



**RECOMMENDED CONDITIONS –GENERAL PLAN  
AMENDMENT/REZONE/CONDITIONAL USE PERMIT/MINOR  
LAND DIVISION/VARIANCE/MITIGATED NEGATIVE  
DECLARATION- "PONDS PAVILION & LOFTS" (PGPA 20120354)**

***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.***

- C: Conditional Use Permit condition
- P: Parcel Map condition
- C/P: Conditional Use Permit and Parcel Map condition

1. This Tentative Parcel Map, Conditional Use Permit, and Variances are approved to allow a 7,500 square foot Commercial Event Center (2,717 square feet of administration and catering kitchen space and 4,783 square feet of interior event space), plus 9,750 square feet of outdoor event area; and two Craftsman Loft buildings totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The Commercial Event Center shall be utilized consistent with Section 17.56.340 of the Placer County Zoning Ordinance (Commercial Event Centers);

The Tentative Parcel Map is approved to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel;

A Variance to Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance is approved to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces), where a total of 233 on-site parking spaces are required for events up to 358 persons;

A Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to approved to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures;

A Variance to Section 17.54.180(A)(1) of the Zoning Ordinance is approved to allow for two freestanding signs at the project's entry;

Also approved is an amendment to the Granite Bay Community Plan to change the land use of Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 acre minimum) to Professional Office; and Rezone of Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP (Office and Professional);  
**(PD)**

2. In addition to those land uses listed as a zoning clearance required in Section 17.32.010 (B) of the Placer County Zoning Ordinance; the development of two Craftsman Loft buildings is also intended to incorporate all uses listed in Section 17.32.010 (B) of the Placer County Zoning Ordinance, which are allowed with a Minor Use Permit.

Prior to Building Permit and/or Business License issuance, the applicant shall provide to the DRC and DPW a sight plan identifying the current uses and square footages of all tenants within both buildings so that parking is provided consistent with Section 17.54.060 of the Placer County Zoning Ordinance, May, 2015

Ordinance. A total of 86 parking spaces are available for the Craftsman Loft buildings and in no case shall uses be permitted that require additional parking spaces.

3. The commercial event pavilion shall operate within the following timeframes: Outside – Weekends (Friday afternoon thru Sunday at 6:00 P.M.) Only 9:00 AM – 10:30 PM; Inside – Weekends Only 9:00 AM – 11:00 PM; Outside – Weekdays 9:00 AM – 9:30 PM; Inside – Weekdays 9:00 AM – 10:00 PM. Business hours for the craftsman lofts shall occur between 6:00 AM – 9:00 PM on a daily basis and enforcement would be governed by the tenant lease agreement.

4. A total of 233 on-site parking spaces (181 regular parking spaces and 52 additional valet parking spaces) shall be provided and would need to be made available on an as-needed basis depending upon the number of guests. **(PD)**

5. The applicant shall obtain all necessary building permits for the construction of the approved buildings. **(PD)**

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

6. 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 Ponds Pavilion & Lofts improvements. **(PD/DFS)**

7. 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 approval of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs pursuant to the Zoning Ordinance; exterior lighting; pedestrian and vehicular circulation; recreational facilities; fencing; noise attenuation barriers; all open space amenities; etc. **(PD)**

8. Where the DRC has approved additional streetlights, the following standards shall apply: All interior parking lot and building 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)**

9. C/P The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The

May, 2015

plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1<sup>st</sup> 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. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

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

The applicant shall provide five (5) copies of the approved Tentative Parcel Map and two copies of the approved conditions with the plan check application. The Final Parcel Map shall not be submitted to the Engineering and Surveying Department (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map shall not conclude until after the Improvement Plans are approved by the ESD. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department 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. **(MM VI.1)** (ESD)

10. C/P 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 Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

May, 2015

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (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 project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(MM VI.2) (ESD)**

11. C/P Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

12. C/P The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM IX.1) (ESD)**

13. C/P The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity  
May, 2015

Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Parcel 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. **(MM VI.3 and MM IX.4) (ESD)**

14. C Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. **(MM VI.4) (ESD)**

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

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

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydro modification management. **(MM VI.5) (ESD)**

May, 2015

16. C/P On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing pond (Strap Ravine) south of the developed area and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(MM IX.7) (ESD)**

17. C/P On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map; show that the finished building pad elevations shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee. **(MM IX.8) (ESD)**

18. C 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. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans.

**(MM IX.9) (ESD)**

19. C/P 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 Department (ESD) review and approval. The report shall address and make recommendations on the following:

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

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

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Parcel by Parcel basis. This requirements shall be so noted on the Improvement Plans and on any Informational Sheet filed with the Final Parcel Map. **(ESD)**

May, 2015

20. C The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. **(MM IX.6) (ESD)**

21. C/P The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language/graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. **(MM IX.5) (ESD)**

22. C/P Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection agency describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**

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

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

25. C/P The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing plan shall be provided to the ESD for review and approval. **(ESD)**

26. C/P Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

27. C Prior to Improvement Plan approval, the applicant will be required to pay their fair share fee per EDU as approved by the Environmental Engineering Division, toward the cost of the future  
May, 2015

Improvement Projects (including design and construction management along with actual construction costs) as identified in the RMC Study of the Feasibility of Abandonment of the SMD-3 Wastewater Treatment Plant (July 2008) and Technical Memorandum SMD-2 Trunk Sewer Capacity Analysis (June 2007). **(MM XVII.1) (DFS)**

## **GRADING**

28. C/P Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work. **(ESD)**

## **ROADS/TRAILS**

29. C/P The Improvement Plans shall show the construction of a public road entrance/driveway onto Douglas Blvd. to a Plate R-17 Major, Land Development Manual (LMD) standard. The design speed of Douglas Blvd. shall be 55 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. **(ESD)**

30. C/P The Improvement Plans shall show the construction of one-half of an 84 foot road section plus concrete curb, gutter, and an 8' meandering sidewalk where the project fronts Douglas Blvd., as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW. **(ESD)**

31. C/P The Improvement Plans shall show the Construction of a Class II bikeway along the project's frontage on Douglas Blvd. pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to the Department of Public Works/Development Review Committee review and approval. **(ESD)**

May, 2015

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

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

33. C/P The Improvement Plans shall show the construction of a raised median at the existing Fellowship Church access onto Douglas Blvd. that will prohibit left turn movements from the proposed project access onto Douglas Blvd. while maintaining inbound and outbound left turns movements from the Fellowship Church access as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. **(MM XVI.2) (ESD)**

34. C/P The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing turn lane accessing the Fellowship Church site along Douglas Blvd. as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. **(MM XVI.3) (ESD)**

35. C The Improvement Plans shall show that the first parking space adjacent and parallel to Douglas Blvd. shall be a minimum of forty (40) feet from the edge of travelled way. **(ESD)**

36. C/P The Improvement Plans shall show that parking spaces, ramps, frontage improvements (existing and required) and access ways shall meet California Building Code accessibility standards. **(ESD)**

37. C Construct a 26' wide (minimum) parking lot connection from the right-of-way of the proposed encroachment onto Douglas Blvd. to the adjacent parcel to the west along the parking lot circulation aisle closest to Douglas Blvd as shown on the approved site plan. This circulation access aisle shall remain open for vehicular circulation in perpetuity. Failure to do so will be grounds for discretionary permit revocation. **(ESD)**

38. Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the Development Review Committee (DRC) for review and approval, which include the following **(MM I.1)**:

- A. The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- B. Site lighting fixtures in parking lots shall be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black,

May, 2015

bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting shall not be used.

- C. Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.
  - D. Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic.
- (PD)**

39. 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 & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1<sup>st</sup> and September 1<sup>st</sup>, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). 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) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1<sup>st</sup> and July 1<sup>st</sup>. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. 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 1<sup>st</sup> and March 1<sup>st</sup> no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1<sup>st</sup> and March 1<sup>st</sup>. 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. **(MM IV.1) (PD)**

40. MM IV.2 Thirty days prior to grading, a qualified biologist shall conduct pre-construction surveys of all potential habitat within 250 feet of the project area and record the presence of burrowing owls, signs of burrowing owls, and all burrows that are being actively used by burrowing owls. California Department of Fish and Wildlife (CDFW) survey protocol shall be used to conduct surveys. If pre-construction surveys do not identify any activity by burrowing owls, no further mitigation is proposed. If there are burrowing owls nesting on the project site or within 250 feet of the project site, the following mitigation measures are proposed: 1). No grading shall be allowed within 250 feet of an active burrow during the nesting season (February – August) until the young have fledged or approved by CDFW. For occupied burrows without active nesting, nesting burrows after the young have fledged,

May, 2015

or work conducted outside the nesting season, passive relocation of the birds shall be performed. Passive relocation involves installing a one-way door at the burrow entrance and coordination with CDFW shall be conducted prior to installation. 2). All unoccupied burrows shall be collapsed after pre-construction surveys and prior to grading to prevent interim occupation by burrowing owls. **(PD)**

41. Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall 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 acceptance of improvements. **(MM IV.3) (PD)**

42. The following specific measures are required to minimize the propagation of noise levels generated during events at this facility to the maximum extent feasible: 1). All outdoor noise-generating activities that exceed the nighttime sound level standards as outlined in the Granite Bay Community Plan shall be completed by 10:00 P.M., including amplified speech and music; 2). Speakers used for the amplification of speech or music shall be oriented to the north and located as far as practical from the outdoor dining area of the adjacent restaurant; 3). Amplified speech or music played at the event center shall not exceed maximum sound levels of 85 dBA Lmax at a position 25 feet in front of the speakers, or average sound levels of 80 dB at that same distance. The management of the event center shall procure a sound level meter to ensure that these reference levels, and the county noise standards, are being satisfied during each event. 4). The audibility of amplified music and speech generated by the event center will vary at the nearest residences as atmospheric conditions change. Although audibility is not a threshold for a finding of significant noise impacts, facility representatives are encouraged to work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the site. **(MM XII.1) (PD)**

## **PUBLIC SERVICES**

43. C/P Prior to Improvement Plan approval and recordation of the Final Parcel Map(s), provide to the Development Review Committee "will-serve" letters from the following public service providers, as required:

- A) PG&E
- B) Placer County SMD #2 (See Requirements for Sewer Service letter)
- C) San Juan Water District

May, 2015

- D) Refuse Collection Company. The project shall contract with Recology Auburn Placer for solid waste collection service.

If such "will-serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) no additional verification shall be required.

- 44. C Prior to Improvement Plan approval, provide the Development Review Committee (DRC) with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) The Placer County Sheriff's Office **(ESD)**

- 45. P The Improvement Plans shall show the connection of each parcel to public sanitary sewer. **(ESD)**

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

#### **GENERAL DEDICATIONS / EASEMENTS**

- 47. C/P On the Improvement Plans and Final Parcel Map, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC). **(ESD)**

- A) C/P Dedicate to Placer County a minimum of one-half of a 140'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Douglas Blvd., as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works. **(ESD)**
- B) C/P Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**
- C) C/P Dedicate to Placer County a minimum 15' wide public multi use trail easement over the multi-purpose path along the Douglas Blvd. frontage. **(ESD)**
- D) C Dedicate a continuous 26' wide private reciprocal access easement across the project parcel to the parcel immediately adjacent to the west. The easement shall begin from the west property line and coincide with the existing off site reciprocal access easement (and existing circulation aisle improvements) and follow the northernmost on site circulation aisle parallel to Douglas Blvd. The 26' wide easement shall also connect to the Douglas Blvd. right-of-way from the northernmost on site circulation aisle parallel to Douglas Blvd. over the entire width

of the proposed encroachment. The location of this easement shall be to the satisfaction of the ESD. **(ESD)**

- E) C Provide an Irrevocable Offer of Dedication to Placer County for a continuous 26' wide parking lot access easement (Ref. Chapter 19, Placer County Code) along the same alignment described by the condition requiring a reciprocal access easement to the satisfaction of the ESD. **(ESD)**
- F) P Provide a reciprocal parking and circulation easement over both proposed parcels. **(ESD)**
- G) C/P Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**
- H) C/P Drainage easements as appropriate. **(ESD)**

48. C/P Identify all existing easements on the Improvement Plans and Final Parcel Map. **(ESD)**

### **FEES**

49. C Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is \$468,373.22 (based on the craftsman loft buildings and event center). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(MM XVI.1) (DPW)**

50. C This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,950 per acre (\$10,062 total based on 5.16 acres), payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(MM IX.2) (ESD)**

51. C This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$252 per acre (\$1,300.32 total based on 5.16 acres). **(MM IX.3) (ESD)**

May, 2015

## **VEGETATION AND OTHER SENSITIVE NATURAL AREAS**

52. The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. **(PD)**

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

## **CULTURAL RESOURCES**

54. 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 an archaeologist retained to evaluate the deposit. The Placer County Planning Division 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 Division. A note to this effect shall be provided on the Improvement Plans for the project.

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

## **ENVIRONMENTAL HEALTH**

55. The project shall adhere to noise level standards set forth in the Granite Bay Community Plan. **(PD)**

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

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

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

**PLEASE NOTE:** Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(EHS) (PD)**

May, 2015

28

## AIR QUALITY

57. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to [www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd) and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County. (AQ – MM III.1)

58. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as “low emission” equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information. *(Based on APCD Rule 501 and the California Health & Safety Code, Section 39013)*. (AQ – MM III.1)

59. *Include the following standard notes on the Grading Plans or Improvement Plans:*

- a. The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment.
- b. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
- c. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on APCD Rule 228 / section 401.5)*
- d. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. *(Based on APCD Rule 228 / section 401.1, 401.4)*
- e. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)*
- f. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)*
- g. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). *(Based on APCD Rule 228 / section 402)*

May, 2015

- h. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on APCD Rule 228)*
- i. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202)*
- j. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217)*.
- k. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- l. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- m. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310)*
- n. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- o. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District for approval demonstrating that the heavyduty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. (AQ – MM III.1)

60. The Commercial Event Center shall be limited to a maximum of 200 events annually and 358 persons per event (including staff, vendors, etc.). **MM VII.1, modified**

61. Prior to Improvement Plan approval, the applicant shall show that the project provides on-site bicycle racks. (APCD)

62. As a part of the Landscaping Plan included with the Improvement Plans, the project shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area will be allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g. prohibit systems that apply water to non-vegetated surfaces and systems which create runoff). In addition, the project shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shutoff" valves, or other devices. (APCD)

#### **MISCELLANEOUS CONDITIONS**

63. No lot shall be further divided. **(PD)**

64. No Lot or Unit shall be divided by a tax district boundary. **(PD)**

65. A Maintenance and Monitoring Plan (MMP) shall be prepared by a licensed landscape architect or similar professional to provide for the ongoing maintenance and monitoring of landscaping required for this project. The MMP shall include the following required landscaping:

- a. Along the project's frontage on Douglas Boulevard within the front setback;
- b. Throughout the parking and circulation areas.

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 property owners.

Prior to the approval of the Improvement Plans, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100% of the accepted MMP shall be deposited with the Placer County Planning Department to assure on-going performance of the MMP for the landscaping. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the acceptance of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the MMP shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% administrative fee, 100% of the estimated costs of implementing the MMP shall be returned to the applicant once the applicant has demonstrated that all 5 years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period. It is the applicant's responsibility to ensure compliance with the MMP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP. **(PD)**

May, 2015

66. 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)**

67. C The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any monument sign proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way or Multi-Purpose Easement. **(ESD)**

68. C/P Notification to future owners that inspections of stormwater facilities/Best Management Practices (BMPs) shall be conducted by the Property Owners at least annually. Maintenance records and proof of inspections shall be retained and provided to Engineering and Surveying Division upon request. **(ESD)**

69. C The Improvement Plans shall include the submittal and approval of a Traffic Management Plan for the Event Center to address adequate traffic control measures before, during, and after events. **(ESD)**

70. C/P The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

## **DEVELOPMENT STANDARDS**

71. The project shall comply with the Development Standards as outlined in Section 17.32.010 (Office and Professional) of the Placer County Zoning Ordinance. **(PD)**

## **EXERCISE OF PERMIT**

72. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the PGPA-20120354, Pond Pavilion & Lofts. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the county relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(PD)**

May, 2015

73. P The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Parcel Map(s) which is in substantial conformance to the approved Tentative Parcel Maps in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**

74. The applicant shall have 24 months to exercise the Conditional Use Permit and to record the Parcel Map. **(PD)**



**APN: 048-142-036**

**Vicinity Map**  
**APN: 048-142-036**  
**Pond Pavilion & Lofts**

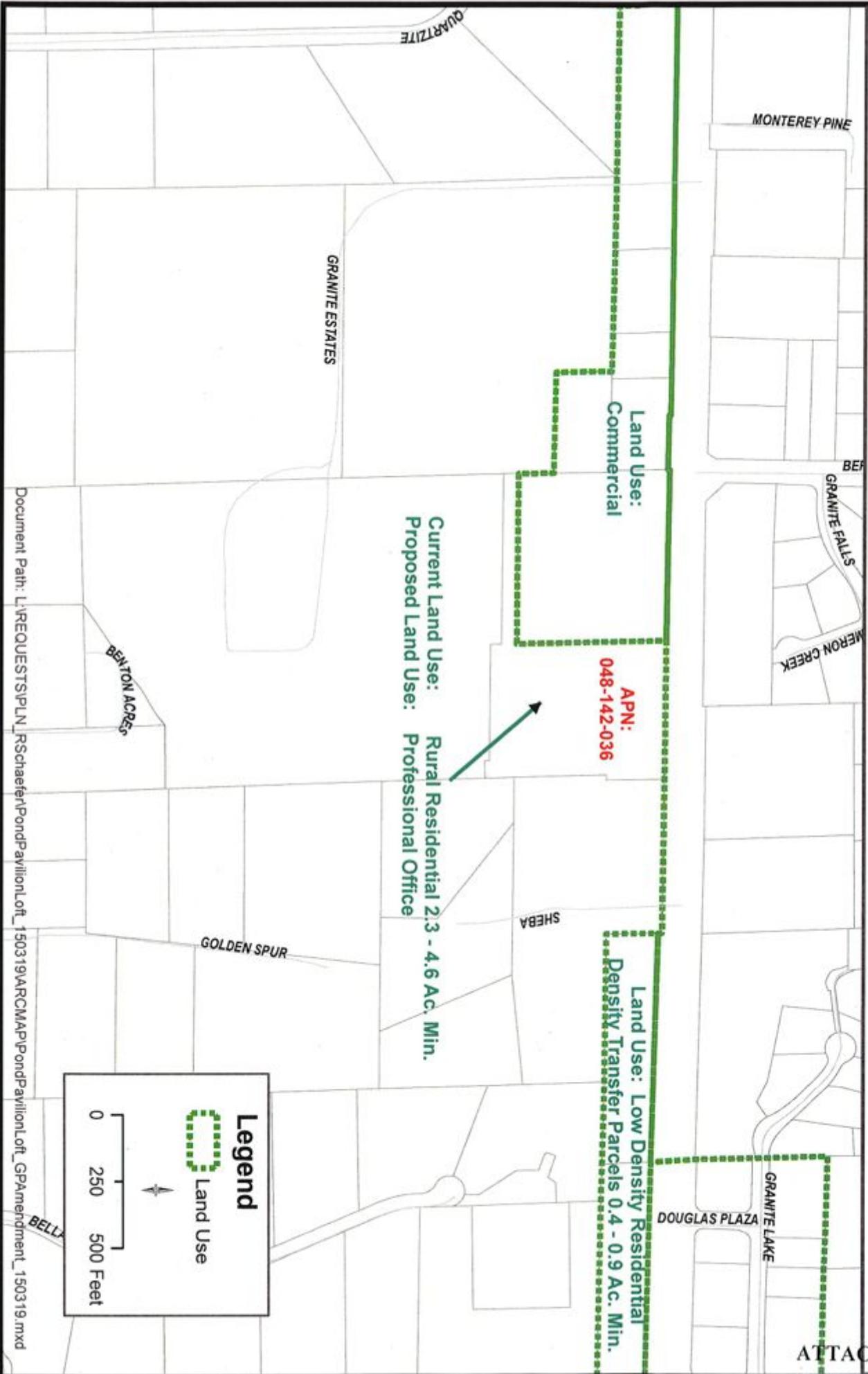


**Legend**  
 ★ 048-142-036

24

# Granite Bay Community Plan Amendment Exhibit

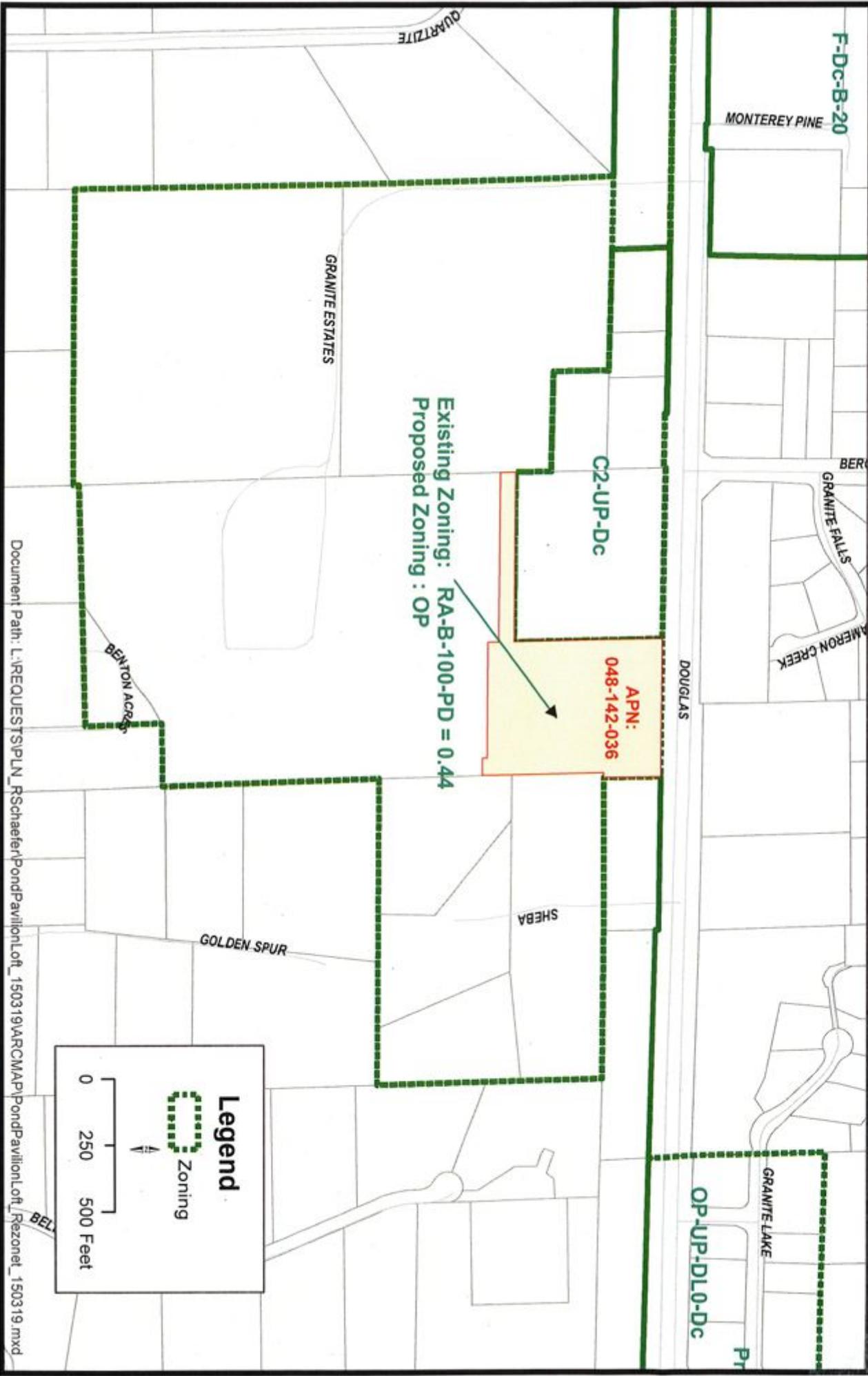
Existing Land Use Designation: Rural Residential 2.3-4.6 Acre Min  
Proposed Land Use Designation: Professional Office



Document Path: L:\REQUESTS\PLN\_RSchaefer\PondPavilionLoft\_150319\WARCMAP\PondPavilionLoft\_GPAamendment\_150319.mxd

# Rezoning Exhibit

Existing Zoning: RA-B-100-PD=.44  
Proposed Zoning: OP



Existing Zoning: RA-B-100-PD = 0.44  
Proposed Zoning : OP

C2-UP-Dc

APN:  
048-142-036

F-Dc-B-20

MONTEREY PINE

GRANITE ESTATES

BER

GRANITE FALLS

AMERON CREEK

DOUGLAS

BENTON ACRES

GOLDEN SPUR

SHEBA

OP-UP-DL-0-Dc

GRANITE LAKE

PT

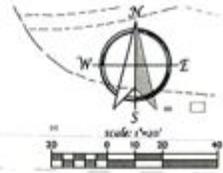
**Legend**

Zoning

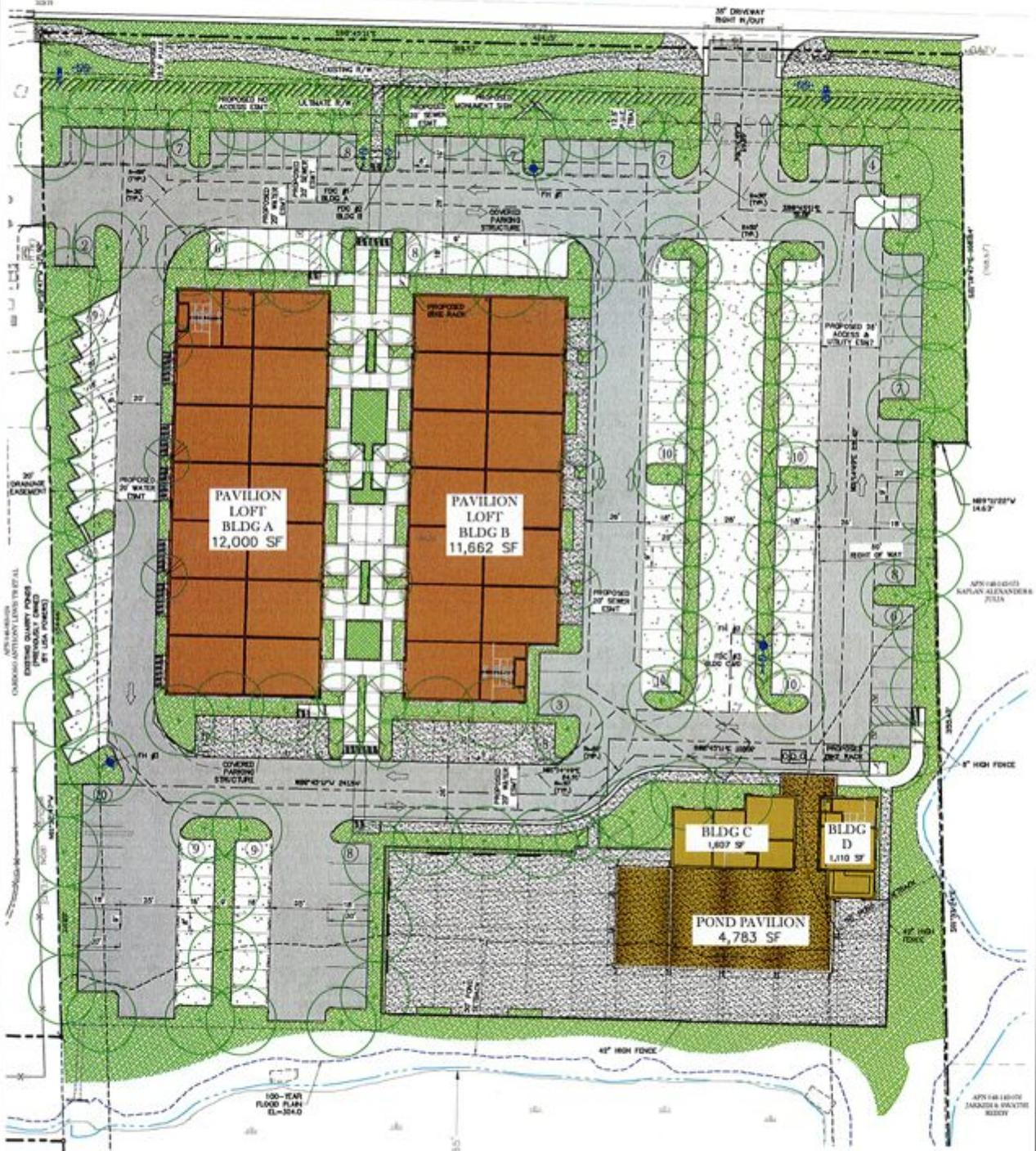
0 250 500 Feet

# PRELIMINARY SITE PLAN POND PAVILION & LOFTS

5630 DOUGLAS BOULEVARD,  
PLACER COUNTY, CA



DOUGLAS BLVD



SITE LEGEND	
[Orange Box]	BUILDING - WORKING LOFT - (11,662 SF)
[Light Orange Box]	BUILDING - EVENT CENTER - (2,800 SF)
[Yellow Box]	BUILDING - COVERED PARKING - (5,700 SF)
[Green Box]	LANDSCAPE - (44,000 SF)
[Hatched Box]	LANDSCAPE - SIDEWALK - (6,400 SF)
[Grey Box]	PAVEMENT - (11,000 SF)
[Dotted Box]	REMEMBER PAVEMENT - (2,400 SF)

**NOTES**  
1. A DECLARATION OF CONVEYANCE, CONDITION, REDUCTIONS AND GRANT OF EASEMENTS, GRANTING NECESSARY EASEMENTS FOR ACCESS, PARKING, DRAINAGE, WATER, WASTE AND UTILITIES WILL BE REQUIRED.

**PROPERTY DESCRIPTION**  
ADDRESS: SUITE C, 5630 DOUGLAS BOULEVARD  
PLACER COUNTY  
APN: 546-01406  
PROPERTY AREA: 41.80 AC

**BUILDING DESCRIPTION**  
TWO-STORY WORKING LOFT BUILDING: 2,271 SF  
TWO-STORY EVENT CENTER BUILDING: 2,783 SF

PARKING SUMMARY	
STANDARD STALLS (8x10)	119
COMPACT STALLS (6x10)	26
ACCESSIBLE	6
TOTAL PROVIDED	151
TOTAL REQUIRED	151

PRELIMINARY SITE PLAN  
SEPTEMBER 11, 2014

**TSD ENGINEERING, INC.**  
31 Natoma Street, Suite #160  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

SHEET  
3/7



