



COUNTY OF PLACER
Community Development/Resource Agency

PLANNING
SERVICES DIVISION

Michael J. Johnson, AICP
Agency Director

E.J. Ivaldi, Deputy Director

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

By: Melanie Jackson, Associate Planner

DATE: May 5, 2015

SUBJECT: Report – Gold Hill Gardens Compliance with Use Permit Conditions of Approval

ITEM FOR INFORMATION

BACKGROUND

On April 9, 2013, the Placer County Board of Supervisors approved the Gold Hill Gardens Community Center Minor Use Permit and the Conditions of Approval prepared for the project. At that meeting, the Board requested that, prior to April 23, 2015, staff initiate a review of the Board of Supervisors approval of the Minor Use Permit to determine whether or not the approved project is in compliance with the Conditions of Approval.

COMPLIANCE

Consistent with the Board's request, staff reviewed the Gold Hill Gardens Community Center project for compliance with the Conditions of Approval. In conducting this review, staff determined that all required permits for the project have been issued, the improvement plan process has been completed, and the applicants have been operating within the parameters of the approved project.

In addition, County staff consulted both the Placer County Sheriff's Office and the Placer County Code Enforcement Division of the Building Services Division for information on complaints made within the last two years since the Minor Use Permit was approved. The Placer County Sheriff's Office provided County staff with the previous year's call log (2014) and determined that no calls or complaints were made on the subject property. The Placer County Code Enforcement Division reported one unfounded complaint on record regarding grading issues. Finally, Placer County Planning Services staff has no record of complaints regarding Gold Hill Gardens Community Center events.

CONCLUSION

Staff has reviewed the Gold Hill Gardens Community Center and has found that the Community Center is operating in compliance with all Conditions of Approval for the Minor Use Permit.

ATTACHMENT

1. Conditions of Approval



**CONDITIONS OF APPROVAL – MINOR USE
PERMIT/VARIANCE "GOLD HILL GARDEN'S EVENT CENTER"
(PMBP 20110228)**

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. This Minor Use Permit (PMPC 20110228) authorizes the following:
 - A) Use of the subject property as a Community Center for up to 150 guests. Events at the community center may take place between the hours of 10:00 a.m. and 9:00 p.m. on Wednesdays and Thursdays, 10:00 a.m. to 10:00 p.m. on Fridays and Saturdays, and between the hours of 10:00 a.m. and 6:00 p.m. on Sundays. The applicant shall not exceed 59 events per year. This approval also authorizes the construction of an approximately 5,250 square foot Community Center Structure, a 60-stall parking and circulation area(s), a bathroom facility with up to six fixtures for each male and female restroom area and a septic system. The project shall also include a minimum of three (3) ADA compliant parking stalls.
2. This Variance is approved to allow for the construction of the 5,250 square foot Community Center structure approximately 50 feet from the centerline of the Nevada Irrigation District Canal.
3. No other uses shall be approved on the project site without approval of a modification to this Use Permit, PMUP 20110228.

IMPROVEMENTS/IMPROVEMENT PLANS

4. The applicant shall provide a minimum 20-foot-wide, all-weather surface to within 150 feet of all parts of exterior walls of all buildings and areas open to the public. As an alternate, a 16-foot-wide, one-way circulation road may be provided, subject to fire department approval. (PD) (MM VIII.1)
5. The applicant shall remove the existing mobile home from the subject property prior to approval of Improvement Plans. (PD) (MM X.1)
6. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review

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

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

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (MM VI.2) **(ESD)**

7. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be

provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

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

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (MM VI.3) **(ESD)**

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

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

10. The Improvement Plan submittal and Drainage Report shall provide details showing that 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) and shall be shown on the Improvement Plans. 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 payable prior to Improvement Plan approval as 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. (MM IX.2) (ESD)

11. On the Improvement Plans, show the 100-year water surface elevation along Doty Ravine (along northern side of development) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

The Improvement Plans shall show finished pad elevations for structures shall be a minimum of two feet above the 100-year water surface elevation (or finished floor -three feet above the 100-year water surface elevation). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans to the satisfaction of Development Review Committee. (ESD)

12. The Improvement Plans shall show the location, size, and ownership of any canals on the property and the canals shall be described in the drainage report. Provide the Engineering and Surveying Department (ESD) with a letter from the agency controlling the canal describing any restrictions, requirements, easements, etc. relative to construction of the project. Said letter shall be provided to the ESD prior to the approval of the Improvement Plans. (ESD)

13. Prior to Improvement Plan approval, the Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Department: . The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies:

- A) Existing culvert under Gold Hill Road south of the project encroachment.
(ESD)

14. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater

Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), Wind Erosion Control (WE-1), Velocity Dissipation Devices (EC-10), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Infiltration Trenches (TC-10), Vegetated Buffer Strip (TC-31), Extended Detention/Water Quality Basins (TC-22), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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

15. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit (if applicable) and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. (MM VI.5) (ESD)

16. 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. Best Management Practices (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, Board Order 2003-005-DWQ) and shall be shown on the Improvement Plans. (MM VI.6) **(ESD)**

17. All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (MM IX.4) **(ESD)**

18. The Improvement Plans shall show that materials with the potential to contaminate stormwater that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of stormwater within the secondary containment area. **(ESD)**

19. Prior to Improvement Plan approval, the applicant shall prepare and submit a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer to the Engineering & Surveying Department and the Building Services Division. The report shall address and make recommendations on the following:

- A) Structural foundations, including retaining wall design (if applicable);
- B) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- C) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (MM VI.7) **(ESD)**

20. Prior to Improvement Plan approval, 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. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**

21. The Improvement Plans shall include a construction signing plan and a striping and signing plan and shall include all on- and off-site traffic control devices. **(ESD)**

22. 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)**

GRADING

23. Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (MM VI.1) **(ESD)**

24. In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain/water surface elevation of the stream/drainage way, 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/water surface elevation shall be shown on the Improvement Plans. **(ESD)**

ROADS/TRAILS

25. The Improvement Plans shall show the construction of two-way on site access driveways to a minimum 20-foot paved width; one-way on-site access driveways shall be a minimum 12-foot paved width; and the parking lot drive aisles widths shall meet the Zoning Ordinance requirements of a minimum of 25-feet in width. All pavement widths shall be constructed to the satisfaction of the ESD and servicing fire district(s). **(ESD)**

26. The Improvement Plans shall show the construction of the public road entrance/driveway onto Gold Hill Road to a modified Plate R-17 (Major), Land Development Manual (LMD) standard to the satisfaction of the DPW and ESD. The design speed of Gold Hill Road shall be 45 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). Corner sight distance shall be met for the design speed in both directions. The southern half of the driveway encroachment shall include the following design geometry: 45 foot radius, 12 foot offset, and 200 foot taper. The northern half of the driveway encroachment shall include the following design geometry: 40 foot radius, 5 foot approximate offset, and 150' taper. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-17 structural section within

the main roadway right-of-way shall be designed for a Traffic Index of 7.5, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. **(ESD)**

27. The Improvement Plans shall show the construction of a full pavement width slurry seal Type II on Gold Hill Road from the southern limit of the Plate R-17 (Major) encroachment taper to the northern limit of the Plate R-17 (Major) encroachment taper (approximately 515 feet). This frontage improvement requirement shall be to the satisfaction of the ESD & DPW. All work shall conform to requirements of the Placer County General Specifications.

As an alternative to constructing the slurry seal Type II improvement and at the sole discretion of the Director of Public Works, the applicant may pay a fee in-lieu of constructing the improvement to the Department of Public Works for the construction of future roadway improvements along Gold Hill Road. The in-lieu fee amount shall be based on 125% of an approved Engineer's estimate for the construction cost of the required slurry seal Type II improvement to Gold Hill Road. The estimate shall be submitted to the ESD and DPW for review and approval. **(ESD)**

28. The Improvement Plans shall show that a portion of the on site access road is approved as a one-way circulation access with appropriate signage. **(ESD)**

29. The Improvement Plans shall show that all required on-site parking and circulation areas shall be improved with an all-weather surface capable of meeting Fire Department apparatus weight requirements. This all-weather surface may include a crushed rock base surface if approved by the Fire Department.

All overflow parking and circulation areas shall be improved with an all-weather surface, minimum 6 inches Class 2 AB compacted to 95% relative compaction, capable of supporting a 40,000 pound fire truck and the anticipated vehicle loadings.

All parking and circulation improvements shall be reviewed and approved by the servicing fire district(s) and the DRC. **(ESD)**

30. No parking for the project and project events shall be permitted or allowed to be located within or along Gold Hill Road or any other public or private road. Failure to comply will be grounds for discretionary permit revocation. All parking for the project and project events shall be located on site in the approved parking areas. **(ESD)**

GENERAL DEDICATIONS/EASEMENTS

31. On the Improvement Plans, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC). **(ESD)**

- A) Dedicate to Placer County a minimum of one-half of an 60'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Gold Hill Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works. **(ESD)**
- B) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**
- C) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**
- D) Drainage easements as appropriate. **(ESD)**

VEGETATION & OTHER SENSITIVE NATURAL AREAS

- 32. No improvements shall occur within 50 feet of the grazing pastures located to the immediate west of the adjoining subject property (APN 031-340-004). (PD) (MM II.1)
- 33. No improvements shall occur within 300 feet of the organic farm or other irrigated vegetable crops located to the immediate southwest of the subject property. (PD) (MM II.2)
- 34. Project improvements shall not occur within 100 feet of the centerline of Doty Ravine. (PD) (MM IV.1)
- 35. In conformance with Policy 6.A.1 of the Placer County General Plan, project improvements shall not be constructed within 50 feet of the riparian habitat of Doty Ravine or any other riparian habitats located on site. (PD) (MM IV.2)
- 36. Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC, as follows:
 For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate).

If replacement tree planting is required, the trees shall be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current

market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees shall be paid prior to acceptance of improvements.

No compensation shall be required for any trees deemed by a certified arborist to be dead or in poor health.

37. Temporary Construction Fencing: The applicant shall install a four-foot-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 wetland preservation easements 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 Tentative Map;
- C) Around any and all "special protection" areas as discussed in the projects environmental review documents.
- D) Around all Open Space lots within 50 feet of any development activity.

No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, shall 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.

Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans.

38. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries.

FEES

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

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

The current total combined estimated fee is \$14,865.43 (based on the approved project components with description for an Event Center supplied by the applicant). The fees were calculated using the information supplied. If the use or the square footage changes the the fees will change. The actual fees paid shall be those in effect at the time the payment occurs. (MM XV.1) (**ESD**)

ENVIRONMENTAL HEALTH

40. The project shall operate per the submitted usage statement dated October 2, 2012. Community Center use shall be limited to no more than 59 events per year and a maximum of 150 patrons per day.

41. Prior to building permit approval for the event center restrooms, the applicant shall contact Environmental Health Services, pay required fees, and obtain an approved Construction Permit, and as approved, install an on-site sewage disposal system for the community center. Connect the community center restrooms to the new system prior to occupancy final.

42. The septic tank serving the existing residence shall be evaluated by a licensed septic tank pumper, who shall submit to Environmental Health Services for review and approval, a report of its capacity, structural condition, materials (e.g., concrete, redwood, metal, fiberglass, etc.) and the necessity for pumping.

In lieu of having the tank evaluated at this time, the applicant may submit proof that the septic tank has been pumped within the last three (3) years. Other report information listed above is still required.

43. Road cuts, grading, or new structure construction must not conflict with the approved sewage disposal area and replacement area and maintain required setback distances specified in Placer County On-Site Sewage Manual, Chapter 36, Table 1.

44. The approved on-site sewage disposal system area and the 100 percent replacement area shall remain unaltered and available, free of vehicular traffic, parking, structures of any type, or soil modification.

45. Submit to Environmental Health Services, for review and approval, a water quality analysis report on water from the existing well. The report shall be prepared by a State Certified Lab and include at a minimum: bacteriological: total coliform, fecal coliform and chlorine residual.

46. Submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service.

47. Hazardous materials as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2 shall not be allowed on any premises in regulated quantities without notification to Environmental Health Services.

Prior to final occupancy/tenant improvement approval, the property owner/ occupant shall submit a Hazardous Materials Project/Business Activities Screening Form to the Environmental Health Services Technician, for review and approval.

48. Prior to approval of a Building Permit for the community center building, contact Environmental Health Services, pay required fees, and apply for a plan check for a food facility. Submit to Environmental Health Services, for review and approval, complete construction plans and specifications as specified by the Division.

49. Contact Environmental Health Services, pay required fees, and obtain a permit to operate a food establishment prior to opening the community center for business. All food handling operations shall comply with the requirements of Placer County Code and California Uniform Retail Food Code.

NOISE

50. All events and on-site activities shall cease by 10:00 p.m., including amplified speech and music. (PD) (MM XII.1)

51. Background music played in the reception area shall not exceed maximum sound levels of 75 dBA Lmax at a position 75 feet in front of the source of amplification (e.g. speakers). (PD) (MM XII.2)

52. The speakers at the reception area shall be oriented to the south as proposed, facing away from the nearest residences to the north and west. (PD) (MM XII.3)

53. The applicant shall work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the project site. (PD) (MM XII.4)

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

- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- C) Saturdays, 8:00 am to 6:00 pm

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

AIR QUALITY

55. Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall not break ground prior to receiving APCD approval. (MMIII.1) (AQ)

56. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction). (MMIII.2a) (AQ)

57. 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" 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. (MMIII.2b) (AQ)

58. 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. (MMIII.2c) (AQ)

59. The following standard notes shall be shown on the Improvement/Grading Plans:

- A) During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (MMIII.3) (AQ)

B) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. **(MMIII.4) (AQ)**

C) 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). **(MMIII.5) (AQ)**

D) The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. 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. **(MMIII.6) (AQ)**

E) 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 may be notified by APCD to cease operations and the equipment must be repaired within 72 hours. **(MMIII.7) (AQ)**

F) 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 PCAPCD Rule 217. **(MMIII.8) (AQ)**

G) 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. **(MMIII.9) (AQ)**

H) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. **(MMIII.10) (AQ)**

I) 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. **(MMIII.11) (AQ)**

J) Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.)

associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the Placer County Air Pollution Control District prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. Note that equipment associated with residential structures containing no more than 1 to 4 residential units are exempt from this requirement. Developers / contactors should contact the District prior to construction for additional information. (MM III.12) (AQ)

MISCELLANEOUS CONDITIONS

60. The applicant shall, upon written request of the County, 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 attorneys' fees awarded by a certain development project known as Gold Hill Gardens. 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 provision of this condition. (County Counsel)

61. A gate across the project access driveway may be constructed just west of the proposed parking lot that is closest to Gold Hill Road as shown on the approved site plan, unless an alternate location is approved by the Engineering and Surveying Division (ESD). The parking lot encroachment onto the project driveway shall be constructed along with the gate in order to provide a turnaround area in front of the gate. These improvements shall be shown on the Improvement Plans. (ESD)

62. All existing structures now being used for habitation or which are intended for residential use shall meet, at the minimum, the requirements of the Uniform Housing Code. This may require the issuance of a Building Permit from the Placer County Building Services Division for the structure or improvements. If a Building Permit is required, the application shall be submitted within 14 days of this hearing date. The applicant shall cause an inspection to be conducted by either:

- A) A licensed engineer or licensed architect; OR
- B) The Placer County Building Department, to ascertain the habitability of the structure for residential use, in relationship to existing housing, plumbing, electrical, and mechanical codes.

If the applicant uses a licensed engineer or licensed architect, a copy of the results of this inspection shall be approved by and filed with the Building Services Division prior to the occupancy of the secondary dwelling. If the Placer County Building Services Division requires a permit, the permit shall receive a final inspection and/or Certificate of Occupancy prior to use of the second dwelling. Failure to provide this information shall be grounds for the revocation of this Minor Use Permit. All necessary work shall be performed with a final inspection approved within 60 days of this hearing date, unless a further time extension is granted by the hearing officer. **(PD)**

63. The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any entrance structure (including gates)/monument sign proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way. The entrance structure/monument sign shall be reviewed and approved by the DRC.

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

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

65. The applicant shall obtain a Building Permit and Business License for use of the Community Center.

66. All exterior lighting shall be International Dark Sky compliant.

DEVELOPMENT STANDARDS

67. The project is subject to review and approval by the Placer County Design/Site Review Committee. Such a review shall be conducted prior to the submittal 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; exterior lighting; pedestrian and vehicular circulation; recreational facilities; recreation vehicle storage area(s); fences and walls for security and screening; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features and trails. **(PD) (MM I.1)**

68. Lighting shall be of a type, height, and design to direct lighting downward, shielding, to the greatest extent practical, light exposure beyond that needed for proper intersection lighting. (PD)(MM I.2)

69. The following standards shall apply to project lighting: All interior street lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary, that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting shall be prohibited unless authorized by the Planning Director. All street lighting shall be reviewed and approved by the DRC for design, location, and photometrics. (PD) (MM I.3)

70. Approved turnarounds shall be provided for all dead ends exceeding 150 feet. (PD) (MM XIV.1)

71. All commercial buildings exceeding 1,500 square feet shall have an approved automatic fire alarm system. (PD) (MM XIV.2)

72. All commercial buildings exceeding 3,600 square feet shall have an approved automatic fire sprinkler system. (PD) (MM XIV.3)

73. All new structures shall comply with California Building Code 7A to include residential sprinkler systems. (PD) (MM XIV.5)

74. The applicant shall comply with all requirements of the Nevada Irrigation District, which may include, but not be limited to, the encasement of the existing canal.

EXERCISE OF PERMIT

75. Prior to any events being held on the site, the applicant shall construct all improvements identified in the Conditions of Approval herein and have the improvements accepted as complete by the County.

76. This Minor Use Permit shall expire on April 9, 2015 unless previously exercised by the construction of the improvements and acceptance of the improvements as complete by the County. (PD)