained Trees. The applicant shall obtain a Tree Permit and shall provide mitigation for the loss of the on-site, native oak trees protected under the Placer County Tree Ordinance which are five inches or greater diameter at

breast height as single stemmed trees, or 10 inches DBH or larger in aggregate for multiple stemmed trees.

The project applicant shall compensate for the loss of such trees either through onsite planting of native trees or payment of fees, as determined by the Placer County Tree Preservation Ordinance. If the applicant chooses to mitigate onsite, mitigation shall include planting of replacement native trees of the same species as were removed at a 1:1 ratio for the total inches (DBH) of native trees removed (i.e., the total DBH of replacement trees will be equal to the total DBH of removed trees at an “inch-for-an-inch” replacement). Trees will be specimens in at least 1-gallon sized pots selected from a local nursery and planted in accordance to industry standards. A 3-year maintenance schedule shall be implemented to ensure planted saplings are established. If any five gallon size tree or greater that was replanted or relocated that is dead after three years, the tree must be replaced in kind with equal sized healthy replacements. Revegetated areas or areas where trees smaller than five gallon size were replanted must have at least seventy-five (75) percent of the trees still alive after three years. Alternatively, the applicant may choose to mitigate for removal of native trees by paying into the Placer County Tree Preservation Fund prior to approval of the Grading Plans. The amount shall equal 100 dollars for each inch of protected trees removed, or the current market value as established by an Arborist.

The following protection measures shall be implemented to protect retained trees on-site:

- A) A Tree Protection Zone (TPZ) shall be established around any tree or group of trees to be retained. The TPZ shall be defined as 1.5 times the radius of the dripline or 5 feet from the edge of any grading, whichever is greater, unless otherwise adjusted on a case-by-case basis after consultation with a certified arborist.
- B) All TPZs shall be marked with post and wire or equivalent fencing, which shall remain in place for the duration of construction activities in the area. “Keep out” signs shall be posted on TPZ fencing facing out in all directions.
- C) Construction-related activities, including grading, trenching, construction, demolition, or other work shall be prohibited within the TPZ. No heavy equipment or machinery shall be operated within the TPZ. No construction materials, equipment, machinery, or other supplies shall be stored within a TPZ. No wires or signs shall be attached to any tree. In the event that the contractor identifies a need to conduct activities within a TPZ, such activities must be approved and monitored by a certified arborist.
- D) Selected trees shall be pruned, as necessary, to provide clearance during construction and/or to remove any defective limbs or other parts that may pose a failure risk. All pruning shall be completed by a certified arborist or tree worker and shall adhere to the Tree Pruning Guidelines of the International Society of Arboriculture.
- E) Each week during construction, a certified arborist shall monitor the health and condition of the protected trees and, if necessary, recommend additional mitigations and appropriate actions. This shall include the monitoring of trees adjacent to project facilities in order to determine if construction activities (including the removal of nearby trees) would affect protected trees in the future.

- F) Provide supplemental irrigation and other care, such as mulch and fertilizer, as deemed necessary by a certified arborist. Any injuries shall be treated by a certified arborist. (MM IV-5)  
(PLN)

## **CULTURAL RESOURCES**

50. The improvement plans shall include a statement that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work shall be stopped immediately within a 100-foot radius of the find and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums shall also be contacted for review of the archaeological find(s).

51. If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. (MM V-1) (PLN)

52. Prior to the start of ground disturbance, construction personnel to be involved with earth-moving activities should be informed that artifacts could be discovered during excavating, that these items are protected by laws, on the appearance of common artifacts, and on proper notification procedures should artifacts be discovered. This worker training should be prepared and presented by a qualified professional. (MM V-2) (PLN)

53. Prior to improvement plan submittal, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.

The paleontologist shall determine appropriate protocols which ensure proper exploration and/or salvage of all fossils. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division, which shall include the period of inspections, an analysis of the fossils found, and present repository of fossils. (MM V-3) (PLN)

54. Retain a Project Paleontologist. Prior to the start of ground disturbance, a qualified professional paleontologist (as defined by SVP 2010) shall be retained to both design a monitoring and mitigation program and implement the program during project-related excavation and earth disturbance activities. The paleontological resource monitoring and mitigation program shall include preconstruction coordination; construction monitoring; emergency salvage procedures; sampling and data recovery; preparation, identification, and analysis of the significance of fossil specimens salvaged; museum storage of any specimens and data recovered; and reporting. Prior to the start of construction, the paleontologist shall conduct a field survey of exposures of sensitive stratigraphic units within the construction footprint that will be disturbed and salvage any fossils discovered. (MM V-4) (PLN)

55. Worker Training. Prior to the start of ground disturbance, construction personnel to be involved with earth-moving activities shall be informed that fossils will likely be discovered during excavating, that these fossils are protected by laws, and shall be trained on the appearance of common fossils, and on proper notification procedures should fossils be discovered. This worker training shall be prepared and presented by a qualified professional paleontologist. (MM V-5) (PLN)

56. Monitoring. Earth-moving activities shall be monitored and inspected for the presence of potentially fossiliferous sediments by a qualified field paleontologist as defined by the Society of Vertebrate Paleontologists (SVP). Monitoring shall not be conducted in soils that have been previously disturbed or in areas where exposed soils will be buried, but not otherwise disturbed. A monitor shall be present during actual earth-moving during the first few days of initial project grading to observe the stratigraphy and any fossils exposed by excavations. If no significant fossils are discovered during this time, monitoring should be reduced to only periodic spot checking of the deepest excavations or those judged most likely to disturb fossils. Should fossils be discovered, increased monitoring shall occur. (MM V-6) (PLN)

57. Salvage and Treatment of Fossils Discovered. Any paleontological materials exposed during project excavations shall be salvaged and treated as described by SVP (2010). This treatment shall include preparation, identification, determination of significance, and curation into a public museum. (MM V-7) (PLN)

58. Preparation of Final Report. Within ninety (90) days following the end of project excavations, the project paleontologist shall prepare a final report, summarizing the complete mitigation program, describing and illustrating any fossils recovered, along with their significance, and certifying that the paleontological resource impact mitigation program resulted in insignificant impacts on paleontological resources as required by CEQA. The acceptance of the final report by the County shall complete the mitigation program. (MM V-8) (PLN)

## **FEES**

59. Pursuant to County Code Sections 15.34.010 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance. (For reference, the current fee for single-family residential units for this proposed subdivision is \$690 per unit at Final Subdivision Map and \$2,576

per residential unit when a Building Permit is issued. The fees at Building Permit include a credit for the 0.8-acre privately owned and maintained park, which shall remain open to the public from dawn to dusk. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance. (PARKS)

60. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fees required are \$ 2889.25 for projects with Environmental Impact Reports and \$ 2,094.00 for projects with Negative Declarations (Note: the fees include a \$50 County Recorder's fee). Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Services Division within five (5) working days after the appeal period has expired (final project approval). NOTE: Projects heard by the Board of Supervisors are not subject to an appeal period (checks made payable to Placer County).** (PD)

61. Prior to issuance of a Building Permit, Grading Permit, or Improvement Plans, the project proponent shall pay a Capital Fire Facilities Mitigation Fee, payable to the appropriate fire agency. (ES)

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

63. Prior to or at the issuance of each building permit, the project shall pay a fair share fee to contribute to the required capacity improvements to the Old Auburn Trunk Sewer main for future buildout. (MM 3.8-8)

64. Prior to issuance of each Building Permit, the project applicant shall make payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPWF:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is \$6,714 per single family residence. The fees were calculated. using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (MM XVI-3) (DPWF)

65. The 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 \$143 per residential unit, payable to the Engineering and Surveying Division prior to Recordation of Final Subdivision Map(s). The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (MM 3.7-4(b)) (ESD)

66. The 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 Recordation of Final Subdivision Map(s), 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 annual fee is \$20 per residential unit. (MM 3.7-4(c)) (ESD)

## **ENVIRONMENTAL HEALTH**

67. Prior to improvement plan approval, provide a plan note on the improvement plans indicating proper destruction, under permit and inspection, of the existing septic system located within the project site. (MM VIII-1)

68. Prior to Final Subdivision Map approval, complete or provide for the proper destruction, under permit and inspection, of the existing septic system located within the project site. (MM VIII-2)

## **AIR QUALITY**

69. Asbestos Inspection and Removal. Conduct an asbestos inspection of all structures slated for demolition and test materials to determine the presence of asbestos. Remove any identified asbestos-containing materials and properly dispose of those materials prior to initiation of building demolition. Both the asbestos inspection and, if necessary, the asbestos removal shall be conducted by a Cal/OSHA-certified asbestos consultant. (MM 3.4-2(a))

70. The project applicant shall include the following standard notes on all Building Plans approved in association with this project:

1. Low VOC paint shall be utilized for both the interiors and exteriors of the building. To limit the quantity of VOCs in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218. (Based on APCD Rule 218)
2. Wood burning or pellet appliances shall not be permitted. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Based on APCD Rule 225, section 302.2).
3. Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits, shall be shown. (MM 3.4-2(b))

## **MISCELLANEOUS CONDITIONS**

71. A model home sales use has been approved as a part of this project. These facilities shall not be

allowed on the project site until all improvements have been substantially completed, and the proposed project's locations(s), design, proposed parking, etc., have been reviewed and approved by the Development Review Committee. The temporary model home parking lot(s) shall be constructed as an all-weather surface capable of supporting a 40,000 pound fire truck. The temporary model home sales office shall be used solely for the first sale of homes within the project. (PD)

72. No on-site or off-site flags/pennants are permitted in connection with a model home sales use and/or a temporary sales trailer. (PD)

73. All temporary real estate sales uses approved by this action, including temporary sales trailers and/or model homes, shall expire two (2) years from the issuance of a Certificate of Occupancy for each structure. Applicant may apply for an extension of this permit. (PD)

74. Prior to recordation of the Final Subdivision Map(s), the applicant shall submit lighting development standards for inclusion in the C.C.&R's. The standards shall be reviewed and approved by the Development Review Committee and shall include General Lighting Standards, Street Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions and shall insure that individual fixtures and lighting systems in the 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)

75. The face of the gate and/or keypad shall be a minimum of 30 feet from the edge of pavement of the street and shall open to allow a vehicle to stop without obstructing traffic. Gate entrances shall be a least two feet wider than the width of the traffic lanes(s) serving the gate. (ESD)

76. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project know as the The Park at Granite Bay. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

77. Project construction shall be prohibited on Sundays and Federal holidays, and shall only occur:

- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- C) Saturdays, 8:00 am to 6:00 pm (MM 3.6-1(a)) (PLN)

78. Temporary signs 4 feet by 4 feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. (MM 3.6-1(b)) (PLN)

79. To reduce daytime construction noise levels due to construction at the nearby off-site sensitive receptors to the degree feasible, the project applicant shall require construction contractors to implement the following measures:

- A) Equipment and trucks used for project construction shall utilize the best available noise control techniques, such as improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds.
- B) Impact tools (i.e., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10-dBA. External jackets on the tools themselves shall be used to achieve a reduction of 5-dBA. Quieter procedures will be used, such as drills rather than impact equipment.
- C) Stationary noise sources shall be located as far from adjacent receptors as possible, and they will be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures. (MM 3.6-1(c)) (PLN)

80. The project applicant shall implement the following measures in order to meet the 60 dBA Ldn standard:

- A) An eight (8)-foot tall solid noise barrier, relative to the lot pad elevation, shall be constructed in the backyards of lots 1, 2, 55 and 56. Suitable materials for the traffic noise barriers include masonry and precast concrete panels. Other material may be acceptable but should be reviewed by an acoustical consultant prior to use.
- B) The following note shall be included on the Building Plans for Lots 1, 2, 55 and 56: All north, east, and south-facing second-floor windows of residence constructed on Lots 1, 2, 55 and 56 shall be upgraded to a minimum STC rating of 30.
- C) The following note shall be included on all Building Plans: Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. (MM 3.6-4) (PLN)

81. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal holidays, and shall only occur:

- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- C) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations. This condition shall be included on the improvements plans and shown in the development notebook.

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

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (MM XII-1(a)) (PLN)

82. To reduce daytime noise impacts due to construction, the project applicant shall require construction contractors to implement the following measures:

a. Equipment and trucks used for project construction will utilize the best available noise control techniques, such as improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible.

b. Impact tools (i.e., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust will be used; this muffler can lower noise levels from the exhaust by up to about 10-dBA. External jackets on the tools themselves will be used where feasible, and this could achieve a reduction of 5-dBA. Quieter procedures will be used, such as drills rather than impact equipment, whenever feasible.

Stationary noise sources will be located as far from adjacent receptors as possible, and they will be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible. (MM XII-1(b)) (PLN)

83. All street lighting shall be required to be of the fully-cut off and fully-shielded style in order to direct light downward (and not up or out), and shall be a maximum height of 14 feet. (MM 3.2-2) (PLN)

84. The gated entry feature/structure proposed by the applicant shall be approved by the Development Review Committee prior to its installation.

85. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)

86. 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 Division, 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)

87. The gate design for both the entry gate and the Emergency Vehicle Acces (EVA) gate shall be reviewed and approved by the DRC and the South Placer Fire District and shown on the project Improvement Plans. (ESD)

88. The proposed Emergency Access Gate at the northwest corner of the property is for emergency use only. The gate shall comply with South Placer Fire District's standards and be equipped with a Knox key switch as well as Opticom, and must contain a manual override such that the individuals can easily open the gate in the event of an emergency evacuation, pursuant to County Code Section 15.04.710 (E).

Residents of the project shall not be provided with automatic (remotely operated) openers for the Emergency Vehicle Acces (EVA) gate. Signage will be installed on the gate informing residents that it is to be used only in the event of an emergency and the Homeowners Association shall adopt a system for issuing fines to residents who violate these requirements.

## **CC&Rs**

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

a. The applicants shall create a Homeowner's Association with certain specified duties/responsibilities including the enforcement of all of the following notifications.

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

- c. A note shall be included that states that: Maintenance of stormwater detention facilities is the responsibility of the Homeowner's Association. (PD/ESD)
- d. A note shall be included that states that: Maintenance of on-site private roadways, roadway drainage, and easements is the responsibility of the Homeowner's Association. (PD/ESD)
- e. A note shall be included that states that: Maintenance and operation of street lighting constructed with the subdivision improvements shall be the responsibility of the Homeowner's Association. The developer shall choose the appropriate rate schedule from the electrical service provider to fund service as well as maintenance costs.
- f. A note shall be included that states that: All restrictions not monitored by Placer County shall be monitored and enforced by the Homeowner's Association.
- g. A note shall be included that states that: None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. (PD/ESD)
- h. A note shall be included that states that: The Homeowner's association shall be responsible for the two landscape lots located along the Sierra College frontage of the project, a third lot in the north west corner that contains a detention basin, and Lot A (the 0.8+/- park, which will be privately owned and maintained by the HOA, but will be open to the public during daylight hours).
- i. A note shall be included that states that: Maintenance and operation of the 0.8-acre privately owned and maintained park constructed with the subdivision improvements shall be the responsibility of the Homeowner's Association.
- j. A note shall be included that states that: The entrance gates from Sierra College Boulevard into the subdivision shall remain open from dawn to dusk to allow the public unimpeded access to the 0.8+/- acre park. (PARKS)
- k. Lots 3, 4, 5, 13, 14, 15, 18, 19, 20, 41, 46, 53, 54, and 55 shall be deed restricted to allow only one story homes.
- l. The park shall be open to the public from dawn to dusk. Prior to recordation of the Final Map, a deed restriction and/or easement (as approved by the County) shall be recorded by the developer to ensure public access to the park through both the vehicle and pedestrian gates during daylight hours. (PARKS)

90. Covenants, Conditions and Restrictions (CC&Rs) in draft form shall be submitted to the Engineering and Surveying Division for review pursuant to Section 16.28.060 together with an index

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

91. The Home owners association shall be responsible for the seven common lots in the project that consist; a 0.81-acre neighborhood park, the internal roadways, two landscape lots located along the Sierra College frontage, and two lots to be used as water overland releases located between lots 7 and 8 and 49 and 50 respectively, and a lot for the detention basin in the northwest corner of the site

#### **NOTIFICATION TO FUTURE BUYERS**

92. The project applicant shall notify all future property owners within the project site of Placer County's Right to Farm Ordinance (Placer County Code Section 5.24.040) by including this information in the CC&Rs for the subdivision. (MM II-1) (PLN)

93. 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)

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

95. Each new property owner shall be provided with a copy of the Development Notebook page(s) applicable to the subject lot, including plot plans and all use restrictions. (PD)

96. The CC&Rs prepared for the project shall include a provision that states no storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles shall be permitted within the project except to the side or rear of a residence, and shall be screened from street view. (PD)

97. 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)

98. Inspections of stormwater facilities/BMPs shall be conducted by the Homeowner's association at least annually and maintenance records and proof of inspections shall be retained.

## **DEVELOPMENT STANDARDS**

99. Notification to all future lot owners that minimum setbacks for all structures shall be as follows, unless a greater setback is indicated within the Development Notebook that is described elsewhere in these conditions of approval: A) Front - 12.5 feet for all structures ;however, garages and carports shall have a 20 foot setback to their face(vehicle entrance) ; B) Side – 5 feet for on story and minimum of 7.5 feet for two or more story structures C) Rear shall be as specified by the base zone district. Setbacks for pools and related equipment areas are defined in Placer County Code, Section 17.54.140. (PD)

100. Prior to recordation of the Final Subdivision Map(s), a reference manual (i.e., development notebook) shall be submitted for approval to the Planning Services Division which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits, no access strips and other restrictions which might affect the construction of structures on said lot and in the case of a Planned Residential Development subdivision, the permitted lot coverage per Placer County Zoning Ordinance Section 17.54.100.A.2.e. No Building Permits may be issued for the project until this manual is provided to and accepted by the Development Review Committee for format and content requirements. (PD)

## **MITIGATION MONITORING**

101. The project applicant shall comply with the Mitigation Monitoring Plan contained the Final impact Report (SCH#2015022026) for The Park at Granite Bay.

## **AFFORDABLE HOUSING**

102. In accordance with Placer County General Plan Housing Element Policy B-14, the Developer's affordable housing obligation is to construct six (6) affordable housing units (10% of the total 56 residential units (rounded up). In-lieu of constructing residential units, the Developer shall pay to the County an Affordable Housing in-lieu fee of \$4,000 per residential building permit prior to its issuance. The in-lieu affordable housing fee shall be automatically adjusted on July 1 of each year commencing with July 1, 2017, by the percentage increase or decrease in the Consumer Price Index for the San Francisco/Oakland/San Jose area published by the United States Department of Labor, Bureau of Labor Statistics (the "CPI"), from the CPI of the preceding twelve (12) months. If at such time the County adopts the Western Placer County Nexus-Based Affordable Housing Fee Study (2016), and the adopted in-lieu fee as applied to this project is determined to be less, the Developer shall pay the lesser of the fees. If the Developer proposes an alternative affordable housing measure (i.e. such as construction of deed-restricted affordable

housing units), the Developer shall submit an affordable housing plan to the County for review and approval that details how this alternative measure fulfills the Project's Affordable Housing obligation.

## **EXERCISE OF PERMIT**

103. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map dated September 30, 2015 in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. (ESD)

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

105. The applicant shall have 36 months to exercise this Vesting/Tentative Subdivision Map/Variance). Unless exercised, this approval shall expire on September 6, 2019. (PD)