



**CONDITIONS OF APPROVAL – MINOR USE PERMIT
ST. JOSEPH MARELLO CHURCH (PMPA 20080493)**

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), PARCEL REVIEW COMMITTEE (PRC) COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Minor Use Permit is approved for a "House of Worship" Facility on a 12.8 acre site A Minor Boundary Line Adjustment (MBLA) is also approved to reconfigure the northern parcel (035-120-021) into a 4.6-acre parcel and the southern parcel (035-120-023) into a 12.8-acre parcel. [The Minor Boundary Line Adjustment will be processed through the Parcel Review Committee in order to be recorded.]

The "House of Worship" is approved as a phased project and at full build out will total approximately 41,300 square feet of building area with 412 parking spaces. **Phase I** would include a 14,350 square foot, one-story, multi-purpose building (movable seating for 550 people) with approximately 240 parking stalls provided onsite. A stormwater retention/detention facility would be constructed in Phase I and may be converted to playfields in a subsequent phase. **Phase II** would include a 25,000 square foot church building (900 seats) and approximately 172 additional parking stalls. A 1,950 square foot addition to the multi-purpose building may also be built for a total of 16,300 square feet. At build out, the Multi-purpose building would be utilized for uses such as a Parish Hall, for gymnasium purposes, dinners and other events, and would seat 500 people.

2. The "House of Worship" facility will be in operation seven days a week. Sundays will include worship services in the morning, afternoon and evening. Saturdays will include evening worship services and other events during the day (i.e. funerals, weddings, community functions, etc.). There will be occasional sunrise and midnight worship services, as well as, outdoor worship services. Regular weekday activities will include administrative and maintenance as well as church and community functions. There will be special and seasonal events such as Christmas and Easter programs, as well as intermittent or seasonal activities (i.e. harvest festivals, craft fairs, concerts, dinner theater productions and plays, day camps, weddings, funerals, banquets, seminars, etc.).

All noise associated with any of the above-mentioned activities shall comply with the Placer County Noise Ordinance. The use of any outdoor amplified sound (i.e. bells) will be subject to further evaluation and may require additional environmental review.

The recreational fields may be utilized for church and community functions, organized sports (i.e., little league, soccer, football, etc.) and weekend and holiday only tournaments and events, but fields shall not be lighted.

Approval of a special events permit for any activities outside these parameters would require a Temporary Outdoor Event Permit.

IMPROVEMENTS/IMPROVEMENT PLANS

3. Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the DRC for review and approval, which includes the following:

A) The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the PG&E Energy Center's publication, *Outdoor Lighting for Public Spaces*, with medium/low levels of activities per the *Placer County Design Guidelines*. The night lighting design shall be designed to minimize impacts to the future adjoining residential development and nearby rural 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) fixtures mounted on metal poles, not to exceed 18' in height (metal halide lights shall not be used). The metal pole color shall be such that the pole will blend into the landscape (*i.e.*, black, bronze, or dark bronze). All site lighting in parking lots shall be wired to timers and be shoebox type with downward directed lighting fixtures to minimize the impacts discussed above. Wall pack or other non-shielded 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 excessive 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 excessive glare on any pedestrian or vehicular traffic.

4. 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 for each 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.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. **MM VI.1 (ESD)**

5. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be 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.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/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)**

6. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. **(ESD)**

7. Prepare and submit with the project Improvement Plans for each Phase, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the 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" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **MM VIII.1** **(ESD)**

8. Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department **(ESD)**. 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. The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. Post development storm water run-off flows discharging from the site at the southwestern corner of the project shall not be increased higher than pre development flows. The preliminary drainage report indicated no increase in post development flows (at a minimum). **MM VIII.2** **(ESD)**

9. Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department **(ESD)**).

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),

Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

Storm drainage from project generated on- and off-site impervious surfaces (including roads) that drain into the site 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 ESD. Off site, non project generated runoff, that drains into the site does not require treatment if the offsite flow is not comingled with the project generated flows. 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: Vegetated Swale (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), 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. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **MM VI.3 and MM VIII.4 (ESD)**

10. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. **MM VI.4 (ESD)**

11. This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004). **MM VI.5 (ESD)**

12. 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 VIII.5 (ESD)**

13. 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 as approved by the Engineering and Surveying Department and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. 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 Owner is responsible for maintaining the legibility of stamped messages and signs. (ESD)

14. Provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. (ESD)

15. Extend a pressurized water system to the site to County (Section 7 of the LDM), fire district, or PCWA standards, whichever are greater. (ESD)

16. Prior to Improvement Plan approval, the connection of the proposed project to public sanitary sewer is required and shall be shown on the Improvement Plans and shall be included in the engineer's estimate of costs for improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. (ESD)

17. The subject property is located outside of Placer County Sewer Maintenance District (SMD) No. 2, the jurisdiction responsible for sewer operation and maintenance. The project will need to be annexed into SMD No. 2 by the Placer County Board of Supervisor. The recordation of the approved annexation shall be required prior to Improvement Plan approval. The applicant shall pay any applicable fees. (ESD)

18. This project is outside the Service Area Boundary (SAB) for Roseville's Wastewater Treatment Plant (WWTP). Approval by the South Placer Wastewater Authority for modification of its service area boundary is required prior to Improvement Plan approval. (ESD)

19. Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. (ESD)

20. 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)

21. Prior to Improvement Plan approval, the applicant shall provide evidence of a recorded Minor Boundary Line Adjustment (MBLA) consistent with the MBLA exhibit submitted with the project application. (ESD)

GRADING

22. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (ESD)

23. In order to protect site resources, no grading activities of any kind may take place within the meandering drainage easement of the drainage way, unless otherwise approved as a part of this project. (ESD)

ROADS/TRAILS

24. Construct a northbound left-turn lane at the project entrance on Auburn Folsom Road with the first developed Phase. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 45 mph, unless an alternative is approved by DPW. The lane has been preliminarily designed at a minimum of 500' long. MM XV.2 (ESD)

25. Construct a southbound right-turn lane at the project entrance on Auburn Folsom Road with the first developed Phase. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 45 mph, unless an alternative is approved by DPW. MM XV.3 (ESD)

26. Construct a southbound acceleration lane at the project exit onto Auburn Folsom Road south of the project's access with the first developed Phase. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest

version of the Caltrans *Highway Design Manual* for a design speed of 45 mph, unless an alternative is approved by DPW. MM XV.6 (ESD)

27. Improve the intersection of Cavitt Stallman and Laird Road to the following standard with the first developed Phase:

- A) Pavement width on south side: 12' eastbound lane and 2' shoulder for 140' west of the intersection.
- B) Southwest and southeast corners: widened to provide 40' radii.
- C) Widen the south leg to better accommodate the turning radius of a returning fire truck as shown on the preliminary grading plan (i.e. 20' wide southbound lane).

Additional widening may be required to accommodate auxiliary lanes, intersection geometrics, bike lanes, or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 8.0, but said section shall not be less than 3" AC/8" Class 2 AB, unless otherwise approved by DPW and the Engineering and Surveying Department. (Ref. Section 4, LDM). MM XV.4 (ESD)

28. Install "Keep Clear" pavement striping on the project's connection to the south leg of the Cavitt Stallman / Laird Road intersection (shared driveway with existing fire station) with the first developed Phase. MM XV.5 (ESD)

29. The applicant shall pay their fair share cost of constructing future traffic signals at the intersections of Laird Road / Wells Avenue and Barton Road / Cavitt Stallman Road at the time of Building Permit issuance. The fair share percentage and total cost estimate shall be identified/prepared by the applicant's engineer with final approval of payment by the ESD and DPW. MM XV.7 (ESD)

30. Construct a public road entrance onto Auburn Folsom Road to a Plate R-17, LDM standard with the first developed Phase. The design speed of Auburn Folsom Road shall be 45 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 8.5, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD. (ESD)

31. Construct a minimum of one-half of a 40' road section where the project fronts Auburn Folsom Road plus a 6' wide multi-purpose path within a 15 foot multi-purpose trail easement, both within the 25 foot scenic buffer located adjacent to the edge of the right-of-way, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW) with the first developed phase. Other

proposed/required improvements within the Conditions of Approval may increase the width of the improved roadway section along Auburn Folsom Road. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 8.5, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD and DPW. (ESD)

32. Construct a Class II bikeway along the project's frontage on Auburn Folsom Road pursuant to the Placer County Bikeways Master Plan with the first developed Phase. The location, width, alignment, and surfacing of the bikeway shall be subject to ESD/DRC review and approval prior to the approval of Improvement Plans. (ESD)

33. Construct an emergency traffic signal in front of the South Placer Fire District Station #19 (APN: 035-120-022) encroachment exit onto Auburn Folsom Road to the satisfaction of the servicing fire district and the ESD with the first developed Phase. (ESD)

34. Construct a second vehicle access/driveway from the site to the existing intersection of Laird Road and Cavitt Stallman (south leg) with the first developed Phase. (ESD)

35. Construct the proposed encroachment onto Auburn Folsom Road as a right-in / right-out encroachment to the satisfaction of the DPW and ESD with the first developed Phase. The applicant shall construct a raised island (i.e. "pork chop") at the encroachment (not in the median) to prohibit left turn movements out of the site (as shown on the preliminary grading plan). (ESD)

36. Reconstruct the existing driveway located on the west side of Auburn Folsom Road approximately 130' from the southern property boundary to a minimum of an R-18 standard or to match existing to the satisfaction of the ESD and as shown on the preliminary grading plans. (ESD)

37. 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" AC over 4" Class 2 AB, or the equivalent. (ESD)

PUBLIC SERVICE

38. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan approvals, as required:

- A) Placer County Water Agency for domestic water service. The applicant shall connect the project to this treated domestic water supply. **(EHS)**
- B) Placer County Sewer Maintenance District #2 (SMD No. 2) (see Will Serve Requirements Letter dated 9/30/2009). **(ESD)**
- C) Franchised refuse collector for weekly or more frequent refuse collection service. **(EHS)**

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) they shall not be required again. **(ESD)**

39. The owner or occupant of the property shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. **(EHS)**

GENERAL DEDICATIONS / EASEMENTS

40. Provide the following easements/dedications on the Improvement Plans to the satisfaction of the Engineering and Surveying Department (ESD) and DRC: **(ESD)**

- A) Dedicate to Placer County a minimum of one-half of an 88'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Auburn Folsom Road (or of sufficient width to accommodate the proposed/required roadway improvements), as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. The highway easement dedication shall be of sufficient width to include all the proposed roadway improvements along Auburn Folsom Road. **(ESD)**
- B) Dedicate to Placer County a 35' wide to 42' wide (maximum) off site highway easement as measured from the existing centerline and as shown on the preliminary grading plans to the north and south of the project site for the proposed/required roadway improvements to the satisfaction of the ESD and DPW. As the proposed improvements taper back to the existing improvements the highway easement dedication can also be reduced. If existing highway easement is of sufficient width for the proposed improvements, then no additional off site highway easement dedications are required.

- C) Dedicate to Placer County one half of a 60' wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) for the length of the proposed improvements along Cavitt Stallman (approximately 200') as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. (ESD)
- D) A 40' wide (minimum) private off site access, public utility, and emergency access easement (plus radius improvements) across the adjacent South Placer Fire District parcel (APN: 035-120-022) from the Laird Road / Cavitt Stallman intersection along the south leg where the project proposes a driveway.
- E) Obtain an 15' wide (minimum) off site sewer easement to the satisfaction of the Department of Facilities Services and the ESD, if necessary, for the construction of sewer lines that cross the adjacent South Placer Fire District parcel (APN: 035-120-022 and/or 035-120-024).
- F) Obtain an offsite water easement to the satisfaction of the PCWA and the ESD, if necessary, for the construction of water lines that cross the adjacent South Placer Fire District parcel (APN: 035-120-022 and/or 035-120-024).
- G) Dedicate to Placer County a minimum 15' wide public multi use trail easement over the 6' wide multi-purpose path to be located within the proposed 25' scenic buffer along the Auburn Folsom Road frontage. **In addition, grant a 15-foot wide (or less, if otherwise approved by the County) multi-purpose public trail easement adjacent to the eastern project boundary, beginning just north of the main project entry off Auburn Folsom Road and continuing to the northern boundary of the project site. Construction of any future trail north of said project entry and the evaluation of any potential impacts thereof shall be the obligation of the County.**
- H) Prior to the recordation of the Minor Boundary Line Adjustment (MBLA), a 30' wide minimum private access easement shall be provided as a part of the MBLA across APN: 035-120-021 for the benefit of APN: 035-120-023 (the project site) over the proposed access driveway.
- I) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). (ESD)
- J) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. (ESD)
- K) Slope easements for cuts and fills outside the highway easement. (ESD)
- L) Drainage easements as appropriate. (ESD)

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

41. Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road

improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey shall include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed shall be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report shall be reviewed and approved by the DRC prior to the submittal of Improvement Plans. **(PD)**

Advisory Comment: Trees may not be disturbed or removed prior to the approval of Improvement Plans.

42. As outlined in the Placer County Tree Ordinance, a contribution of \$100 per diameter inch at breast height for each protected oak tree removed or impacted, or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees (on-site planting for mitigation trees is allowed), including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. These fees must be paid prior to issuance of Improvement Plans. **MM IV.1 If replacement tree planting is desired, all replacement plantings shall be with comparable species on-site, in locations and at ratios to be reviewed and approved by DRC.** **(PD)**

43. No development of the site, including grading, will be allowed until this mitigation, (Condition 47) is satisfied. Any encroachment within these areas, including drip lines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. **MM IV.2** **(PD)**

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

45. The wetlands report shall be field verified by the U.S. Army Corps of Engineers, the U. S. Fish and Wildlife Service, and the California Department of Fish & Game as deemed necessary by DRC prior to the filing of the Final Map. If significant discrepancies arise between the report and the field investigation of these agencies, the DRC shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals. **(PD)**

46. A qualified biologist shall conduct a pre-construction survey prior to approval of final improvement plans to determine the presence of VELB habitat. The information gathered in this

survey would include the number of elderberry stems greater than 1-inch in diameter and the number of emergence holes in these stems for each elderberry shrub encountered. If no VELB habitat is found within 100 feet of the project, then no further mitigation is required.

If VELB habitat exists within 100 feet of the project, then the U.S. Fish and Wildlife Service (USFWS) Conservation Guidelines for the Valley Elderberry Longhorn Beetle shall be implemented and coordination shall be initiated to determine appropriate avoidance or mitigation measures.

In accordance with these guidelines, any removed elderberry bushes shall be replanted in a location as near as possible to the site from which they were removed. Removal and transplanting of project-impacted elderberry plants shall occur in the dormant season, from November 15th to February 15th, to minimize impacts to these plants. If VELB are present in the project area, no trimming or removal of elderberry bushes shall occur during construction. **MM IV.1 (PD)**

47. Where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts, the applicant or agent shall provide mitigation as follows:

1) Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The total amount of habitat to be replaced is 1.651-acres of wetland. The exact amount of habitat impact shall be determined during the Improvement Plan process. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans. **MM IV.3 (PD)**

48. Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the U. S. Army Corps of Engineers, the California Department of Fish & Game (CDFG) (if applicable), and the U. S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence and removal of wetlands, streams, ponds and/or vernal pools on the property. Additionally, a permit is required from the Army Corps of Engineers; the permit shall be obtained and copies submitted to DRC prior to ~~acceptance~~ **final approval** of Improvement Plans. **MM IV.4 (PD)**

49. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet

of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) 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 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report. **MM IV.5 (PD)**

50. The Landscape Plan shall provide for a minimum level of shade as specified in the Placer County Landscape Guidelines.

All landscaping shall comply with the *Placer County Landscape Guidelines* and provide the following on-site minimum depths: (extending the length of these roadways to wherever building and parking areas extend)

A) Auburn Folsom Road – 25-foot landscape buffer;

Said Plan shall be submitted with the project's Improvement Plans and the landscaping shall be installed to the satisfaction of the County prior to the County's acceptance of the project's improvements. All landscaping shall consist of native-appearing drought-tolerant plant species, including evergreen trees, with a water-conserving drip irrigation system to be installed by the developer prior to acceptance of the project's improvements. The property owner shall be responsible for the maintenance of said landscaping and irrigation.

All areas that are disturbed as part of project improvements shall be re-established with hydroseeding and planting. A vegetation monitoring program report, prepared by a licensed landscape architect, shall be submitted annually to the Planning Department for a 5-year period to monitor the success of all project landscaping and revegetation. Said report will define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the property owner.

A letter of credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved MMIP may result in enforcement activity per Placer County Environmental Review Ordinance Section 31.870. An agreement between the applicant and the

County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the property owner reneges. **(MMIP) (PD/DFS)**

51. Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

A) Adjacent to any and all protected wetland preservation areas that are within 50' of any proposed construction activity;

B) At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the site plan. All existing trees are to be protected with no tree removal approved as part of the project.

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans. **(MM) (PD)**

CULTURAL RESOURCES

52. 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 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 will 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)**

FEES

53. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$2,818.25 for projects with Environmental Impact Reports and \$2,043.00 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **(PD)**

54. This project will 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) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County / City of Roseville JPA **(PC)**

The current estimated fee for Phase 1 is \$50,941.55 based on a 14,350 square foot church. The current estimated fee for Phase 2 is \$30,187.58 for the 14,350 square foot conversion from church to multipurpose building and \$88,748.34 for a 25,000 square foot church. 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. **MM XV.1 (ESD)**

55. 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 \$33,216 for the 12.8 acre parcel, payable to the Engineering and Surveying Department prior to Building Permit issuance of the first developed Phase. The actual fee shall be that in effect at the time payment occurs. **MM VIII.3 (ESD)**

ENVIRONMENTAL HEALTH

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

- 1) Monday through Friday, 6:00 AM to 8:00 PM
- 2) Saturdays, 8:00 AM to 6:00 PM

This condition shall be noted on the Improvement Plans required for this project.

ADVISORY COMMENT: 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 church and/or multi-purpose building under construction with the roof and siding on, can 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. **(PD)**

57. Prior to the approval of the Improvement Plans, the project applicant shall obtain a copy of the Placer Mosquito Abatement District Guidelines and Standards for Vector Prevention in Proposed Developments. This project shall abide by these guidelines. **(EHS)**

58. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to the site is prohibited. **(EHS)**

59. If at any time during excavation, grading, or during the course of constructing the proposed project, evidence of soil or groundwater contamination with hazardous materials is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and the Central Valley Regional Water Quality Board. A note to this effect shall be placed on the Improvement Plans. **(EHS)**

60. If at any time during any time during excavation, grading, or during the course of constructing the proposed project, evidence of debris pits or suspected debris pits are encountered, the applicant shall immediately stop the project and notify California Department of Toxic Substances Control (DTSC) and Placer County Environmental Health Services (EHS). The project shall remain stopped until there is resolution of the problem to the satisfaction of EHS and DTSC. A note to this effect shall be placed on the Improvement Plans. **(EHS)**

61. If the project kitchen ever functions or operates in a manner that would qualify it as a food facility as defined in the California Food Code, then the owner/operator shall pay required fees, apply for a food facility plan check and permit to operate a food facility. All food handling operations shall comply with the requirements of Placer County Code and the California Food Code. **(EHS)**

62. **PLEASE NOTE:** If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(EHS)**

63. During construction, temporary storage and use of hazardous substances shall comply with Fire and EHS regulations and requirements, and spill prevention practices shall be used. (EHS)

64. The drilling of individual water wells on any lot within the project area is prohibited. (EHS)

65. All existing water wells located on the project site shall be properly destroyed by a licensed well driller, under permit with Environmental Health Services. All onsite sewage disposal systems located on the project site shall be properly destroyed under permit with Environmental Health Services. The water wells and onsite sewage disposal systems located on APN 035-120-023 shall be properly destroyed prior to issuance of a demolition permit for the existing dwelling, prior to any grading activities and prior to issuance of a grading permit. The water wells and onsite sewage disposal systems located on APN 035-120-021 shall be destroyed prior to final occupancy approval for the church. If the existing structure on APN 035-120-021 has not been demolished or relocated from the parcel prior to issuance of a certificate of final occupancy for the church, the structure will be converted to nonhabitable storage prior to issuance of a certificate of final occupancy. If the structure is converted to nonhabitable storage, the structure will remain as nonhabitable storage until it is connected to treated water and public sewer service. MM VIII-7(EHS)

66. Prior to submittal of Improvement Plans, the project proponent shall contact PCWA in order to verify the location of the Stallman Canal overflow pipeline. Any proposed improvements will maintain appropriate setbacks from facilities and easements as required by PCWA, including the Stallman Canal overflow pipe and the Hidden Valley raw water service. Permanent structures will not be placed within existing easements. During construction, the project applicant will protect and maintain the existing PCWA easements and facilities. Any construction that could potentially impact PCWA facilities and/or easements will require prior approval and/or encroachment permits from PCWA. MM XVI-5(EHS)

AIR POLLUTION

67. A) Prior to approval of Improvement Plans the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan. (APCD)

B) Include the following standard note on the Improvement Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated, beginning 30 days

after any initial work on site has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. 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, and name and phone number of the property owner, project manager, and on-site foreman. **(APCD)**

C) Prior to approval of Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 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 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. 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. **(APCD)**

68. Include the following standard note on the Improvement/Grading Plan: 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 property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 Fugitive Dust limitations. **(APCD)**

69. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours. **(APCD)**

70. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at: <http://www.placer.ca.gov/Departments/Air/Rules.aspx> **(APCD)**

71. Include the following standard note on the Improvement/Grading Plan: During

construction, no open burning of removed vegetation shall be allowed. . All removed vegetative material shall be either chipped on site or taken to an appropriate disposal site. (APCD)

72. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited. (APCD)

73. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (APCD)

74. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties. (APCD)

75. Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water to control dust, as required by Rule 228, Fugitive Dust, to prevent dust impacts offsite. Operational water truck(s) shall be onsite, at all times, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (APCD)

76. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. (APCD)

77. Include the following standard note on the Improvement/Grading Plan: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (APCD)

78. Include the following standard note on the Improvement/Grading Plan: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. (APCD)

79. Include the following standard note on the Improvement/Grading Plan: All on-site stationary equipment shall be classified as "low emission" equipment. (APCD)

80. If a Traffic Plan is required elsewhere within these conditions of approval, the Placer County APCD shall also receive a copy of the plan for review. APCD requirements within the plan may include, but not be limited to: use of public transportation, and satellite parking areas with a shuttle service. (APCD)

81. The demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESIIAPS) for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector, and that all asbestos materials are removed prior to demolition. For more information, call the California Air Resources Board at (916) 916) 322-6036 or U. S. Environmental Protection Agency at (415) 947-8704. It is the applicant's responsibility to ensure that all state and federal requirements regarding this issue are met.

82. Prior to approval of Improvement Plans, the applicant shall provide a landscaping plan for review and approval by the Design/Site Review Committee. As required by the Placer County APCD, landscaping 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 is 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 applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Design Site Review Committee. **(APCD)**

83. Prior to building permit approval, the applicant shall show that electrical outlets shall be installed on the exterior walls of both the front and back of all buildings to promote the use of electric landscape maintenance equipment. **(APCD)**

84. Prior to building permit approval, the applicant shall show provisions for construction of new buildings, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.

85. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. **(APCD)**

86. Prior to Development Review Committee (DRC) approval, the applicant shall show that on-site bicycle racks, as required by the Placer County APCD, shall be reviewed and approved by the Design Site Review Committee. **(APCD)**

MISCELLANEOUS CONDITIONS

87. 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)**

88. 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 attorneys 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 St. Joseph Marelo Church (the Project). 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.

89. Notification shall be provided to the property owner(s) of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform the property owner(s) that farm operators have a "right to farm" their lands despite potential nuisance to neighboring properties, including noise, odors, and use of toxic and hazardous materials. **MM II.1 & MMIX.1 (PD)**

90. No storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles within the project. **(PD)**

91. No on-site or off-site flags/pennants are permitted in connection with this use. All project signage must comply with the *Placer County Zoning Ordinance*. **(PD)**

92. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.

Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). **(ESD)**

93. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

DEVELOPMENT STANDARDS

94. The Development Standards for this project are as follows:

The structural setbacks for this RA-B-X-4.6 zoned property are as follows:

- A) Front - 50'
- B) Sides - 30'
- C) Rear - 30'
- D) Residential Accessory uses per Zoning Ordinance Section 17.56.180 **(PD)**

95. Prior to issuance of any certificates of occupancy, the applicant shall submit evidence to the Planning Department demonstrating that the required street shade trees have been installed and irrigated. The requirement for this condition shall be included in the development notebook. Said evidence may include any of the following:

- a. A site plan depicting the location, size, species and number of required trees, and irrigation prepared and signed by a licensed landscape architect with a statement that installation has occurred.
- b. A photograph(s) depicting the above information that includes the date and shows the address of the property.
- c. A field verification by a Placer County employee determining the above requirements have been satisfied. **(PD)**

96. The maximum building height for this project is thirty-six (36) feet for the Multi-purpose Building and fifty (50) feet for the Church Building that also incorporates two matching bell towers each with a height that would not exceed fifty-seven and one-half (57.5) feet . This additional height for the Church Building is allowed with increased structural setbacks as outlined in the Placer County Zoning Ordinance in Section 17.54.020.D.1 Exceptions to Height Limits - Public and Quasi-public Buildings and Structures. **(PD)**

EXERCISE OF PERMIT

97. The project is approved as a phased project. The DRC shall determine when any of the preceding conditions apply to a given phase of development where such timing is not specified in the condition. **(ESD)**

98. The applicant shall have 24 months to exercise this Minor Use Permit (i.e. until November 23, 2011).

A Minor Use Permit for this project shall be considered exercised when the Improvement Plans have been approved, a Building Permit has been issued, and construction of a building foundation has been started. **(PD)**

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