



**PRELIMINARY CONDITIONS OF APPROVAL
MINOR USE PERMIT
CAMELS HUMP CARETAKER RESIDENCE
(PMPC 20110109)**

ASSESSOR PARCEL NUMBERS 071-310-001, 071-330-008, 071-320-001 and 071-270-003

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 Minor Use Permit (PMPC 20110109) allows for the construction of a 1,800 square foot single story caretaker's residence and a 25x25 attached or detached garage on subject parcels.

IMPROVEMENTS / IMPROVEMENT PLANS

2. Prior to Building Permit issuance and/or commencement of use, whichever occurs first, the applicant shall obtain approved Grading Plans, prepared by the applicant's Registered Civil Engineer, from the ESD for the construction of the required improvements as described in these conditions of approval which include the reconstruction and widening of the Gillis Hill Road private access road to a minimum 18 foot width plus 1 foot shoulders on both sides, an LDM standard Plate R-17 roadway connection at the Yankee Jim's Road and Gillis Hill Road intersection, an LDM standard Plate R-18 connection at Gillis Hill Road and the private driveway, widening of the private driveway to a minimum 10 foot width plus 1 foot shoulders on both sides with turnouts no more than 400 feet apart, and fire apparatus vehicle turnaround. **(MM VI.1)**
3. All proposed grading, road and drainage improvements, staging areas, and vegetation shall be shown on the Grading Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. No grading, or clearing shall occur prior to Grading Permit issuance. The applicant shall revegetate all disturbed areas. A winterization plan shall be provided with project Grading Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. **(MM VI.2)**
4. The Grading 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, the Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (High Sierra RC&D Council), the TRPA Handbook of Best Management Practices, or other similar source as approved by the Engineering and Surveying Division (ESD).

Construction (temporary) BMPs for the project include, but are not limited to: Hydroseeding, Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), Fiber Rolls (SE-5), revegetation techniques, tree protective fencing, gravel bags, diversion swales, check dams,

sweeping, dust control measures, construction fence, limiting the soil disturbance, and concrete washout areas.

Post-development (permanent) BMPs for the project include, but are not limited to: infiltration trenches (TC-10), grassed swales, rock-lined ditches, rock outfall protection, and three-dimensional grids on fill slopes for stabilization and erosion prevention. 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. Maintenance of these facilities shall be provided by the project owners/permittees. **(MM VI.3, MM IX.2)**

5. A limited drainage report shall be submitted with the Grading Plans in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division 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 and proposed conditions, the downstream effects of the proposed improvements, culvert sizing and replacement for drainage crossings, and a Best Management Practices (BMP) Plan to provide temporary and permanent water quality protection. **(MM IX.1)**
6. 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 ways 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). The location of the 100-year flood plain shall be shown on the Grading Plans. **(MM IX.3)**
7. Prior to Grading Plan approval, the drainage report shall evaluate the following drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division per the Placer County Stormwater Management Manual (SWMM): culvert crossings at Bunch Creek and Smuthers Ravine. **(MM IX.4)**
8. Provide the ESD 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 the Grading Permit. **The Fire will-serve letter may require more improvements in excess of those identified in the County's conditions of approval.**

ROADS/TRAILS

9. The existing Gillis Hill Road roadway connection, which connects to a public road (Yankee Jim's Road), shall be re-constructed to a paved Plate R-17, LDM standard. The design speed of the roadway is 35 mph or as otherwise specified by the DPW. An Encroachment Permit shall be obtained from DPW prior to Building Permit issuance.
10. Reconstruct and widen Gillis Hill Road a distance of 300 feet, measured from Yankee Jim's Road to the far side of Bunch Creek, so that the paved road improvement extends beyond the Bunch Creek culvert that is to be upgraded with this project. This portion of Gillis Hill Road shall

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be constructed with a minimum of 18 feet of pavement and 1 foot aggregate baserock shoulders on both sides per a modified LDM Plate R-1.

11. From the end of the required paved road improvements on Gillis Hill Road to the project site, construct and/or reconstruct the access to the chosen caretaker residence to a driveway standard that provides a width of no less than 12 feet (10 feet plus 1 foot shoulders on both sides) and provides roadway turnouts no more than 400 feet apart, unless otherwise approved by the fire serving agency and ESD. Surfacing of these improvements shall be of an all-weather surface capable of supporting a 40,000-pound fire truck, as approved by the serving fire district.
12. Construct the Gillis Hill Road and private access driveway connection, to a minimum LDM Plate R-18, residential driveway standard. The design speed of the roadway is 25 mph or as otherwise specified by the DPW.
13. Construct a fire turnaround at the caretaker's residence in accordance with Placer County LDM Plate R-2 to the satisfaction of the fire serving agency and ESD. Surfacing shall be improved with an "all weather" surface (minimum 6" aggregate base on compacted soil).

GENERAL DEDICATIONS / EASEMENTS

14. Prior to Grading Plan approval, provide proof of access rights for the proposed access from Yankee Jim's Road to the project site.

CULTURAL RESOURCES

15. 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. (PLN)

FEES

16. This project will be subject to the payment of traffic impact fees that are in effect in this area (Placer East Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPWF prior to issuance of any Building Permits for the project:
 - A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated fee is ~~\$3,227~~–\$3,317 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **(DPWF)**

17. Pursuant to County Code Sections 15.34 and 16.08.100, this project will be required to participate in the Placer County Park Dedication Fee Program. Fees paid under the Park Dedication Fee Program are used for the development of community park and recreation facilities. For reference, the current fee for single family dwellings is \$690 per unit to be paid at recordation of the Parcel Map and an additional \$3,680 per unit when a Building Permit is issued. The fee to be paid is the fee in effect at the time of Parcel Map recordation/Building Permit issuance.

ENVIRONMENTAL HEALTH

18. Prior to issuance of a building permit, the project applicant shall complete any remedial action required by the California Department of Toxic Substances Control and provide Placer County Environmental Health Services with a “No Further Action” or equivalent letter from DTSC with regard to residual contamination from past mining activities. **(MM VIII.1)**
19. Prior to issuance of a building permit, the project applicant shall secure the opening of any mine tunnels to prevent unauthorized access. **(MM VIII.2)**
20. Submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service.
21. Submit to PCEH, for review and approval, a 4-hour yield report for the existing wells on lots A and B. Additional domestic water storage or construction of a new well with adequate yield may be required, depending upon the results of the report. (COMPLETED)
22. Submit to PCEH, for review and approval, a water quality analysis report on water from the wells on lots A and B. The report must be prepared by a State Certified laboratory and include at minimum Bacteriology: Total coliform, fecal coliform and chlorine residual, as well as Primary and Secondary Drinking Water Standards as defined in Title 22 of the California Code of Regulations. (COMPLETED)
23. Contact PCEH, pay required fees, and obtain an approved Site Evaluation Report and define a 100% repair area for the proposed dwelling. (COMPLETED)
24. Contact Environmental Health Services, pay required fees, and obtain a Construction Permit, and as approved, install an on-site sewage disposal system for the caretaker residence. Connect the caretaker residence to the new system.

AIR QUALITY

25. 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.

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The applicant shall not break ground prior to receiving APCD approval, if required. **(MM III.1) (APCD)**

26. Prior to building permit approval, the applicant shall show on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment. **(MM III.2) (APCD)**
27. Prior to building permit approval, the building plans shall indicate that only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either a Camels Hump Caretaker Residence Initial Study & Checklist (Modified) continued EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. **(MM III.3) (APCD)**
28. Include the following standard notes on the Grading/Improvement Plan:
- A) 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.
 - B) 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.
 - C) During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
 - D) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
 - E) 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).
 - F) 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.
 - G) 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.
 - H) 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.

- I) 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.
 - J) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 - K) 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.
- (MM III.4) (APCD)**

MISCELLANEOUS CONDITIONS

29. 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 fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Camel's Hump Caretaker's Residence. 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. **(CC)**
30. In order to reduce the threat of damage as a result of wildland fires, the applicant shall provide for shaded fuel breaks on the ridge tops on the project site, shall maintain passable roads, and shall maintain pruned and thinned vegetation adjacent to roadways.
- A) Fuel reductions meeting PCFD/CDF "shaded fuel break" standards shall be provided along roadways within the project.
 - B) Roadside fuel reductions shall be on both side of roadways and shall be 50 feet from centerline in areas with side slopes under 15% and 100 feet from centerline in areas with side slopes greater than 15%.
 - C) Roadway width, grade and surfacing shall comply with Placer County Department of Public Works requirements and shall be approved by PCFD/CDF.
 - D) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.
 - E) Vertical clearances shall be at least 15 feet on all roads and driveways.
 - F) Provide 100 feet of defensible space around all structures in areas with under 15% grade, 200 feet in areas under 30% grade and 300 feet in areas exceeding 30% grade. ~~Fire safe~~

~~construction may be used to reduce the defensible space requirements with PCFD / CDF approval.~~

- G) On-site water storage for fire department use shall be provided at approved locations (8,000 gallons total).
- H) A residential address shall be visible from the access street or road fronting the property, clearly visible from both directions of travel on the road/street. **(MM VIII.3) (PLN)**

NOTIFICATION TO FUTURE BUYERS

- 31. The property owner shall place a Deed Restriction on the property stating that the continued use of the caretaker's residence is contingent upon the active implementation of the Forest Management Plan and its Addendum and, should the property owner choose not to continue the timber operations outlined in the Plan, the caretaker's residence shall either be removed from the site or converted to a storage building or other approved use as set forth in the Placer County Zoning Ordinance for the TPZ zone district. **(PLN)**

DEVELOPMENT STANDARDS

- 32. A building permit shall be obtained from the Placer County Building Services Division prior to any construction on site.
- 33. ~~The Minor Use Permit shall expire on June 17, 2014 unless previously exercised.~~ The Minor Use Permit shall expire on June 17, 2016 unless previously exercised.

