



RECOMMENDED CONDITIONS OF APPROVAL – LARGE LOT VESTING TENTATIVE MAP "VILLAGE AT SQUAW VALLEY SPECIFIC PLAN" (PSPA 20110385)

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. Approval of this Village at Squaw Valley Specific Plan Large Lot Vesting Tentative Map encompasses approximately 93.33 acres and will create a maximum of forty-six (46) large lots for the purpose of project financing. The lots created by filing of the Village at Squaw Valley Large Lot Final Map required by these conditions of approval carry no development rights. To obtain development rights for all lots, a Small Lot Final Map must be filed for each Large Lot created by said Large Lot Final Map (excepting therefrom village conservation preserve and forest recreation lots with Planning Director approval). Each subsequent Small Lot Final Map must comply with all Small Lot Tentative Map conditions of approval and the Village at Squaw Valley Development Agreement, Specific Plan, Development Standards and Design Guidelines.

Approval of this Large Lot Vesting Tentative Subdivision Map is subject to the Board of Supervisors approval of the 2016 Village at Squaw Valley Specific Plan and related entitlements. (PLN/ESD)

2. The Large Lot Vesting Tentative Map shall comply with the adopted Village at Squaw Valley Development Agreement, Specific Plan, Development Standard, and Design Guidelines dated April 2016. Those provisions and regulations not addressed by these documents shall be regulated by the Squaw Valley General Plan and Land Use Ordinance and the Placer County Code. (PLN)
3. Following Large Lot Vesting Tentative Map approval and within 30 days from the date of the public hearing approving the Large Lot Vesting Tentative Map, the applicant shall provide the Planning Services Division with five (5) full-size prints of the approved Large Lot Vesting Tentative Map for distribution to other County departments, that includes any changes required by the conditions herein as determined necessary by the DRC, or if the approval of the project requires changes to the map. (PLN)

GENERAL DEDICATIONS/EASEMENTS

4. Provide the following easements/dedications on the Large Lot Final Map to the satisfaction of the ESD and DRC:
 - A) Private road, public utility, public support, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site roadways as shown on the Tentative Map dated July 12, 2016 and the Specific Plan, Development Standard, and Design Guidelines dated April 2016.
 - B) An Irrevocable Offer of Dedication to Placer County for highway easements (Ref. Chapter 16, Article 16.08, Placer County Code) along the onsite private roadways for road and utility purposes as shown on the Tentative Map dated July 12, 2016 and the Specific Plan, Development Standard, and Design Guidelines dated April 2016. Said road shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication.
 - (C) Dedicate to Placer County highway easements (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site roadways for road and utility purposes as shown on the Tentative Map dated July 12, 2016 and the Specific Plan, Development Standard, and Design Guidelines dated April 2016 or as otherwise approved by the ESD.

MISCELLANEOUS CONDITIONS

5. Subdivision perimeter boundaries, Village Conservation Preserve Lots and Forest Recreation Lots together with sufficient interior property corners to provide control for retracement shall be monumented to the satisfaction of the ESD prior to recordation of the Large Lot Final Map.
6. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as the Village at Squaw Valley Specific Plan. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the

Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

EXERCISE OF PERMIT

7. The applicant shall exercise this Large Lot Vesting Tentative Subdivision Map as set forth in the terms of the Development Agreement. (PLN)
8. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Large Lot Final Map which is in substantial conformance to the approved Large Lot Vesting Tentative Map in accordance with Chapter 16 of the Placer County Code. (ESD)
9. Prior to the County's recordation of the Large Lot Final Map, submit to the Engineering and Surveying Division the map 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. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record. (ESD)