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

Michael J. Johnson, AICP
Agency Director

**PLANNING SERVICES DIVISION**

EJ Ivaldi, Deputy Director

**HEARING DATE:** December 11, 2014
**ITEM NO.:** 1
**TIME:** 10:05 AM

**TO:** Placer County Planning Commission

**FROM:** Development Review Committee

**DATE:** December 11, 2014

**SUBJECT:** **CAMBRIDGE ESTATES SUBDIVISION – GATED ENTRANCE SUBDIVISION MAP MODIFICATION (PLN14-00027) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (SUPERVISOR HOLMES)**

**COMMUNITY PLAN AREA:** Horseshoe Bar/Penryn Community Plan

**COMMUNITY PLAN DESIGNATION**: Rural Residential 2.3 to 4.6 acre minimum

**ZONING:** RA-B-100 (Residential Agricultural, combining minimum building site of 100,000 square feet)

**ASSESSOR'S PARCEL NUMBERS:** 037-330-005 and 037-330-007

**STAFF PLANNER:** Sherri Conway, Senior Planner

**LOCATION:** The Gated Entry Project site is located at 3490 Ashley Creek Drive and 3485 Ashley Creek Drive, just north of the intersection of King Road and Ashley Creek Way, in the Loomis area.

**APPLICANT:** Riverside Management & Financial Services, on behalf of Cambridge Estates Community Association

**PROPOSAL:**
The applicant is requesting approval of a Subdivision Map Modification to modify Condition #71 to allow for the construction of a private gated entrance on Ashley Creek Drive (prior to the bridge crossing), at the entrance to the Cambridge Estates Subdivision.

**CEQA COMPLIANCE:**
This Gated Entry Project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3[E] - New construction of accessory structures). The Planning Commission will be required to make a finding to this effect and a recommended finding for this purpose is included at the end of this report.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**
Public notices were mailed to property owners of record within 300 feet of the Gated Entry Project site. A public hearing notice was also published in the *Sacramento Bee.* Community Development/Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District, the Airport Land Use Commission and the North Auburn Municipal Advisory Council (MAC) were transmitted copies of the Gated Entry Project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report. As of the date of this staff report, no public comments have been received.

**BACKGROUND:**
The Planning Commission approved the Whitebridge Estates Subdivision (now Cambridge Estates) on December 3, 2001, and the Final Map was filed in Book Z at Page 89 in September of 2004. The approval allowed for the creation of a 65-lot subdivision on approximately 184 acres. The streets within the subdivision are private and maintained by the Homeowner's Association. Condition #71 of the Subdivision's Conditions of Approval states, "A gated entrance is prohibited. Any 'guardhouse' structure or other similar feature that resembles a gated entrance is prohibited". The Cambridge Estates subdivision improvements were subsequently constructed with no entry or gate feature.

**GATED ENTRY PROJECT DESCRIPTION:**
The applicant is requesting to modify Condition #71 to allow an 8-foot, 6-inch high gated entry that incorporates 9-foot high pilasters (Attachment C), to be constructed at the entrance of the Cambridge Estates subdivision. The gated entry feature would be located on Ashley Creek Drive, entirely within the private road easement, approximately 190 feet north of its intersection with King Road. An electronic keypad would be located in front of the gate structure. The proposed gate would not require a variance to the height requirement within a front setback as the structure would be entirely located within the Ashley Creek Drive right-of-way.

**SITE CHARACTERISTICS:**
The Gated Entry Project site is located on the north side of King Road, approximately 1.5 miles east of Interstate 80 in the Loomis basin area. The site is zoned RA-B-100 (Residential Agricultural, combining Building Site Minimum 100,000 square feet). The main subdivision road, Ashley Creek Drive, slopes downhill as it approaches a bridge that crosses an on-site stream, and then begins to climb northerly, away from King Road.

The site is characterized by moderate topography with rolling hills. Vegetation on-site consists of two riparian corridors in the southern portion of the property along King Road, as well as oak woodlands and grasslands in other areas of the Gated Entry Project. Several seasonal drainages cross through the central and northeast portion of subdivision. The majority of the parcels within the subdivision have been developed with single family residences. Parcels surrounding the site are all developed as rural residential properties.

**EXISTING LAND USE AND ZONING:**

| Location | Zoning | Horseshoe Bar/Penryn Community Plan Land Use Designations | Existing Conditions and Improvements |
|---|---|---|---|
| Site | RA-B-100 (Residential Agriculture, Combining Building Site Minimum 100,000 square feet) | Rural Residential | Developed Residential |
| North | RA-BX-4.6 (Residential Agriculture, Combining Building Site Minimum 4.6 acres) | Rural Estate | Developed Residential |

| | | | |
|---|---|---|---|
| South | RA-B-100 (Residential Agriculture, Combining Building Site Minimum 100,000 square feet) | Rural Residential | Developed Residential |
| East | RA-B-X-4.6 (Residential Agriculture, Combining Building Site Minimum 4.6 acres) | Rural Estate | Developed Residential |
| West | RA- B-100 (Residential Agriculture, Combining Building Site Minimum 100,000 square feet) | Rural Residential | Developed Residential |

**DISCUSSION OF ISSUES:**

Ever since the first lots were being developed in 2005, Cambridge Estates has had an on-going issue of teenagers (non-residents) entering the private subdivision roads for the purpose of utilizing the steep hills and wide roads as a place to ride skateboards, bicycles, and motorcycles. In an effort to curtail these unsafe activities, the Homeowner's Association posted signs at the bottom of the hill and at the entrance to the subdivision that state, "Private Community: access only to residents and their guests. No Trespassing". Despite this action, trespassing continued.

On October 20, 2008 a 16-year-old Rocklin area high school student was killed after a truck collided with the skateboard he was riding toward the top of Ashley Creek Drive, near the intersection of Pleasant Oak Court in Cambridge Estates. After this tragic accident, the Homeowner's Association explored a number of traffic calming solutions including speed bumps, but concluded that the only way to eliminate the trespassing issue and attraction of the steep hills to skateboarders was to make entry into the subdivision difficult by means of an entry gate. Consequently, in early 2014, the applicant acquired and recorded a Grant of Easement (Attachment D) affecting a portion of Lots 32 and 34, located on either side of the Ashley Creek Drive in the Gated Entry Project area. The purpose of the acquisition was to allow adequate area to construct the improvements associated with the gate structure.

Traffic and Circulation

The Engineering & Surveying Division's main concern regarding any gated subdivision road entrance is vehicle safety. A passenger vehicle or single unit delivery truck which cannot gain access through the subdivision gate should to be able to safely maneuver the vehicle on Ashely Creek Drive, a private road, to enter King Road in a forward direction. To address the turnaround issue, the Cambridge Estates Community Association acquired and recorded easements on Lots 32 and 34 within the subdivision located at the entrance to the subdivision on opposites sides of Ashely Creek Drive in order to provide additional area in which to construct the improvements. The proposed gated entrance as shown on the revised Site Plan provides for adequate vehicle turnaround in front of the gate such that a vehicle can turn around within the Ashley Creek Drive easement and enter into the King Road County right-of-way in a forward direction. Guard rails would be required to be extended from the bridge to the top of the embankment for vehicle safety.

Environmentally Sensitive Areas

The initial application for the subdivision modification request included a site plan depicting the gate structure to potentially be located within the 100-year floodplain of the unnamed tributary to Secret Ravine, potentially be located within the seasonal stream setback area, potentially be located within the Wetland Preservation Easement, and potentially be located within a portion of two lots that contained protected Oak trees. The applicant was responsive to staff's concerns, and engaged a professional Wetland Biologist to evaluate potential conflicts between the footprint of the Gated Entry Project and any environmentally sensitive areas on-site. By redesigning and relocating the gate structure, the study concluded that the entire Gated Entry Project area is now located within upland habitat, would not

adversely affect riparian habitat or seasonal wetlands, and that there are no native oak trees within the Gated Entry Project site (Attachment E). As such, no additional environmental review was required.

General Plan/Community Plan Consistency:
Embedded within the Placer County policy documents are several references discouraging gated entrance features into subdivisions. Specifically:

- Placer County General Plan Policy 1.B.9 states: "*The County shall discourage the development of isolated, remote, and/or walled residential projects that do not contribute to the sense of community desired for the area*".

- Horseshoe Bar/Penryn Community Plan, Section F General Community Goal's states: "*Provide for residential development which creates functional, attractive, cohesive neighborhoods which are reasonably integrated with adjoining neighborhoods rather than physically isolated from their surroundings*".

In general, gated subdivisions have not been permitted in newer subdivisions unless there have been extenuating circumstances, which have been evaluated on a case-by-case basis. While there are no other gated communities along King Road in the Loomis area, the proposed location of the gate is approximately 190 feet north of the County right-of-way and would not change the character of the local community.

Furthermore, the proposed gated entry will address the safety concerns of the residents, will have minimal visibility from King Road, will result in no impacts to environmentally sensitive areas, has been designed for adequate turnaround and circulation, and will be located on a private road.

**HORSESHOE BAR/PENRYN MUNICIPAL ADVISORY COUNCIL**
On November 18, 2014, the Horseshoe Bar/Penryn Municipal Advisory Council voted 5-1 to recommend that the Planning Commission modify Condition #71 and approve the proposed gated entry feature. It was however noted that there are several ungated subdivisions in the immediate area and that allowing a new gated entry would be inconsistent with the Horseshoe Bar/Penryn Community Plan.

**RECOMMENDATION:**
The Development Review Committee recommends the Planning Commission approve the Subdivision Map Modification of Condition #71 to allow a private gated entrance on Ashley Creek Drive within Cambridge Estates Subdivision subject to the following findings and attached recommended conditions of approval.

**FINDINGS:**
CEQA
The Planning Commission finds that this Gated Entry Project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3[E] - New construction of accessory structures).

Subdivision Map Modification
1. The proposed Subdivision Map Modification is consistent with all applicable goals and policies of the Placer County General Plan and 1994 Horseshoe Bar/Penryn Community Plan. The proposed gated entry located within the existing Cambridge Estates subdivision will provide for acceptable vehicle site distance, vehicle stacking, and the 49-foot diameter turnaround would be adequate so that is does not constitute a danger to the public health, safety and welfare.

2. The proposed Subdivision Map Modification is consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters in this code. The proposed

Gated Entry Project is consistent with the standards set forth by the RA-B-100 zone district under the provisions of the Section 17.20.010 of the Zoning Ordinance.

3. Granting of the Subdivision Map Modification will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County. The gated entry is designed so as to not block vehicle site distance along King Road and will provide for more than adequate stacking of vehicles so as to not impact traffic at the King Road and Ashley Creek Drive intersection. Additionally, the gated entry will provide for increased security for Cambridge Subdivision residents.

4. .The proposed Subdivision Map Modification will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development as the gated entry is located approximately 190 feet from the right-of-way of King Road, and is designed to utilize similar materials and colors as the existing architectural entry features at Cambridge Estates Subdivision.

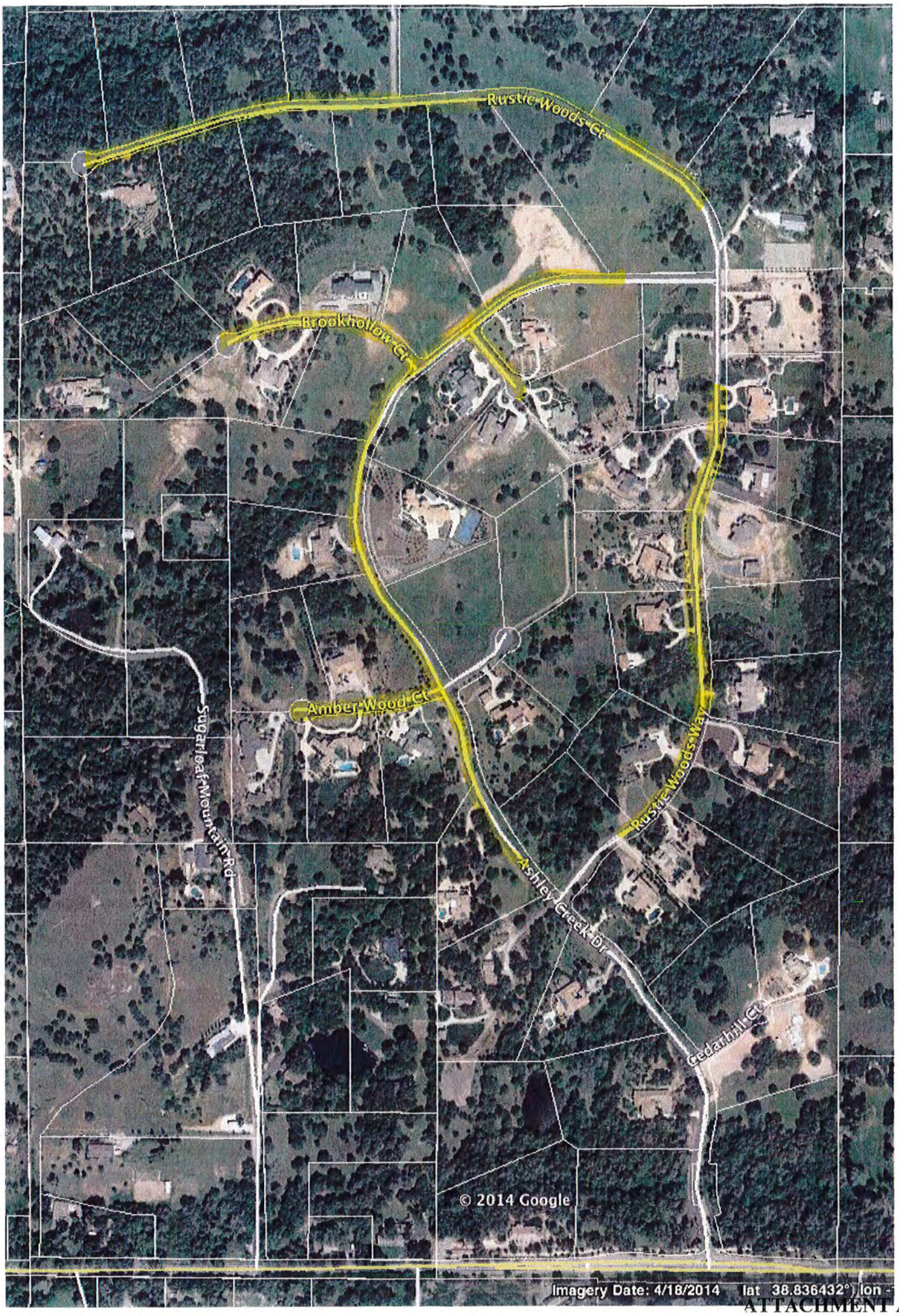
Respectfully submitted,

Sherri Conway, Senior Planner

SC:KH

**ATTACHMENTS:**

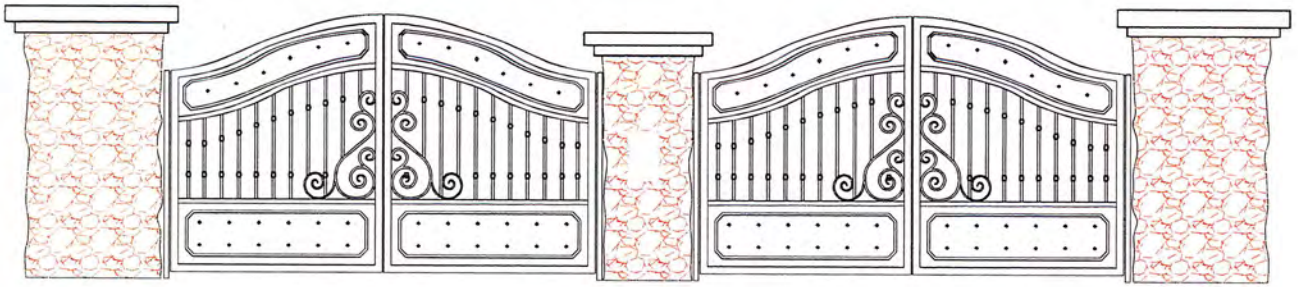
Attachment A – Vicinity Map
Attachment B – Site Plan
Attachment C – Gate Elevations
Attachment D – Easement Areas
Attachment E – Marcus H. Bole & Associates Biological Evaluation Report, August 29, 2014
Attachment F - Subdivision Road Photographs
Attachment G – Revised Recommended Conditions of Approval (SUB 401)
Attachment H – Recommended Conditions of Approval (PLN14-00027)






ATTACHMENT A

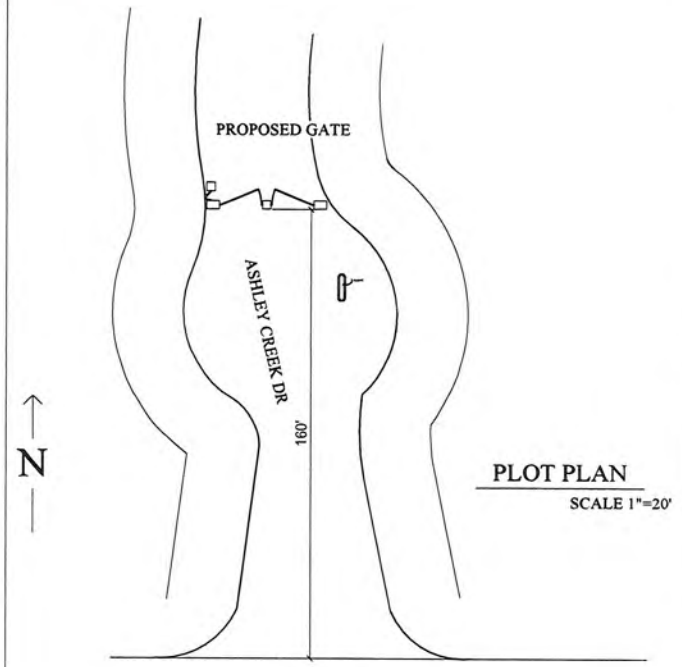
ATTACHMENT B



ATTACHMENT C

VICINITY MAP

2010 CBC, CMC, CPC, CEC, CRC, CGBSC AND CALIFORNIA ENERGY CODE, AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.



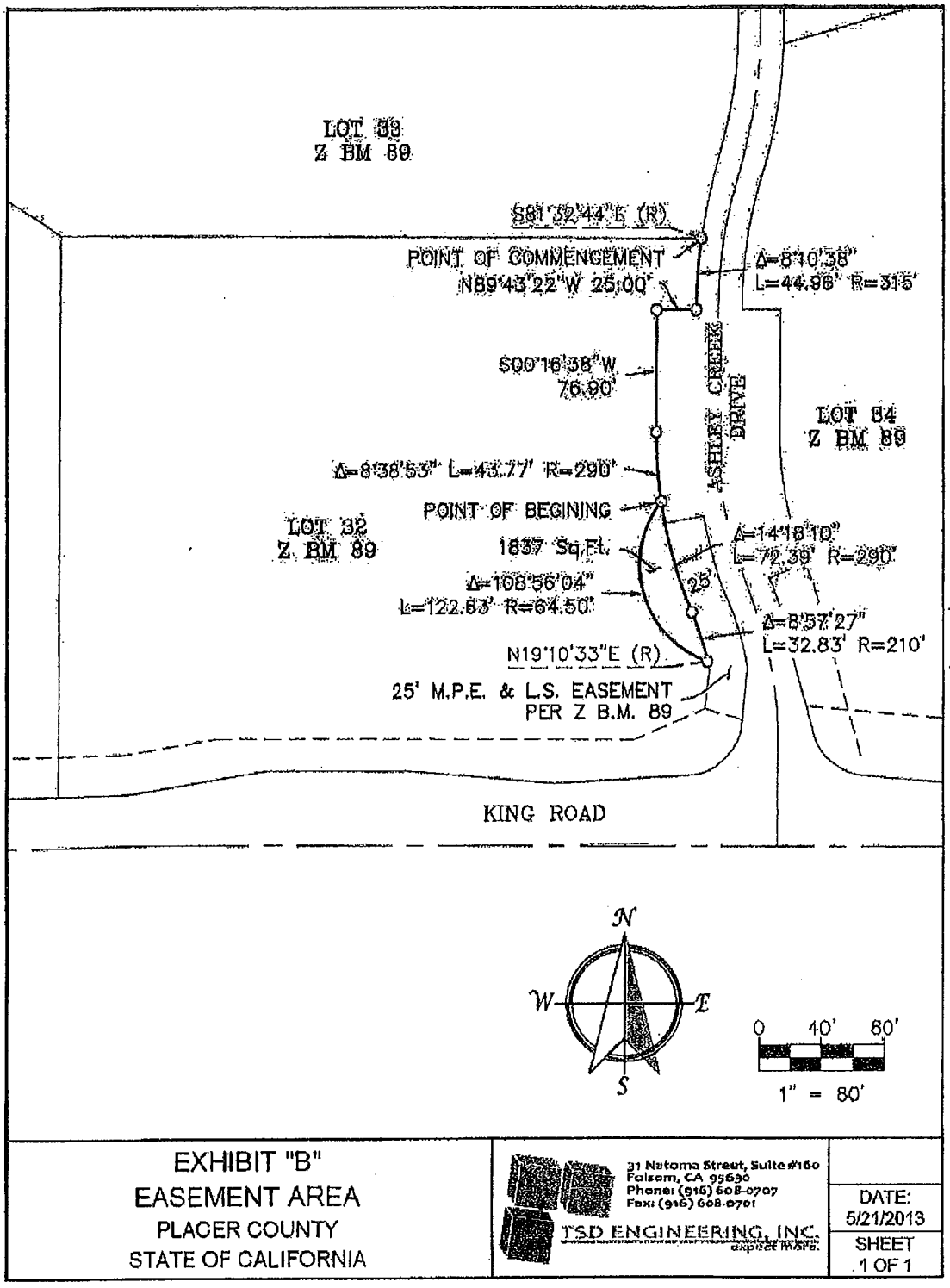

PLOT PLAN
SCALE 1"=20'

General Notes

CAMBRIDGE ESTATES
LOOMIS CA

Sheet 1

**Exhibit "C" continued**

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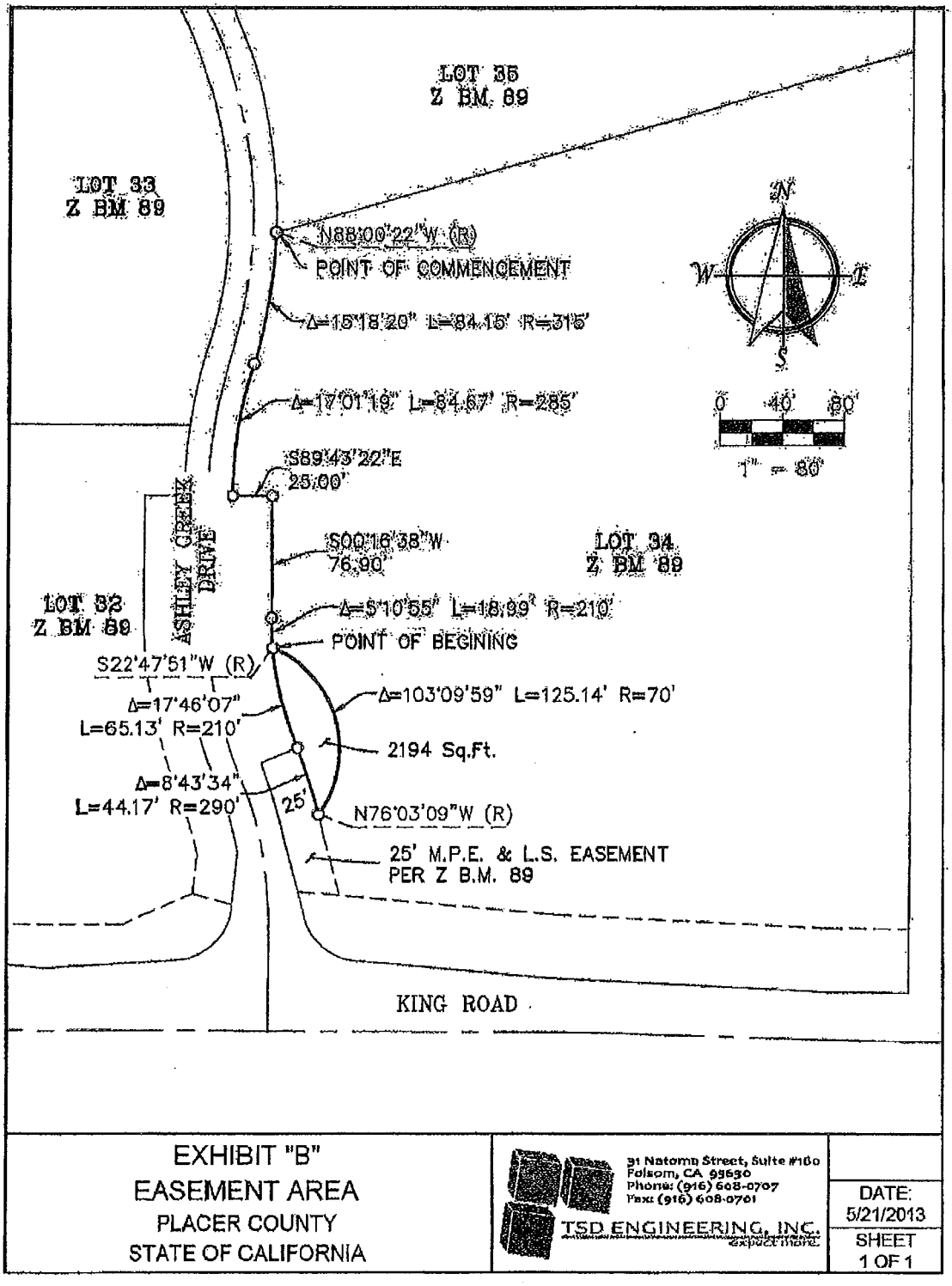
| EXHIBIT "B"<br>EASEMENT AREA<br>PLACER COUNTY<br>STATE OF CALIFORNIA | 31 Natoma Street, Suite #160<br>Folsom, CA 95630<br>Phone: (916) 608-0707<br>Fax: (916) 608-0701<br>TSD ENGINEERING, INC.<br>surplice mapping | DATE:<br>5/21/2013<br>SHEET<br>1 OF 1 |





**ATTACHMENT D**

**Exhibit "D" continued**

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| EXHIBIT "B"<br>EASEMENT AREA<br>PLACER COUNTY<br>STATE OF CALIFORNIA | 91 Natoma Street, Suite #160<br>Folsom, CA 95630<br>Phone: (916) 608-0707<br>Fax: (916) 608-0761<br>TSD ENGINEERING, INC.<br>expect more. | DATE:<br>5/21/2013<br>SHEET<br>1 OF 1 |



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**Marcus H. Bole & Associates**
*An Environmental Consulting Firm*

August 29, 2014

Placer County Planning Department
Attn: Mr. George Rosasco
3091 County Center Drive
Auburn, CA 95603

**BIOLOGICAL EVALUATION AND IMPACT ANALYSIS FOR CAMBRIDGE ESTATES ENTRANCE GATE PROJECT, LOOMIS, CA. MHB&A FILE # 1214-2011-3074.**

I have reviewed the site plan sheet C2.0 prepared by TSD Engineering that illustrates the construction footprint of the Entrance Gate Project with an overlay of my company's wetland/riparian determination conducted in June of 2012. The entire footprint of the project is within upland habitat. The project will not adversely affect riparian habitat or seasonal wetlands associated the seasonal drainage that was delineated in our Wetland Report dated June 27, 2012.

There are no native oak trees near the proposed project; the only trees that may be affected by the project are several "landscaping trees" that are below five inches diameter-at-breast height (DBH). These trees could easily be relocated or replacement trees planted if the Homeowner's Association wishes. None of the trees within 500 feet of the project exhibit past or present "stick nests" associated with raptor nesting. We are effectively past the nesting season for all birds of concern within the area. There are no special status plants or wildlife species on or near the project site that would require mitigation for construction impacts.

During construction, Best Management Practices (BMPs) to include straw wattles and silt fence, should be placed to avoid graded material from entering the limits of the wetlands associated with the seasonal drainage. Soil compaction, rock armoring, and re-seeding bare areas with a native upland seed mix, would result in construction impacts being *less-than-significant*. If you have any questions concerning our evaluation of potential environmental impacts associated with the Cambridge Estates Entrance Gate Project please feel free to contact me directly at: Bole & Associates, Attn: Marcus Bole, 104 Brock Drive, Wheatland, CA 95692, phone: 530-633-0117, email: mbole@aol.com.

Sincerely,

Marcus H. Bole

Marcus H. Bole, M.S., Principal
Senior Wetland Scientist

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**ATTACHMENT E**

ATTACHMENT F

## REVISED CONDITIONS OF APPROVAL - TENTATIVE MAP - "CAMBRIDGE SUBDIVISION" (SUB-401)

***THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.***

1. This project is approved as a 65-lot subdivision on approximately 184 acres.

   On February 10, 2005, the Planning Commission approved a Minor Use Permit (PMPCT20040849) to allow the Subdivision to locate a temporary sales trailer (672 sq. ft.) on lot #35 to be utilized for real estate sales for the 65-lot subdivision. In addition, the Planning Commission approved a name change from Whitebridge Estates to Cambridge Estates.

   On December 11, 2014, the Planning Commission approved a subdivision modification of Condition #71 to allow for a gated entry (see conditions pertaining to gate approval (PLN14-00027). (Conditions 1 & 71 modified)

2. The following Standard Condition #'s ip3, 4, 8, 12, 14, 15, 18, 19, 20, 21, 24, 25, 26, 27; g2, 3, 4, 7; rt2, 10, 12, 13, 15, 19; ps2, 5; v4, v5, v8, v10, v14; cr1, cr2; eh7, 7b, 7c, 15, 16, 42d; mc2, 10, mc8a; n22, 23, 29, and 34, apply to this project as printed in Volume 7, Number 1, dated March 5, 2001 as listed in 2 A) thru TT) below:

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

   B) Recreational Facilities: The Improvement Plans shall provide details of the construction of the proposed recreational facilities, public and private, both on- and off-site, for the review and approval of the DRC and County Parks Division (PD's). All recreation facilities shall be designed to meet Americans with Disabilities Act (ADA) Federal Guidelines and, where appropriate, the Consumer Product Safety Commission Guidelines (COSC), and the requirements of the American Society for Testing and Materials (ASTM). Approval shall be evidenced by signature of a Parks Division representative on the Improvement Plans. **(CR)** (PD/DFS)

   C) 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, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall

occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW 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/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(SR/CR)** (DPW)

D) Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of DPW. The DPW may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(CR/MM)** (DPW)

E) Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management

Manual that are in effect at the time of submittal, and to the satisfaction of DPW. These facilities shall be constructed with subdivision improvements and easements provided as required by DPW. Maintenance of these facilities shall be provided by the homeowners' association. **(CR/MM)** (DPW)

F) **ADVISORY COMMENT:** This project is subject to construction-related storm water permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program. Any required permits shall be obtained through the State Regional Water Quality Control Board or EPA. **(FR/SR)** (DPW)

G) The location, size, and ownership of any canals on the property shall be described in the drainage report and shown on the Improvement Plans. Provide the DPW with a letter from the agency controlling the canal describing any restrictions, requirements, easements, etc. relative to construction of the project. Said letter shall be provided to the DPW prior to the approval of the Improvement Plans. **(CR/MM)** (DPW)

H) If diversion of surface waters from existing channels and/or if existing or proposed reservoirs are to be included within this project, clearance for such works from the State Water Resources Control Board, Division of Water Rights, shall be obtained by the applicant and evidence of such clearance furnished to DPW prior to Improvement Plan approval. **(SR)** (DPW)

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

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

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

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

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

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

O) 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. **(CR)** (DPW/PD)

P) Before any grading or clearing occurs on the project site, within 50' of any on-site sewage disposal area, the on-site sewage disposal area of any affected lot shall be fenced off with fluorescent construction fencing and clearly marked with a sign that states "KEEP OFF! Reserved for Sewage Disposal Only". **(CR)** (DPW/EHS)

Q) In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. **(CR/MM)** (DPW/PD)

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

S) Final approval of waterline, sewerline, storm drain routes, and road locations must be obtained from the DRC. **(CR)** (DPW/PD)

T) On lots where subdivision roadway cuts/fills exceed 4' in vertical height (as measured from finished road grade) or driveway grades would exceed 12% at any reasonable access location, the driveways shall be shown on the Improvement Plans and constructed with subdivision improvements, or specific development standards for that lot shall be established for inclusion in the Development Notebook and with appropriate CC&R restrictions and notification to the satisfaction of DRC. Said driveways shall have a paved width of not less than 10', a minimum structural section of 2" AC/4" AB, and shall extend from the roadway edge not less than 50' into the lot, or as deemed appropriate by the DPW.

These driveways shall be constructed such that the slope between the street and building site does not exceed 16%, or as otherwise approved by the servicing fire district and the DPW. **(CR/MM)** (DPW)

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

V) Provide school bus turnout(s) to the satisfaction of the California Highway Patrol, local busing provider, and the DPW. A letter shall be provided from the CHP which addresses the turnout as shown on the project Improvement Plans prior to their approval. **(CR)** (DPW)

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

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

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

Z) 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 road names and 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.**(FR/CR)** (DPW)

AA) **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. **(CR)** (PD/DPW)

BB) Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the California Department of Fish & Game, the U. S. Army Corps of Engineers, the National Marine Fisheries Services (NMFS), and the U. S. Fish and Wildlife Service have been notified by certified letter regarding the existence of wetlands, including 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. **(FR/SR/CR)** (DPW/PD)

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

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

1) Adjacent to any and all wetland preservation easements that are within 50' of any proposed construction activity;

2) 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;

3) Around any and all "special protection" areas as discussed in the project's environmental review documents.

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

Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans. **(CR/MM)** (PD/DPW)

EE) The wetlands report shall be field verified by the U.S. Army Corps of Engineers, the U. S. Fish and Wildlife Service, and the California Department of Fish & Game as deemed necessary by DRC prior to the filing of the Final Map. If significant discrepancies arise between the report and the field investigation of these agencies, the DRC shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals. **(FR/SR/CR/MM)** (PD)

FF) Dedicate Historical/Cultural Preservation Easements (H/CPE) to the homeowners' association. Said easements shall be for the protection of any portion of the project which is determined to be historically and/or culturally significant by the DRC. Such easements shall be established along the "developmental limits of work" line for those lots so indicated on the approved Tentative Map. Specific provisions regarding the easement restrictions shall be contained within the project CC&Rs, and may include a requirement to provide access to the sites for historical research, monitoring, and/or maintenance, as deemed appropriate by the DRC. **(CR/MM)** (PD)

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

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

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

HH) The applicant shall submit to Environmental Health Services for review and approval the following documents: **(CR)** (EHS)

II) For each lot, prior to Final Map approval, an individual plot plan (on 8½" x 11" or 8½" x 14" format) and suitable site evaluation field report prepared by a qualified consultant establishing a suitable minimum usable sewage disposal area.

**ADVISORY COMMENT:** The subdivision site plan described in this condition shall not be acceptable unless it is in agreement with each lot's plot plan and site evaluation field report. **(CR)** (EHS)

JJ) Indicate on the Improvement Plans and Final Map or Development Notebook the location of each lot's approved minimum usable sewage disposal area. Notation shall be made on the documents that the shown sewage disposal area shall not be graded, compacted, or, in any way, altered or encumbered. **(CR)** (EHS)

KK) Construction noise emanating from any construction activities for which a Building Permit or Grading 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

B) Saturdays, 8:00 AM to 6:00 PM

This condition shall be noted on the Improvement Plans and in the Development Notebook, if one is required for this project.

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

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

LL) Properly destroy, under permit and inspection, the existing well(s) and septic system(s) located within the project site. Said destruction shall be shown on the Improvement Plans. **(CR)** (EHS)

MM) The project CC&Rs shall provide for the following: (EHS)

A) A pond management and protection plan with provisions for flood control, vector control, human safety, habitat preservation maintenance, use restrictions, water quality, protection, and on-going monitoring, etc., as approved by the DRC. **(CR/MM)** (EHS)

NN) No lot shall be further divided. **(CR)** (PD)

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

PP) Any future gated entry feature proposed by the applicant shall be returned to the Planning Commission for approval of a modification of the Conditional Use Permit. **(CR)** (PD)

QQ) The following items will be installed in each home: An electrical outlet at the front and back of a home for electrical yard equipment, and a gas outlet in the backyard for gas burning barbecues. **(MM)** (APCD)

RR) If natural gas is made available to the project, all fireplaces installed in the project area shall be outfitted for natural gas. **(MM)** (APCD)

SS) The developer shall install electric vehicle raceways (conduit only) in all garages. (APCD)

TT) The applicant shall incorporate into CC&Rs limitations on the emission potential from woodburning fireplaces. The maximum emission potential from each residence shall not exceed 7.5 grams of particulate matter per hour. No open fireplaces without EPA certified devices shall be permitted.(APCD)

3. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with 5 full-size blueline prints of the approved Tentative Map for distribution to other County departments.

**IMPROVEMENTS/IMPROVEMENT PLANS**

4. 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 DPW 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. 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 DPW prior to acceptance by the County of site improvements.

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

**ADVISORY COMMENT:** The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. Technical review of the Final Map shall not commence until the Improvement Plans are approved by the DPW. **(CR)(DPW)**

5. 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 DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. Box culverts or other structures proposed for creek/wetland crossings shall be analyzed. This shall include flood plain analyses for each crossing. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, and erosion protection at culvert outfall locations. **(CR/MM) (DPW)**

6. Storm drainage from on-site impervious surfaces shall be collected and routed through specially designed catchbasins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by DPW. In areas of the development which do not include urban improvements, such as curb and gutter, the applicant shall provide alternative Water

Quality Treatment of storm drainage from on-site impervious surfaces. This alternative treatment may be achieved through the application of filter strips, vegetated swales, wet ponds or other BMP(s) as approved by DPW. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(CR/MM) (DPW)**

7. Show the limits of the 100-year flood plain for the streams on-site, both seasonal and intermittent, on the Improvement Plans and Informational Sheet(s) filed with the Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(CR/MM) (DPW)**

8. Show finished house pad elevations 2' above the 100-year flood plain line (or finished floor 3' above) for Lots 2, 3, 4, 10, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 47, 48, 49, 50, 58, 60, 61, 62 and 65 on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the DPW following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC. **(CR/MM) (DPW)**

9. Submit to DPW, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

   A) Road, pavement, and parking area design
   B) Structural foundations, including retaining wall design (if applicable)
   C) Grading practices
   D) Erosion/winterization
   E) Special problems discovered on-site, (*i.e.*, groundwater, expansive/unstable soils, etc.)
   F) Slope stability
   G) Structural section for emergency access road across Lots 1 and 50.
   H) Structural integrity of the home located on ANP 037-071-040 after construction of the improvements to King Road.

   Once approved by the DPW, two copies of the final report shall be provided to the DPW and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, would lead

to structural defects, additional investigations, prior to issuance of Building Permits and acceptance of the subdivision improvements, may be required for subdivisions. This shall be so noted in the CC&Rs, the Improvement Plans and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(SR/CR/MM) (DPW)**

10. 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 which is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the DPW for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(CR) (DPW)**

11. Construct a replacement for the PCWA irrigation canal, which is impacted by this project. Said replacement shall be shown on the Improvement Plans and shall be approved by PCWA. The relocated project may not impact flows upstream or downstream.

    **ADVISORY COMMENT:** The applicant is responsible for obtaining all permits and approvals necessary to construct the relocated water facilities. These conditions anticipate the relocated irrigation canal will be encased per PCWA design standards.

12. Equestrian/Pedestrian Trails: The Improvement Plans shall provide details of the location and specifications of all proposed equestrian/pedestrian trails for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, and all easements shall be shown on the Final Map. **(CR) (PD/DFS)**

13. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation, for the review and approval of the DRC (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. **(CR/MMIP) (PD/DFS)**

**GRADING**

14. No concrete slab foundations, except for garages and basements, shall be permitted on Lots 2-4, 28, 30-34, 37-40, 48, and 49. The intent of this condition is to limit the extent of grading to that reasonably necessary for residential construction and to ensure protection of wetland areas and other sensitive environmental resources.

These restrictions shall be noted on the Information Sheet and/or within the development notebook described elsewhere in these conditions of approval for each affected lot. **(CR/MM) (DPW/PD)**

Temporary protective fencing shall be installed a minimum of 4' high with warning signs placed every 100' along the WPE's within 50' of any proposed construction activities. Such fencing shall be in place prior to, and during any on-site construction activities.

## ROADS/TRAILS

15. Construct subdivision road(s) on-site to a Rural Minor (Plate 2 LDM) standard. The road(s) and storm drainage shall be maintained by the homeowners' association. All subdivision streets shall be designed to meet 25-mph design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM). **(CR) (DPW)**

16. Construct the proposed bridge crossing at the entrance of the project such that the abutments are outside of the 100-year flood plain for the unnamed tributary to Secret Ravine. The section shall be the same as for the on-site subdivision roadways, with the inclusion of a 4'-wide paved path to allow pedestrian traffic to safely pass over the bridge.

17. Construct a public road entrance onto King Road to a Plate 27-1, LDM standard. The design speed of the roadway shall be 45 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. **(CR) (DPW)**

18. Construct a left-turn lane on King Road at the project entrance. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 45 mph, unless an alternative is approved by DPW. **(CR/MM) (DPW)**

The applicant must provide an analysis of the existing driveway serving proposed parcel 30. This includes a structural analysis of the existing crossing, as well as a

floodplain analysis which addresses the Placer County Storm Water Management Manual requirements for flooding during 2-year, 10-year and 100-year storm events. If it is determined by the DPW that the existing driveway does not meet current design requirements, the applicant shall provide a crossing of the floodplain to Lot 30, which meets Storm Water Management Manual criteria and does not impact the floodplain of the stream. As an alternative, the applicant may construct a shared driveway across Lot 29 from A Drive. This shared driveway shall meet the criteria in this condition for width, structural section and the location shall be approved by the DRC. This alternative driveway shall be shown on the Improvement Plans and be constructed with the subdivision Improvements. (DPW)

19. Construct one-half of a 40' road section where the project fronts King Road, as measured from the existing centerline thereof or as directed by DPW. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7.5, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by DPW. **(CR) (DPW)**

20. Construction vehicles' access during construction of this project shall be limited to the following location(s): Temporary construction access onto County roadways shall be shown on project Improvement/Grading Plans and shall be improved to the satisfaction of DPW. **(CR) (DPW)**

21. Streetlight(s), designed in accordance with the *American National Standard Practice for Roadway Lighting Manual* shall be provided and installed to the satisfaction of the DPW and PG&E at the project entrance intersection with King Road.

**ADVISORY COMMENT:** Streetlights shall be of a type, height, and design to direct lighting downward, shielding, to the greatest extent practical, light exposure beyond that needed for proper intersection lighting. **(CR) (DPW)**

22. Delineate a Class II bikeway along the project's frontage on King Road pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to DPW/DRC review and approval. **(CR) (DPW)**

23. The shared driveway serving lots 30 & 31, as depicted on the Tentative Map dated March 24, 1999, shall be shown on the Improvement Plans and constructed with subdivision improvements. Said driveway shall have a paved width of not less than 18' and a minimum

structural section of 2" AC/4" AB, or as deemed appropriate by the DPW, for a distance of 50' into Lot 31. From the point at which the 18' driveway section terminates, the driveway shall have a paved section of not less than 10' in width, and a minimum structural section of 2" AC/4" AB. This portion of the driveway shall include a crossing constructed over the tributary to Secret Ravine as shown on the Tentative Map. This driveway shall be constructed such that the slope between the street and building site does not exceed 16%, or as otherwise approved by the servicing fire district and the DPW. **(DPW)**

24. The shared driveway serving lots 16 & 17, shall be shown on the Improvement Plans and constructed with subdivision improvements. Said driveway shall have a paved width of not less than 18' and a minimum structural section of 2" AC/4" AB, or as deemed appropriate by the DPW, for a distance of 50' into Lot 17. From the point at which the 18' driveway section terminates, the driveway shall have a paved section of not less than 10' in width, and a minimum structural section of 2" AC/4" AB. This driveway shall be constructed such that the slope between the street and building site does not exceed 16%, or as otherwise approved by the servicing fire district and the DPW. **(DPW)**

25. Construct, to the satisfaction of the servicing fire district and the DPW, an emergency access across lots 1 and 50 from B Court to China Mine Road, north of the subdivision, as depicted on the Tentative Map, to the following standards:

    A) Surface width – 25'

    B) Structural section – the emergency access shall be constructed to carry a minimum of a 40,000 pound vehicle, or as otherwise approved by both the Loomis and Penryn Fire Protection Districts. The applicant shall provide a design with the geotechnical report which takes this 40,000-pound load limit. In no case shall the roadway structural section be less than 6" AB.

    C) Provide a barrier at the end of the emergency access roadway to the satisfaction of the servicing Fire District and DPW.

6. Public multi-use trails shall be provided in conjunction with the project as follows.

Maintenance of all trails shall be by the homeowners association.

A) A minimum 15'-wide (or as otherwise approved by the Parks Division) public multi-use trail easement through Lots 31,32, & 34 and/or along the street right-of-way, as conceptually shown on the Tentative Map and approved by the DRC, in consultation with the Parks Division. The trail shall be constructed to the following standards, unless otherwise approved by the Parks Division: A trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width shall be a minimum of 10' (outslope at 1/4" per foot). Tread shall be constructed of 3" of

compacted decomposed granite. Clearing should be 10' above ground, and 1' on each side of the trail tread. Excessive clearing is undesirable. Occasionally widen the cleared area to allow for passing. Water must be diverted from the trail's surface before it builds up to erosive force. To divert water, use outslopes, grade dips, water bars, and lead ditches, in conjunction with inslopes or culverts.

The trail tread shall be located as far as practical from the edge of pavement and the adjoining street right-of-way. The crossing of any wetland areas shall also be reviewed and approved by the DRC, Parks Division, and the Department of Fish and Game, and shall be bridged to provide public safety while preserving the existing wetlands habitat.

The trail shall be meandering and separated, at a minimum distance of 15' from the edge of the improved pavement along King Road, unless otherwise approved by the DRC and the Parks Division.

27. Construct wetland/stream crossings as depicted on the Tentative Map. For each crossing, the applicant shall provide an analysis of the associated floodplain with the Improvement Plans. These analyses should be included with the drainage report also required by these Conditions of Approval. The analyses shall be reviewed and approved by the Placer County Flood Control and Water Conservation District as well as the DPW, prior to approval of Improvement Plans. The analysis shall conform to 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.

28. Reconstruct those portions of King Road along the project frontage identified as having restricted vertical sight distance to the satisfaction of the DPW. Vertical alignment shall conform to Caltrans design manual requirements for a 45 mph design speed, or as otherwise approved by the DPW. This is to include a relocation of the centerline of King Road to the north a distance not to exceed 5 feet. The horizontal alignment shall include minimum 1800' radii, or a combination of radii and superelevation acceptable to the DPW. The applicant shall construct a retaining wall 18 feet south of the relocated centerline (3 feet back of asphalt dike), approximately 100 feet in length, along the frontage with APN 037-071-040. This is intended to allow the existing bank and associated vegetation to remain as screening for the existing home on APN 037-071-040.

Drainage, facilities, utilities, and appurtenances, adjacent to King Road damaged due to construction of off-site improvements shall be repaired, relocated and/or replaced in kind as required by DPW. This includes both publicly and privately owned facilities impacted by said construction.

The applicant must obtain DRC approval of the wall design prior to approval of the Improvement Plans.

**NOTE:** This includes, but may not be limited to the existing trees and fencing on APN 037-071-055 and 037-071-040. The applicant is advised that the driveway and parking area associated with APN 037-071-040 shall also be repaired. All repairs to privately owned facilities shall replace those facilities/structures removed with like facilities by the applicant, prior to the acceptance of the subdivision's improvements.

**PUBLIC SERVICES**

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

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

    A) PG & E
    B) PCWA
    C) Auburn Placer Disposal Company

    If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, they shall not be required again. **(CR) (DPW)**

31. 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) Placer Union Area 5 School District
    B) Loomis Union Area 4 School District
    C) The Placer County Sheriff's Office **(CR) (DPW)**

    ADVISORY COMMENT: The developer shall enter into appropriate agreements with the local school districts in order to mitigate impacts of their project on local schools.

32. Create a County Service Area (CSA) Zone of Benefit or annex to an existing CSA Zone of Benefit, if appropriate. The CSA will be established concurrent with and on the Final Map. In the event that the CSA is abolished by the Board of Supervisors, or the CSA is otherwise not able to function, the homeowners' association shall be responsible for all services previously provided by the CSA. The CSA shall provide the following services: **(CR) (DFS)**

A) Street lighting **(CR)**

B) Storm drainage maintenance for facilities located within public easements excluding structural stormwater quality enhancement facilities (BMP's). **(CR/MM)**

C) **ADVISORY COMMENT:** Maintenance of detention facilities by the homeowners' association will be required. **(CR/MM)**

D) Collection of fees for regional storm drainage facilities and maintenance pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance", including any future revisions thereof. **(CR)**

**GENERAL DEDICATIONS/EASEMENTS**

33. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the DPW and DRC:**(CR) (DPW)**

A) A 30'-wide private road and public utility easement (Ref. Chapter 16, formerly Chapter 19, Placer County Code) along on-site subdivision roadways. **(CR) (DPW)**

B) Dedicate to Placer County one-half of a 60'-wide highway easement (Ref. Chapter 12, Article 12.08 (formerly Chapter 4, Subchapter 5, Placer County Code) where the project fronts King Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the DPW. **(CR) (DPW)**

C) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(CR) (DPW)**

D) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(CR) (DPW)**

E) Slope easements for cuts and fills outside the highway easement. **(CR) (DPW)**

F) Drainage easements as appropriate. **(CR) (DPW)**

G) Fire protection and access easement(s) to the Loomis and Penryn Fire Protection Districts. **(CR) (DPW)**

H) A 40'-wide emergency access easement on Lot(s) 1 and 50, from B Court to the northern project boundary. **(CR) (DPW)**

I) Designate "no access" strips on Lot(s) 31 and 32 onto King Road, excluding those areas approved for driveway access. **(CR) (DPW)**

J) **ADVISORY COMMENT:** Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. **(CR) (DPW)**

K) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, storm drainage retention/detention facilities, as well as water quality enhancement facilities (BMP's). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. **(CR/MM) (DPW)**

L) Easements as required for installation and maintenance of fuel reduction areas by the homeowners' association. **(SR/CR) (DPW)**

M) Landscape easements as appropriate. **(CR) (DPW/PD)**

N) An irrevocable offer of dedication for easements on Lot(s) 2, 3, 4, 10, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 47, 48, 49, 50, 58, 60, 61, 62 and 65 on behalf of Placer County, as required for access to, and protection of, the creek corridor/wetland areas. **(CR/MM) (PD/DFS/DPW)**

O) Dedicate Wetlands Preservation Easements (WPE) to the homeowners' association. Said easements shall be for the protection of wetland habitats and shall be established over an area within 50 feet from the centerline of any seasonal stream, and within 100' of any year round stream, for those lots indicated on the approved Tentative Map. Specific provisions of the easement restrictions shall be contained within the project CC&Rs as deemed appropriate by the DRC. **(CR/MM) (DPW)**

34. The easement for relocation of the PCWA irrigation easement shall be defined, monumented and shown on the project Improvement Plans and Final Map. **(CR/MM) (PD/DPW)**

35. Prior to Improvement Plan approval, provide evidence to the DPW of the right of this subdivision to utilize the 50-foot non-exclusive road easement across APN 037-011-066 and 037-011-009 and China Mine Road as an emergency access, or otherwise obtain rights for emergency access from the north subdivision boundary to Rock Springs Road.

**VEGETATION AND OTHER SENSITIVE NATURAL AREAS**

36. Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist), in conjunction with the submittal of Improvement Plans, depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road improvements, underground

utilities, building envelopes, driveways, etc., and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey shall include the sizes (diameter at 4' above ground), species of trees, spot elevations, and actual driplines. Trees to be saved, impacted, or removed shall be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report shall be reviewed and approved by the DRC prior to the approval of Improvement Plans. On-site development activity, including preliminary clearing or grading, shall not be allowed until the tree survey and arborist report has been approved by the DRC. **(CR) (PD)**

37. Prior to any development activity on Lots 31, 32, and 34, including grading, clearing, house placement, or other site disturbance, a Tree Permit shall be required for the disturbance or removal of all trees 6" dbh or greater, or multi-trunked trees 10" dbh or greater, that are located within 50' of such activity. The intent of this condition is to preserve trees, and their driplines, that are located outside of the recorded building envelopes and/or driveways on these lots. The only exception to this requirement are trees that are located within the recorded building envelope and/or driveway. Trees that are located outside of the building envelopes, but have driplines within the envelopes, are also subject to the requirements of a tree permit. Efforts should be made to preserve all natural features that are not located within the building envelopes and/or driveways on these lots. **(CR) (PD)**

38. Except for trees located on lots 31, 32, and 34, (see requirements for these lots, above) all other trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced on-site, in an area to be reviewed and approved by the DRC, as follows:

A) One, 15-gallon native tree for each tree removed or impacted, or a functional equivalent approved by the DRC as follows: The trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by Placer County. At its discretion, the DRC <u>may</u> establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement prior to the acceptance of improvements. **(CR/MM)**

B) All mitigation trees shall be planted on site within the Wetland Preservation Easements (or other areas, as approved by the DRC). However, if there is insufficient area on site to support all of the mitigation trees, up to 30% of the mitigation for tree removal may be in the form of a contribution of $100 for each tree removed or impacted, to be paid to the Placer County Tree Preservation Fund.

If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to the acceptance of improvements, or recordation of the Final Map, whichever occurs first.

**ADVISORY COMMENT:** The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this subdivision, and/or penalties as prescribed in the Placer County Tree Preservation Ordinance. **(CR/MM)**

39. Permanent Protective Fencing: The applicant shall install permanent fencing, as may be approved by the DRC, with upright posts embedded in concrete along and around all wetland preservation easement boundaries, and around all detention facilities, to the satisfaction of the DRC. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas as required by other conditions of this project. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map, the Development Notebook, as well as on the project Improvement Plans. **(CR/MM) (PD)**

40. Wetland Preservation Easements: Areas depicted on the Tentative Map _____shall be defined and monumented as "Wetland Preservation Easements" on behalf of the Homeowners Association, and shown on the project Improvement/Grading Plans and Final Map.

The purpose of said easements is for the protection and preservation of on-site wetland/stream corridor habitats. A note shall be provided on the Final Map prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). 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. A provision for the enforcement of this restriction by the homeowners' association shall be provided. **(CR/MM) (PD/DPW)**

41. Where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts, and the area impacted is in excess of 1,000 sq. ft. in area, the applicant or agent shall provide mitigation as follows:

A) 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. The approximate amount of habitat to be replaced is .031 acres of wetland habitat, and .71 acres of riparian habitat. The exact amount of habitat impact shall be determined during the Improvement Plan process. 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. The amount to be paid shall be the fee in effect at the time the Final Map is recorded or Use Permit is exercised (for guidance, if the Map were recorded today, the fee would be $49,000 per acre for permanent and seasonal wetlands and/or $65,000 per acre for riparian habitat. **(SR/CR/MM)**

42. A raptor nest survey shall be conducted prior to construction activities proposed during the raptor nesting season. The focused survey shall consist of identifying active raptor nests, within the boundaries of the approved project, between the months of February and July, within 30 days prior to the beginning of the construction activities.

43. Livestock such as horses, cattle, goats, sheep, etc. shall be limited to two animals per acre. The "transfer" of livestock credits from one lot to another is prohibited.

**FEES**

44. **ADVISORY COMMENT:** This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code.) The current estimated development fee for Secret Ravine is $379 per single family residence, payable to DPW prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs. **(CR) (DPW)**

45. **ADVISORY COMMENT:** This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, 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 for Secret Ravine is $73. **(CR) (DPW)**

46. **ADVISORY COMMENT:** This project is subject to payment of traffic impact fees as prescribed by the *Placer County Road Network Traffic Limitation Zone and Traffic Fee Program*. The current estimated fee is $3,616 per single family residence, however, the actual fee paid will be that in effect at the time payment occurs. This fee is payable prior to the issuance of any Building Permit on any lot or for any portion of the project. **(CR) (DPW)**

47. **ADVISORY COMMENT:** Pursuant to Placer County Ordinance #4051-B, $150 shall be paid to the South Placer Fire District for each dwelling unit in the project (that is located within the fire district) prior to the issuance of a Building Permit for said dwelling unit. **(CR) (DPW)**

48. Fees shall be paid to Placer County for the development of park and recreation facilities pursuant to Article 16.08.100 or 16.20.228 (formerly Section 19.107 and Section 19.343) of the *Placer County Code*. This fee is to be paid prior to the recordation of the Final Map for use in Recreation Area #3, and is based on the project approval for 65 lots. The amount to be paid shall be the fee in effect at the time of Final Map recordation (for guidance, if the map were recorded today, the fee would be $1,375 per residential lot. As an alternative to the payment of the above park fees, the applicant may, with the approval of the Department of Facility Services, construct restroom facilities at Loomis Community Park commensurate with the value of Park Dedication Fees required for this project. Plans for the restroom facility shall be submitted in conjunction with the Improvement Plans for the project. In addition, the restroom facility shall be constructed to the satisfaction of the Department of Facility Services prior to the acceptance of improvements for the subdivision.

49. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are $880 for projects with Environmental Impact Reports and $1,280 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination (which the County is required to file within 5 days of the project approval) is not operative, vested or final and shall not be accepted by the County Clerk. **(SR) (PD)**

50. **ADVISORY COMMENT:** Building Permits associated with this project shall be subject to payment of Placer County Facility Impact Fees (Ordinance #47-69-B, Article 2.120.010, formerly Chapter 38, of the *Placer County Code*) **(CR) (BD)**

51. The project proponent shall pay a Capital Fire Facilities Mitigation Fee, consistent with Board Resolution No. 96-216, to the LOOMIS FIRE PROTECTION DISTRICT OFFICE at 5840 Horseshoe Bar Road, Loomis - P O Box 606, Loomis_____prior to issuance of a Grading Permit, or Improvement Plans, whichever is first, for impacts generated by this project on the Fire Department's local fire protection facilities. **(CR) (ES)**

52. The applicant shall implement sufficient off-site mitigation strategies to reduce the project's long-term criteria (*i.e.,* ozone precursor, particulate matter, carbon monoxide) air pollutant emissions below the District's significance threshold. In lieu of implementing an off-site mitigation program, the applicant can agree to pay into the Air Pollution Control District's Off-site Air Quality Mitigation Fund an amount of money equal to reducing the project's increase in air pollutant emissions. The Air Pollution Control District uses this money to reduce air pollution emissions throughout Placer County from sources of emissions that are not required by law to reduce their emissions. Based on the project's current development proposal, the applicant would have to pay $19,920 into the Off-site Air Quality Mitigation Fund to reduce 40% of this project's emissions.

**ENVIRONMENTAL HEALTH**

53. Prior to Final Map recordation, pay required fees and an approved Site Evaluation Report from Environmental Health Services for on-site sewage disposal for each lot. A site evaluation, including soil mantle and/or percolation tests, shall be conducted by a qualified consultant on each lot in accordance with Placer County Code, Chapter 4, Subchapter 1, Section 4.45.022 at the owner's expense. Contact Environmental Health Services at least two (2) days prior to scheduling testing. **(CR)** (EHS)

54. Prior to the approval of Improvement Plans the applicant shall submit a site plan of the subdivision, prepared by a qualified consultant, showing lot boundaries, the minimum usable sewage disposal area designated for each lot, locations of existing and proposed water wells and sewage disposal systems, site topography at the contour interval specified in the Land Development Manual, roadways, easements, driveways, water lines, and other constraints to on-site sewage disposal system siting. **(CR)** (EHS)

55. The project shall conform to the Noise Element of the Horseshoe Bar\Penryn Community Plan and the environmental document.

56. The project CC & R's shall provide for notification of future buyers that past land uses

include spillage and application of chemicals associated with agricultural operations. Future buyers of lots 58, 61, and 62 shall be notified that petroleum impacted soil was removed from two locations in the vicinity of these parcels. Reports that analyze past land uses, agricultural residuals in the soil and subsequent clean-up activities are available as public records in the Placer County Environmental Health Services office at 11454 "B" Ave, Auburn California.

57. Prior to approval of the improvement plans the applicant will apply for and obtain a certification for a Remedial Action Work Plan (RAW) through the Department of Toxic Substances Control. Site work described in the R.A.W. shall be shown on the improvement plans. The certified R.A.W. shall contain deed restrictions and notification of future buyers to the satisfaction of the DRC.

ADVISORY COMMENT: The applicant is advised that significant changes to the Improvement Plans may be required as a result of the findings and mitigation's included in the RAW. The applicant must be aware that this could impact the amount of time required to process and approve Improvement Plans for this project. Potential exists for substantial delays in the Improvement Plan process if significant differences arise between the final RAW and the currently proposed mitigation plan. There is also a potential risk of the need for Department of Public Works to collect additional fees for Plan Check and inspection dependent upon the mitigation's included in the final RAW.

58. Prior to approval of the final map the project shall implement the certified R.A.W. and provide a final approval letter from Department of Toxic Substances Control.

59. ADVISORY NOTE: Areas of soil disturbance shall be detailed on the improvement plans. If soil disturbance proposed in the areas that were designated as sewage disposal areas during environmental review additional soils testing may be required prior to approval of improvement plans.

**AIR POLLUTION**

60. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.

61. The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.

62. 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 of greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

63. An enforcement plan shall be established to weekly evaluate project-related on-and-off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.

64. Construction contracts should stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

| | |
|---|---|
| 175 hp - 750 hp | 1996 and newer engines |
| 100 hp - 174 hp | 1997 and newer engines |
| 50 hp - 99 hp | 1998 and newer engines |

In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and or particulate matter traps. The District should be contacted to discuss this measure.

65. Wet broom or wash streets if silt is carried over to adjacent public thoroughfares. No dry mechanical brooming shall be allowed.

66. Project CC&Rs shall stipulate that no open burning shall be permitted.

67. If outdoor fire pits are installed, a natural gas line and natural gas type logs shall be installed in each pit.

## MISCELLANEOUS CONDITIONS

68. Prior to submittal of the Final Subdivision Map, the applicant shall submit to the satisfaction of the DRC a Revised Tentative Map which: conforms to the requirements of Article 16.12 of the Placer County Code and the Subdivision Map Act. **(CR) (PD/DPW/EHS)**

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

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

~~71.~~ A gated entrance is permitted on Ashley Creek Drive, approximately 190 north of King Road. 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 not interference with drive sight distance as determined by the DPW, and shall not be located within the County right-of-way.

~~A gated entrance is prohibited. Any "guardhouse" structure, or other similar feature that resembles a gated entrance is prohibited.~~

~~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 DPW, 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. Article 17.54.030, formerly Section 10.030, Placer County Zoning Ordinance). **(CR)**~~ **(PD/ESD~~DPW~~)**

72. Any proposed fencing along King Road shall meet the intent of the Placer County Rural Design Guidelines, and shall be reviewed and approved by the Development Review Committee (DRC). In addition, the design of any street lighting and retaining wall (if applicable) on King Road shall be reviewed and approved by the DRC. Street lighting on

King Road shall be shielded and shall utilize high pressure sodium lamps. No overhead street lights will be allowed within the interior roads of the subdivision.

73. 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 Whitebridge Subdivision. 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)**

**CONDITIONS, COVENANTS, & RESTRICTIONS**

74. Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the DPW, County Counsel, and other appropriate County Departments and shall contain the following provisions: **(CR) (PD/DPW/EHS/APCD)**

A) The applicants shall create a Homeowners Association with certain specified duties/responsibilities. **(CR) (DPW)**

B) None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. **(CR) (PD/DPW/EHS/APCD)**

In addition, the following "Notification to Furture Buyers" shall be incorporated into the CC&R's:

**NOTIFICATION TO FUTURE BUYERS**

75. The notification to lot owners that construction of driveways that exceed 12% gradient (gravel surface) or 15% (all weather surface) may impair emergency and construction vehicle and equipment access to building sites. **(CR) (DPW)**

A) 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, within building setback areas or outside the limits of recorded building envelopes, and not previously approved for removal by Placer County, is prohibited unless approval is received from the Placer County DRC. **(PD)**

B) Notification to future homeowners/builders of lots 31, 32, and 34 that tree removal is permitted within the recorded building envelope and recorded driveway areas and all other removal or disturbance of the native California trees 6" dbh or greater, if single trunk, or 10" aggregate for multiple trunk requires approval of the DRC.**(PD)**

76. Notification to future owners and builders that permanent protective fencing located alongside Wetland Preservation Easements (WPE's) shall not be removed or altered without the express written permission of the homeowners' association and the DRC. **(CR/MM) (PD)**

77. Notification to future owners of lots which have the permanent protective fencing installed adjacent to wetland areas, that no structure shall be located closer than 5 feet to said fencing. **(CR/MM) (PD)**

78. Notification to all future owners of Lots 2-4, 28-34, 36-40, 48 and 49 that no concrete slab foundations are permitted on these lots except for garages and basements. **(CR/MM) (DPW)**

79. 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. **(CR/MM) (PD)**

80. 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, or as otherwise provided by the Zoning Ordinance: A) Front - 75 feet from the centerline of internal roads, and 80' from the centerline of King Road; B) Side – 30'; C) Rear - 30'. 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). **(CR) (PD)**

81. Notification to future owners of all lots containing Wetland Preservation Easements that, except for rail fencing approved by the DRC, fencing of any type is prohibited within any portion of the Wetland Preservation Easement . **(CR/MM) (PD)**

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

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

84. Notification to the future owners that no structures, including fencing over 3' in height, may be installed in front setback areas, including any property frontages along roadways. **(CR) (PD)**

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

86. Notification to future owners that livestock such as horses, cattle, goats, sheep, etc. shall be limited to two animals per acre (per lot).

**DEVELOPMENT STANDARDS**

87. The Development Standards for this project are as follows:

88. The minimum lot width shall be 160' as measured at the street frontage, except for Lots 17, 29, and 30, which shall have a minimum lot width of 160' as measured per Placer County Code, Article 17.54.040 (c).2 , formerly Zoning Ordinance Section 10.080. The minimum lot width for lots 5, 16, 24, 36, 53, 54, 58, and 59 shall be measured at the front setback. **(CR) (PD)**

89. 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). **(CR) (PD)**

90. 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. **(CR) (PD)**

91. An "Informational Sheet" identifying general and specific lot development restrictions, setbacks, easements, tree protection, building envelopes and driveways (for lots 31, 32, and 34), as defined within the conditions herein, shall be prepared, filed, and recorded with the subdivision Final Map. The specific content and form of this information shall be subject to DRC approval. **(CR) (PD/DPW)**

92. A Development Notebook shall be submitted to the Planning Department staff which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits, recorded building envelopes, and other restrictions which might affect the construction of structures on said lot. No Building Permits may be issued for the project until this Notebook is provided to and accepted by the DRC. **(CR) (PD)**

93. Building Envelopes (Lots 31, 32 and 34) - All improvements including structures, accessory structures, pools, spas, decking, gazebos, grading, , hardscaping, etc., shall be confined to the defined building envelopes on Lots 31, 32, and 34, as depicted on the Tentative Map and approved by the DRC. Irrigation below the driplines of oak trees on these lots is prohibited. Said building envelopes and driveways associated with these lots shall be defined and monumented as building sites, and shown on the Final Map and Development Notebook. No setbacks are required within the building envelopes.**(CR) (PD)** ADVISORY COMMENT: The precise location of the envelopes and driveways shall be reviewed and approved by the DRC prior to the submittal of Improvement Plans.

## MITIGATION MONITORING

94. 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, in conjunction with the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for native oak trees to be planted by the project developer within Wetland Preservation Easements on site or other areas deemed 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 or cash deposit in the amount of 125% 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. An amount equal to the cost for administrative and program review by the County shall be paid to Placer County and deducted from this deposit before the balance is returned to the applicant.

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). 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. **(SR/CR/MMIP) (PD)**

95. The applicant shall have 36 months to exercise this Tentative Map. Unless exercised, this approval shall expire on March 13, 2005. **(SR/CR) (PD)**

**RECOMMENDED CONDITIONS OF APPROVAL – SUBDIVISION MODIFICATION "CAMBRIDGE ESTATES - GATE" (PLN14-00027)**

***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. On December 11, 2014, the Planning Commission took action to approve a Subdivision Modification of Condition #71 for Cambridge Estates Subdivision for a Gated Entry. This approval allows a gated entry on Ashley Creek Drive, with 8'9" high gates, with 9'2" pilasters, 190 feet north of the County right of way of King Road (Gated Entry Gated Entry Project).

2. The Gated Entry Project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the Gated Entry Project, and shall include, but not be limited to architectural colors, materials and textures of all structures; exterior lighting, pedestrian and vehicular circulation, fences and walls, tree impacts, tree removal, and entry features.

3. The applicant shall satisfy any conditions to the Gated Entry Project imposed by the Loomis Fire District.

4. The applicant shall obtain a Building Permit for the gates and pilasters from the Placer County Building Department.

**IMPROVEMENTS/IMPROVEMENT PLANS**

5. Prior to construction of the gated entry, the applicant shall prepare and submit Improvement Plans, specifications and cost estimates for the Gated Entry Project (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the Gated Entry 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 Gated Entry Project, which may be affected by planned construction, shall be shown on the plans. Landscaping within sight distance areas at intersections shall be included on the Improvement Plans. The applicant shall pay plan check and inspection fees and Loomis Fire Department improvement plan review and inspection fees with the 1st

Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

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

6. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical).

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 Gated Entry Project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after Gated Entry Project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. 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 Gated Entry 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 Gated Entry 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 Gated Entry Project approval by the appropriate hearing body. (ESD)

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

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (ESD)

8. The Improvement Plans shall identify construction Best Management Practice (BMP) measures to be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to the unnamed tributary to Secret Ravine to the maximum extent practicable. All disturbed areas shall be revegetated and/or stabilized after construction is complete. (ESD)

9. The retaining wall and fill for the turnaround in front of the gated entry shall be constructed outside of the mapped 100-year floodplain for the unnamed tributary to Secret Ravine as shown on the Final Map of Whitebridge Estates, Book Z of Maps at Page 89. (ESD)

10. Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a letter from the appropriate fire protection agency describing conditions under which service will be provided to this Gated Entry Project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. (ESD)

**ROADS/TRAILS**

11. Construct a paved, private gated entrance feature on Ashley Creek Drive that complies with the County's Private Gated Entrance detail to the satisfaction of the ESD and servicing fire district(s) and as shown on the approved Entrance Gate exhibit (C2.0) dated October 9, 2014.

The entrance shall provide for a vehicle turnaround in front of the gate such that a vehicle can turn around within the Ashley Creek Drive easement and enter into the King Road County right-of-way in a forward direction. Guard rails shall be extended from the bridge to the top of the embankment for vehicle safety. (ESD)

**GENERAL DEDICATIONS/EASEMENTS**

12. On the Improvement Plans, provide/show the following easements/dedications to the satisfaction of the Engineering and Surveying Division (ESD) and the Development Review Committee (DRC):

a. A private road and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) of sufficient width to encompass the proposed gated entrance improvements along the on-site subdivision roadway. (ESD)

13. Prior to Improvement Plan approval, the applicant shall process an abandonment of the Irrevocable Offer of Dedication to the public of an easement for road purposes over Lot A, which includes all of the private subdivision roadways within the Cambridge Estates subdivision, as shown on the Final Map of Whitebridge Estates, Book Z of Maps at Page 89. Contact John Weber, DPW Right of Way Agent, (530) 745-7500, to initiate the Abandonment Process. (ESD)

**MISCELLANEOUS CONDITIONS**

14. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys' fees awarded by a certain development Gated Entry Project known as PLN14-00027, Cambridge Estates Subdivision Modification for a Gated Entry on Ashley Creek Drive. 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 Gated Entry Project or any decisions made by the County relating to the approval of the Gated Entry Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition **(County Counsel)**.

15. The Improvement Plans shall include a note stating that: During Gated Entry Project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD).

**FIRE**

16. Gate entrances shall be at least two feet wider than the width of the traffic lane serving that gate. All gates providing access from a road to a driveway or private road shall be located at least 30 feet from the roadway and open to allow a vehicle to stop without obstructing traffic on that road. Gates shall be accessible to the fire district by approved electric key switch; strobe entry, person gate and standard key pad access code. Gates shall allow automatic egress for community members in the event of an emergency. Gates shall be provided with an emergency power source that will open the gates in the event of a power failure. During a power emergency, gates shall automatically open and remain open during the period when the primary source of power is not available.

17. Electronically opened access gates located across fire apparatus access roads shall be provided with an approved strobe switch access system that interfaces with the TOMAR Model 780-1228-PRE or 3M OPTICOM traffic preemption optical signal emitter provided on all District emergency vehicles. An acceptance test of the emergency vehicle strobe switch system shall be witnessed by the fire department prior to final approval. Gates shall be coded to allow a minimum of fifteen (15) minutes of open access time when activated by the strobe entry device.

18. All electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a vehicle detection loop on the out-bound drive aisle from the site. The vehicle detection loop shall be placed a minimum of ten-feet from the gate to permit fire apparatus to activate the detection loop without interference from the gate. The vehicle detection loop shall be provided with a 30-second delay prior to closing the gate.

**EXERCISE OF PERMIT**

19. The effective date of approval of the Gated Entry Gated Entry Project shall be December 11, 2014, unless the approval is appealed to the Board of Supervisors. This approval shall be valid for twenty-four (24) months after its effective date. At the end of that time, the approval shall expire and become null and void unless time limits are extended per Section 17.58.160.B.1.