



COUNTY OF PLACER
Community Development/Resource Agency

**Planning Services
Division**

Michael J. Johnson, AICP
Agency Director

Paul Thompson
Deputy Director of Planning

HEARING DATE: July 25, 2013
ITEM NO.: 1
TIME: 10:05 am

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: July 15, 2013
**SUBJECT: VESTING TENTATIVE SUBDIVISION MAP MODIFICATION (PSM 20130186)
RANCHO DEL ORO ESTATES
PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 4 (UHLER)**

COMMUNITY PLAN AREA: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Rural Low Density Residential 0.9 - 2.3 acre minimum - Density Limit 0.83 du/ac.

ZONING: RS-B-X-42,000-DL 0.83 (Residential Single Family, combining a minimum Building Site of 42,000 square feet, combining Density Limitation of .83 dwelling units per acre)

ASSESSOR PARCEL NUMBERS: 046-090-012

STAFF PLANNER: E.J. Ivaldi, Supervising Planner

LOCATION: The project is located on the north side of Olive Ranch Road, approximately 0.25 miles east of Cavitt-Stallman Road, in the Granite Bay area.

APPLICANT: Robert Parish, Parish & Associates Inc. on behalf of Tsakopoulos Investments LLC

PROPOSAL:

The applicant is requesting approval of a modification to the Rancho Del Oro Estates Vesting Tentative Subdivision Map to 1) reduce the private road easement width from 40 feet to 28 feet, and 2) to allow for additional lot grading beyond what was originally approved. The Rancho Del Oro Estates project was approved as an 89-lot single-family residential subdivision. No changes are proposed to the number of residential lots.

CEQA COMPLIANCE:

Based on an Initial Study that was prepared for the proposed modification to the Rancho Del Oro Estates Vesting Tentative Subdivision Map (Attachment E), the Environmental Review Committee (ERC) determined that all potential environmental impacts associated with the proposed modifications were adequately addressed in the previously certified Environmental Impact Report (EIR) for the Rancho Del Oro Estates project (State Clearinghouse Number 2008092101). The proposed subdivision modifications

would not cause any new significant impacts or substantially increase the severity of any significant impacts previously identified in the Rancho Del Oro Estates EIR (CEQA Guidelines Section 15162[a][1]), nor would these subdivision modifications require revisions to the Rancho Del Oro Estates EIR. All impacts would be equivalent or reduced when compared to the impacts previously analyzed in the Rancho Del Oro Estates FEIR. The decision-making body will be required to make a finding to this effect.

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* newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice and the Granite Bay Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Facility Services for their review and comment.

BACKGROUND:

In October 2010, the Placer County Board of Supervisors approved the Rancho Del Oro Estates project, an 89-lot single-family residential subdivision on 119.4 acres. The approved entitlements included 1) a Rezone from RS-AG-B-100 PD 0.83 (Residential Single-Family, combining Agricultural, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development 0.83 units per acre) to RS-B-X-42,000 square feet DL 0.83 (Residential Single-Family, combining minimum Building Site of 42,000 square feet, Density Limitation 0.83 units per acre), 2) a Vesting Tentative Subdivision Map, and 3) a Variance to allow entry gates up to 8 feet tall, within the right-of-way of Road "B" and "D" (two roadways that intersect with Olive Ranch Road). The Board of Supervisors also certified the Rancho Del Oro Estates EIR (State Clearinghouse #2008092101), and adopted a Findings of Fact and Statement of Overriding Considerations, and approved a Mitigation Monitoring Plan.

The Rancho Del Oro Estates project includes 89 single-family residential lots ranging in size from 42,000 square feet to 53,567 square feet (average lot size of 43,350 square feet). There are eight open space lots (19.31 acres) and one common lot (22,142 square feet). The open space lots are for the purpose of preserving and protecting natural resources on-site (i.e. Miner's Ravine, wetlands, oak woodlands, wildlife habitat, etc.) and to provide for on-site detention. The common lot (Common Lot G) will contain a sewer lift station. The frontage along Olive Ranch Road will include a 50-foot-wide landscaped area (Open Space Lots A, B, and C), meandering sidewalk, open-iron fence along open space areas, and solid wall along residential property lines. All open space/common lot areas will be owned and maintained by the Homeowners Association. Access to the project site will be provided by two entrances located off of Olive Ranch Road. As originally approved, on-site subdivision roads will be private and constructed 24-feet in paved width plus 2 foot shoulders on both sides per the County standard Plate R-3, Rural Minor Residential. There will be no parking allowed along these internal roadways. Olive Ranch Road is to be widened to County standards, including curb, gutter, and a sidewalk. Two school bus turnouts will also be constructed.

On June 26, 2013, the County Surveyor and Community Development Resource Agency Director made a "substantial conformance" finding in response to the applicant's request to relocate an internal road intersection and make some lot line adjustments, as depicted in Attachment C. The Road "C" to Road "B" intersection was relocated approximately 400 feet to the east, and lot lines were adjusted on Lots 42, 43, 55, and 56 for the purpose of improving drainage on-site. These changes allow for positive drainage overland through streets rather than the need for rear and side yard ditches on individual lots. There was no change to minimum lot sizes.

SITE CHARACTERISTICS:

The project site comprises 119.4 acres of undeveloped land and is characterized by varying topography, with rolling hills along the western, southern, and eastern edges and a relatively flat open grassland area located in the central portion of the site. The topography of the site is moderately sloped, with elevations

ranging between 245 feet and 300 feet above mean sea level. Vegetation consists of a dense growth of trees along the western, southern, and eastern edges of the property with a moderate growth of grass throughout the entire project site. The project site is composed of mixed oak woodland and annual grassland, and contains wetlands and associated riparian habitats. Annual grassland is found mainly in the central portion of the site, but the grassland is also interspersed within the oak woodland vegetation throughout the remainder of the site. The densest portion of oak woodland is found in the eastern and southeastern portions of the site. Potential jurisdictional waters of the U.S. on-site include the following: depressional seasonal wetland, depressional seasonal marsh, riparian wetland, riverine perennial marsh, riverine seasonal wetland, ephemeral drainage, perennial drainage, and a pond.

The project site is bounded on the north by Miner's Ravine, on the east and west by residential-agricultural properties (Approximately 40,000 square feet to 5 acres in area), and on the south, across Olive Ranch Road, by single-family residential properties (Approximately 6,500 square foot to 40,000 square foot lots).

EXISTING GENERAL PLAN DESIGNATIONS, ZONING AND LAND USE:

| Location | Zoning | General Plan/Community Plan | Existing Conditions and Improvements |
|----------|--|--|--------------------------------------|
| Site | Residential Single Family, combining a minimum Building Site of 42,000 square feet minimum, combining Density Limitation of .83 dwelling units per acre (RS-B-X-42,000-DL 0.83) | Rural Low Density Residential (0.9-2.3 acre minimum), Density Limit 0.83 du/ac | Undeveloped |
| North | Residential Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Residential Development 0.44 units per acre (RA-B-100 PD 0.44) | Rural Residential (2.3-4.6 acre minimum) | Miner's Ravine/ Undeveloped |
| South | Residential Single-Family (RS)/Residential Single-Family, Combining Minimum Building Site of 20,000 square feet (RS-B-20)/ Residential Single-Family, Combining Minimum Building Site of 40,000 square feet, (RS-B-40) | Low Density Residential (.4-.9 acre minimum)/Medium Density Residential (2-4 dwelling units per acre) | Low/Medium Density Residential Use |
| East | Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Residential Development 0.67 units per acre (RS-AG-B-100 PD 0.67)/ Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Residential Development 1 units per acre (RS-AG-B-40 PD 1)/ Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 4.6 acres (RS-AG-B-X 4.6 acre minimum) | Rural Residential (2.3-4.6 acre minimum)/Rural Low Density Residential (0.9-2.3 acre minimum) Density Limit 0.67 du/ac | Undeveloped/Rural Residential Use |
| West | Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40) | Low Density Residential (.4-.9 acre minimum) | Low Density Residential Use |

PROJECT DESCRIPTION:

The applicant is requesting approval of a modification to the Rancho Del Oro Estates Vesting Tentative Subdivision Map to 1) reduce the private road easement width from 40 feet to 28 feet, and 2) to allow for additional lot grading beyond what was originally approved. This subdivision modification requires changes to Conditions of Approval #'s 1, 12, 38, 56, and 57(a). Condition of Approval #13 remains unchanged but states "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". There are no changes proposed for the actual Vesting Tentative

Subdivision Map that was originally approved by the Planning Commission and Board of Supervisors. The total number of lots approved remains the same (89 lots).

DISCUSSION OF ISSUES:

RIGHT OF WAY REDUCTION

The Rancho Del Oro Estates project originally approved was conditioned to provide a County standard (Plate R-3 Land Development Manual) 24 foot wide paved roadway within a minimum 40 foot wide private road easement. This 24 foot wide paved roadway includes 2 foot wide shoulders on both sides, with no parking allowed.

With this subdivision modification, the applicant is requesting a reduction in the width of the private road easement from 40 feet to 28 feet. The physical paved roadway would remain unchanged, with no reduction in width; however, reducing the easement width from 40 feet to 28 feet would allow the adjacent 12.5 foot multi-purpose easements to be located closer to the roadway so that dry utilities would be located further away from the residential structures and closer to the roadway.

The project was approved in October 2010 with two private gated entries off of Olive Ranch Road. The on-site roadways are all private roads and there is no Irrevocable Offer of Dedication over these private road easements; therefore, the County would not be in a position in the future to ever accept these roadways for possible public maintenance. Furthermore, a minimum road easement width of 40 feet is required for a road to be included in the County maintained mileage system, as required by the California Streets and Highways Code. The on-site roadways will be privately maintained in perpetuity. The physical roadway improvements will meet the County standard design criteria to serve these 40,000 square foot lots and the number of lots served. Staff takes no exception to the proposed reduction of the private road easement width from 40 feet to 28 feet. Recommended changes to conditions 38 and 57(a) are included in the conditions attached with the staff report, if the Planning Commission chooses to approve this request.

GRADING

The previously certified Rancho Del Oro Estates EIR provided a thorough analysis of the environmental effects of developing an 89-lot single-family residential subdivision on the 119.4 acre project site. The original approval proposed to maintain natural grade to the greatest extent possible and not "pad grade" the lots; however, grading was allowed for fill within specific lots in natural swale areas in order to make the resulting lots more suitable for future home construction.

The subdivision modification requests additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The new project engineer, in designing the on-site road profile grades and stormwater drainage system, set road grades and evaluated overland release paths. To improve individual lot drainage for positive drainage away from the future structures and towards the roadways, grading changes are proposed to additional lots primarily within the center of the Road "A" loop. The grading changes shown on the Grading Exhibit (Attachment F) provide for contour grading based on 1% minimum grading in the fill area. Minimum lot elevations would be maintained above the 100-year flood plain, as required by the project's conditions of approval. Overland release paths and ditches have been eliminated from the rear lot lines of numerous lots where possible.

The project EIR estimated moving approximately 40,000 cubic yards of cut and approximately 51,500 cubic yards of fill with site disturbed area estimated at 29.3 acres. With the proposed changes to add more lot grading, the project now proposes 102,364 cubic yards of cut and 101,716 cubic yards of fill, with a disturbed area of 41 acres. The proposed grading changes improve drainage for the on-site roads and residential lots, and do not significantly alter the drainage patterns of the site. No additional grading is proposed for the residential lots located along the Olive Ranch Road frontage. Mitigation measures are already in place to reduce any grading impacts to less than significant levels. Impacts to biological

resources would be minimal as the additional grading would occur primarily in the open grassland areas and mitigation measures are already in place to reduce any impacts to less than significant levels. Staff supports the proposed additional lot grading as shown on the Grading Map Exhibit dated July 16, 2013. Recommended changes to condition 12 are included in the conditions attached with the staff report, if the Planning Commission chooses to approve this request.

In addition, changes to the timing of condition 56, reimbursement agreement preparation for construction of the sewer lift station, have been made at the request of the Department of Facility Services, Environmental Engineering Division. This was a result of communications with the project applicant, in order to clarify the timing of this condition in relation to Improvement Plan approval and project construction.

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission 1) Accept the Initial Study (Attachment E) as complete and make the finding that the previously certified Rancho Del Oro Estates EIR with the Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring Plan satisfies the requirements of CEQA, and 2) approve the modification to the Rancho Del Oro Estates Vesting Tentative Subdivision Map as described in this report, subject to the following findings and attached, modified conditions of approval:

FINDINGS:

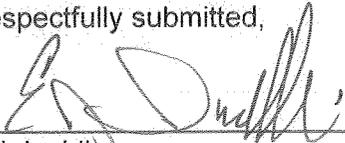
CEQA:

The Planning Commission, having considered the Initial Study prepared for the proposed subdivision modification to the Rancho Del Oro Estates Vesting Tentative Subdivision Map, as set forth in Attachment E, has determined that all potential environmental impacts associated with the proposed modifications, are within the scope of the previously certified EIR for the Rancho Del Oro Estates Project (State Clearinghouse #2008092101). No new impacts or increases in previously disclosed impacts will result from the proposed modifications and no new mitigation measures are required. The Planning Commission finds that the previously certified Rancho Del Oro Estates EIR, with the Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring Plan satisfies the requirements of CEQA.

Vesting Tentative Subdivision Map Modification:

1. The proposed subdivision modification, together with the provisions for its design and improvements, is consistent with the Granite Bay Community Plan, the Placer County General Plan and with applicable County Zoning Ordinances.
2. The site of the subdivision modification is physically suitable for the type and proposed density of development.
3. The 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 modification are not likely to cause substantial environmental damage or public health problems. An Environmental Impact Report for the Rancho Del Oro Estates project was certified by the Board of Supervisors in October 2010, and the Initial Study prepared for the subdivision modification concluded that all identified environmental impacts were adequately addressed in the previously certified EIR.
5. The physical roadway improvements proposed for this subdivision will meet the current County standard design criteria to serve these 40,000 square foot lots and the 89 lots served.

Respectfully submitted,

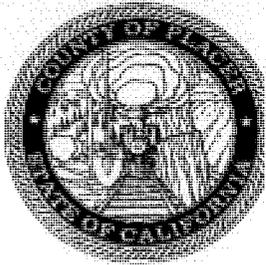


E.J. Ivaldi
Supervising Planner

ATTACHMENTS:

- Attachment A – Recommended Revised Conditions of Approval
- Attachment B – Reduced Copy of Approved Vesting Tentative Subdivision Map
- Attachment C – Reduced Copy of Approved Revised Circulation Map Exhibit-1A
- Attachment D – Vicinity Map
- Attachment E – Initial Study
- Attachment F – Revised Grading Exhibit (July 16, 2013)
- Attachment G – Revised Tree Impacts Map (July 16, 2013)
- Attachment H – Mitigation Monitoring Plan

cc: Tsakopoulos Investments – Property Owner
Robert Parish, Parish & Associates Inc.– Applicant
Rebecca Taber – Engineering and Surveying Department
Heather Knutson – Department of Facility Services, Environmental Engineering Division
Amber Conboy, Department of Public Works (Transportation)
Mohan Ganapathy – Environmental Health Services
Angel Green – Air Pollution Control District
Andrew Darrow– Flood Control District
Andy Fisher – Parks Department
Paul Thompson – Deputy Planning Director
Michael Johnson – Community Development Resources Agency Director
Karin Schwab – County Counsel
Subject/chrono files



**RECOMMENDED BOARD OF SUPERVISORS – REVISED FINAL
CONDITIONS OF APPROVAL – REZONE/ VESTING TENTATIVE
MAP/VARIANCE (PSUB 20070032) "RANCHO DEL ORO
ESTATES"**

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 Vesting Tentative Map is approved for the Rancho Del Oro Estates Subdivision, an 89-lot residential subdivision on a ±119.4 acre parcel (APN:046-090-012), with lot sizes ranging in area from 42,000 to 53,567 square feet, including eight (8) open space lots totaling ±19.31 acres and one (1) common lot (±22,142 square feet). **(PD)**

On July 25, 2013, the Planning Commission approved a Subdivision Modification for the Rancho Del Oro Estates Subdivision (PSM 20130186) to reduce the private road easement width from 40 feet to 28 feet and to allow for additional lot grading beyond what was originally approved as required by Conditions of Approval 12 and 13. Accordingly, changes have been made to old Conditions 1, 12, 38, 56, and 57.a. to allow for the requested private road easement and lot grading changes, old Conditions 32 and 33 were duplicates and deleted which caused renumbering. (PD)

2. Approval of the Vesting Tentative Map is subject to the Board of Supervisor's approval of a Rezone to a similar zone district which permits the project's proposed density and design. Should the Rezone not be approved by the Board of Supervisors, this project shall become null and void. **(PD)**

3. A Variance is approved to allow entry gates up to 8 feet tall, within the right-of-way of Road "B" and "D" as shown on the Vesting Tentative Map.

4. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five full-size prints of the approved Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. **(PD)**

IMPROVEMENTS/IMPROVEMENT PLANS

5. The project is subject to review and approval by the Placer County Development Review Committee (DRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to architectural colors, materials, and

October, 2010 BOS
July 2013 PC

textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; recreation vehicle storage area(s); fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas; entry features; sidewalks/trails; wetland impacts, wetland replacement areas, etc. (PD)

6. Sidewalks/Pedestrian Trails: The Improvement Plans shall provide details of the location and specifications of all proposed sidewalks/pedestrian trails, as approved by the Development Review Committee and Parks Division. Said sidewalks/pedestrian trails shall be installed prior to the County's acceptance of the subdivision's improvements and all easements shall be shown on the Final Map. (PD/DFS)

7. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation, as approved by the Development Review Committee (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements.(PD/DFS)

8. Fences/Walls: The Improvement Plans shall provide details of the location and specifications of all proposed fences and/or walls around Open Space Lot I (detention basin), Open Space Lots A through D (Olive Ranch Road frontage), and Common Lot G (sewer lift station). Any proposed fencing and/or walls must be approved by the DRC. The use of berms and open-iron fencing is strongly encouraged along the Olive Ranch Road frontage. Any solid walls located along the Olive Ranch Road frontage shall be limited to 3 feet in height and shall consist of natural materials (i.e. decorative rock, stone, etc.), with the exception that six-foot high solid walls are permitted at the rear of lots 24, 25, 33 and 34. (PD/DFS)

9. 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 for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction costs 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 in both electronic and printed hard copy format as required by the ESD prior to acceptance by the County of site improvements.

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

The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1st Improvement Plan submittal and review by the ESD, the applicant may submit the Final Map to the ESD for initial technical review. Technical review of the Final Map shall not conclude until the Improvement Plans are approved by the ESD. **(MM 11-1(c)) (ESD)**

10. 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. Grading, clearing, or tree disturbance shall not 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 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. Erosion control shall be provided for where roadside drainage is off of the pavement, to the satisfaction of the ESD.

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

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(MM 11-1(d)) (ESD)**

11. Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. (MM 11-4(c)) (ESD)

12. The preliminary geotechnical engineering study performed by Youngdahl Consulting Group, Inc., dated June 2006, indicated the presence of loose, saturated surface soils or other soil problems which, if not corrected, would lead to structural defects.

~~Prior to Improvement Plan~~Building Permit issuance approval, the applicant shall submit for review and approval by the ~~Engineering and Surveying Department~~Building Services Division a soil investigation of each non-pad graded lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. The applicant shall include in the Development Notebook the soil problems encountered on each specific lot as well as the recommended corrective actions.

In addition, prior to Final Acceptance of project improvements or consideration of early building permits, and after the completion of pad grading for Lots ~~87-11, 22, 26,~~ 34, 36, 42-48, ~~51-57, 52, 53, 55, 66-76, 69,~~ 71, 72, 75, ~~76, 78, 79-83, 81, 82, 83, and -87-89~~86, and 89, as well as Lot G, the applicant shall submit for review and approval by the Engineering and Surveying Department a soil investigation of each pad-graded lot produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).

~~The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. The applicant shall include in the Development Notebook or modify the Development Notebook to include the soil problems encountered on each specific lot as well as the recommended corrective actions. A note that indicates the requirements of this condition shall be included on the Improvement Plans, CC&Rs, and the Informational Sheet filed with the Final Map(s) as applicable. Once approved by the Engineering and Surveying Department, two copies of the final soil investigations for each lot shall be provided to the Engineering and Surveying Department and one copy to the Building Department for their use.~~ (MM 11-1(a)) (ESD/BD)

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

environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. **(MM 11-1(e)) (ESD)**

14. The project applicant shall 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 the following: 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 Practices (BMPs) shall be provided to reduce erosion and water quality degradation, and to prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM 12-1(a)) (ESD)**

15. Storm water run-off for Swale A shall be reduced to pre-project conditions through the installation of on-site detention facilities. (Onsite stormwater detention is only recommended for the portion of the project that drains into Swale A and not for the project's impacts on runoff within the main stem of Miners Ravine.) Detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD). No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(MM 12-4(b)) (ESD)**

16. Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the Homeowners' Association. **(MM 12-1(b)) (ESD)**

17. 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), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, gravel bags, diversion swales,

dust control measures, weekly street sweeping, limiting the soil disturbance, and concrete truck washout areas.

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, the following: infiltration trenches (TC-10), water quality vaults, and a water quality treatment pond. Water quality facility construction shall not 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. Maintenance of these facilities shall be provided by the project owners/permittees. **(MM 11-4(b), MM 12-2(b)) (ESD)**

18. The limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Miners Ravine shall be shown on the Improvement Plans and Informational Sheet(s) filed with the Final Map and the same shall be designated as a building setback line, unless greater setbacks are required by other project conditions. **(MM 12-4(c)) (ESD)**

19. In order to protect site resources, grading activities of any kind shall not take place within the 100-year floodplain of Miners Ravine unless otherwise approved as part of this project. **(MM 11-4(d)) (ESD)**

20. Finished house pad elevations shall be shown two feet above the 100-year flood plain line for Lots 5, 6, 7-11, 13, and 14 and finished lift station and chemical building pad elevations shall be shown two feet above the 100-year flood plain line for Lot G on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be completed prior to construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until this certification has been received by the ESD and approved by the Flood Plain Manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet(s) to the satisfaction of the Development Review Committee. **(MM 12-4(d)) (ESD)**

21. 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 and shown on the Improvement Plans:

a) The existing three 24-inch culverts crossing Olive Ranch Road at Swale A to be replaced/mitigated as necessary per the requirements of Placer County Stormwater Management Manual (SWMM) and Placer County Code Section 16.08.040 requiring roadway frontage improvements, including drainage facilities within the road, for the required half-section road construction along the project's frontage on the northern side of Olive Ranch Road. The SWMM standard for allowable street encroachments for collector roadway flooding is that the minimum center 12 feet of the roadway is kept clear of stormwater during a 100-year storm event. Olive Ranch Road is a collector road, subject to this requirement. The project shall address and improve the 100-year storm event overtopping condition on Olive Ranch Road with the project's required frontage improvements. Addendum #1, dated January 29, 2010, to the A.R. Associates Rancho Del Oro Preliminary Drainage Report provides a solution for the Swale A crossing at Olive Ranch Road to be constructed with the project's improvements. The applicant is notified that this work may require a portion of full road width reconstruction along the project's frontage on Olive Ranch Road at the Swale A crossing for a distance to be reviewed with the Improvement Plans and approved by the ESD. **(ESD)**

22. Prior to Improvement Plan approval, the applicant shall obtain a Conditional Letter of Map Amendment (CLOMA) from the Federal Emergency Management Agency (FEMA) due to the FEMA mapped Miners Ravine flood plain being altered based on the calculated 100-year flood plain in the Preliminary Drainage Report by A.R. Associates and provide a copy to the Engineering and Surveying Department. A Letter of Map Amendment (LOMA) from FEMA shall be provided to the Engineering and Surveying Department prior to acceptance of project improvements as complete for the project. **(ESD)**

23. This project's ground disturbance exceeds one-acre; therefore, the project is subject to the construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program. The applicant 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 the start of construction. **(MM 11-4(a)) (ESD)**

24. This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. 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). **(MM 12-3(b)) (ESD)**

25. Provide the Engineering and Surveying Department with a letter from the South Placer Fire 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. NOTE: This condition does not obligate the County to condemn off-site easements per Section 66462.5 of the California Government Code necessary to satisfy the fire district will-serve letter. **(ESD)**

26. The applicant shall submit for review and approval by the Engineering and Surveying Department a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- a) Road, pavement, and parking area design
- b) Structural foundations, including retaining wall design (if applicable)
- c) Grading practices
- d) Erosion/winterization
- e) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- f) Slope stability

Once approved by the Engineering and Surveying Department, two copies of the final report shall be provided to the Engineering and Surveying Department and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required 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). The developer shall provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(MM 11-1(b)) (ESD)**

27. An agreement or letter shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

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. (MM 12-3(c)) (ESD)

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

31. Prior to approval of Improvement Plans, the project applicant shall receive a water availability letter from San Juan Water District confirming adequate water supply and system service capacity exists to serve the proposed project. The project applicant shall submit water system improvement plans for the review and approval of San Juan Water District and the Placer County Development Review Committee. The project applicant shall fund and construct all necessary water system improvements needed for the project and comply with San Juan Water District requirements and standards. The applicant shall connect the project to this treated domestic water supply. Individual will-serve applications, payment of fees, and charges for each metered connection are required prior to receiving water service to each parcel and prior to building permit issuance for each residence. (EHS)(MM13-1)

GRADING

~~32. 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/PD)~~

October, 2010 BOS
July 2013 PC

~~33. In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of Miners Ravine. (ESD/PD)~~

ROADS/TRAILS

3432. Final approval of on-site and off-site waterline, sewerline, storm drain routes, and road locations must be obtained from the DRC. (ESD/PD)

3533. Streetlights shall not exceed the minimum number required by DPW unless otherwise approved by the DRC. (PD)

3634. Where the DRC has approved additional streetlights, the following standards shall apply: All interior street lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All streetlighting shall be reviewed and approved by the DRC for design, location, photometrics, etc. (PD)

3735. Prior to Improvement Plan approval, the applicant shall record a Placer County Hold Harmless Recordable Encroachment Permit for the Homeowner's Association to maintain the sidewalk that meanders within the Olive Ranch Road highway easement. (ESD/PD/DFS)

3836. Construct subdivision roads on-site to a modified Rural Minor Residential (Plate R-3 Land Development Manual (LDM)) standard as depicted on the ~~approved Tentative Map~~ Grading Exhibit dated July 16, 2013. All subdivision roads 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 shall be designed in accordance with Section 4.07 of the LDM. (ESD)

3937. Construct two road entrances onto Olive Ranch Road to a Plate R-17 Major, Land Development Manual standard. The design speed of Olive Ranch Road shall be 40 mph, unless an alternate design speed is approved by the DPW. The Plate R-17 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

October, 2010 BOS
July 2013 PC

agent from DPW. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7.5, but said section shall not be less than three inches of asphalt concrete over eight inches of Class 2 aggregate base unless otherwise approved by the ESD. **(ESD)**

4038. Construct one-half of a 40-foot road section plus curb, gutter, and meandering 5-foot wide Portland Cement Concrete sidewalk as shown on the approved Tentative Map where the project fronts Olive Ranch Road, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7.5, but said section shall not be less than 3 inches of asphalt concrete over 8 inches of Class 2 aggregate base, unless otherwise approved by DPW and ESD. **(ESD)**

4139. Construct/delineate a Class II bikeway along the project's frontage on Olive Ranch 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)**

4240. Prior to Improvement Plan approval, the project applicant shall be responsible for contributing a fair share of the cost for the necessary improvements to the Douglas Boulevard / Cavitt-Stallman Road intersection (Intersection #6). Necessary improvements shall include the westbound (Douglas Boulevard) approach being re-striped to include an additional through lane. With this mitigation measure, the westbound approach of Douglas Boulevard would include one left-turn lane, two through lanes, and one shared through-right lane. The project applicant shall be responsible for payment of the proposed project's equitable share of improvement costs, estimated at \$30,000 assuming no pavement widening or realignment of the center median, in the amount of three percent (3%) of the total costs, i.e., an estimated fair share payment of \$900, for the abovementioned improvement to the Douglas Boulevard / Cavitt-Stallman Road intersection. **(MM 16-5(a)) (ESD)**

4341. In conjunction with submittal of Improvement Plans, a striping and signing plan shall be submitted. The striping and signing plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. **(MM 8-1) (ESD)**

4442. Prior to approval of Improvement Plans, the project applicant shall ensure that the pathway and sidewalk network meets ADA accessibility requirements, subject to review and approval by the Building Department and the Engineering and Surveying Department. (MM 8-6) (ESD)

4543. Final approval of on-site and off-site waterline, sewer line, storm drain routes, and road locations must be obtained from the DRC. (ESD/PD)

4644. An Encroachment Permit shall be obtained from the Department of Public Works prior to Improvement Plan approvals for any landscaping within public road rights-of-way. (ESD)

4745. 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. All roads shall be signed in accordance with Placer County Street Sign Detail Plate R-19. Sign locations and details shall be shown on the Improvement Plans to the satisfaction of the ESD. (ESD)

4846. Provide school bus/transit turnout(s) to the satisfaction of the California Highway Patrol, local bus service provider, and the Engineering and Surveying Department. A letter shall be provided from the CHP and local bus service provider which addresses the need for a turnout and the turnout design (if required) and the turnout shall be as shown on the project Improvement Plans prior to their approval. (ESD)

4947. All utilities shall be undergrounded within the private subdivision and along the project's Olive Ranch Road frontage. (ESD)

5048. Roadway improvements, constructed with each project phase, shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) and easements as required by the Engineering and Surveying Department. As each road is extended into other project phases, these turn-around improvements shall be removed or modified as required. (ESD)

PUBLIC SERVICES

5149. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

- a) San Juan Water District
- b) Pacific Gas & Electric
- c) Solid Waste Disposal Service
- d) Placer County SMD 2 (Will Serve Requirements Letter dated May 12, 2010)

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

5250. 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) Eureka School District and Roseville Joint Union High School District
- b) The Placer County Sheriff's Office (ESD)

5351. 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)

5452. The project shall include the construction of a new sanitary sewer system to serve the proposed project. The system shall include a new lift station and sanitary sewer pipelines. All sewage conveyance infrastructure to be constructed on site and in the offsite improvement area shall be included on the project Improvement Plans, which are subject to approval by the Engineering and Surveying Department and Facility Services Department, Environmental Engineering Division. (MM 13-2(a)) (ESD)

5553. The project applicant shall provide a Sewer Study and Lift Station Design Report to the Environmental Engineering and Utilities Division for review and approval concurrent with submittal of the project Improvement Plans. This Sewer Study, Lift Station Design Report, and sewer utility plan shall be in general conformance with Placer County standards. The lift station for this project shall be designed and constructed to accommodate the ultimate shed area that it will serve. The developer shall have a Registered Civil Engineer develop a master plan for the shed area to determine ultimate flows and the required size of the lift station. The overflow tank shall be sized based on the ultimate flows of the entire shed area. Certain costs associated with the over sizing of the lift station to serve the off-site areas may be eligible for reimbursement.

The sewer utility plan shall depict sewage infrastructure extension to the parcels to the east, Sewer Line "A," between parcels 18 and 19 to the eastern property boundary and to the parcels to the north, Sewer Line "B," to the northern property boundary of Common Lot 'G'. The sewer utility plan shall depict the demolition of the existing Lawrence Drive Lift Station and the plan for collection and transmission, Sewer Line "C," of the existing sewage flow from the facility to the new lift station located in Common Lot 'G'. The Sewer Study shall demonstrate that gravity sewer service has been provided to the maximum number of parcels feasible. The Sewer Study shall describe the average daily wastewater generation from the site and the methodology used to derive the estimates. The sewer utility plan shall show paved vehicular access to all sewer manholes. The

Sewer Study and Lift Station Design Report shall be approved prior to or concurrent with approval of the Improvement Plans. (MM 13-2(b)) (ESD)

5654. Prior to approval of Improvement Plans, Upon completion and approval of the sewer study, the applicant and the County shall enter into draft an agreement for the County to reimburse the applicant for the cost of taking the Lawrence sewer lift station off-line as described in the Department of Facility Services, Environmental Engineering Division, will serve requirements letter, and as described on page 13-18 of the project's Draft EIR. The agreement will be reviewed and approved by County staff, County Counsel, and the Developer. After acceptance of the sewer improvements, the final costs will be determined and the Reimbursement Agreement will be taken to the Board of Supervisors for approval. (ESD)

GENERAL DEDICATIONS/EASEMENTS

5755. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC:

a) A 40~~28~~-foot wide private road, public utility, and emergency vehicle access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways. This easement area shall be wider at both gated entrance locations, if approved by the Planning Commission, to include all gated entry features and appurtenances, and shall include unlocked public pedestrian access daily from dawn until dusk. (ESD)

b) Dedicate to Placer County one-half of a 60-foot wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Olive Ranch Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. (ESD)

c) Public utility easements as required by the serving utilities, including public sewer easements as required by the Department of Facility Services, Environmental Engineering Division (see Will Serve Requirements Letter dated May 12, 2010). (ESD)

d) Dedicate 12.5-foot multi-purpose easements adjacent to all highway easements. (ESD)

e) Drainage easements as appropriate. (ESD)

f) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of post-construction water quality enhancement facilities (BMPs).

Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. **(ESD)**

g) Easements as required for installation and maintenance of neighborhood identification/ entrance structures and/or fences by the Homeowners' Association.

A hold harmless Encroachment Permit will be required of the developer during the Improvement Plan process for maintenance activities within highway easements. **(ESD/PD)**

h) Easements as required for installation and maintenance of fuel reduction areas by the Homeowners' Association. **(ESD)**

i) Visibility control easements over and across those areas as shown on the Tentative Map per County Standard 90 degree intersection elbow Plate R-11. **(ESD)**

j) Landscape easements as appropriate. **(ESD/PD)**

k) An irrevocable offer of dedication for easements on Open Space Lot H on behalf of Placer County, as required for access to, and protection of, the creek corridor/wetland areas. **(PD/DFS/ESD)**

l) Dedicate to Placer County a minimum 10-foot wide public multi-use trail easement centered over the meandering sidewalk through Open Space Lots A, B and C over those portions of the meandering sidewalk that fall outside of the Olive Ranch Road highway easement, as shown on the Tentative Map. The Homeowner's Association shall be responsible for maintenance of this sidewalk both within the Open Space areas and within the Olive Ranch Road highway easement. **(DFS/ESD)**

m) Dedicate to Placer County a pedestrian easement for public access over on-site subdivision roads from Olive Ranch Road to Open Space Lot H, to provide a connection between the meandering sidewalks in Open Space Lots A, B, and C to Miners Ravine.

5856. Concurrent with or prior to acceptance of the project improvements as complete by the Engineering and Surveying Department, the property owner shall convey the lift station property (Common Lot G) in fee title to the County of Placer (County) in conformance with the requirements of the County Department of Facility Services (DFS). Any property that will be transferred to the County must be conveyed to the County with clear and marketable title, free of all title defects, liens, encumbrances, conditions, covenants, restrictions, and other adverse interests of record subject only to those exceptions approved by DFS in writing. Clear and marketable title shall be evidenced by a CLTA standard coverage title insurance policy, which shall be in an amount equal to the value of the property being transferred. Property shall be inspected by DFS prior to transfer and shall be in a physical condition that is acceptable to the County. All actions

necessary to convey property to the County, including but not limited to providing clear and marketable title shall be the developer's responsibility and at the developer's sole expense. Transfer of said property to the County shall not occur until the requirements of this condition are fulfilled to the satisfaction of DFS. (ESD)

VEGETATION & OTHER SENSITIVE NATURAL AREAS

~~5957~~. **ADVISORY COMMENT:** This project may be subject to review and approval by the State Dept. of Fish & Game, National Marine Fisheries Services (NMFS), and/or the U. S. Army Corps of Engineers. It is the applicant's responsibility to obtain such approvals, if necessary, prior to any grading, clearing, or excavation. (PD/ESD)

~~6058~~. Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the: California Department of Fish & Game and the U. S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands, streams and/or vernal pools on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work. (ESD/PD)

~~6159~~. To mitigate oak woodland losses within the development footprint and to account for habitat fragmentation, the project applicant shall make an in-lieu payment to the County consisting of two separate components, one for the higher value blue oak woodland (37.34 acres), and one lower per-acre payment for the poor quality live oak woodland (40.24 acres) on the project site, along with the very small amounts of valley oak woodland (0.06 acres) and mixed oak woodland (1.27 acres). The payment shall be equivalent to the fair market value of a conservation easement on oak woodland property in Placer County, with such fair market value established at the time of approval of the tentative subdivision map for the project. The in-lieu payment shall be paid at the time set forth below. The funds will include both a conservation component and an in perpetuity management component. These funds will be used by the County to purchase conservation easements to other in-kind oak woodlands in the County. (MM 5-9(a)) (PD)

a) Each "significant" oak tree (24 inches dbh or greater) identified for removal shall be replaced in the following manner:

- 1) Subdivision Improvements: For the 69 significant oak trees to be removed because of subdivision improvements, the project shall include planting of on-site 24-inch boxes and 15-gallon trees (cumulatively 25 percent), 5-gallon trees (25 percent), and D-pots (50percent) at the ratios outlined in Table 5-2 (See Chapter 5, Biological Resources, of this EIR).

Mitigation tree planting shall occur in two open space areas specified on the project site. These planting areas on-site, once planted with replacement oak trees, will also serve as replacement habitat for oak woodland values lost on the project site. Mitigation tree planting shall be installed by the applicant and inspected and approved by the DRC prior to acceptance of improvements by the Engineering and Surveying Department. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

- 2) Lot Development: A total of 2,131 inches of significant oak trees could be potentially impacted by lot development in the project within building lot setbacks on individual lots. Although the actual inches of oak tree impact from lot development may be substantially less than this total of impacted inches, all 2,131 inches of significant oak trees will be assumed removed for mitigation purposes, at \$100.00 per inch at breast height, for a total mitigation of \$213,100 for impacts to significant oak trees in individual lots.

b) Total in-lieu payments (less the amount set forth below) for oak tree mitigation, for both oak woodland impacts and impacts to significant oak trees not mitigated on-site (i.e., for subdivision improvement impacts) shall be totaled and divided by the number of total residential lots in the project, and paid on a per lot basis at building permit issuance for each lot. Each lot will thus pay a fair share of costs of oak tree and oak woodland mitigation costs distributed over the entire project site, except for the in-lieu payment for direct impacts to oak woodland acreage affected by subdivision improvements, or 5.27 acres, which will be paid in lump sum at the time of approval of improvement plans for the project. (MM 5-9(b) (PD))

6260. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries. (PD)

6361. Permanent Protective Fencing: The applicant shall install permanent protective fencing along the perimeter of Open Space Lots A, B, C, D, E, F, and H. Such fencing shall provide a physical demarcation to future homeowners of the location of the open space lots and shall be open-style (i.e. open-iron fencing, posts with split rails, etc.), as approved by the DRC. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map as well as on the project Improvement Plans. (PD)

6462. 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:

- a) Adjacent to any and all wetland preservation easements that are within 50' of any proposed construction activity;
- b) At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;
- c) Around any and all "special protection" areas as discussed in the project's environmental review documents.
- d) Around all Open Space lots within 50 feet of any development activity.

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. 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/ESD)

6563. Lots A, B, C, D, E, F, H, and I shall be defined and monumented as Open Space Lots to be owned and maintained by the Homeowners' Association, and shown on the project Improvement/Grading Plans and Final Map.

The purpose of Lot H is to protect and preserve the wildlife, riparian and stream corridor associated with Miner's Ravine. The purpose of Lots D, E, and F is to preserve and protect riparian marsh, wetlands, oak woodlands and associated wildlife habitat. The purpose of Lots A, B, and C is to provide a landscape buffer and meandering sidewalk/pedestrian trail along the Olive Ranch Road frontage. The purpose of Lot I is to serve as a water quality pond.

The following notes, which address permitted and unpermitted uses and activities within the Open Space lots, shall be included in the Development Notebook for the project:

The following are not permitted to be placed in the open space lots: fill materials, yard waste, oil and chemicals and household trash.

- a) No grading, vegetation removal, landscaping, fencing or residential accessory facilities (e.g., patios, swimming pools, spas, shade structures, play areas, gardens, garden sheds, etc.) are permitted in the open space lots.

- b) Any clearing, removal, trimming or other maintenance of vegetation, including snags and downed trees, is not permitted without the approval of the DRC.
- c) Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC.
- d) A provision for the enforcement of these restrictions by the Homeowners' Association shall be provided. (PD/ESD)

6664. To the extent feasible, the project shall be designed and constructed to avoid and minimize adverse effects to waters of the United States or jurisdictional waters of the State of California within the project area. (MM 5-10(a)) (PD)

6765. Prior to the issuance of a grading permit for the project site, a Section 404 permit for fill of jurisdictional wetlands shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE "no-net-loss" policy and the USACE Regulatory Guidance Letter No. 02-2 establishing policies and guidance on appropriate mitigation for impacts to jurisdictional waters. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines. If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA). (MM 5-10(b)) (PD)

6866. Prior to the issuance of a grading permit that would affect any stream crossing, or bed, bank or associated riparian vegetation of the riverine perennial marsh, riverine riparian wetland, or Miners Ravine, a Streambed Alteration Agreement shall be entered into by the applicant, for the review and approval of the CDFG. (MM 5-10(c)) (PD)

6967. Prior to issuance of a grading permit, the project applicant shall coordinate with USFWS to determine appropriate invertebrate habitat mitigation for project impacts. Typically, the USFWS requires compensatory mitigation for impacts to these species at a 3:1 ratio (2:1 preservation and 1:1 creation). Mitigation could include, but would not be limited to, on-site or off-site preservation and creation of seasonal wetlands or purchase of seasonal wetland credits at a qualified mitigation bank. (MM 5-3(b)) (PD)

7068. If impacts to invertebrate habitat cannot be avoided, prior to issuance of a grading permit, protocol-level surveys shall be conducted by a qualified biologist to determine the presence or absence of freshwater invertebrate species, for the review and approval of the

Planning Department. If the species are absent and USFWS accepts the survey findings, further mitigation is not necessary. If the species are present (or if the project applicant chooses to assume presence without conducting the surveys), the applicant shall implement Mitigation Measure 5-3(b). **(MM 5-3(A)) (PD)**

7169. 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 or riparian habitat acreage and resource values including compensation for temporal loss. 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 Final Map is recorded. **(PD)**

7270. Prior to the initiation of any construction activities that could impact elderberry shrubs, ground disturbance activities shall be restricted by constructing a 100-foot buffer around any existing elderberry shrubs on-site. The 100-foot buffer shall include installation of protective fencing around existing elderberry shrubs. Should avoidance of one or more of the shrubs be infeasible, the applicant(s) shall consult with the USFWS to determine if authorization is needed to remove the elderberry shrubs. **(MM 5-4) (PD)**

7371. Prior to the issuance of a grading permit, focused surveys shall be performed in order to determine the presence or absence of the following special-status plant species: Ahart's dwarf rush, Bogg's Lake hedge-hyssop, dwarf downingia, legenera, pincushion navarretia, and/or Sanford's arrowhead. The survey shall be conducted by a qualified biologist during the identification periods for all of the special-status plant species listed above. If any of the special-status plant species are found, a mitigation plan conceived from consultation with the appropriate agencies shall be prepared. The plan shall detail the various mitigation approaches to ensure no net loss of special-status plants. Mitigation could include, but would not be limited to, avoidance of the plant species, salvage of plant materials where possible, acquisition of credits at an approved mitigation bank, or acquisition and preservation of property that supports the plant species. **(MM 5-1) (PD)**

7472. Prior to issuance of a grading permit, pre-construction burrowing owl surveys shall be conducted by a qualified biologist no more than 30 days prior to initiation of construction activities on the project site and within 250 feet of the project site boundary. Presence or signs of burrowing owls and all potentially occupied burrows shall be recorded and monitored according to CDFG and California Burrowing Owl Consortium guidelines. If burrowing owls are not detected by sign or direct observation, further mitigation is not necessary. If burrowing owls are detected, the project applicant shall implement Mitigation Measure 5-5(b). **(MM 5-**

5(a) (PD)

7573. Prior to initiation of any construction activities, a 250-foot buffer zone shall be established around each burrow with an active nest until the young have fledged and are able to exit the burrow. In the case of occupied burrows without active nesting, active burrows after the young have fledged, or if development commences after the breeding season (February 1 to August 31), passive relocation, which involves installing a one-way door at the burrow entrance to encourage the owls to move from the occupied burrow, shall be performed by a qualified biologist. The CDFG shall be consulted for current guidelines and methods for passive relocation of any owls found on the site. **(MM 5-5(b)) (PD)**

7674. Prior to issuance of a grading permit, if construction is expected to occur during the raptor nesting season (February 1 to August 31), a pre-construction raptor survey shall be performed to determine if active raptor nests are present on-site. The survey shall be conducted by a qualified biologist not more than 30 days prior to the onset of construction activities. If active raptor nests are not found on or within 500 feet of the project site, further mitigation is not necessary. In addition, if construction activities are proposed to occur during the non-breeding season (September 1 to January 31), a survey is not required and further studies are not necessary. However, if active raptor nests are found on or within 500 feet of the site, the project applicant shall implement Mitigation Measure 5-6(b). **(MM 5-6(a)) (PD)**

7775. During construction, construction activities shall not occur within 500 feet of the active raptor nests until the young have fledged or until the biologist has determined that the nest is not active any longer. **(MM 5-6(b)) (PD)**

7876. Prior to issuance of a grading permit, if any vegetation removal is expected to occur as a result of the project during the typical avian nesting season (February 1 to August 31), a pre-construction survey shall be performed to determine if active migratory bird nests are present on-site. The survey shall be conducted by a qualified biologist not more than two weeks prior to the onset of vegetation removal. If active migratory bird nests are found on-site, disturbance or removal of the nest shall be avoided until the young have fledged and the nest is not active any longer. It should be noted that extensive buffers, such as those recommended for nesting raptors, are not necessary for nesting avian species protected solely by the Migratory Bird Treaty Act. However, depending on the bird species, site conditions, and the proposed construction activities near an active nest, a small buffer could be prescribed, as determined by the biologist. Alternatively, vegetation removal could be scheduled to avoid all potential impacts. Vegetation removal conducted between September 1 and January 31 will prevent impacts to nesting birds and unfledged young. **(MM 5-6(c)) (PD)**

CULTURAL RESOURCES

October, 2010 BOS
July 2013 PC

7977. If any portion of archaeological site CA-PLA-1870 (RDO#1) and/or CA-PLA-1871 (RDO#2a) will be directly impacted by grading and trenching, and avoidance is not feasible, then a data recovery plan shall be prepared for each affected site by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric archaeology. Each data recovery plan must consider the results and recommendations in the Evaluation of Archaeological Sites CA-PLA-1870, CA-PLA-1871 & CA-PLA-1873, Rancho Del Oro Development, Placer County, California, which was prepared for the project in March 2009. Each data recovery plan shall be adopted by the County and all proposed field work outlined in the plan, including changes in field work strategy deemed necessary by the archaeologist due to the changing nature of discoveries, must be completed prior to any ground-disturbing activity within 25 feet of each respective archaeological site. Analysis of the finds and preparation of a final data recovery technical report for each site must meet current professional standards. (MM 6-1) (PD)

8078. If any portion of archaeological site RDO#2b will be directly impacted by ground disturbing activity including filling, and avoidance by direct burial of the site is not feasible, then the surface of the site's cultural deposit shall be first covered with chain link fencing placed flat on the ground surface and then covered with soil that is chemically compatible with the cultural deposit. An archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric archaeology shall monitor on-site placement of the chain link fencing and burial of the archaeological site. If direct burial of the site or other means of avoidance is not feasible, then the archaeologist must prepare a data recovery plan. The data recovery plan must be adopted by the County and all proposed field work outlined in the plan, including necessary changes in the field work strategy as work progresses, must be completed prior to any ground-disturbing activity within 25 feet of the archaeological site. Analysis of the finds and preparation of a final data recovery technical report for the site must meet current professional standards. (MM 6-2) (PD)

8179. The covenants, conditions, and restrictions (CC&Rs) for the project shall include a prohibition against any excavation or collecting of artifacts within the open space. (MM 6-3) (PD)

8280. Prior to the issuance of any grading permits, the applicant shall retain a qualified archaeologist to monitor excavation activities associated with the proposed project. The monitor shall be approved by the Placer County Planning Department. Monitoring shall consist of directly watching the major excavation process. Monitoring shall occur during the entire work day, and shall continue on a daily basis until a depth of excavation has been reached at which resources could not occur. This depth is estimated as usually about five feet below grade at the beginning of the project, but may require modification in specific cases, and shall be determined

by the monitoring archaeologist based on observed soil conditions. Spot checks shall consist of partial monitoring of the progress of excavation over the course of the project. During spot checks, all spoils material, open excavations, recently grubbed areas, and other soil disturbances shall be inspected to determine if cultural materials are present. The frequency and duration of spot checks shall be based on the relative sensitivity of the exposed soils and active work areas. The monitoring archaeologist shall determine the relative sensitivity of the parcel. 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.

Equipment stoppages shall only involve those pieces of equipment that have actually encountered significant or potentially significant deposits, and should not be construed to mean a stoppage of all equipment on the site unless the cultural deposit covers the entire building site. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(MM 6-4) (PD)**

8381. A note shall be placed on the improvement plans that if paleontological resources are discovered onsite, the applicant shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State designated repository such as Museum of Paleontology, UC Berkeley, the California Academy of Sciences, or any other State designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils. **(PD)**

FEES

8482. 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 current fee for a single family dwelling is \$615 per lot to be paid at final map and \$3,240 per unit due when a building permit is issued.) **(PD/DFS)**

8583. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$2,818.25 for projects with Environmental Impact Reports (includes \$50 County Recorder's fee). Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Department within 5 days of final project approval. (PD)**

8684. The project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Benefit District), pursuant to applicable Ordinances and Resolutions. The project applicant is notified that the following traffic mitigation fees will be required and shall be paid to Placer County Department of Public Works 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); and
- c) Placer County / City of Roseville JPA (PC/CR).

The current total combined estimated fee is \$6,833 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **(MM 16-5(b)) (ESD)**

8785. The project shall be 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 \$744 per single family residence, payable to the Engineering and Surveying Department prior to each building permit issuance. The actual fee shall be that in effect at the time payment occurs. **(MM 16-10(a)) (ESD)**

~~8886~~. The project shall be 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 \$117 per single family residence. **(MM 16-10(b)) (ESD)**

~~8987~~. The applicant shall pay their fair share fee per EDU, prior to Improvement Plan approval, toward the cost of the future improvement projects (including design and construction management along with actual construction costs) as identified in the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b) dated October 31, 2006 of the June 2007 South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation). The Environmental Engineering Division will use this money to reduce surcharging within the trunk sewer by replacement, and/or rehabilitation of existing sewer infrastructure. The applicant is notified that the fair share fee per EDU to be approved by the Environmental Engineering Division will be contributed to the cost to construct the recommended improvement projects and such fee will be required prior to Improvement Plan approval. **(MM 16-11) (ESD)**

~~9088~~. Conditions under the Public Services section herein require construction of an on-site public sewer lift station that allows for supplemental capacity that will partially benefit property not within the limits of this project. Prior to Improvement Plan approval for the first developed phase, at the applicant's request and expense, a reimbursement agreement, in a form approved by County Counsel shall be prepared to provide for reimbursement of the costs exceeding the project's fair share of those costs in an equitable amount to be determined by the Engineering and Surveying Department for oversizing of the public sewer lift station and appurtenances. The Board of Supervisors must approve the reimbursement agreement and establishment of the associated Benefit District with pro-rata assessments and the Developer must sign the approved agreement. The reimbursement agreement shall provide as follows, unless the Board of Supervisors adopts a policy pertaining to reimbursement agreements prior to Improvement Plan approval, in which case that policy will control:

- a) Reimbursement shall be made solely from monies collected from property owners who develop property that is benefited by the improvement as that new development occurs. The applicant shall provide to the Engineering and Surveying Department (ESD) for review and approval, an area of benefit map that identifies those properties by APN. Those properties consist generally of the areas identified in the Preliminary Sewer Master Plan/Capacity Study as Sheds 1, 2 and 3 shown on the Preliminary Sewer Master Plan/Capacity Study Map dated October 29, 2008.
- b) Costs eligible for reimbursement shall be subject to approval of ESD based upon paid invoices and other written evidence of costs incurred as requested by ESD, and may

include: topographic survey, engineering design, legal description preparation, construction staking, hard costs of construction, County plan check and inspection fees, and costs for right-of-way acquisition.

c) The term of the agreement may be limited to ten (10) years or as otherwise approved by the Board, and interest on the amount subject to reimbursement may be limited to the Consumers Price Index or other criterion as approved by the County.

d) The amount collected for reimbursement is dependent on new development within the area of benefit. There is no guarantee by Placer County that any portion of the entire reimbursement amount will be collected.

e) The applicant shall prepare all necessary reports, plans and documents as well as pay any costs incurred by the County. The County will prepare the reimbursement agreement; the costs incurred shall be paid by the applicant.

Include the following standard note on the Improvement Plans: Any construction that is funded by County funds, in whole or in part, may be subject to bidding under the provision of the Public Contract Code and general prevailing wage rate requirements.

County staff has recently reviewed our approach to reimbursement agreements and is considering a request for action by the Board of Supervisors on policy in this regard. Staff has developed an outline of the terms of any reimbursement agreement. These are:

1. The maximum expected amount of any proposed reimbursement must be identified in the agreement.
2. The proposed Area of Benefit, both by legal description and exhibit must be included in the agreement.
3. The term of the agreement (10 years unless specifically approved by the Board) must be identified.
4. No interest shall be attached to any reimbursement.
5. Acknowledgement by the developer that the County does not guarantee any reimbursement amount.
6. Payment to the developer of any charges collected by the County shall be made within 3 months of collection.
7. Publicly owned property shall not be accepted from the agreement.
8. The County will agree to administer the agreement and collect and disburse funds.
9. The developer's address, phone number and contact person shall be identified in the agreement.
10. The developer shall be required to notify the County of any change in address or name.

The party requesting reimbursement shall be expected to prepare all supporting documentation, including, but not limited to, estimates of the cost of improvements to be reimbursed, legal descriptions, maps, reports and exhibits necessary to complete the agreement. The County will review these items and be responsible for determining its adequacy.

The developer must provide an analysis, in compliance with AB 1600, to allow the imposition of a charge by the Board of Supervisors. In addition, verification of payment of prevailing wages for the work that was performed is necessary. As stated previously, the ESD expects that the party requesting reimbursement shall prepare all documents, maps, exhibits, estimates, reports and other supporting documents necessary to bring the agreement to the Board. The County will prepare the actual agreement and take it to the Board for its consideration. **(ESD)**

ENVIRONMENTAL HEALTH

9189. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

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

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. **(EHS/ESD/PD)**

9290. Construction activities shall comply with the Placer County Noise Ordinance. **(EHS/PD)(MM10-1(a))**

9391. Fixed construction equipment, which may include, but not be limited to, compressors and generators, shall be located as far away from sensitive receptors as feasible. In addition, impact

tools shall be shielded or shrouded. Intake and exhaust ports of powered construction equipment shall also be muffled or shielded. (EHS/PD)(MM10-1(b))

9492. A disturbance coordinator shall be appointed for the project site who would receive any public noise-related complaints about construction equipment and practices. The disturbance coordinator shall be responsible for determining the cause of the complaint(s) and the implementation of any feasible measures to alleviate the complaint(s). The disturbance coordinator's contact information shall be posted throughout the site and adjacent public spaces. (EHS/PD)(MM10-1(c))

9593. Prior to Final Map approval, complete the proper destruction under permit and inspection, of any existing well(s) and septic system(s) located within the project site. (EHS)

9694. The drilling of individual water wells on any lot within the project area is prohibited. (EHS)

9795. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to the site is prohibited. (EHS)

9896. The project proponent agrees to abide by a mosquito abatement program with the Mosquito Abatement District. The project will be conditioned to allow the Mosquito Abatement District to review the Improvement Plans. As a condition of this project, drip irrigation will be used for landscaping areas. (EHS)(MM VII.1)

9997. Prior to Final Map approval, a mosquito control management/maintenance program shall be approved by the Placer Mosquito Abatement District. The Placer Mosquito Abatement District will be allowed to review the Improvement Plans. (EHS)

10098. 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)

10199. 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)

~~402100.~~ 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

~~403101.~~ a) Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

b) Include the following standard note on the Grading Plan or Improvement Plans: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

c) Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. . Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above: <http://www.airquality.org/ceqa/> (click on the current "Roadway Construction Emissions Model").(APCD)

~~104~~102. a) In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction). (APCD)

b) Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on APCD Rule 228 / section 401.5)* (APCD)

c) Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. *(Based on APCD Rule 228 / section 401.1, 401.4)* (APCD)

~~105~~103. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)* (APCD)

~~106~~104. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)* (APCD)

~~107~~105. Include the following standard note on the Improvement/Grading Plan: In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). *(Based on APCD Rule 228 / section 402)* (APCD)

~~108~~106. Include the following standard note on the Improvement/Grading Plan: 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 the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found

to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on APCD Rule 228) (APCD)*

~~109~~107. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202) (APCD)*

~~110~~108. Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217) (APCD)*

~~111~~109. Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. **(APCD)**

~~112~~110. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. **(APCD)**

~~113~~111. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310) (APCD)*

~~114~~112. Include the following standard note on the Improvement/Grading Plan: If required by the Engineering and Surveying Department and/or the Department of Public Works, the contractor shall hold a pre-construction meeting prior to any grading activities (or as required by ordinance within each local jurisdiction). The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors. **(APCD)**

~~115~~113. Include the following standard note on the Improvement/Grading Plan: Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. **Permits may be required for**

both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. *(Based on the California Health & Safety Code section 39013: <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=39001-40000&file=39010-39060>) (APCD)*

~~116~~114. Include the following standard note on all building plans approved in association with this project: Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning 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 wood burning device or shall be a U.L. Listed Decorative Gas Appliance. *(Based on APCD Rule 225)*. (APCD)

~~117~~115. Include the following standard note on all building plans approved in association with this project: To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218. Please see our website for additional information: *(Based on APCD Rule 218)* (APCD)

~~118~~116. Include the following standard note on all building plans approved in association with this project: In order to limit the emission of nitrogen oxides (NOx) from natural gas-fired water heaters, all projects that utilize gas fired water heaters must comply with Rule 246. *(Based on APCD Rule 246)*. (APCD)

~~119~~117. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits. (APCD)

~~120~~118. The proposed project exceeds the cumulative air quality thresholds as established by the APCD (a maximum of 10 pounds per day of ROG and/or NOx). The estimated total amount of excessive ROG and Nox for this project is .26 tons per year. In order to mitigate the projects contribution to long-term emission of pollutants, the applicant shall participate in the Placer County Air Pollution District Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the projects contribution of pollutants (ROG and NOx), which exceeds the cumulative threshold of 10 pounds per day. The estimated payment for the proposed project is \$1,859 based on \$14,300 per ton for a one year period (183 day year). The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of recordation of the Final Map.

NOTE: The above mitigation measure must be satisfied prior to recordation of the Final Map. It is the applicant's responsibility to forward written proof of satisfaction of this condition to APCD.

~~124~~119. All homes within the proposed subdivision will utilize AC units that are two points above the Seasonal Energy Efficiency Ratio (SEER) in effect at the time of approval of the Tentative Subdivision Map. Any plans submitted to the Building Division must clearly show that this condition is being met.

~~122~~120. All homes within the subdivision will include "whole house fans". Any plans submitted to the Building Division must clearly show that this condition is being met.

~~123~~121. All homes within the subdivision will include, at the builder's discretion, one of the following: a). a "tankless" water heater, or b). upgraded installation in all walls and ceilings which exceed the Title 24 requirements in place at the time of building permit issuance. Any plans submitted to the Building Division must clearly show that this condition is being met.

MISCELLANEOUS CONDITIONS

~~124~~122. No lot shall be further divided. **(PD)**

~~125~~123. No Lot shall be divided by a tax district boundary. **(PD)**

~~126~~124. 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.

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

~~127~~125. 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 Rancho Del Oro Estates. 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)

~~128~~126. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)

CONDITIONS, COVENANTS, & RESTRICTIONS

~~129~~127. Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the C.C.&R's. The standards shall be reviewed and approved by the DRC and shall include General Lighting Standards, Street Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions and shall insure that individual fixtures and lighting systems in the Subdivision will be designed, constructed and installed in a manner that controls glare and light trespass, minimizes obtrusive light and conserves energy and resources. (For residential projects) (PD)

~~130~~128. Prior to approval of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments. They shall be recorded concurrently with the filing of the Final Map and shall contain provisions/notifications for:

- a) The applicants shall create a Homeowners' Association with certain specified duties/responsibilities including the enforcement of all of the following notifications.
- b) Maintenance of water quality BMPs by the Homeowner's Association.
- c) Maintenance of on-site private roadways and easements by the Homeowner's Association.
- d) Maintenance and operation of street lighting constructed with the subdivision improvements by the Homeowner's Association.
- e) Maintenance of the meandering sidewalk both within Open Space Lots A, B, and C and within the Olive Ranch Road highway easement by the Homeowner's Association.
- f) Maintenance of the Open Space Lots, including landscaping, by the Homeowner's Association.

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)

~~131~~129. The CC&Rs for the proposed Rancho Del Oro Estates Subdivision shall include the following provisions:

a) Upon presentation of proper identification, Environmental Engineering and Utilities Division personnel and their representatives shall be provided access to all public sewer infrastructure easements for the purposes of inspection, maintenance, and repair of the sewer facilities.

b) Homeowners shall be prohibited from planting trees or constructing structures or significant landscaping within any public sewer easement. Language to this effect shall be included in any easement agreement for easements located on-site or in the off-site improvement area. The requirement shall also be included in the project Development Notebook.

c) The access entry code for any gated entrances, if approved by the Planning Commission, to the project site shall be provided to the Environmental Engineering and Utilities Division for use by their maintenance personnel.

d) Notification shall be made to all future property owners within 500 feet of the sewer lift station via CC&Rs and Developer's Notebook, that they may experience some unwanted elements associated with the maintenance of the lift station, i.e. truck traffic, noise, alarms, odors, etc.) (MM 13-2(c))(ESD)

NOTIFICATION TO FUTURE BUYERS

~~132~~130. Prior to occupancy of project residences, The developer will be required to notify future owners of the County's Right to Farm Ordinance, which discloses the potential effects of residing near ongoing agricultural operations. This statement shall inform lot owners that farm operators have a "right to farm" their lands despite potential nuisance to neighboring residences, including noise, odors, and use of toxic and hazardous materials. (MM II.1) (PD)

~~133~~131. Notification to future homeowners/builders that the mitigation for oak woodland impacts and the loss of large trees that are the result of the development of the subdivision lots is the collective responsibility of future property owners, with each owner contributing a fair share of these mitigation costs. The payment of a tree mitigation fee is required prior to the issuance of a Building Permit. (PD)

~~134~~132. Notification to future homeowners/builders that removal or disturbance of native California trees 6" dbh or greater, if single trunk, or 10" aggregate for multiple trunk, if located within any building setback areas, or areas outside of a recorded building envelope, or other areas not previously approved for tree removal, requires a Tree Permit. ADVISORY COMMENT: Lots approved with this subdivision are also subject to the provisions of the Placer County Tree Preservation Ordinance. (PD)

~~135~~133. Notification to future owners and builders that permanent protective fencing located

alongside open space/common lots shall not be removed or altered without the express written permission of the homeowners' association and the DRC. (PD)

~~136~~134. Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution. (PD)

~~137~~135. 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. Building plans shall comply with architectural guidelines, building setbacks, height restrictions, building coverage, grading restrictions, and other conditions of approval. Efforts should be made to locate residences away from sensitive areas such as trees, rock outcrops, etc. (PD)

~~138~~136. Notification to the future owners of affected lots that are located adjacent to open space/common area lots, regarding the provision of an access easement to the homeowners' association for maintaining fencing around the perimeter of such lots. A minimum 24-hour notification to affected homeowners shall be provided prior to any work by the homeowners' association. (PD)

~~139~~137. Notification to all future lot owners that minimum setbacks for all structures shall be as follows, unless a greater setback is indicated within the Development Notebook that is described elsewhere in these conditions of approval: A) Front – 45'; B) Side – 20' (30' for lots one acre or larger); C) Rear – 20' (30' for lots one acre or larger). Garages, carports, and parking areas shall have a minimum 20 foot setback unless adequate parking area on-site (minimum 4 spaces) can be demonstrated to the satisfaction of the DRC, in which case, the minimum setbacks defined above shall apply. Setbacks for pools and related equipment areas are defined in Placer County Code, Article 17.54.140, formerly Zoning Ordinance Section 10.082 B (5). (PD)

~~140~~138. Notification to all future lot owners of a listing of drought tolerant plant materials and information regarding drip irrigation systems designed to conserve water. (PD)

~~141~~139. Notification to the future owners that no structures, including solid fencing over 3' in height, may be installed in front setback areas, including any property frontages along roadways (unless otherwise allowed under section 17.54.030B1 of the Placer County Zoning Ordinance). (PD)

~~142~~140. 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. (PD)

143141. Notification to future owners and occupants that the keeping of horses and other livestock within the project site is prohibited. (PD)

144142. Notification to future owners of the following:

Prior to issuance of any Certificate of Occupancy, the applicant shall submit evidence to the Planning Department demonstrating that the required street shade trees (one 15 gallon tree for every 40 feet of property frontage, or as otherwise approved by the DRC) have been installed outside of the 12.5 foot multi-purpose easement with irrigation. Said evidence may include any of the following:

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

145143. Applicant or Homeowners' Association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. (ESD/EHS)

146144. 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)

DEVELOPMENT STANDARDS

147145. The structural setbacks for this subdivision are as follows:

- a) Front (street) – 45'
- b) Sides – 20' (30' for lots one acre or larger)
- c) Rear – 20' (30' for lots one acre or larger)
 - d) Accessory structures/pools/spas per Zoning Ordinance Section 10.082 B (5). (PD)

148146. Pursuant to the Zoning Ordinance, wherever a road right-of-way is less than 50' in width, 25' must be added to the front setback requirement as measured from the centerline of the traveled way. (PD)

October, 2010 BOS
July 2013 PC

~~149~~147. Pursuant to the Zoning Ordinance, setbacks 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, formerly Zoning Ordinance Section 10.082 B (5). (PD)

~~150~~148. The maximum building height for this subdivision is 30'. (PD)

~~151~~149. An "Informational Sheet" identifying general and specific lot development restrictions, setbacks, easements, tree protection, location of 100-year flood plain, flood plain elevations, etc., as defined within the conditions herein, shall be prepared, filed, and recorded with the Final Subdivision Map. The specific content and form of this information shall be subject to DRC approval. (PD/ESD)

~~152~~150. Prior to recordation of the Final Map(s), a reference manual (i.e., development notebook) shall be submitted for approval to the Planning Department which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits, lot coverage and other restrictions which might affect the construction of structures on said lot. The development notebook shall also include any tree mitigation fees that are payable prior to the issuance of a Building Permit for the lot. No Building Permits may be issued for the project until this manual is provided to and accepted by the DRC for format and content requirements. (PD)

MITIGATION MONITORING

~~153~~151. A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Department, prior to the submittal of the project's Improvement Plans for review and approval by the DRC. For the 69 significant oak trees to be removed because of subdivision improvements, tree replacement shall include the planting of on-site 24-inch boxes and 15-gallon trees (cumulatively 25 percent), 5-gallon trees (25 percent), and D-pots (50percent) at the ratios outlined in Table 5-2 (See Chapter 5, Biological Resources, of this EIR), and shall be planted by the project developer within Open Space/Common Lots and any other areas determined appropriate by the DRC. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees.

Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements. Access rights for monitoring and maintenance, if necessary, shall be provided to the homeowners' association.

An annual monitoring report for a minimum period of 5 years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

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

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

EXERCISE OF PERMIT

~~154~~152. 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)**

~~155~~153. The project is approved as a phased project. The DRC shall determine when any of the preceding conditions apply to a given phase of development where such timing is not specified in the condition. **(PD/ESD)**

~~156~~154. The applicant shall have 36 months to exercise this Vesting Tentative Map and Variance. Unless exercised, this approval shall expire on October 5, 2013. **(PD)**