COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

EJ Ivaldi, Deputy Director

HEARING DATE: May 7, 2015
ITEM NO.: 2
TIME: 10:25 AM

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: May 7, 2015

SUBJECT: **THE GROVE AT GRANITE BAY**
SUBDIVISION MAP\CONDITIONAL USE PERMIT MODIFICATION (PLN15-00055)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)

COMMUNITY PLAN AREA: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Rural Low Density Residential (0.9-2.3 acre min. parcel size)

ZONING: RS-B-40 PD=1.1 (Residential single-family, combining minimum lot size of 40,000 square feet, combining Planned Residential Development with a maximum of 1.1 residential units per acre)

ASSESSOR PARCEL NUMBERS: 460-260-001, 460-260-008, 460-260-009, 460-270-002, 460-270-009, 460-280-009, 460-260-012, 460-260-020 and 460-260-011.

STAFF PLANNER: Sherri Conway, Senior Planner

LOCATION: The subject properties are located in The Grove at Granite Bay, a subdivision situated on the west side of Berg Street, south of Olive Ranch Road, in the Granite Bay area.

APPLICANT: Jim Baggarly, on behalf of The Grove at Granite Bay, LLC

PROPOSAL:
The applicant, Jim Baggarly on behalf of The Grove at Granite Bay, LLC, is requesting approval of a Subdivision Map\Conditional Use Permit Modification of the Grove at Granite Bay Subdivision in order to allow the following:

1. Modify Conditions 81, 82, 85, 93 and 97 to allow a 25-foot reduction in the structural setback requirement of 50 feet from the edge of easement along Berg Street to allow privacy structures not to exceed 35% of the lot width, on the inside edge of the 25-foot

landscape easement on lots 1, 8, 9, 24, 25 and 32 (Assessor's Parcel Numbers 460-260-001, 460-260-008, 460-260-009, 460-270-002, 460-270-009, and 460-280-009).

2. Modify Condition 93 to reduce the required front setback of 35 feet to allow for a front setback of 25 feet for Lots 10, 11, and 12 (Assessor's Parcel Numbers 460-260-011, 460-260-012, 460-260-010).

3. Modify Condition 12 to allow for a reduction in the rear yard setback requirement of 35 feet to allow for 10 feet or to the floodplain limits, whichever is greater, for Lots 10, 11, and 12.

CEQA COMPLIANCE:
The proposed Subdivision Map/Conditional Use Permit Modification is categorically exempt from environmental review pursuant to provisions of Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). 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 project site. A public hearing notice was also published in the *Sacramento Bee* newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice and the Granite Bay Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Facility Services for their review and comment.

BACKGROUND:
On March 10, 2005, the Planning Commission voted unanimously to approve a Tentative Subdivision Map, Conditional Use Permit and Variance to fence height for the Grove at Granite Bay subdivision (PSGC T20040294), and voted unanimously to recommend that the Board of Supervisors approve a rezone and to add the "PD" designation to the existing zone district. The approved project included 32 single-family residential lots on approximately 31.8 acres. The Variance approved allowed for a six-foot high monument entry feature, where a maximum height of three feet is normally allowed. In addition, a five-foot high wrought iron fence was approved in several locations, where a maximum height of four feet is normally allowed. An appeal of the Planning Commission's decision was later filed by one adjacent property owner regarding traffic, sewer, and other issues. On June 14, 2005, the Placer County Board of Supervisors upheld the decision of the Planning Commission and denied the appeal, and approved the rezoning. Following several extensions of time, the Final Map was recorded in May 2013

PROJECT DESCRIPTION:
The applicant is requesting approval of modifications to the Conditions of Approval for the Grove at Granite Bay Subdivision to allow for changes to setback requirements for the residential project. Lots within the subdivision are now beginning to sell. The developer has expressed concerned that the above referenced conditions are impeding the sale of the lots and their ability to construct the home types offered by the developer and similar to other homes in the vicinity.

Specifically, the applicant is requesting a Subdivision Map/Conditional Use Permit Modification to 1) modify Condition 12 to allow for a reduction in the rear yard setback requirement of 30 feet to allow for 10 feet or to the floodplain limits, whichever is greater for Lots 10, 11, and 12; 2) modify Conditions 81, 82, 85, 93, and 97 to allow a 25-foot reduction in the structural setback requirement of 50 feet from the edge of easement along Berg Street to allow privacy structures not to exceed 35% of the lot width, on the inside edge of the 25-foot landscape easement on lots 1, 8, 9, 24, 25 and 32; and 3) modify Condition 93 to allow for a reduction in the front setback requirement of 35 feet from

the property line to allow for 25-feet from the property line or 45 feet from the center of the travelled way for Lots 10, 11, and 12.

Typically, requests for modifications affecting no more than four lots in a Planned Residential Development project would be handled by the County Zoning Administrator (Section 17.54.090(E)(7)) but due to the fact that a total of nine (9) lots are proposed for some level of modification, the Planning Commission is the appropriate hearing body.

SITE CHARACTERISTICS:

Staff conducted several site visits during the months of March and April 2015. The site is bordered by Olive Ranch Road and single family residences to the north, single family residential lots and residences to the south, Berg Street and single family residential lots to the east, and single family residences (Douglas Ranch) to the west.

The site is characterized by rolling hills with oak woodlands, grasslands, wetland areas, and seasonal creeks. The site was once an active olive ranch and there are olive trees scattered throughout the site and along Berg Street. The project was designed to avoid the majority of the wetlands and streams on-site, and the vast majority of native trees have been protected within the Open Space Lots as well as within some of the residential lots.

EXISTING LAND USE AND ZONING:

Location	Zoning	Granite Bay Community Plan Land Use Designation	Existing Conditions and Improvements
Project Site	RS-B-40 PD 1.1 (Residential Single Family, , combining building site minimum of 40,000 square feet, combining Planned Residential Development with a maximum of 1.1 dwelling units per acre)	Rural Low Density Residential 0.9-2.3 acre minimum	Partially developed residential
North	RS-AG-B-43 (Residential Single Family, combining Agriculture, combining minimum lot size of 43,000 square feet) and RS-AG-B-X 30,000 sq. ft. min. (Residential Single Family, combining Agriculture, , combining building site minimum of 30,000 square feet)	Rural Low Density Residential 0.9-2.3 acre minimum	Single-family Residential
South	RS-B-20 PD 1.1 (Residential Single Family , combining building site minimum of 20,000 square feet, combining Planned Residential Development with a maximum of 1.1 dwelling units per acre) and RS-B-40 (Residential Single Family, , combining building site minimum of 40,000 square feet)	Low Density Residential 0.4-0.9 acre minimum	Single-family Residential
East	RS-AG-B-40 (Residential Single Family, combining Agriculture, , combining building site	Rural Low Density Residential 0.9-2.3 acre minimum	Single-family Residential

	minimum of 40,000 square feet)		
West	RS-B-40 PD 1.1 (Residential Single Family, combining building site minimum of 40,000 square feet, Planned Residential Development of 1.1 dwelling units per acre)	Rural Low Density Residential 0.9-2.3 acre minimum	Single-family Residential

DISCUSSION OF ISSUES:

The site improvements within the Grove at Granite Bay subdivision are now complete and two model homes have been constructed. Properties are beginning to sell and two residences are currently under construction. Through the process of selling lots and homes within the subdivision, the developers have identified several lots that due to size, shape and/or topography, have constraints to building the residential product types that they normally offer and are similar to other residences in the vicinity. Additionally, buyers have expressed concern relative to restrictive setback requirements on specific lots.

Request for a Reduction in the Rear Setback Requirement for Lots 10, 11, and 12

Currently, the language in Condition of Approval 12 states:

> 12. *Show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the on-site marsh and wetland areas on the Improvement Plans and Informational Sheet(s) field with the Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. Show a 30' rear setback line for Lots 10 and 11 due to the close proximity of the 100-year post-development ponding limit.*

The developer is requesting a reduction to the rear setback for these lots to ten (10) feet or to the flood elevation of 313, whichever is more restrictive. Currently, due to the lot sizes and their configuration, only one floor plan will fit on these lots. In addition, the yard area is greatly compromised as a result of the 30 foot building setback on these three home sites. A modification of the rear setback requirement for these three lots would allow more building site flexibility and provide future residents the ability to enjoy similar rear yard areas to those of other residents in the neighborhood.

Planning and Engineering staff have reviewed the request and concur with the request that Condition 12 be modified to designate the building setback pertaining to not only lots 10 and 11, but to include lot 12 as well, and to be 10 feet or the 313-foot floodplain elevation plus 2-foot buffer, whichever is greater, due to the close proximity of the 100-year post-development ponding limit. The applicant would be required to obtain a Grading Permit for any grading or retaining wall outside of the building footprint on Lots 11 and 12. The limits of disturbance shall be surveyed and staked in the field so that the placement relative to the floodplain and 2-foot buffer can be confirmed.

Request to Allow Privacy Structures Within the 50-Foot Setback from Berg Street, outside of the 25-foot Landscape Easement

Lots 1, 8, 9, 24, 25, and 32 are configured with back and side yards that front Berg Street. In order to mitigate visual impacts to residential properties on the east side of Berg Street, the project was designed to create a vegetative screen that includes a 30-foot landscape corridor. The landscape corridor incorporated a meandering sidewalk, existing oak and olive trees, plantings of shrubs and trees, and the installation of open wrought iron fencing at the property boundary along Berg Street. Additionally, a 25-foot landscape easement was designed to incorporate additional plantings on the inside edge of the fencing. The 30-foot landscape corridor plus the 25-foot landscape easement create a 55-foot wide landscaped buffer along Berg Street properties. Finally in order to further mitigate visual impacts to the residential properties on the east side of Berg Street, Conditions 81,

82, 85, 93, and 97 all set forth a 50-foot structural setback from the edge of the Berg Street easement.

The lots that back to Berg Street are now beginning to sell and be developed. It has become apparent that the required 50-foot structural setback requirement, that includes the 25-foot landscape easement, does not allow for a reasonable private yard space between the residence and inside edge of the landscape easement. The applicant is therefore requesting a modification to Conditions 81, 82, 85, 93, and 97 to allow for a 25-foot reduction in the setback requirement of 50 feet from the edge of easement along Berg Street to allow property owners the option to install privacy structures not to exceed 35% of the lot width, within the 50-foot setback area but not within the 25-foot landscape easement on lots 1, 8, 9, 24, 25 and 32.

Staff visited the site several times to evaluate the issue of privacy for the lots along Berg Street. The 50-foot setback currently encumbers 26% to 32% of each lot, making the development of a private yard area challenging. Some of the lots are more screened from Berg Street than others, due to grade variations and the existing native oak and olive trees along the frontage. Additionally, the installed landscaping in both the landscape corridor and landscape easement while robust, still lacks the desired screening effect, which will ultimately provide the homeowners with additional privacy from the road. From now until such time the landscaped plantings mature however, staff concurs that there is a lack of privacy from both pedestrians as they traverse the adjacent sidewalk and from automobiles as they travel along Berg Street. As a result of the 50-foot setback requirement, the ability to construct private backyard areas on the impacted lots is quite limited.

Staff has evaluated the applicant's request to allow the homeowner the option to install privacy or screening structures that could include solid fencing, walls, and arbors, inside the 50-foot structural setback area, but not within the 25-foot landscape easement. The applicant is not requesting a modification of the setback requirement that would allow habitable structures, but rather to provide the homeowner with the flexibility to create enjoyable outdoor living areas. The above stated conditions that prohibit any structures within the 50 foot structural setback on these lots preclude the development of these six backyards in a manner that would allow them to enjoy the privacy afforded to other residents within the subdivision.

Staff did initially have concerns that a modification of the setback requirement would allow the property owner to construct a solid fence or wall along the entire width of the lot, potentially creating a "walled effect" along Berg Street. Addressing this concern, the applicant agreed to partial privacy structures that would not exceed 35% percent of the length of the lot along Berg Street. The lots along Berg Street range in width from 164 feet to 219 feet, therefore potential privacy structures could range from 57 feet to 76 feet across, with an average length of 65 feet across. The applicant further agreed to encourage homeowners to consider arched or curved structures not to exceed five feet in height, as well as incorporate additional plantings to increase screening and yard privacy. All proposed privacy structures would be required to be reviewed and approved by the HOA's Architectural Review Committee. The applicant acknowledges that due to variation in grade and existing vegetation, not all of the six lots fronting Berg Street may choose to install privacy structures.

Based on staff's analysis, field visits, and meetings with the applicants, staff has concluded that the request to modify Conditions 81, 82, 85, 93, and 97 is warranted, in order to allow homeowners the benefit of enjoying their property in the same manner that other residents within the development are able.

<u>Request to Modify the Front Setback Requirement for Lots 10, 11, and 12</u>

As set forth in Conditions 81 and 93, the minimum front setback for all structures is 55 feet from the centerline of traveled way or 35 feet from the property line, for all roads within the subdivision except for Berg Street. Lots 10, 11, and 12 front Woodland Grove Place and are irregular in shape. Due to the configuration of these lots, the applicant is requesting to reduce the front (south) setback from 35 feet to 25 feet, to allow for more flexibility in residential building sites, provide a reasonable useable yard

area and to avoid impacting trees. Based on field review and meetings with the applicant, staff has concluded the imposition of a 35-foot front setback on Lots 10, 11, and 12 results in restrictions that impede the ability to utilize and enjoy the lot in the same manner that other residents within the same subdivision enjoy on their lots. Staff therefore supports the request for a modification of existing language in Conditions 81 and 93 to allow a setback of 35 feet from the centerline of traveled way or 25-foot front (south) property line, on Lots 10, 11, and 12 only.

GRANITE BAY MUNICIPAL ADVISORY COUNCIL:
The Grove at Granite Bay Subdivision/Conditional Use Permit Modifications project was presented to the Granite Bay Municipal Advisory Council (MAC) as an action item at its April 1, 2015 meeting. The MAC voted unanimously (5-0) to recommend denial of the request to modify the front setback requirements for the six properties along Berg Street (Lots 8, 9, 24, 25, and 32). The MAC further took action to recommend approval (5-0) of the request to modify the front and rear setback requirements for the three properties (Lots 10, 11, and 12) on Woodland Grove Place. Following the input from the MAC, the applicant made substantial revisions to their original proposal regarding the lots that front Berg Street, including placing a limit on the maximum height and length of any privacy structure, and the incorporation of additional plantings.

RECOMMENDATION:
The Development Review Committee recommends that the Planning Commission take the following actions, subject to the adoption of the recommended findings and conditions of approval contained within and attached to this report:

1. APPROVE the Subdivision Map/Conditional Use Permit Modification to Condition 12 to allow a reduction in the rear (north) setback requirement of 35 feet to allow for ten (10) feet or to the flood elevation of 313 plus 2-foot buffer, whichever is greater, for Lots 10, 11 and 12. (460-260-011, 460-260-012, 460-260-010);

2. APPROVE the Subdivision Map/Conditional Use Permit Modification to Conditions 81, 82, 85, 93 and 97 to allow a 25-foot reduction in the front (east) setback requirement of 50 feet from the edge of easement along Berg Street for non-habitable privacy structures only, that do not to exceed 35% of the lot width, and do not to exceed five feet in height, to be installed outside of the 25-foot landscape easement on lots 1, 8, 9, 24, 25 and 32 (Assessor's Parcel Numbers 460-260-001, 460-260-008, 460-260-009, 460-270-002, 460-270-009, and 460-280-009.); and

3. APPROVE the Subdivision Map/Conditional Use Permit Modification to Conditions 81 and 93 to allow a reduction in the front setback requirement of 35 feet from the front (south) property line to allow 25 feet for Lots 10, 11, and 12 (Assessor's Parcel Numbers 460-260-010, 460-260-011, 460-260-012,).

FINDINGS:
CEQA
The Planning Commission finds that this Subdivision Map/Conditional Use Permit Modification is categorically exempt from environmental review under CEQA pursuant to provisions of Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations).

Subdivision Map/Conditional Use Permit Modification
1. The proposed Subdivision Map/Conditional Use Permit modifications are consistent with all applicable provisions of Placer County Zoning Ordinance.

2. The Subdivision Map/Conditional Use Permit Modifications do not significantly alter the design or improvement of the subdivision and are consistent with the goals and policies of the Granite Bay Community Plan.

3. The establishment, maintenance or operation of the Subdivision Map/Conditional Use Permit modifications 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.
4. The Subdivision Map/Conditional Use Permit modifications will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The Subdivision Map/Conditional Use Permit modifications are not likely to cause substantial environmental damage or public health problems.

Respectfully submitted,

Sherri Conway, Senior Planner

ATTACHMENTS:

Attachment A – Recommended Conditions of Approval
Attachment B – Vicinity Map
Attachment C – Berg Street Site Plan
Attachment D - Berg Street Landscape Plan
Attachment E – Site Plan - Lots 10, 11, 12
Attachment F – Granite Bay MAC recommendation
Attachment G - Correspondence

cc:

Applicant
Sarah Gilmore - Engineering and Surveying Department
Laura Rath – Environmental Health Services
E.J. Ivalidi– Deputy Planning Director
Michael Johnson – Community Development Resources Agency Director
Karin Schwab – County Counsel
Subject/chrono files

RECOMMENDED MODIFICATION CONDITIONS OF APPROVAL - TENTATIVE MAP/CONDITIONAL USE PERMIT/VARIANCE - "THE GROVE AT GRANITE BAY" (PSGC 2004 0294)

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. A Tentative Map and Conditional Use Permit is approved as a 32 lot Planned Development on approximately 32 acres. In addition, a Variance is approved in order to allow an entry feature consisting of a 6 foot high masonry wall, within the front setback, where a maximum height of 3 feet is normally allowed, and to allow a 5 foot high, wrought iron perimeter fence, where a maximum height of 4 feet is normally allowed.

ADVISORY COMMENT: This project is subject to review an approval of a Rezone application, by the Placer County Board of Supervisors, to add a "Planned Development" designation to the existing, base zoning of 1.1 ("PD 1.1").

On March 27, 2008, the Planning Commission approved a two-year time extension subject to modified conditions #1, 49, 52, 54 and new 114; conditions 100 thru 113 added, .

On May 7, the Planning Commission took action to approve modifications to Conditions 12, 81, 82, 85, 93, and 97, and new condition 2 RR).

2. MM The following Condition #'s: ip 3, ip4, ip5, ip7, ip 8, ip9, ip 14, ip 20, ip 21, ip 23, ip 24, ip 25, ip 26, ip27, ip 30, g 1, g2, g4, g 7, rt2, rt 13, rt 15, rt17, rt18, ps2, ps5, v4, v5, v8, v14, v17, cr1, cr2, eh 14, eh25, eh 40, mc2, mc8, mc8a, mc10, mc23, mc25, and ep1 apply to this project as printed in *Placer County Land Development Departments' Sample Conditions*, Volume 2004, Number 1, dated July 27, 2004, as listed A) thru :

A) ip 3 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. **(MM)** (DPW)

B) ip 4 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. (PD/DFS)

C) ip 5 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. (PD/DFS)

D) ip 7 The connection of each existing residence within this project to public sanitary sewers is required, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. **(EHS/DPW)**

E) ip 8 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. **(MM)** (DPW)

F) ip 9 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. **(MMIP)** (PD/DFS)

G) ip 14 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. **(MM)** (DPW)

H) ip 20 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. **(MM)** (DPW)

I) ip 21 Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. (DPW)

J) ip 23 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

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, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(MM)** (DPW)

K) ip 24 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. (DPW/EHS)

L) ip 25 An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the 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. (DPW)

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

N) ip 27 Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed

by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. (DPW)

O) ip 30 Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the 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. (DPW)

P) g 1 Prior to issuance of an Early Grading Permit to allow for on-site rough grading, the applicant must submit Improvement Plans and any related documents as required by these conditions of approval to DPW for review. The review for the initial submittal of the Improvement Plans must be completed by DRC and satisfactorily address issues relating to dust control, tree removal, wetlands, protective fencing, grading, drainage, and erosion control.

Upon DRC determination that an Early Grading Permit may be issued, the applicant shall prepare a separate Rough Grading Plan and submit it to DPW for review and approval. Separate plan check, inspection and winterization fees will be required and will be based on the engineer's estimate. If design/site review process and/or DRC review is required as a condition of approval for this project, said review(s) shall be completed prior to the submittal of the Early Grading Permit.

ADVISORY COMMENT: The Improvement Plans shall be approved by DPW prior to the issuance of any Building Permits. **(MM)** (DPW/PD)

Q) g 2 Any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (*i.e.*, mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. **(MM)**(DPW/PD)

R) g 4 In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. **(MM)** (DPW/PD)

S) g 7

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)

T) rt 2 Final approval of on-site and off-site waterline, sewerline, storm drain routes, and road locations must be obtained from the DRC. (DPW/PD)

U) rt 13 Provide school bus/transit turnout(s) to the satisfaction of the California Highway Patrol, local busing provider, and the DPW. A letter shall be provided from the CHP and local busing

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

V) rt 15 An Encroachment Permit shall be obtained from DPW prior to Improvement Plan approvals for any landscaping within public road rights-of-way. (DPW)

W) rt 17 Streetlights shall not exceed the minimum number required by DPW unless otherwise approved by the DRC. (PD)

X) rt 18 Where the DRC has approved additional streetlights, the following standards shall apply: All interior street lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All streetlighting shall be reviewed and approved by the DRC for design, location, photometrics, etc. (PD)

Y) ps 2 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. (EHS)

Z) ps 5 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. (DPW)

AA) v 4 **ADVISORY COMMENT:** This project may be subject to review and approval by the State Dept. of Fish & Game, National Marine Fisheries Services (NMFS), and/or the U. S. Army Corps of Engineers. It is the applicant's responsibility to obtain such approvals, if necessary, prior to any grading, clearing, or excavation. **(PD/DPW)**

BB) v 5 Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the (Choose one or more):California Department of Fish & Game, the U. S. Army Corps of Engineers, the National Marine Fisheries Services (NMFS), and the U. S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands, streams, and/or vernal pools on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work. (DPW/PD)

CC) v 8 No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries. **(MM)** (PD)

DD) v14 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. **(MM)** (PD)

EE) v 17 Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report. (PD)

FF) cr 1 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. **(MM)** (PD)

GG) cr 2 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. **(MM)** (PD)

HH) eh 14 The project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be

equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

II) eh 25 If at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

JJ) eh 40 **ADVISORY COMMENT:** If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

KK) mc 2 No lot shall be further divided. (PD)

LL) mc 8 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). **(PD/DPW)**

MM) mc 8a 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. **(PD)**

NN) mc 10 During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(DPW)**

OO) mc 23 Prior to approval of any grading and/or improvement plans, the applicant shall submit a public information plan for DRC review and approval as follows. The applicant shall fund and operate a manned 24-hour, 7 days per week public information telephone hotline service (call center) to provide information on project marketing, construction, etc. and offer a forum to receive and resolve complaints related to project development issues. Said telephone hotline shall remain operational until the County accepts all improvements for the project as complete. (PD)

PP) mc 25 Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the CC&R's. The standards shall be reviewed and approved by the DRC and shall include General Lighting Standards, Street Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions and shall insure that individual fixtures and lighting systems in the Subdivision will be designed, constructed and installed in a manner that controls glare and light trespass, minimizes obtrusive light and conserves energy and resources. (For residential projects) (PD)

QQ) ep 1 The applicant shall prepare and submit to the Department of Public Works (DPW), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance

with Chapter 16 (formerly Chapter 19) of the Placer County Code; pay all current map check and filing fees. **(DPW)**

RR) The Site Distance triangle from the Granite Grove Way shall be maintained free of obstructions per County Standard Plate R-17 (including vegetation, fencing, etc.) (ESD)

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

IMPROVEMENTS/IMPROVEMENT PLANS

4. **MM** The project is subject to review and approval by the Placer County Development Review Committee (DRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: conceptual landscape plans; exterior lighting; pedestrian and vehicular circulation; recreational facilities; recreation vehicle storage area(s); fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, trails, wetland impacts, etc. **(CR) (PD)**

5. Equestrian/Pedestrian Trails: The Improvement Plans shall provide details of the location and specifications of all proposed equestrian/pedestrian trails (where required) 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)**

6. **MM** 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)**

7. **MM** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the 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. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for

the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements. **(MM)** (DPW)

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. **(MM)** (DPW)

ADVISORY COMMENT: Technical review of the Final Map may not commence until the Improvement Plans are approved by the DPW. The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1st Improvement Plan submittal and review by the DPW, the applicant may submit the Final Map to the DPW. **(MM)**(DPW)

8. **MM** Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the 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. 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, erosion protection at culvert outfall locations and

A) Establishment of on-site grass-lined swales between Lots, and
B) Establishment of on-site grass-lined swales along Berg Street to capture, convey, and treat runoff. **(MM)** (DPW)

9. **MM** 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. Provide evidence of a state issued WDID number prior to start of construction. **(MM)** (DPW)

10. **MM** 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. **(MM)** (DPW)

11. **MM** 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. **(MM)** (DPW)

12. **MM** Show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the on-site marsh and wetland areas 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. Show a rear setback line for Lots 10, 11 and 12 to be 10-feet or the 313 elevation plus a 2-foot buffer, whichever is greater, due to the close proximity of the 100-year post-development ponding limit. The applicant shall obtain a Grading Permit for any grading or retaining wall outside of the building footprint on Lots 11 and 12. The limits of disturbance shall be surveyed and staked in the field so that the placement relative to the floodplain and 2-foot buffer can be confirmed. **(MM) (DPW)**

- ~~: Show a 30' rear setback line for Lots 10 and 11 due to the close proximity of the 100-year post-development ponding limit~~. **(MM)** (DPW)

13. **MM** The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded, replaced, or mitigated as specified by DPW:
    A) Culvert conveying drainage from detention basin on Lot A west towards adjacent developed properties.
    B) Culvert crossings along Berg Street and Olive Ranch Road. **(MM)** (DPW)

14. **MM** Show finished house pad elevations 2' above the 100-year flood plain line (or finished floor 3' above) for Lots 10, 11, and 12 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. **(MM)** (DPW)

15. **MM** Storm drainage from on and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catchbasins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases 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. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catchbasin cleaning program shall be provided to DPW upon request. Failure to do so will be grounds for discretionary Permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(MM)** (DPW)

16. **MM** Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and

for New Development / Redevelopment (or other similar source as approved by the DPW). BMPs for the project include, but are not limited to: vortex separators and vegetated swales. **(MM)**(DPW)

17. **MM** This project is subject to storm water permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Phase II program. **(MM)** (DPW)

18. All storm drain inlets and catch basins within the project area must be stamped with prohibitive language such as "No Dumping! Flows to Creek" and/or graphical icons to discourage illegal dumping. The DPW requires including this notation for each storm drain inlet on the Improvement Plans. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. The property owner must maintain the legibility of stamped messages and signs. (DPW)

GRADING

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

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

ROADS/TRAILS

21. Construct subdivision roads on-site to an Urban Minor (Plate 9 LDM) standard, with sidewalk on one side. The road(s) and storm drainage shall be maintained by a CSA. 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). (DPW)

22. Construct a public road entrance/driveway onto Berg Street to a Plate 27-1, LDM standard. The design speed of Berg Street shall be 35 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. The Plate 27-1

structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the DPW. (DPW)

23. **MM** Reconstruct Berg Street to a width of 22' from the intersection of Olive Ranch Road for a distance of approximately 1,860' to the south, 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 7.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by DPW. **(MM)**(DPW)

24. **MM** Construct the intersection of Olive Ranch Road, Berg Street, and Winterhawk Lane so that the centerlines of Berg Street and Winterhawk Lane align to the greatest extent possible as approved by the DPW. The alignment of Berg Street shall transition from the approved intersection design point south to the proposed roadway alignment. This transition shall consist of a 285' distance, or as determined by Caltrans Highway Design Manual, Chapter 400. **(MM)**(DPW)

25. **MM** Construct traffic calming measures on Waterford Drive between Stirling Street and the on-site north/south street "B". Traffic calming measures shall include a center raised median(s) along Waterford Drive, all way stop signs at the two on-site internal intersections, and textured pavement on Waterford Drive in the proximity of the western most raised median.

The raised, center median(s) on Waterford Drive shall be a width of eight feet, constructed along the existing centerline of the road, allowing for two twelve foot travel lanes on either side, including gutters. A series of center roadway medians shall be constructed between the following locations: stations 14+08 to 14+58, 15+58 to 16+58, 17+58 to 18+58, and 19+58 to 20+08 (stationing determined from the Improvement Plans for Douglas Ranch Unit No 2). The applicant shall provide 10' wide textured pavement on Waterford Drive on center at each of the following stations: 13+98, 17+08 and 19+08, or as otherwise approved by the DPW. **(MM)** (DPW)

26. Construct one-half of a 40' road section plus concrete curb, gutter, and a 4' wide meandering decomposed granite path where the project fronts Olive Ranch 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. (DPW)

27. Proposed road names shall be submitted to the DPW Addressing Division (530-889-7530) for review and shall be approved by the DPW prior to Improvement Plan approval. (DPW)