



**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

Paul Thompson  
Deputy Planning Director

**HEARING DATE:** August 22, 2013  
**ITEM NO.:** 2  
**TIME:** 10:20a.m.

**TO:** Placer County Planning Commission  
**FROM:** Development Review Committee  
**DATE:** July 31, 2013  
**SUBJECT: PSM 20130158 – VESTING TENTATIVE MAP MODIFICATION  
CABRAL RANCH GATED ENTRY  
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE  
DECLARATION**

---

---

**COMMUNITY PLAN AREA:** Dry Creek West Placer Community Plan

**COMMUNITY PLAN DESIGNATION:** Rural Low Density Residential 1-2.3 Acre Minimum

**STAFF PLANNER:** Alex Fisch, Senior Planner

**LOCATION:** The project site is located on the west side of Cook Riolo Road 200 yards south of the intersection of Cook Riolo Road and Vineyard Road in the Dry Creek West Placer area.

**APPLICANT:** Tony Gallas on behalf of Cabral Ranch, LLC

**PROPOSAL:** The applicant requests approval of a modification to the approved Vesting Tentative Map in order to construct an electronically controlled access gate at the subdivision entry. The subdivision has been approved, but a Final Map has not been filed and the project is currently unexercised.

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration was previously prepared for Cabral Ranch Project pursuant to Section 15070 of the California Environmental Quality Act Guidelines and Section 18.16.010 of the Placer County Environmental Review Ordinance (Negative Declarations). On December 11, 2008 the Planning Commission determined that the Mitigated Negative Declaration (MND) was adequate to satisfy all CEQA requirements

for the project and adopted the MND. Because the proposed modifications to the project will result in only minor technical changes or additions to the adopted environmental analysis, an Addendum to the MND has been prepared (per CEQA Guidelines Section 15164). The Planning Commission must find that the Addendum satisfies the requirements of CEQA. Recommended findings for this purpose are included with this report and a copy of the Addendum and Mitigated Negative Declaration are included as an attachment to this report.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee*. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. Community Development Resource Agency staff and the Engineering and Surveying Division, Public Works, Environmental Health, and the West Placer Municipal Advisory Council were transmitted copies of the project plans and application for review and comment. Comments received have been addressed in the analysis section of this report.

**PROJECT DESCRIPTION:**

The applicant requests approval of a modification to the Vesting Tentative Map to construct a gated entry for the private subdivision roadway. The gated entry would include two small medians to help define travel lanes, turnaround area, and to support electronic gate controls and structural improvements. A pedestrian gate would be constructed on the north side of the private roadway across a subdivision sidewalk that will connect to a public trail that will be constructed along the project frontage. The gate design would be a double leaf tubular steel gate (one gate for each travel lane) with an arched top rail and would be attached to six-foot tall masonry pilasters. The pedestrian gate would be constructed of the same materials and design. Overall gate height would extend to six feet.

Minor modifications to lot sizes are proposed to accommodate the gated entry improvements, and all lots would continue to meet or exceed the minimum lot size of 40,000 square feet. The alignment of the private subdivision road has been shifted slightly northward at the project entry to accommodate the revised subdivision layout. However, revisions to the roadway alignment and lot sizes are minor in nature and would not affect the overall lotting plan, project character or development standards of the approved Vesting Tentative Map.

**BACKGROUND:**

In December 2008, the Placer County Planning Commission approved a Vesting Tentative Map for Cabral Ranch (PSUB 20080108), a low-density residential subdivision consisting of 12 single-family residential lots of 40,000 square feet or larger on 12.4 acres of land.

The project will construct a private on-site subdivision roadway with a single encroachment onto Cook Riolo Road. Frontage improvements to Cook Riolo Road include roadway widening, construction of a landscaped earthen sound berm, and construction of a meandering decomposed granite trail that will provide future

connectivity for trail extensions to the north and south. The project will connect to public sewer and water, and will include extension of a 20-foot sewer easement and sewer line to the north project boundary for future sewer connections. Project grading will not exceed what is required to construct subdivision improvements.

A Homeowners Association will be formed and will be responsible for maintenance of common area landscaping and for maintenance of the subdivision roadway and drainage facilities.

**SITE CHARACTERISTICS:**

The project is located within the Dry Creek West Placer Community Plan (DCWPCP) area and is designated Rural Low Density Residential, 1 to 2.3-Acre Minimum. The project site is zoned RS-Ag-B-40 PD 1.0 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, Planned Residential Development of one unit per acre). All properties surrounding the project site are zoned identically.

The project is bordered by Cook Riolo Road to the east, rural residential development to the north and south, and the Morgan Creek Planned Residential Subdivision to the west. The community surrounding the project site is characterized by a mixture of rural residential home sites, undeveloped lots, and a Planned Residential Development. The project site ranges from 116 feet to 135 feet above mean sea level and is characterized by gently rolling grassland with remnant fruit trees from past residential and agricultural uses. The site generally drains to the south via overland flows and to the southwest through a drainage swale located in the far western portion of the property. The property formerly included residential and hobby agricultural uses dating from the 1930's. All structures have been demolished and removed from the site.

**EXISTING LAND USE AND ZONING:**

Location	Zoning	Existing Conditions and Improvements
Site	RS-Ag-B-40 PD 1.0 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development, one unit per acre)	Undeveloped. Site was previously developed with a single-family residence
North	Same	Undeveloped and developed rural residential lots ranging between 2.3 to 5 acres in size
South	Same	Developed rural residential lots ranging between 2.3 to 2.5 acres in size
East	Same	Undeveloped – Creekview Ranch Middle School located to the southeast
West	Same	One rural residential property and the Morgan Creek Subdivision

## **ANALYSIS:**

### Community Plan Consistency

The project site is designated Rural Low Density Residential (RLDR) in the Dry Creek West Placer Community Plan. The RLDR land use district is intended to allow for residential development of the area at densities compatible with existing rural residential development through use of larger lot sizes that would allow for additional residential development while maintaining the rural character of the area.

Goals and policies of the Dry Creek West Placer Community Plan encourage new residential subdivisions to include design provisions to ensure compatibility with the rural character of the existing community. Community Plan policies specify enhancement of a formal and informal trail network throughout the plan area, particularly along major roadways, use of setbacks and vegetated sound barriers along roadways in place of sound walls, implementation of street trees along subdivision roads, undergrounding of utilities, maintenance and enhancement of existing drainage ways for flood control, and use of comparably sized lots as a buffering mechanism for projects adjacent to larger parcels. The subdivision, as designed and approved, has been determined consistent with these community plan standards.

The proposed modification to incorporate a gated entry is not specifically addressed by policies of the Dry Creek West Placer Community Plan. Similarly, the Placer County Rural Design Guidelines manual, while helpful, does not include any specific policies regarding gated entry features. In absence of any specific community plan policies on gated subdivisions, staff has relied upon a more generalized assessment of the Community Design Element of the community plan and an assessment of similar residential projects and properties within the community plan area to determine the compatibility of this specific proposal. Staff has also analyzed the site specific conditions affecting this proposal including site access and vehicle safety.

The Community Design Element of the Dry Creek Community Plan encourages development of residential projects that are compatible with surrounding rural residential community character and that are distinct from the design character of the nearby communities of Roseville and Antelope. Policies of the Design Element strive to harmonize the effects of new development with the existing rural character by incorporating rural design principles. Primary among these principles are incorporation of existing natural features into project design, use of indigenous and indigenous appearing hardscape and landscape materials, incorporation of formal and informal trail networks along plan area roadways, and use of setbacks, open space buffers and landscaped berms in place of sound walls. Notably, the Design Element includes elevation view and plan view graphics of a typical residential entry treatment showing a mix of landscaping and entry wall features.

Staff review of similar residential subdivisions within the community plan area determined that the character of the currently approved project frontage improvements, which include a meandering decomposed granite trail and a landscaped earthen sound berm, is characteristic of other developed residential projects and large-lot estates

within the plan area. Existing residential subdivisions in the plan area are developed with a combination of masonry entry features, open rail fencing and semi-formal landscaping. Similarly, numerous large-lot residential estates in the plan area include semi-formal roadside landscaping, split rail or wrought iron fences with pilasters and gates, and informal roadside trails. None of the developed residential subdivisions in the plan area currently include gates, though two subdivisions are currently undergoing County review to have gated entries added.

#### Site Access

The primary concern regarding a gated subdivision road entrance is vehicle safety. A passenger vehicle or single unit delivery truck which cannot gain access through the subdivision gate should be able to safely maneuver the vehicle on the private road to enter the County road in a forward direction and not back into a County road. The safe maneuvering of a vehicle on private roads and County roads is of significant concern to County Registered Civil and Traffic Engineers. The California Vehicle Code (Section 22106 ~ Starting parked vehicle or backing vehicle on highway) states: "No person shall ... back a vehicle on a highway until such movement can be made with reasonable safety".

The project is proposing a gated subdivision road entrance that meets Placer County's requirements for safe vehicular circulation. The proposed design includes a minimum distance of 40' from the edge of pavement of Cook Riolo Road to the keypad that will allow a minimum of 2 vehicles to be outside of the Cook Riolo Road pavement while waiting for the gate to open. The proposed gated entrance design includes the appropriate radius that will allow a vehicle that cannot gain access through the gate to be able to turn around in front of the gate and enter Cook Riolo Road in a forward direction. Cook Riolo Road is identified in the Dry Creek Community Plan as an Arterial with low access control. This roadway classification functions to move larger amounts of traffic at relatively high speeds between major activity centers and between collector roadways and freeways. Cook Riolo Road has a projected Average Daily Traffic of approximately 16,300 vehicles per day and a vehicle design speed of 45 miles per hour.

Based on vehicle safety concerns from the potential for vehicles backing out into Cook Riolo Road, the Arterial roadway classification of Cook Riolo Road, and the amount of vehicle traffic travelling along Cook Riolo Road at high vehicle speeds, the County finds that the applicant's proposed gated entrance design will provide for the safe maneuvering of vehicles on the private road and onto Cook Riolo Road.

#### Automatic Map Extensions

Since the time that the Tentative Map was approved in 2008, the California State Legislature passed three pieces of emergency legislation to grant automatic extensions of time to approved Tentative Maps that met certain specified conditions. The Board has passed companion ordinances to formally accept the State's findings and to grant automatic extensions of time to all other entitlement approvals made concurrent with Tentative Map approval (i.e. Conditional Use Permits, Minor Boundary Adjustments, Variances, etc.). Staff's review of the legislative actions of the State and the Board has determined that all three pieces of emergency legislation are applicable to this Tentative

Map and that a total of five years of automatic extensions have been granted. The vesting condition of the project conditions of approval were modified to reflect that the Tentative Map expiration date was extended to December 23, 2016, in accordance with provisions of State Senate Bill 1185, Assembly Bill 333 and Assembly Bill 208.

#### MAC recommendation

The project was heard as an action item at the August 14<sup>th</sup> meeting of the West Placer MAC. On a vote of 5 to 0, the MAC passed a motion to recommend that the Planning Commission approve the proposed Vesting Tentative Map Modification for the gated entry.

#### Conclusion

Staff determined that the proposed modification to the Vesting Tentative Map to include a gated entry would be consistent with the community design element of the Dry Creek West Placer Community Plan and with policies of the Placer County General Plan. The gated entry includes adequate design provisions for access and public safety, would be set back from the County roadway in a manner that maintains the appearance of open space, and the provisions for its design are consistent with the semi-formal rural character of this community plan. Prior to project construction, all proposed frontage improvements will be subject to review and approval by the Development Review Committee to determine issues such as final trail alignment, gate materials, colors and finishes, sound berm design and landscaping.

#### **RECOMMENDATION:**

Based on the analysis in this report, the Development Review Committee recommends that the Planning Commission adopt the Addendum to the Mitigated Negative Declaration and **approve** the Vesting Tentative Map Modification (PSM 20130158), subject to the following findings and attached conditions of approval:

#### **FINDINGS:**

##### CEQA:

The Planning Commission has considered the Addendum to the Mitigated Negative Declaration for the proposed Vesting Tentative Map Modification, the staff report and all comments thereto, and hereby adopts the Addendum based upon the following findings:

1. The proposed Modification will not result in substantial changes that would lead to the identification of new or previously unidentified significant environmental effects that would require major revisions of the previously adopted Mitigated Negative Declaration.
2. No new information of substantial importance which was not known, and could not have been known with the exercise of reasonable diligence at the time the Mitigated Negative Declaration was adopted, has been discovered which would require major revisions of the previously adopted Mitigated Negative Declaration.
3. There is no substantial evidence in the record as a whole that the project as revised may have a significant effect on the environment. With the incorporation

of all previously approved mitigation measures, the modified project will not result in any new or additional significant adverse impacts. Mitigation measures include, but are not limited to: Erosion control, permanent storm water treatment facilities, preconstruction surveys for sensitive plant and animal species, purchase of compensatory habitat, and supervised destruction of abandoned onsite domestic wells and sewage disposal systems.

4. The Addendum to the Mitigated Negative Declaration has been prepared as required by law and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
5. The custodian of records for this project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

Vesting Tentative Map Modification:

1. The proposed subdivision modification, together with the provisions for its design and improvements, is consistent with the Placer County General Plan, the Dry Creek West Placer Community Plan and with applicable Placer County Zoning Ordinance because the proposed gated entry design is consistent with all County roadway access gate design standards and has incorporated adequate provisions for turnaround and for emergency access, because the design and character of the subdivision gate will meet all community plan requirements, and because potential environmental impacts are avoided and/or mitigated consistent with the goals and policies of the Placer County General Plan and the Dry Creek West Placer Community Plan.
2. The site of the subdivision is physically suitable for incorporation of the roadway access gate and the design of the subdivision gated entry will be compatible with neighboring parcels in the immediate vicinity.
3. The modified project, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
4. The design and proposed improvements of the subdivision roadway access gate are not likely to cause substantial environmental damage or public health problems.
5. The establishment, maintenance or operation of the proposed subdivision roadway access gate will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.

Respectfully submitted,



Alex Fisch  
Senior Planner

**ATTACHMENTS:**

Attachment A - Proposed Modified Conditions of Approval

Attachment B - Vicinity Map

Attachment C - Modified Tentative Map

Attachment D - Gated Entry Exhibit

Attachment E – Addendum to Previously Adopted Mitigated Negative Declaration

Attachment F - Mitigation Monitoring Plan

cc: Michael Johnson, Agency Director  
Paul Thompson, Deputy Planning Director  
Karin Schwab - County Counsel  
Phil Frantz - Engineering and Surveying Department  
Tony Gallas - Applicant  
Brad Shirhall - Planning Consultant



**RECOMMENDED REVISED CONDITIONS OF APPROVAL –**  
**TENTATIVE SUBDIVISION MAP (–PSUB 20080105) - "CABRAL**  
**RANCH "**

---

---

***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. This project is approved as a 12-lot Vesting Tentative Subdivision Map that includes 12 single-family residential lots of 40,000 square feet or larger on a 12.4-acre parcel (APN 023-240-031). The project will construct a private on-site subdivision road, a landscaped earthen sound barrier along the Cook Riolo Road frontage, a 5' wide decomposed granite trail in the Cook Riolo Road right-of-way, a private gated entry, and road improvements to Cook Riolo Road. The project will connect to public sewer and water.

On August 22, 2013, the Planning Commission took action to modify the Vesting Tentative Map (PSM 20130158) to incorporate a gated entry for the private subdivision roadway. (Conditions 1, 30, 59A, 59J, 59K, 68, and 121 were modified, original Conditions 57 B & C were deleted, and new conditions 48, 49, 95, 96, 97, were added). (PD)

2. A 42-foot wide landscape easement shall be located on the east side of Lot 1 and Lot 12 adjacent to the Cook Riolo Road right-of-way. The purpose of the landscape easement is to provide a landscaped earthen noise barrier to mitigate potentially adverse noise impacts from traffic on Cook Riolo Road to outdoor activity areas on Lot 1 and Lot 12. The west easement boundary shall be defined and monumented with post and cable fencing (or an equivalent fencing type approved by the DRC) with upright redwood or pressure treated posts embedded in concrete every 25 feet on-center and shall be maintained by the Homeowners' Association. (PD)

#### **IMPROVEMENTS/IMPROVEMENT PLANS**

3. The project is subject to review and approval by the Development Review Committee (DRC). Such a review shall be conducted concurrent with submittal of the Improvement Plans for the project and shall include, but not be limited to: landscaping; irrigation; street lighting; pedestrian and vehicular circulation; fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features and signage, trails, etc. (PD)

4. The Improvement Plans shall provide details, 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 CSA). Said landscaping shall be installed prior to County acceptance of the subdivision improvements.

At a minimum, this project shall include landscaping consisting of a mixture of trees, shrubs, and turf/ground cover, which shall be installed on the earthen sound barrier located within the 42-foot landscape easement along the project frontage. Landscaping shall extend to the western edge of the

DECEMBER, 2008

AUGUST, 2013

meandering trail located along the project frontage. All landscape areas shall be serviced by automatic irrigation. Installation of landscaping and irrigation shall be at the sole expense of the project developer and all maintenance shall be the sole responsibility of the Homeowners' Association, unless maintenance is provided through a CSA. **(PD/DFS)**

5. All utilities serving the subdivision shall be undergrounded. The Improvement Plans shall provide details for installation of utilities and the locations of service connections to individual lots. **(PD)**

6. Permanent Protective Fencing: The applicant shall install the following permanent fencing:

A) Permanent post and cable fence (or an equivalent fencing type approved by the DRC) with upright redwood or pressure treated posts embedded in concrete every 25 feet on-center shall be placed along the west boundary of the landscape easement on Lot 1 and Lot 12, except that fencing shall not be placed within the MPE adjacent to the subdivision roadway. Such fencing shall provide a physical demarcation to future homeowners of the location of the easement. Such fencing shall be shown on the project Improvement Plans for review and approval by the DRC. Such fencing shall also be shown on the information sheet recorded with the Final Map and in the Development Notebook pages for Lot 1 and Lot 12. **(PD)**

7. Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

1) At the limits of construction, outside the dripline of all native trees to be saved sized 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map.

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

Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans.

**(PD)**

8. **mm** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be

DECEMBER, 2008

AUGUST, 2013

affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or 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 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 approved by the ESD. The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1<sup>st</sup> Improvement Plan submittal and review by the ESD, the applicant may submit the Final Map to the ESD. **(ESD)**

9. **mm** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, 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 DRC. All cut/fill slopes shall be at 2:1 (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. 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

DECEMBER, 2008  
AUGUST, 2013

make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(ESD)**

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

11. **mm** 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
- 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 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. **(ESD)**

12. **mm** 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. **(ESD)**

13. **mm** The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Department:

- A) The existing storm drain system in the Cook Riolo Road right-of-way that the proposed project drains into. **(ESD)**

DECEMBER, 2008

AUGUST, 2013

12

14. Post development storm water run-off flows discharging from the site at the southwestern corner of the project shall not be increased higher than pre development flows. The preliminary drainage report indicated no increase in post development flows (at a minimum). **(ESD)**

15. Storm drainage from on and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). 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. Contractual evidence of a monthly sweeping, vacuuming, and catch basin cleaning program shall be provided to ESD upon request. Failure to do so will be grounds for discretionary permit revocation. 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. **(ESD)**

16. **mm** Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

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

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. 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. **(ESD)**

DECEMBER, 2008  
AUGUST, 2013

17. **mm** 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 WDID number or filing of a Notice of Intent and fees prior to start of construction. **(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. **(ESD)**
19. Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. **(ESD)**
20. Prior to Improvement Plan approval, the connection of each existing residence 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: Hook-up fees are not to be included in the Engineer's Estimate. The connection of each existing residence within this project to public sanitary sewers is required. **(ESD)**
21. The subject property is located outside of County Service Area 28, Zone 173, the jurisdiction responsible for sewer operation and maintenance. The project will need to be annexed into CSA No. 173 by the Placer County Board of Supervisor prior to Improvement Plan approval and pay any applicable fees. **(ESD)**
22. Construct public sewer in Cook Riolo Road from the end of the existing sewer line in Cook Riolo Road (approximately 300' south of the project site) to the northern property line along the project's frontage with Cook Riolo Road. **(ESD)**
23. Construct public sewer from Cook Riolo Road along the on site subdivision road to provide sewer connections to every proposed Lot and the existing house located on APN 023-240-032. In addition, construct public sewer from the on site subdivision road across the western 20 feet of Lot 5 to the northern property line. No paved access is required at this time for the sewer line construction across Lot 5. **(ESD)**
24. Submit with the Improvement Plans a sewer master plan prepared by a registered California Civil Engineer of the sewer shed to the north to insure that the depth of the sewer will afford the greatest potential for gravity service or construct the pipeline at minimum slope to achieve gravity sewer to the greatest extent possible. **(ESD)**
25. 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

DECEMBER, 2008

AUGUST, 2013

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)**

26. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. **(ESD)**

27. 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. **(ESD)**

28. 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)**

29. 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)**

30. **mm** 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 as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible. This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project

DECEMBER, 2008

AUGUST, 2013

~~related stormwater discharges are subject to all applicable requirements of said permit. 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). (ESD)~~

31. The existing gravel roadway along the north property boundary shall be removed and revegetated along with the encroachment onto Cook Riolo Road. Similarly, the existing gravel roadway and encroachment located near the proposed on site subdivision roadway shall be removed and revegetated. The removal and revegetation of each gravel roadway shall be shown on the Improvement Plans. **(ESD)**

32. Non-Motorized Trails: The Improvement Plans shall provide details of the location and specifications of all proposed non-motorized 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, and all required easements shall be shown on the Final Map. **(PD/DFS)**

## **GRADING**

33. **mm** 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)**

34. In order to protect site resources, no grading activities of any kind may take place within the meandering drainage easement of the drainage way nor within the watershed of the vernal pool(s) or Wetland Preservation Easements, unless otherwise approved as a part of this project. **(ESD)**

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

## **ROADS/TRAILS**

36. Streetlights shall not exceed the minimum number required by the DPW unless otherwise approved by the DRC. **(PD)**

37. The project shall construct a 5' wide decomposed granite trail along the frontage of Cook Riolo Road, as shown on the approved Tentative Map. The Improvement Plans shall provide details of the location, width, alignment, and surfacing of the proposed bicycle/pedestrian/equestrian trail for the review

DECEMBER, 2008

AUGUST, 2013

and approval of the DRC and Parks Division. Said trail shall be installed prior to the County's acceptance of subdivision improvements and all easements shall be shown on the Final Map, if applicable. **(PD/DFS)**

38. Construct subdivision road(s) on site to a Rural Minor Residential (Plate R-3 LDM) modified standard. The pavement width shall be a minimum of 33' to allow for parking on one side only unless otherwise directed by the ESD. All subdivision streets shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 6.0 (Ref. Section 4, LDM). **(ESD)**

39. **mm** The on site subdivision road shall be striped and signed for "No Parking - Fire Lane" along one side of the road. The signing and striping shall be included on the Improvement Plans to the satisfaction of the servicing fire district and the ESD. **(ESD)**

40. Roadway improvements shall include adequate vehicular turn-around improvements (Plate R-9 LDM standard cul-de-sac) and easements as required by the Engineering and Surveying Department. **(ESD)**

41. Construct a public road entrance onto Cook Riolo Road to a Plate R-17, LDM standard. The design speed of Cook Riolo Road shall be 45 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW 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 8.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD. **(ESD)**

42. Construct one-half of a 32' to 46' road section plus curb, gutter and a 5' wide separated decomposed granite trail where the project fronts Cook Riolo Road, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). The frontage improvements shall tie into and conform with the improvements constructed by the West Placer Middle School. 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 8.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD and DPW. **(ESD)**

43. Delineate a Class II bikeway along the project's frontage on Cook Riolo 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)**

44. 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 CHP

DECEMBER, 2008

AUGUST, 2013

and local busing provider which addresses the need for a turnout and the turnout design (if required). The turnout shall be as shown on the project Improvement Plans prior to their approval. **(ESD)**

45. 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)**

46. Prior to the recordation of the Final Map, the applicant shall be responsible for obtaining approval from all off site property owners (APN: 023-240-032, etc.) affected by any address number and/or road name changes that occur with the approval of this project to the satisfaction of the Engineering and Surveying Department. **(ESD)**

47. Public multi-use trails shall be provided in conjunction with the project as follows. Maintenance of all trails shall be by the Homeowners Association.

A) A 5' wide decomposed granite trail across the frontage of Cook Riolo Road within the proposed road right-of-way as conceptually shown on the Tentative Map and approved by the DRC, in consultation with the Parks Division. The trail shall be constructed to the following standards, unless otherwise approved by the Parks Division: A trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width shall be a minimum of 5' (out slope at 3%). The trail tread shall be graded and compacted and not exceed 12% slope. The trail surface shall be decomposed granite with a stabilizer. Occasionally widen the cleared area to allow for passing. Water must be diverted from the trail's surface before it builds up to erosive force. To divert water, use out slopes, grade dips, water bars, and lead ditches, in conjunction with in slopes, culverts or bridges.

48. The Improvement Plans shall show the removal and revegetation of both the existing paved access driveway/encroachment located along the northern property line for access from Cook Riolo Road to APN: 023-240-032 and the existing gravel driveway/encroachment located at the proposed private gated entrance. (ESD)

49. The Improvement Plans shall show the construction of the applicant proposed 37.5-foot radius (center to face of curb), private, gated entrance feature on the on-site subdivision roadway to the satisfaction of the ESD and servicing fire district(s). The gated entrance feature shall include a minimum 40 foot dimension from the edge of travelled way of Cook Riolo Road to the call box and shall be consistent with the Placer County Private Gated Entrance exhibit. The entrance shall provide for a vehicle turnaround in front of the gate such that a vehicle can turn around within the private road easement and enter into the Cook Riolo Road County right-of-way in a forward direction. Any substantive modification to the approved private gated entrance design by the applicant shall be returned to the Planning Commission for approval of a modification of the discretionary permit. (ESD)

## **PUBLIC SERVICE**

4850. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

DECEMBER, 2008

AUGUST, 2013

- A) PG&E
- B) Surewest
- C) California American Water Company
- D) Placer County Service Area No. 28, Zone 173 (CSA 173) (see Will Serve Requirements letter dated November 5, 2008)
- E) Auburn Placer Disposal Service

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)**

4951. 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)**

5052. 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) Dry Creek Elementary and Roseville Joint Union School Districts
- B) The Placer County Sheriff's Office **(ESD)**

5453. Create a 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 Homeowner's Association shall be responsible for all services previously provided by the CSA. The CSA shall provide the following services: **(DFS)**

- A) The lots created as a part of this subdivision shall be a part of a CSA Zone of Benefit for the purpose of generating funds for the maintenance of public park and open space facilities in the Dry Creek area.

5254. Prior to Improvement Plans approval, submit to EHS a "will-serve" letter from Placer County Facility Services indicating that the district can and will provide sewerage service to the project. Connection of this project to sanitary sewer is required. **(EHS)**

5355. Prior to Improvement Plans approval, submit to EHS a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. **(EHS)**

5456. The owner or occupant of each residence 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)**

DECEMBER, 2008  
AUGUST, 2013

5557. Prior to Improvement Plans approval, submit to EHS, for review and approval, a "will-serve" letter from California American Water Company for domestic water service. The applicant shall connect the project to this treated domestic water supply. **(EHS)**

5658. The Improvement Plans shall be approved by California American Water Company for water pipeline improvements, service, supply, and maintenance. **(EHS)**

## **GENERAL DEDICATIONS / EASEMENTS**

5759. 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) A 40'-wide private road, public utility, public support, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways and the off site roadway located on APN: 023-240-032 (by separate instrument). **(ESD)**
- ~~B) An Irrevocable Offer of Dedication to Placer County for a 40' wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways for road and utility purposes and the off site roadway located on APN: 023-240-032 (by separate instrument). Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication. **(ESD)**~~
- ~~C) Dedicate to Placer County one half of a 120' wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Cook Riolo Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. **(ESD)**~~
- DB) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**
- EC) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**
- FD) Slope easements for cuts and fills outside the highway easement. **(ESD)**
- GE) Drainage easements as appropriate. **(ESD)**
- HF) Designate a "no access" strip along Cook Riolo Road on Lots 1 and 12 as shown on the Tentative Map. **(ESD)**
- IG) Designate a "no access" restriction along Road A on Lots 1 and 12 for a minimum of 75' from the Cook Riolo Road right-of-way (as located on the Tentative Map) and show on the Informational Sheet filed with the Final Map and the Development Notebook. **(ESD)**
- JH) Dedicate a 20' wide public sewer and access easement to Placer County on Lot 5 along the western property line from the on site subdivision road to the northern property line. **(ESD)**
- KI) Dedicate a 10' wide drainage easement to the Homeowners' Association along the southern property line of the project across Lots 6 through 12. **(ESD)**
- LJ) Extinguish the existing 20' access easement (document number 2003-0128483) along the northern property line for the benefit of APN: 023-240-032 as shown on the Tentative Map and provide evidence that the easement has been extinguished to the satisfaction of the ESD. The proposed on site private roadway easement shall include access, public utilities, public support, and emergency access rights for APN: 023-240-032. **(ESD)**

DECEMBER, 2008  
AUGUST, 2013

- MK) Extinguish the existing 20' access and utility easement (2720 OR 626) along the northern portion of the proposed on site subdivision roadway for the benefit of APN: 023-240-032 as shown on the Tentative Map and provide evidence that the easement has been extinguished to the satisfaction of the ESD. The proposed on site private roadway easement shall include access, public utilities, public support, and emergency access rights for APN: 023-240-032. **(ESD)**
- NL) Dedicate a Meandering Drainage Easement (MDE) along the drainageways located across Lots 3, 6 and 7 as shown on the Tentative Map. **(ESD)**
- OM) Dedicate a 10' wide drainage easement to the Homeowners' Association along the western and southern property lines of Lot 1. **(ESD)**

**VEGETATION AND OTHER SENSITIVE NATURAL AREAS**

5860. Prior to approval of Improvement Plans, the applicant shall furnish to the DRC evidence that the U.S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands 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. **(MM.IV-1.1)(PD)**

5961. Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland habitat acreage and resource values including compensation for temporal loss. The total amount of habitat to be replaced is 0.089-acres of seasonal wetland. The total acreage to be mitigated for each type of wetland may change depending upon the final determination by the Corps of Engineers on the amount of acreage converted.

Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Improvement Plans are approved (for guidance, if the Improvement Plans were approved today, the fee would be \$162,500 per acre for permanent and seasonal wetlands). **(MM.IV-1.2)(PD)**

6062. A focused survey for western spadefoot toad shall be conducted by a qualified biologist in all suitable habitats on the project site 30 days prior to commencement of ground disturbing activities to determine the presence or absence of the species. A report summarizing the survey findings shall be provided to the Placer County Planning Department and the California Department of Fish and Game (CDFG) within 30 days of the completed survey. If the species is found on the site, appropriate mitigation measures shall be developed and implemented in consultation with CDFG. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified biologist indicating that impacts to the species have been mitigated in accordance with CDFG requirements. Additional follow up surveys may be required by the DRC, based on the recommendations in the study and/or as recommended by the CDFG. **(MM.IV-1.3)(PD)**

6163. Prior to approval of Improvement Plans, the applicant shall furnish written evidence to the DRC that mitigation credits for Swainson's hawk foraging habitat have been purchased through a

DECEMBER, 2008  
AUGUST, 2013

County-approved mitigation bank. Mitigation credits shall be purchased at a ratio of 0.75 to 1 for each acre of land converted. This project will result in conversion of 12.4-acres of foraging habitat and shall be required to purchase mitigation credits for 9.3-acres of habitat through a County-approved mitigation bank located within Placer County.

In the event that mitigation credits are not available for purchase, the applicant may choose to make an in lieu payment to the Placer County Swainson's Hawk Mitigation Fund. Payment shall be made in accordance with the County's most current fee at the time that Improvement Plans are approved. For guidance, if the Improvement Plans were approved today, the fee would be is \$20,000 per acre. **(MM.IV-1.4)(PD)**

~~6264~~. Prior to any grading activities, during the nesting season (March 1 - September 1), a focused survey for raptor nests and the nests of migratory and nesting birds shall be conducted by a qualified biologist in all suitable habitats on the project site and in all appropriate habitats within one-quarter mile (1,300 feet) of the project. A report summarizing the survey shall be provided to the Placer County Planning Department and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If active nests are identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1<sup>st</sup> and September 1<sup>st</sup>, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1<sup>st</sup> and July 1<sup>st</sup>. Additional follow up surveys may be required by the DRC, based on the recommendations in the study and/or as recommended by the CDFG. If all project construction occurs between September 1<sup>st</sup> and March 1<sup>st</sup> no surveys will be required. A note which includes the wording of this condition of approval shall be placed on the project Improvement Plans. **(MM.IV-1.5)(PD)**

## **CULTURAL RESOURCES**

~~6365~~. 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 Professional archaeologist shall be 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. **(PD)**

DECEMBER, 2008  
AUGUST, 2013

## FEES

6466. 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 fee required is **\$1,926.75** for projects with Negative Declarations, payable to Placer County (includes posting fee). Without the appropriate fee, the NOD is not operative, vested nor 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. The filing and posting of the NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA. Where a NOD has not been filed, this period is extended to 180 days.**

6567. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at Final Map recordation/building permit issuance. (For reference, the fee currently is \$615 per lot to be paid at Final Map and \$3,240 per unit due when a building permit is issued.) **(PD)**

6668. **mm** 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) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is ~~\$4,821,314,404~~ per single family residential unit. 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. **(ESD)**

6769. Prior to Improvement Plan approval, the project shall pay to Placer County its fair share of the future Reimbursement Agreement Benefit Area adopted by the County for the costs of the a lift station and temporary force main constructed to the Dry Creek Wastewater Treatment Plant (DCWWTP) by the Creekview Ranch Middle School. **(ESD)**

6870. Prior to Improvement Plan approval, the project shall pay to Placer County its fair share of the costs of the construction of a permanent standby generator at the lift station and a permanent force main constructed to the Dry Creek Wastewater Treatment Plant (DCWWTP). **(ESD)**

6971. 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 per single family

DECEMBER, 2008

AUGUST, 2013

residential unit, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs. **(ESD)**

7072. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$35 per single family residential unit. **(ESD)**

## **ENVIRONMENTAL HEALTH**

7473. Prior to Improvement Plans approval, all onsite sewage disposal systems shall be properly abandoned under permit with EHS. **(MM VIII.7)(EHS)**

7274. Prior to Improvement Plans approval, all water wells located on the property shall be properly destroyed by a licensed well-driller under permit with EHS. **(MM VIII.7)(EHS)**

7375. Prior to Final Map approval, the project applicant shall obtain a copy of the Placer Mosquito Abatement District Guidelines and Standards for Vector Prevention in Proposed Developments. This project shall abide by these guidelines. The Placer Mosquito Abatement District will be allowed to review the improvement plans. **(MM VII-8)(EHS)**

7476. If at any time during excavation, grading, or during the course of constructing the proposed project, evidence of soil or groundwater contamination with hazardous materials 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 the Central Valley Regional Water Quality Control Board. A note to this effect shall be placed on the Improvement Plans. **(EHS)**

7577. **PLEASE NOTE:** 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)**

7678. During construction, temporary storage and use of hazardous substances shall comply with Fire and EHS regulations and requirements, and spill prevention practices shall be used. **(EHS)**

## **AIR POLLUTION**

7779. Include the following standard note on the Improvement/Grading Plans: Construction equipment exhaust emissions shall not exceed District Rule 202: Visible Emission Limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations, by the Prime Contractor, and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at: <http://www.placer.ca.gov/Departments/Air/Rules.aspx>**(APCD)**

DECEMBER, 2008

AUGUST, 2013

7880. Include the following standard note on the Improvement/Grading Plans: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The Prime Contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 Fugitive Dust limitations. **(APCD)**

7981. 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, and Sections 2180 - 2194. This plan shall be submitted to the Placer County APCD, as well as ESD (Engineering/Surveying) in conjunction with the Improvement Plans. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement, beginning on the first day of construction activities, and continuing on a monthly basis during construction activities. Operators of vehicles and equipment found to exceed opacity limits shall be notified, by the Prime Contractor, and the equipment must be repaired within 72 hours. **(APCD)**

8082. Include the following standard note on the Improvement/Grading Plans: During construction, no open burning of removed vegetation shall be allowed. Vegetative material should be taken to an appropriate disposal site or chipped and delivered to a biomass processing facility as approved by the Placer County APCD. **(APCD)**

8183. Include the following standard note on the Improvement/Grading Plans: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” or wash streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited. **(APCD)**

8284. Include the following standard note on the Improvement/Grading Plans: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. **(APCD)**

8385. Include the following standard note on the Improvement/Grading Plans: The prime contractor shall suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties. **(APCD)**

8486. Include the following standard note on the Improvement/Grading Plans: The contractor shall apply water to control dust, as required by Rule 228, Fugitive Dust, to prevent dust impacts offsite. Operational water truck(s), shall be onsite, at all times, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. Earth moving construction equipment shall be cleaned with water once per day. **(APCD)**

8587. Include the following standard note on the Improvement/Grading Plans: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

DECEMBER, 2008  
AUGUST, 2013

**(APCD)**

8688. Include the following standard note on the Improvement/Grading Plans: The contractor shall use CARB ultra low sulfur diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. **(APCD)**

8789. Include the following standard note on the Improvement/Grading Plans: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. **(APCD)**

8890. Include the following standard note on the Improvement/Grading Plans: All on-site stationary equipment shall be classified as "low emission" equipment. **(APCD)**

8991. For construction of new residences, and where natural gas is available, the contractor shall install a gas outlet for use with outdoor cooking appliances, such as a gas barbecue. These outlets are required to be shown on the plans submitted for Building Permit approval. **(APCD)**

9092. For construction of new residences, and where natural gas is available, the contractor shall install a gas outlet with ceramic logs in any proposed outdoor recreational fire pits. These outlets are required to be shown on the plans submitted for Building Permit approval. **(APCD)**

9193. Include the following standard note on the Improvement/Grading Plans: In accordance with District Rule 225, only U.S. EPA Phase II certified woodburning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II woodburning device or shall be a U.L. Listed Decorative Gas Appliance. **(APCD)**

**MISCELLANEOUS CONDITIONS**

9294. No Lot shall be divided by a tax district boundary. **(PD)**

9395. On August 22, 2013, the Planning Commission approved a modification to the Tentative Map to construct a gated entry for the private on-site roadway. The gated entry includes a pedestrian gate across the on-site subdivision sidewalk. The gate and its attendant improvements are subject to review and approval by the Development Review Committee. Review shall be conducted prior to or concurrent with review of Improvement Plans. The following minimum design standards shall be satisfied:

- A. Gates shall be constructed of tubular steel, wrought iron, or a similar material approved by the DRC and shall include an open picket style. Finish shall be natural appearing patina or earth-toned color approved by the DRC.
- B. Gate pilasters shall be constructed as rubble stone masonry, stacked stone masonry, or another durable indigenous or indigenous appearing finish material. Split-face CMU or plain CMU block may be used to construct pilasters but shall not be allowed as a finish material.
- C. No portion of the gates or pilasters shall be more than six feet tall.

DECEMBER, 2008  
AUGUST, 2013

D. Traffic control medians shall, at a minimum, include stone masonry or stamped concrete finish. Any landscaping placed within the medians shall be reviewed and approved by the DRC and shall be restricted to annuals and perennials that do not exceed three feet in height. (PD/ESD)

E. The pedestrian gate shall remain unlocked between dawn and dusk.

~~No gate(s) or controlled entry features are permitted for this project. Any future proposal for a gated or controlled entry feature shall require modification of this permit by approval of the Planning Commission. (PD/ESD)~~

96. Prior to Improvement Plan approval for the private gated entrance, the Applicant/Home Owners' Association shall provide to the Placer County Department of Facility Services Environmental Engineering Division (EED) and assign a combination/code as identified by the EED for utility crews to access through the proposed private vehicle entry gate. Provide a signature block on the Improvement Plans for EED's approval. Access shall be provided to the Placer County Department of Facility Services utility crews on a 24-hour basis for regular sewer maintenance and emergency response (a note to this effect shall be provide on the Improvement Plans and in the CC&Rs). Include a note on the Improvement Plans to contact Facility Services (Heather Knutson) at (530) 886-4987 to coordinate the utility crew's access. The combination/code identified by the EED shall not be changed unless otherwise approved by the EED prior to the change occurring. Prior to the final acceptance of the project improvements, the required access code shall be implemented by the applicant and verified by the EED. (DFS)

97. The gated entrance posts or supports shall not be installed within the trench width of any public sewer in order to maintain sewer access for future maintenance. (DFS)

9498. 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 Cabral Ranch (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. (CC)

9599. 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.

DECEMBER, 2008

AUGUST, 2013

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). **(ESD)**

96100. Prior to submittal of the Final Map, the applicant shall submit to the satisfaction of the DRC a Revised Tentative Map which: identifies the off site roadway, public utility and emergency access easements as "to be obtained" by the applicant from APN: 023-240-032 and identifies a private drainage easement to the Homeowners Association on Lot 1 instead of the meandering drainage easement. **(ESD)**

97101. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

## **NOISE**

98102. The project shall construct a four-foot tall earthen noise barrier within the landscape easement where the project fronts onto Cook Riolo Road. The noise barrier, including cross section views, shall be shown on the project Improvement Plans. **(MM.IX-1)(PD)**

99103. Two-story homes located on Lot 1 and Lot 12 shall have mechanical ventilation (air conditioning) to allow for closure of windows and acoustic isolation upstairs. A note shall be provided in the Development Notebook specifying this condition as a prerequisite for building permit plan check approval for newly proposed residences on Lot 1 and Lot 12. **(PD)**

100104. Construction noise emanating from any construction activities for which Improvement Plans or a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 7:00 am to 7:00 pm
- b) Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign 4' x 4' shall be located at the project entry depicting the above construction hour limitations. Said sign shall include a phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the Development Notebook.

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

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(MM.IX-2)(PD)**

## **CONDITIONS, COVENANTS, & RESTRICTIONS**

101105. 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

DECEMBER, 2008

AUGUST, 2013

Counsel, and other appropriate County Departments and shall contain provisions/notifications related to those issues raised in Conditions 89, 90, 91, 102, 103, 104, 105, 106, 107.

The applicants shall create a Homeowners' Association with certain specified duties/responsibilities including the enforcement of all notifications of the above listed conditions. None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. **(PD/ESD/EHS/APCD)**

## **NOTIFICATIONS TO FUTURE BUYERS**

~~102~~106. 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)**

~~103~~107. Notification to future owners that 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. **(ESD)**

~~104~~108. Notification to future lot owners of Lot 5 that there is a 20' sewer easement along the west property line and that a paved sewer access road may be constructed within the easement in the future. Any and all private improvements within the easement should be approved by the Department of Facilities Services prior to construction. **(ESD)**

~~105~~109. Notification to future lot owners of Lots 6, 7, and 8 that private pump stations are required to be constructed by the homeowner on each Lot in order to connect to the public sewer. The future homeowners should contact the Department of Facilities Services with any questions relating to the private sewer pump stations. **(ESD)**

~~106~~110. Notification to future owners that the owner or occupant of each residence shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder and that the Homeowners' Association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. **(EHS)**

~~107~~111. The developer shall create a Homeowners' Association with certain specified duties and responsibilities including the enforcement of all of the following notifications:

A) All uses allowed per Sections 17.50.010, Residential-Single Family, and 17.52.020, Agriculture of the Placer County Zoning Ordinance shall be allowed in this subdivision, subject to compliance with Zoning Ordinance requirements, including Section 17.56.050, Animal Raising and Keeping.

B) Notification to future owners of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform lot owners that farm operators have a "right to farm" their lands despite

DECEMBER, 2008

AUGUST, 2013

potential nuisance to neighboring residences, including noise, odors, and use of toxic and hazardous materials.

C) Notification to all 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, should Architectural Review Committee approval of building plans be required. Building plans shall comply with architectural guidelines, building setbacks, height restrictions, building coverage, and other conditions of approval.

D) Notification to all lot owners of the development standards included in conditions 109 through 115.

E) Notification that no fencing may be installed which prohibits the free flow of water into, over, or through drainage easements on any lot on the project site. Fencing installed over or across drainage easements must include provisions in the fence design, including but not limited to use of open fencing types such as wrought iron, to allow for the unrestricted free flow of water.

F) Notification to all future lot owners that the purpose of landscape easement and earthen noise barrier on Lot 1 and Lot 12 is for the mutual benefit of all residences in the subdivision and that maintenance of the noise barrier, post and cable fencing, landscaping and irrigation, including all project landscaping and irrigation within the Cook Riolo Road right-of-way, is the sole responsibility and expense of the Homeowners' Association. The notification shall include prohibiting any disturbances within the easement, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind; nor any grading or clearing activities.

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

H) 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 17.54.030.B.1 of the Placer County Zoning Ordinance).

I) Notification that no storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles within the project except to the side or rear of a residence, and screened from street view.

J) Notification to future owners that construction activities are permitted Monday through Friday, 7 AM to 7 PM only, and Saturday, 8 AM to 6 PM only, unless prior approval is received from the Homeowners' Association and the Planning Director, based on special circumstances such as adverse weather conditions. 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 other times as well.

K) Notification to future project purchasers/owners of two-story homes located on Lot 1 and Lot 12 that they may experience noise levels above 45 dB Ldn when windows are open.

DECEMBER, 2008  
AUGUST, 2013

L) Notification to future lot owners of fencing standards for fencing placed on or adjacent to all side and rear property boundaries. **(PD)**

## **DEVELOPMENT STANDARDS**

~~108~~112. Prior to issuance of any residential building permits, the project proponent shall submit a reference manual (i.e., Development Notebook) for approval by the Development Review Committee which shall include plot plans for each lot depicting all dimensions, easements, setbacks, limits of grading, height limits, street tree location, driveway locations and other restrictions which might affect the construction of structures on said lot. No building permits may be issued for the project until this manual is approved by the DRC for format and content requirements. **(PD)**

~~109~~113. The Development Standards for this project are as follows:

- a. The minimum lot width shall be 135 feet as measured at the street frontage, except that Lot 6 and Lot 7 are approved as shown on the approved Tentative Map.
- b. Setbacks established herein apply to all structures and accessory structures. A) Front - 50 feet from property line; B) Side - 20 feet from property line; C) Rear - 20 feet from property line. Setbacks for swimming pools/spas/pool equipment, etc. shall conform to Placer County Code, Article 17.54.140.
- c. The front setback on Lot 6 shall be measured from the western terminus of the flag access. The setback shall be established as a perpendicular line running north to south 50 feet west of the flag terminus and shall terminate where it intersects the side setback on the north property boundary and the southeast property boundary. The rear setback on Lot 6 shall be applied to the west property boundary and the south property boundary.
- d. The maximum building height is 36 feet.
- e. The maximum building coverage per residential lot is 40 percent maximum - one story; 35 percent maximum - two or more stories, per Zoning Ordinance Article 17.50.010.
- f. Lot 1 and Lot 12 shall include a 10-foot building setback from the west boundary of the landscape easement.
- g. Residential fencing on Lot 1 and Lot 12 may be placed adjacent to the west boundary of the landscape easement up to a maximum height of three feet within the front setback and up to six feet along all other portions of the boundary, except that no fencing shall be placed across the MPE adjacent to the subdivision roadway. Additionally, fencing may not enclose post and cable fencing defining the landscape easement boundary. A note specifying this information shall be included on the information sheet recorded with the Final Map and shall be included on the information sheets for the Development Notebook. **(PD)**
- h. Meandering drainage easements on Lot 3 and Lot 7 shall include building setbacks to ensure the continued integrity of these drainage features, as follows: The meandering drainage easement on Lot 3 shall include a setback of five feet from the centerline of the easement, and the meandering drainage easement on Lot 7 shall include

DECEMBER, 2008  
AUGUST, 2013

a setback of ten feet from the centerline of the easement. The setback shall apply to all constructed features that require approval of a building permit from the Placer County Building Department. The location of meandering drainage easements shall not be moved or otherwise altered without the express written consent of the Development Review Committee and the ESD. A note specifying this information shall be included on the information sheet recorded with the Final Map and shall be included on the information sheets for the Development Notebook. **(PD)**

~~440~~114. Pursuant to the Zoning Ordinance, setbacks established herein apply to all structures and accessory structures. Setbacks for swimming pools/spas/pool equipment, etc. shall conform to Placer County Code, Article 17.54.140, which specifies required setbacks for swimming pools and pool equipment on parcels 2.3 acres or less in size as:

- a. Front setback: Pool - 25 feet, equipment - 25 feet
- b. Side setback: Pool - 3 feet, equipment - 5 feet
- c. Rear setback: Pool - 5 feet, equipment - 5 feet
- d. Lot 1 and Lot 12 shall maintain minimum side setback standards from the landscape easement for construction of swimming pools/spas/pool equipment, etc. The rear setback for Lot 6 and Lot 7 shall be 5 feet or the nearest edge of the utility easement, whichever is greater. A note specifying this information shall be included on the information sheet recorded with the Final Map and shall be included on the information sheets for the Development Notebook. No swimming pools, spas, or pool equipment may be placed in any easement. **(PD)**

~~441~~115. Prior to Building Permit final approval for individual lots, each lot shall install a minimum of three street shade trees excluding Lot 6 and Lot 7, which shall install one street tree and two street trees, respectively. Trees shall be located within the front setback area outside of the 12.5' multi-purpose easement. The specific location, tree species, minimum container size, planting and irrigation requirements shall be shown on the plot plan for each lot contained in the Development Notebook. **(PD)**

~~442~~116. Prior to Planning Department clearance for Building Permit final inspection approval for individual residences, the property owner shall submit evidence to the Planning Department demonstrating that the required street shade trees have been installed with permanent automatic irrigation. The requirement for this condition shall be included in the Development Notebook. 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.

A note specifying this information shall be included on the information sheets for the Development Notebook. **(PD)**

DECEMBER, 2008  
AUGUST, 2013

~~443117.~~ Two-story homes located on Lot 1 and Lot 12 adjacent to Cook Riolo Road that would be located within the 60 dB Ldn contour identified in the project Environmental Noise Assessment prepared by J.C. Brennan & Associates, Inc. shall have mechanical ventilation to allow for closure of windows to provide acoustic isolation upstairs. A note shall be provided in the Development Notebook specifying this requirement as a prerequisite for building permit plan check approval for newly proposed residences on Lot 1 and Lot 12. **(PD)**

~~444118.~~ No fencing may be installed which prohibits the free flow of water into, over, or through drainage easements on any lot on the project site. Fencing installed over or across drainage easements must include provisions in the fence design, including but not limited to use of open fencing types such as wrought iron, to allow for the unrestricted free flow of water. A note specifying this information shall be included on the information sheet recorded with the Final Map and shall be included on the information sheets for the Development Notebook. **(PD)**

~~445119.~~ The project applicant shall develop fencing standards for a single fencing type, which shall be constructed on all rear property boundaries of the subdivision, on all side property boundaries abutting adjacent properties that are not part of this subdivision (Lot 5 and Lot 6), and on the western boundary of the Landscape Easement on Lot 1 and Lot 12. The fencing standard shall include cross section views specifying materials and construction standards, which shall be shown by note and cross section view in the Development Notebook. Fencing shall be constructed by individual lot owners/developers prior to or concurrent with construction of the primary residence for each lot. Certificate of Occupancy shall not be granted until this condition is satisfied. A note specifying this information shall be included on the information sheets for the Development Notebook. **(PD)**

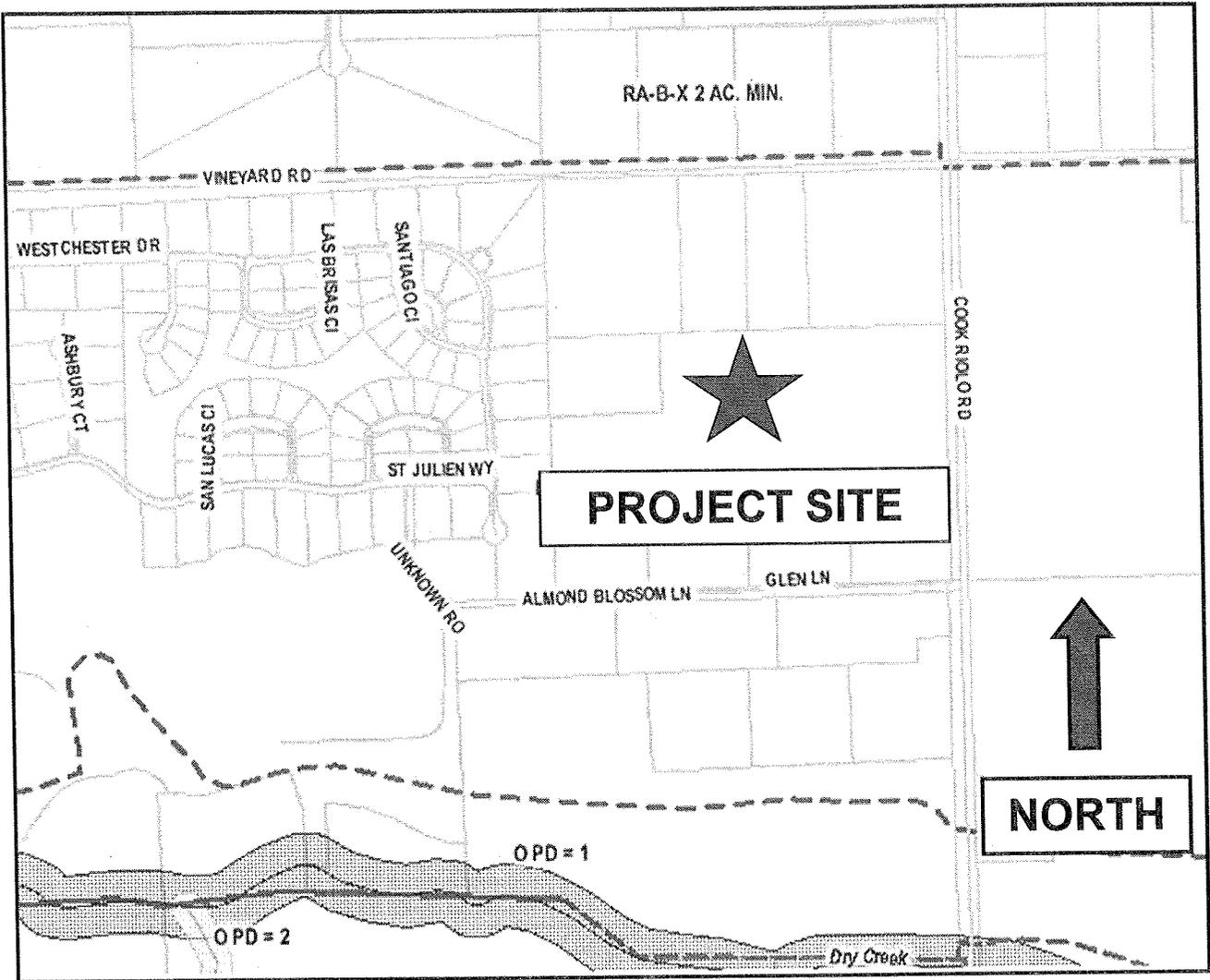
## **EXERCISE OF PERMIT**

~~446120.~~ 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. **(ESD)**

~~447121.~~ The applicant shall have 36 months to exercise this Tentative Map. Unless exercised, this approval shall expire on December 23, 2011.

On August 22, 2013, the Planning Commission took action to modify the Tentative Map to incorporate a gated entry for the private subdivision roadway. At that hearing, the conditions of approval were modified to reflect that the Vesting Tentative Map expiration date was extended to December 23, 2016, in accordance with provisions of State Senate Bill 1185, Assembly Bill 333 and Assembly Bill 208. (PD)

DECEMBER, 2008  
AUGUST, 2013



# Vicinity Map



# CABRAL RANCH

## REVISED VESTING TENTATIVE MAP

### PLACER COUNTY, CALIFORNIA

### UTILITY & GRADING PLAN

JUNE 2013

SHEET 2 OF 2

**GRADING CONCEPT NOTES:**

- MAXIMUM SLOPE SHALL BE 2%.
  - RETAINING WALLS AND SLOPE PROTECTION SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- GRADING DISTURBANCE:**
- |                          |           |                 |
|--------------------------|-----------|-----------------|
| ROADWAYS & DRIVE         | 2,133 AC. | 92,200 SQ. FT.  |
| EXISTING DEVELOPER & DWS | 1,655 AC. | 72,100 SQ. FT.  |
| TOTAL GRADING            | 3,788 AC. | 164,300 SQ. FT. |
- CUT/FILL 1,000 CY CUT 2,200 CY FILL  
NET 1,200 CY FILL

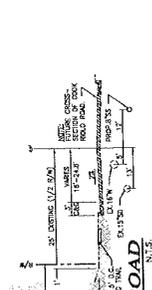
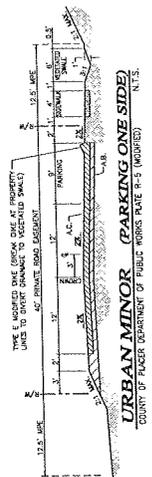
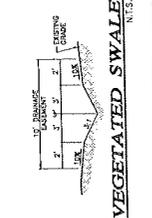
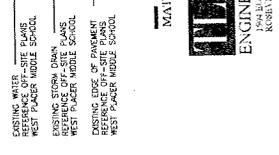
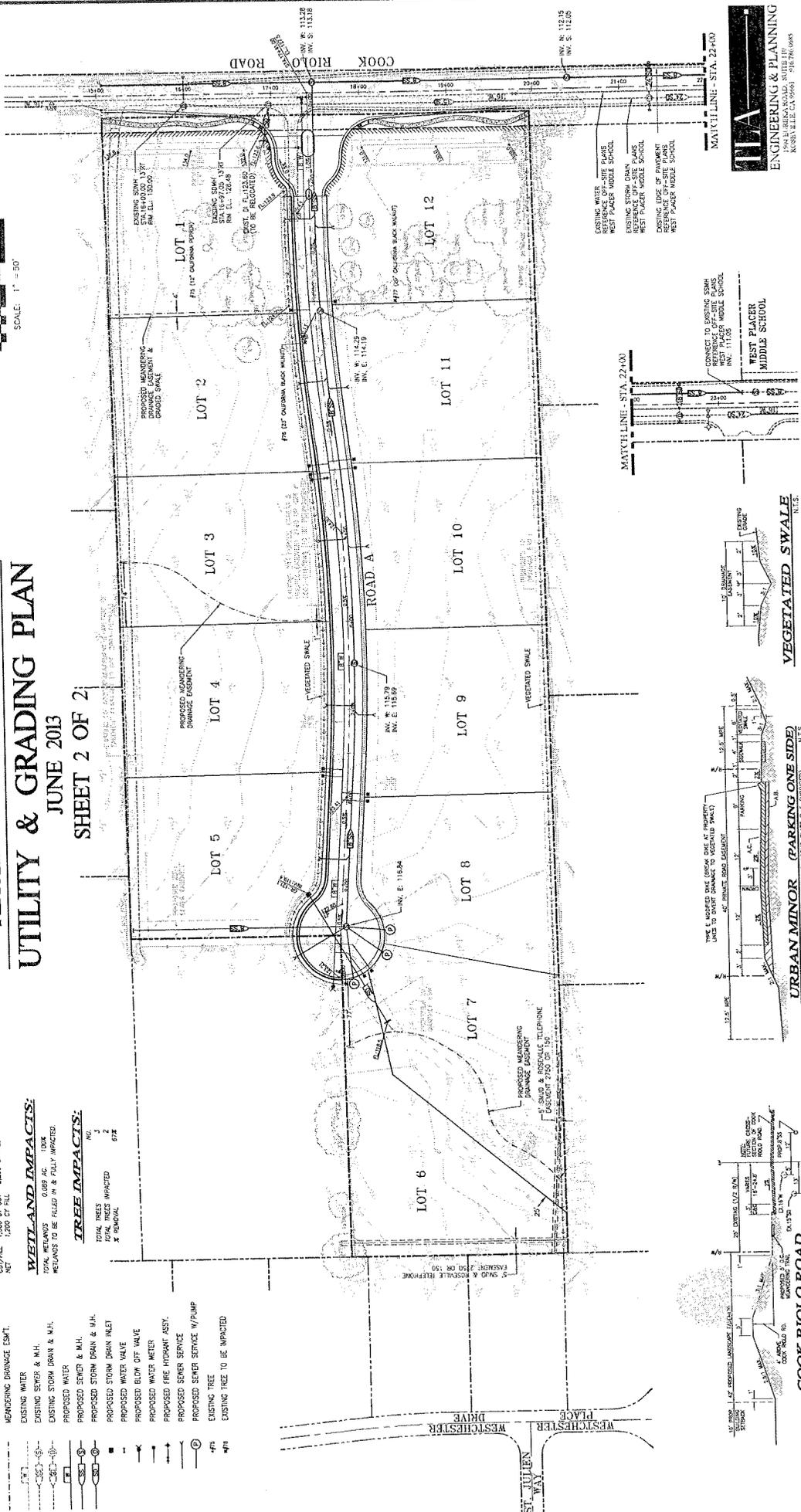
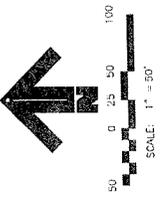
**WETLAND IMPACTS:**

- TOTAL WETLANDS 0.468 AC. 20,800 SQ. FT.
- WETLANDS TO BE FILLED 0% & FULLY IMPACTED 0%

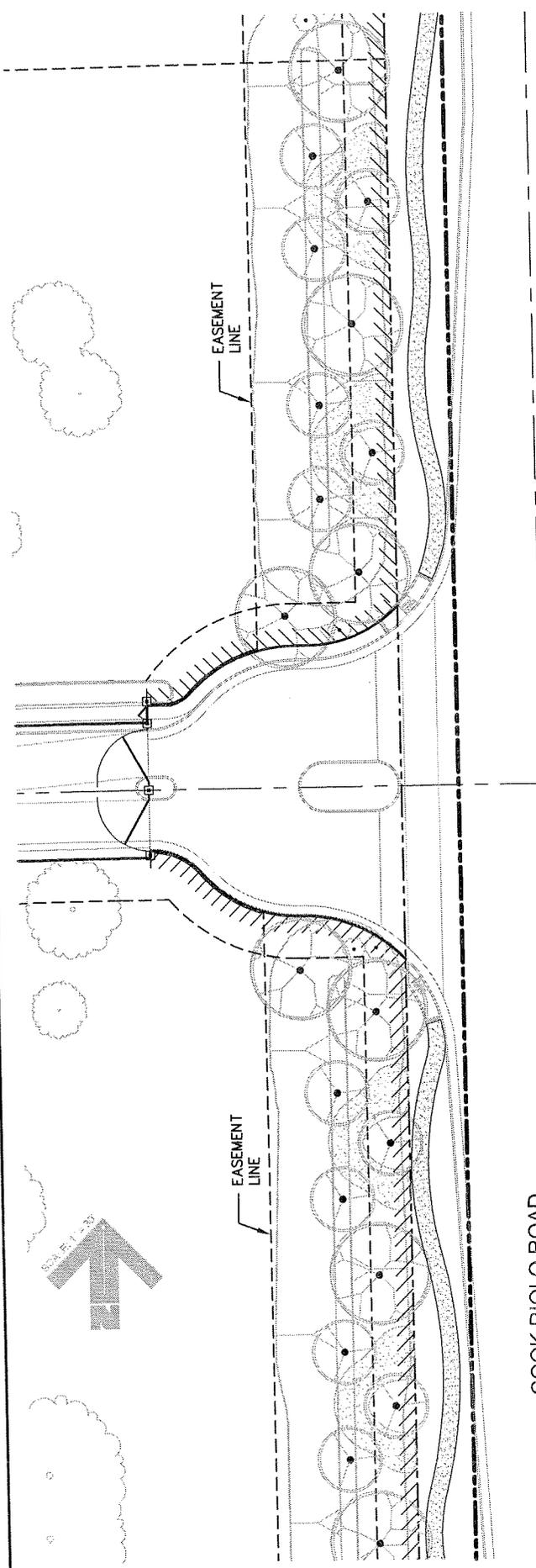
**TREE IMPACTS:**

- |                      |     |
|----------------------|-----|
| TOTAL TREES          | NO. |
| TOTAL TREES IMPACTED | 3   |
| % REMOVAL            | 6%  |

- LEGEND**
- PROJECT BOUNDARY
  - LOT LINES
  - R/W - EXISTING
  - R/W - PROPOSED
  - EASEMENT
  - PROPOSED VEGETATED SWALE
  - MEANSING DRAINAGE EMT.
  - EXISTING WATER
  - EXISTING SEWER & M.H.
  - EXISTING STORM DRAIN & M.H.
  - PROPOSED WATER
  - PROPOSED SEWER & M.H.
  - PROPOSED STORM DRAIN & M.H.
  - PROPOSED WATER VALVE
  - PROPOSED BLOW OFF VALVE
  - PROPOSED WATER METER
  - PROPOSED FIRE HYDRANT ASSY.
  - PROPOSED SEWER SERVICE
  - PROPOSED SEWER SERVICE W/PUMP
  - EXISTING TREE
  - EXISTING TREE TO BE IMPACTED



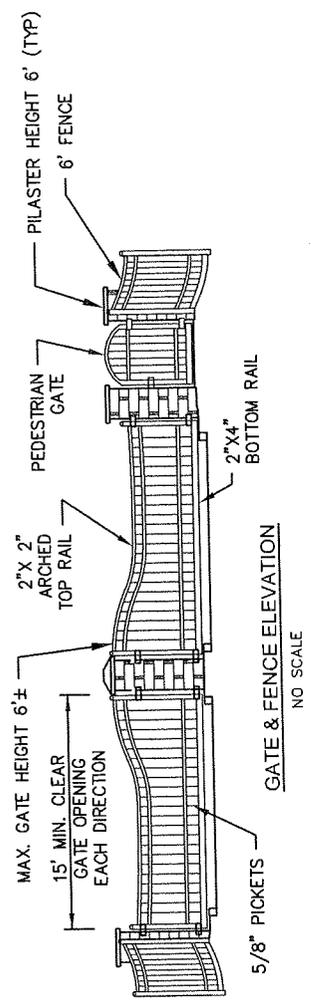
**PLA**  
ENGINEERING & PLANNING  
KOSKATULLI, CA 95603 - 916.784.6665



COOK RIOLO ROAD

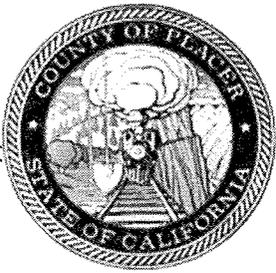
PLAN VIEW  
SCALE: 1" = 30'

**MATERIALS & COLORS**  
**GATES & FENCE:** TUBULAR STEEL - HUNTER GREEN  
**PILASTERS:** SPLITFACE CMU - EARTH TONES



**CABRAL SUBDIVISION  
 GATED ENTRY EXHIBIT**

JUNE 26, 2013



**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

E. J. Ivaldi, Coordinator

**ADDENDUM TO A PREVIOUSLY-ADOPTED  
MITIGATED NEGATIVE DECLARATION**

**Project Name:** Cabral Ranch Gated Entry Tentative Map Modification (PSM 20130158)

**State Clearinghouse Number:** 2008102084

**Project Location:**

The project site is located on the west side of Cook Riolo Road approximately 200 yards south of the intersection of Cook Riolo Road and Vineyard Road in the Dry Creek Community 2 miles southwest of the Roseville City Limits (Assessor's Parcel Number 023-240-031).

**Project Description and History**

In December 2008, the Placer County Planning Commission approved a Vesting Tentative Map for Cabral Ranch (PSUB 20080108), a low-density residential subdivision consisting of 12 single-family residential lots of 40,000 square feet or larger on 12.4 acres of land. A Final Map has not been filed and the project is currently unexercised.

The project will construct a private on-site subdivision roadway with a single encroachment onto Cook Riolo Road. Frontage improvements to Cook Riolo Road include roadway widening, construction of a landscaped earthen sound berm, and construction of a meandering decomposed granite trail that will provide future connectivity for trail extensions to the north and south. The project will connect to public sewer and water, and will include extension of a 20-foot sewer easement and sewer line to the north project boundary for future sewer connections. Project grading will not exceed what is required to construct subdivision improvements.

A Homeowners Association will be formed and will be responsible for maintenance of common area landscaping and for maintenance of the subdivision roadway and drainage facilities.

**Revised Project**

The project requests approval of a Revised Vesting Tentative Map with a gated entry for the private roadway. The gated entry would include two small medians to help define travel lanes, turnaround area, and to support electronic gate controls and structural improvements. A pedestrian gate would be constructed on the north side of the private roadway gate across a subdivision sidewalk, which will connect to the public use trail constructed along the project frontage.

Minor modifications to lot sizes are proposed to accommodate the proposed gated entry improvements, and all lots would continue to meet or exceed the minimum lot size of 40,000 square feet. The alignment of the private subdivision road has been shifted slightly northward at the project entry to accommodate the revised subdivision layout. However, revisions to the

**ATTACHMENT E**

roadway alignment and lot sizes are minor in nature and do not affect the overall character, function or development standards of the approved Vesting Tentative Map.

### **CEQA Determination**

In accordance with CEQA Guidelines Section 15164, an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Under Section 15162, the lead agency shall prepare a subsequent EIR or negative declaration if there are any new significant environmental effects associated with the revised project. With respect to the proposed modification to the Vesting Tentative Map to construct a gated private roadway, the revisions are only minor technical changes that do not result in any new significant environmental effect(s); therefore, an addendum to the mitigated negative declaration is appropriate to satisfy CEQA requirements for the proposed project.

The Addendum need not be circulated for public review; however, the addendum must be considered by the decision making body prior to making a decision on the project.

### **Analysis**

#### *Roads*

The primary concern regarding a gated subdivision road entrance is vehicle safety. A passenger vehicle or single unit delivery truck which cannot gain access through the subdivision gate should be able to safely maneuver the vehicle on the private road to enter the County road in a forward direction and not back into a County road. The safe maneuvering of a vehicle on private roads and County roads is of significant concern to County Registered Civil and Traffic Engineers. The California Vehicle Code (Section 22106 ~ Starting parked vehicle or backing vehicle on highway) states: "No person shall ... back a vehicle on a highway until such movement can be made with reasonable safety".

The project is proposing a gated subdivision road entrance that meets Placer County's requirements for safe vehicular circulation. The proposed design includes a minimum distance of 40' from the edge of pavement of Cook Riolo Road to the keypad that will allow a minimum of 2 vehicles to be outside of the Cook Riolo Road pavement while waiting for the gate to open. The proposed gated entrance design includes the appropriate radius that will allow a vehicle that cannot gain access through the gate to be able to turn around in front of the gate and enter Cook Riolo Road in a forward direction. Cook Riolo Road is identified in the Dry Creek Community Plan as an Arterial with low access control. This roadway classification functions to move larger amounts of traffic at relatively high speeds between major activity centers and between collector roadways and freeways. Cook Riolo Road has a projected Average Daily Traffic of approximately 16,300 vehicles per day and a vehicle design speed of 45 miles per hour.

Based on vehicle safety concerns from the potential for vehicles backing out into Cook Riolo Road, the Arterial roadway classification of Cook Riolo Road, and the amount of vehicle traffic travelling along Cook Riolo Road at high vehicle speeds, the County finds that the applicant's proposed gated entrance design will provide for the safe maneuvering of vehicles on the private road and onto Cook Riolo Road.

#### *Grading*

The additional grading required to construct the improvements associated with the proposed private gated road entrance is within the scope of grading impacts previously analyzed.

### *Noise*

Since the time of the project approval in December 2008, an update to the Transportation Element of the Dry Creek West Placer Community Plan was adopted by the Board of Supervisors. The existing 42-foot wide right-of-way along the project frontage of Cook Riolo is now an adequate width, which resulted in an 18-foot wide decrease in the amount of ROW dedication required of the project. Consequently, building envelopes for Lot 1 and Lot 12 will be located 18 feet closer to Cook Riolo Road, as currently configured, than if the project had been required to dedicate a 60-foot ROW.

The effect of this change in circumstance is de minimus as this was a short term condition under the previous environmental analysis, which anticipated that Cook Riolo Road would be widened to four lanes under the ultimate improvement and would carry a higher volume of traffic and would have resulted in higher future noise levels than under the revised condition. In addition, the distance between the Lot 1 and Lot 12 building envelopes and the ultimate roadway improvements would have been identical upon full improvement of the four lane roadway.

### **Conclusion**

The analysis of this Addendum concludes that the implementation of the project modifications would not result in impacts that were not identified in the previously adopted Mitigated Negative Declaration. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or negative declaration have occurred, and thus an addendum to the Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for this project.

**Revised Mitigation Monitoring Program – Mitigated Negative Declaration - PSUB 20080105/PSM 20130179: Cabral Ranch**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

**Standard Mitigation Monitoring Program (pre project implementation):**

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Condition Numbers: 8, 9, 11, 12, 13, 16, 17, 30, 33, 39, ~~58, 59~~, 60, 61, 62, ~~63, 64, 66, 68~~, ~~71, 72~~, 73, 74, 75, ~~98, 102~~, ~~100, 104~~

**Project Specific Reporting Plan (post project implementation):**

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- "Contents of project specific reporting plan."

The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit: N/A