



MEMORANDUM

DATE: JUNE 18, 2007

TO: MIKE WELLS

FROM: SARAH K. GILLMORE

SUBJECT: PSUB 20060344, REVISED CONDITIONS OF APPROVAL: MILL ROAD
SUBDIVISION; MILL ROAD; R&B ENGINEERING; COBBLESTONE
HOMESCOLLABORATIVE DEVELOPMENT IN (APN: 06452-121-038, -065, &-
066090.034)

Please include the following changes to the recommended conditions of approval. Deletions are shown with strikethroughs and new text to be added or to replace previous text is shown with double-underlining.

The recommended modified conditions are as follows:

IMPROVEMENTS/IMPROVEMENT PLANS

23.* Construct public sewer to the southern property line of parcel APN# 052-121-005 and in Mill Road to the southern property line of parcel APN# 052-121-047, a distance of approximately 550' from the centerline of Luther Road. (EHS/ESD)

ROADS/TRAILS

24. Construct the private subdivision road(s) on site to an Urban Minor (Plate R-5 LDM) standard with sidewalks on one side. ~~The sidewalk along Roads "A" and "B" shall be constructed along the north and west side(s) of the on-site road section, respectively.~~ All subdivision streets shall be designed to meet 125 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). (ESD)
26. Construct the following: 11' through lane, 6' shoulder, lane transition and painted island on the offsite portion of Luther Road to the east of the private road Mill Road. The road shall be designed to meet 35 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for

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conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 8, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by ESD. (ESD)

27. Construct one-half of a 32'-28' road section, as shown on the Tentative Map, plus curb, gutter, and a 4' sidewalk where the project fronts the private road Kemper-BearMill Road (Urban Minor ~ Plate R-5 LDM residential standard), between Luther Road and the subdivision entrance, ending at a point approximately 287' from the intersection of the centerlines of Luther Road and Mill Road between Lots 15 and 16 along the location shown on the Tentative Map as measured from the existing centerline thereof or as directed by the Engineering and Surveying Division (ESD) and the DPW and as shown on the Tentative Map. The road shall be designed to meet 2530 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved 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 full width roadway structural section shall be designed for a Traffic Index of 6.06, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by ESD. (ESD)

~~The applicant shall construct a 4' wide decomposed granite path from the south side of the intersection of the on-site subdivision road with Bear Road to the south project property boundary.~~

28. Construct a 20' wide road section, as shown on the Tentative Map, where the project fronts the private road Mill Road-Emergency Vehicle Access road section from the on-site subdivision Road "B" to Kemper Road, beyond the subdivision entrance starting at a point approximately 287' from the intersection of the centerlines of Luther Road and Mill Road and ending at a point approximately 550' from the intersection of the centerlines of Luther Road and Mill Road between Lots 15 and 16 along the location shown on the Tentative Map. The road 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. 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 full width roadway structural section shall be designed for a Traffic Index of 6, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by ESD. (ESD)

- 29.* The applicant shall contribute a fair share towards any legally required road maintenance assessment for Mill Road on an annual basis. Evidence of participation in a road maintenance agreement shall be provided prior to recordation of the Final Map. (ESD)

PUBLIC SERVICE

~~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 Division (ESD) for review and approval of each~~

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~~project phase. 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 ESD prior to acceptance by the County of site improvements.~~

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

~~ADVISORY COMMENT: Technical review of the Final Map may not commence until the Improvement Plans are approved by the ESD. 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 ESD, the applicant may submit the Final Map to the ESD. (ESD)~~

~~40. Create a County Service Area (CSA) Zone of Benefit or annex to an existing CSA Zone of Benefit, if appropriate. The CSA will be established concurrent with and on the Final Map. In the event that the CSA is abolished by the Board of Supervisors, or the CSA is otherwise not able to function, the Homeowners' association shall be responsible for all services previously provided by the CSA. The CSA shall provide the following services: (DFS)~~

~~A) Street lighting~~

~~B) Road maintenance~~

~~C) Storm drainage maintenance for facilities located within public easements excluding structural stormwater quality enhancement facilities (BMPs).~~

~~D) ADVISORY COMMENT: Maintenance of detention facilities by the homeowners' association will be required.~~

GENERAL DEDICATIONS / EASEMENTS

41. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Division (ESD) and DRC: (ESD)

A) ~~Dedicate to Placer County a 40' wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways for road and utility purposes. ADVISORY COMMENT: After completion of improvements, said roads may be accepted into the County's maintained mileage system. A 42'-wide private road, public utility, and emergency access easement along on-site subdivision roadways. (ESD)~~

B) An Irrevocable Offer of Dedication to Placer County for a 42'-wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision

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- roadways for road and utility purposes. Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication. (ESD)
- ~~Dedicate to Placer County one half of a 60' wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Kemper Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. (ESD)~~
- C) Dedicate to Placer County a minimum of one-half of a 60'70'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Bean Mill Luther Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW and as shown on the Tentative Map. (ESD)
- D) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, storm drainage retention/detention facilities, as well as post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. (ESD)
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- E) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). (ESD)
- F) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. (ESD)
- G) Slope easements for cuts and fills outside the highway easement. (ESD)
- H) Drainage easements as appropriate. (ESD)
- D) An Irrevocable Offer of Dedication to Placer County for a minimum one half of a 42'-wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) on Mill Road along the project's frontage (approximately 550' from the centerline of Luther Road) for road and utility purposes. Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication. (ESD)

EXERCISE OF PERMIT

- 91.* The applicant shall submit to the Planning Department the documentation for the minor boundary line adjustment. The deeds and associated documents shall be recorded by the Planning Department prior to the submittal of the subdivision map for final approval. (ESD)

* New condition that may require re-numbering.