



HEARING DATE: April 14, 2016

ITEM NO.: 2

TIME: 10:15 A.M.

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: April 7, 2016

**SUBJECT: EDEN ROC II SUBDIVISION
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP / CONDITIONAL
USE PERMIT / VARIANCE (PSUB20070829)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

COMMUNITY PLAN: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Rural Residential (2.3 – 4.6 Acre Minimum)

ZONING: RA-B-X 4.6 Acre Minimum PD 0.44 (Residential Agriculture, combining Building Site of 4.6 acre minimum, combining Planned Residential Development with 0.44 dwelling units per acre)

ASSESSOR'S PARCEL NUMBER: 036-190-070-000 and 036-190-071-000

STAFF PLANNER: Roy Schaefer, Associate Planner

LOCATION: The 39.4-acre site is located at the end of Walden Lane, approximately 250 feet south of Eden Oak Circle and approximately one mile east of Auburn-Folsom Road, in the Granite Bay area.

APPLICANT: Sheba Development, LLC.

PROPOSAL:

The applicant is requesting a two year Extension of Time for a previously approved Vesting Tentative Subdivision Map for the Eden Roc II Subdivision (six single-family residential lots, ranging in size from 5 to 8 acres, with one 4.5-acre Open Space lot) that was approved by the Board of Supervisors on February 10, 2009.

CEQA COMPLIANCE:

A Mitigated Negative Declaration was prepared for this project and was adopted by the Board of Supervisors on February 10, 2009. No changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for this Extension of Time request. The Planning Commission must make a finding to this effect.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public Notices were mailed to property owners of record within 300 feet of the project site. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District and Granite Bay Municipal Advisory Council (MAC) were transmitted copies of the Extension of Time application for review and comment. All County comments have been addressed and modified conditions have been incorporated in the staff report. One public comment letter was received from the Eden Roc Homeowner's Association (Attachment D).

BACKGROUND:

On December 11, 2008, the Planning Commission approved the Tentative Subdivision Map and adopted a Mitigated Negative Declaration for the Eden Roc II Subdivision. On December 18, 2008, a third-party Appeal of the Planning Commission's approval of the project was submitted by the Eden Roc Homeowners Association contesting four of the conditions of approval. On February 10, 2009, the Board of Supervisors denied the Appeal and upheld the Planning Commission's decision and approved the Eden Roc II Subdivision. The project was approved with a new expiration date of February 10, 2012.

The Tentative Subdivision Map has been granted a total of four years of automatic extensions by the State by Assembly Bills 208 and 116 (consecutive 2-year extensions). The Assembly Bills established an extended expiration date of February 10, 2016. The applicant submitted the request for an Extension of Time prior to the February 10, 2016 expiration date.

PROJECT DESCRIPTION:

The applicant is requesting approval of a two-year Extension of Time for the previously approved Vesting Tentative Subdivision Map for the Eden Roc II Subdivision.

The project included a Vesting Tentative Subdivision Map, a Conditional Use Permit, and a Variance for a six-lot (ranging in size from 5 to 8 acres) Planned Residential Development with one Open Space lot of 4.4 acres on a 39.4 acre site. The Variance was approved to reduce the Planned Residential Open Space requirement from 20 percent to 11.4 percent. A Rezone was also approved to add a Planned Residential Development designation of 0.44 dwelling units per acre to one parcel and to Rezone a second parcel to a 4.6 acre minimum so that both parcels would be zoned RA-B-X 4.6 Ac. Min. PD=0.44 (Residential Agriculture, combining Building Site of 4.6 acre minimum, and combining Planned Residential Development with 0.44 dwelling units per acre).

SITE CHARACTERISTICS:

The 39.4-acre site is located at the end of Walden Lane, approximately 250 feet south of Eden Oak Circle and approximately one mile east of Auburn-Folsom Road, in the Granite Bay area. Most of the site is vegetated with interior live oak woodland and large rock

outcrops are scattered throughout the site. Also, two ephemeral drainages are located on the western and southern sides of the property. The topography of the site ranges from gentle to moderate slopes with 30 to 50 percent slopes occurring near the eastern, western and southern edges. Elevations range from 555 to 620 feet above sea level.

The site abuts the Folsom Lake State Recreation Area on the southeast, Los Lagos Subdivision to the south and west, and Eden Roc Subdivision to the north.

EXISTING LAND USE AND ZONING:

Location	Zoning	Granite Bay Community Plan	Existing Conditions and Improvements
Site	Residential Agriculture, combining building site of 4.6 acre minimum, and combining Planned Residential Development with 0.44 dwelling units per acre (RA-B-X 4.6 AC. MIN. PD 0.44)	Rural Residential (2.3 to 4.6 acre min.)	Single-Family Residence and Residential Accessory Structures
North	Residential Agriculture, combining building site of 20 acre minimum, and combining Planned Residential Development with 0.44 dwelling units per acre (RA-B-X 20 AC. MIN. PD 0.44)	Rural Residential (2.3 to 4.6 acre min.)	Eden Roc Subdivision
South	Residential Agriculture, combining building site of 4.6 acre minimum, and combining Planned Residential Development with 0.44 dwelling units per acre (RA-B-X 4.6 AC. MIN. PD 0.44)	Rural Residential (2.3 to 4.6 acre min.) and Open Space	Los Lagos Subdivision and Open Space
East	Residential Agriculture, combining building site of 4.6 acre minimum, and combining Planned Residential Development with 0.44 dwelling units per acre (RA-B-X 4.6 AC. MIN. PD 0.44)	Rural Residential (2.3 to 4.6 acre min.) and Open Space	Undeveloped Parcel
West	Residential Agriculture, combining building site of 20 acre minimum, and combining Planned Residential Development with 0.44 dwelling units per acre (RA-B-X 20 AC. MIN. PD 0.44)	Rural Low Density Residential (4.6 to 20 acre min.)	Los Lagos Subdivision

	PD 0.44)		
--	----------	--	--

DISCUSSION OF ISSUES:

The applicant is requesting an Extension of Time due to a requirement to prepare a new drainage study for the project (Sheba Development, LLC was informed of this new requirement in December of 2015). This requirement will require a significant design change for runoff patterns and may impact the size and configuration of ponds and ditches (new proposed runoff patterns will require the Civil Engineers for the project to re-calculate the culverts and detention pond sizing calculations). The DRC supports this request because the applicant has been diligent in pursuing implementation of the project and no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for this Extension of Time request. The Development Review Committee has modified the conditions of approval to reflect approval of a two-year Extension of Time to exercise the permit.

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission approves the two-year Extension of Time request for the Eden Roc II Subdivision and modifies the Conditions of Approval as recommended by staff, subject to the following findings.

FINDINGS:

CEQA

A Mitigated Negative Declaration was adopted for the project on February 10, 2009, by the Board of Supervisors. The Planning Commission finds that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

Extension of Time

1. No changes are being proposed to the Project from the manner in which it was originally reviewed and approved;
2. No change of conditions or circumstances has occurred with the Eden Roc II Subdivision project that would have been grounds for denying the original application;
3. The applicant has been diligent in pursuing implementation of the Project by undertaking reasonable efforts to satisfy the Conditions of Approval by submitting Improvement Plans.

3. The applicant has been diligent in pursuing implementation of the Project by undertaking reasonable efforts to satisfy the Conditions of Approval by submitting Improvement Plans.

Respectfully submitted,



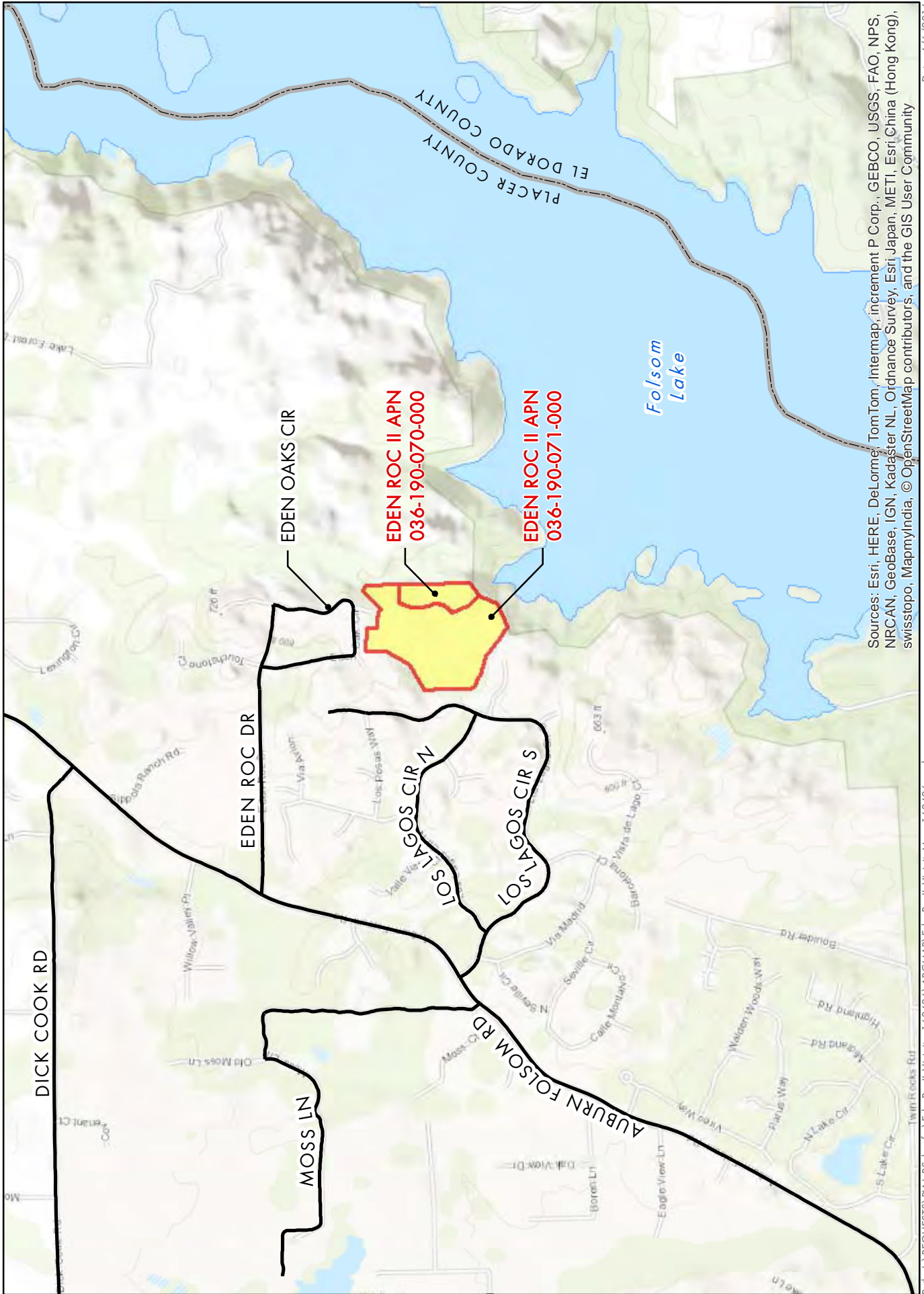
Roy Schaefer
Associate Planner

ATTACHMENTS:

- Attachment A - Vicinity Map
- Attachment B - Reduced Copy of Vesting Tentative Subdivision Map
- Attachment C - Recommended Conditions of Approval
- Attachment D - Correspondence from Eden Roc HOA

cc: Applicant – Sheba Development, LLC
Rebecca Taber – Engineering and Surveying Division
Mohan Ganapathy - Environmental Health Services
Lisa Carnahan – Planning Services Division
Andy Fisher - Parks Department
Karen Schwab – County Counsel
Michael Johnson - Agency Director
EJ Ivaldi – Deputy Planning Director
Alex Fisch – Planning Services Division
Andy Heath – CEO Office

EDEN ROC II - VICINITY MAP



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Date: 4/6/2016

Path: L:\REQUESTS\PLN_RSchaefel\EdenRocII_Vicinity_160406\ARCMAP\EdenRocII_VicinityMap_160406.mxd



RECOMMENDED FINAL CONDITIONS OF APPROVAL – VESTING TENTATIVE MAP/CONDITIONAL USE PERMIT/VARIANCE - "EDEN ROC II" (PSUB 20070829)

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. The Vesting Tentative Map (SUB20070829) and Conditional Use Permit are approved to subdivide a 39.38 acre parcel into six single-family residential lots, ranging in size from 5 to 8.05 acres, with a 4.49 acre open space lot. A Variance is also approved to reduce the Planned Residential Development open space requirement from 20 percent to 11 percent. Approval of this Vesting Tentative Subdivision Map is subject to the approval by the Board of Supervisors of a Rezoning to add a Planned Residential Development designation of 0.44 (PD 0.44) to the existing RA-BX-4.6 acre minimum zone district.

On April 14, 2016 the Planning Commission approved a two-year Extension of Time for PSUB 20070829. (Conditions 1, 50 and 76 were modified).

2. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five full-size prints of the approved Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. **(CR) (PD)**

IMPROVEMENT PLANS

3. The project is subject to review and approval by the Development Review Committee (DRC). 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 : Landscaping; irrigation; signs; exterior lighting; fences and walls; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, trails, and wetland impacts **(PD)**

4. Equestrian/Pedestrian Trails: The Improvement Plans shall provide details of the location and specifications of all proposed equestrian/pedestrian trails -- for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements and all easements shall be shown on the Final Map. **(PD/DFS)**

5. 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 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 in both electronic and printed hard copy format as required 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.

The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1st Improvement Plan submittal and review by the ESD, the applicant may submit the Final Map to the ESD for initial technical review.

(MM VI.1) (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.

(MM VI.4) (ESD)

7. 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 at 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)**

8. Prepare and submit with the project Improvement Plans, 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)**

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), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), revegetation techniques, diversion swales, dust control measures, and limiting the soil disturbance.

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 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 sedimentation basins and vegetated swales. 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. **(MM VI.6, MM VIII.6) (ESD)**

10. Roof drainage, driveway drainage, and runoff from other lot improvements shall not flow into the Folsom Lake watershed. **(ESD)**

11. Storm water run-off shall be reduced to pre-project conditions for both the 10-year and 100-year storm events through the installation of detention facilities. 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). No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(MM VIII.2) (ESD)**

12. The project's ground disturbance exceeds one acre and is subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program. The applicant 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.7) (ESD)**

13. 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 VIII.7) (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 into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. **(ESD)**

16. Prior to approval of Improvement Plans, the applicant shall submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot-by-lot basis or on a tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). 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.3) (ESD)**

17. The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Department of Environmental Health Services and the Engineering and Surveying Department a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. **(ESD/EHS)**

18. An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

19. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. **(ESD)**

20. 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)**

21. 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)**

22. Prior to Improvement Plan approval, the applicant shall provide to Placer County evidence of reasonable efforts made to enter into a three party agreement (Eden Roc, Eden Roc II and Rohe property)

for the equitable share of the costs of maintenance and repairs for private roads within Eden Roc I and Rohe's property proportionate to the usage by the residents of Eden Roc II. **(ESD)**

23. Non-Motorized Trails: The Improvement Plans shall provide details of the location and specifications of all proposed non-motorized trails -- for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, and all easements shall be shown on the Final Map. **(PD/DFS)**

GRADING

24. 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. **(MM VI.5)(ESD)**

25. Dedicate to Placer County a blanket public multi-use trail easement across the entirety of Lot A to be shown on the Final Map. **(DPW)**

ROADS/TRAILS

26. Construct a subdivision road on- and off-site to a modified Rural Minor Residential (Plate R-3 LDM) standard with two 13-foot travel lanes. The road(s) and storm drainage shall be maintained by the homeowner's association. All subdivision streets shall be designed to meet a minimum 15 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by the ESD. The roadway structural section(s) shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM). **(ESD)**

27. Construct a road connection onto Eden Oak Circle with radii and tapers designed to a Major Plate R-17 LDM standard. The design speed of Eden Oak Circle shall be 25 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. Modify the existing access from Walden Lane onto Eden Oak Circle to alleviate potential safety impacts of limited sight distance in the eastern direction. Construct a raised right-in/right-out "pork chop" limitation within the roadway with rolled curbing to allow for emergency vehicles to drive over this if necessary. The design shall be shown on the Improvement Plans and shall conform to criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 25 mph, unless an alternative is approved by DPW. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, or conform to existing improvements. The roadway structural section shall be designed for a Traffic Index of 5.5, but said section shall not be less than 3 inches asphalt concrete over 8 inches Class 2 aggregate base, unless otherwise approved by the DPW and the ESD. The intersection shall be signed for right turning movements only. **(MM XV.2) (ESD)**

28. On lots where subdivision roadway cuts/fills exceed 4 feet in vertical height (as measured from finished road grade) or driveway grades would exceed 12% at any reasonable access location, the driveways shall be shown on the Improvement Plans and constructed with subdivision improvements, or specific development standards for that lot shall be established for inclusion in the Development Notebook and with appropriate CC&R restrictions and notification to the satisfaction of DRC. Said driveways shall have a paved width of not less than 10 feet, a minimum structural section of 2 inches AC over 4 inches AB, and shall extend from the roadway edge not less than 50 feet into the lot, or as deemed appropriate by the Engineering and Surveying Department (ESD). These driveways shall be constructed such that the slope between the street and building site does not exceed 16%, or as otherwise approved by the servicing fire district. **(MM) (ESD)**

29. The driveway for Lot 2 shall be located off of Walden Lane (not off of the sewer access road) and the driveway location shall be shown on the Improvement Plans.

30. Construct paved access to all sanitary sewer manholes in accordance with County standard Plate U-21 and County standard Plate U-22.1 turnarounds for service vehicles. The minimum structural section shall not be less than 3" AC over 8" AB. The northern radius for the sewer access road entrance/driveway from Lot 1 onto Walden Lane shall meet the Plate U-22.1, LDM standard radius. **(ESD)**

31. Final approval of on-site and off-site waterline, sewerline, storm drain routes, and road locations must be obtained from the DRC. **(ESD/PD)**

32. Prior to the recordation of the Final Map, the applicant shall be responsible for obtaining approval from all off site property owners affected by any address number and/or road name changes that occur with the approval of this project to the satisfaction of the Engineering and Surveying Department. **(ESD)**

33. Public multi-use trails shall be provided in conjunction with the project as follows. Maintenance of all trails shall be by the existing Granite Bay Parks, Trails and Open Space Maintenance and Recreation Improvement District.

A) A blanket multi-use non motorized trail easement shall be provided over the entirety of Lot A as conceptually shown on the Tentative Map and approved by the DRC, in consultation with the Parks Division. The trail shall be constructed to the following standards, unless otherwise approved by the Parks Division: A trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width shall be a minimum of 6' (out slope at 3%). The trail tread shall be graded and compacted and not exceed 12% slope. Clearing should be 10' above ground, and 1' on each side of the trail tread. Excessive clearing is undesirable. Occasionally widen the cleared area to allow for passing. Water must be diverted from the trail's surface before it builds up to erosive force. To divert water, use grade reversals, out slopes, grade dips, water bars, and lead ditches, in conjunction with in slopes, culverts or bridges. Switchbacks may be required to achieve trail standards in steep terrain.

Coordinate with the California Department of Parks and Recreation, Goldfields Office, or other appropriate management authority representing the Folsom Lake State Recreation Area, as to issues of trail connection and public access between the project and the Folsom Lake State Recreation Area.

The crossing of any wetland areas shall also be reviewed and approved by the DRC, Parks Division, the Department of Fish and Game, US Army Corps of Engineers, and the Central Valley Regional Water Quality Control Board and shall be bridged (or culvert if approved) to provide public safety while preserving the existing wetlands habitat. **(DPW/PD/DFS)**

PUBLIC SERVICES

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

- A) P.G. & E.
- B) Placer County SMD #2 (see Will Serve Requirements Letter dated June 4, 2008)
- C) Placer County Water Agency
- D) Auburn Placer Disposal Service
- E) AT&T

If such "will serve" letters were obtained as a part of the environmental review process, and are no older than one year, they shall not be required again. **(ESD)**

35. Prior to the approval of the Improvement Plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) Loomis Elementary School District
- B) Placer Union High School District
- C) The Placer County Sheriff's Office **(ESD)**

36. Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans. **(ESD)**

37. Concurrent with the approval of the final map by the Board of Supervisors, the developer shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex to a pre-existing ZOB, as directed by County, to provide adequate funding for services to the project. The ZOB shall be created in accordance with the procedures required by Proposition 218 and related statutory provisions. With the proposed final map, the developer shall submit to the County for review and approval a complete and adequate engineer's report supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to each lot to be established by the final map.

In the event the ZOB is for any reason is abolished or otherwise unable to provide the necessary funding to support the services, a homeowners association shall be established and shall be responsible for providing all services previously funded by the ZOB.

The ZOB shall fund the following services at a service level defined by County: (DFS)

- A) Road maintenance for Eden Rock Drive.
- B) Storm drainage maintenance for facilities located within public easements including structural stormwater quality enhancement facilities (BMPs). Maintenance of BMP facilities shall be provided by the HOA unless the facilities are accepted by the County for maintenance. The CSA assessments for BMPs shall only be charged if the HOA fails to provide the required maintenance. (MM)
- C) Collection of fees for regional storm drainage facilities and maintenance pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance", including any future revisions thereof.

ADVISORY COMMENT: Maintenance of detention facilities by the homeowners' association will be required. (MM VIII.2)

GENERAL DEDICATIONS/EASEMENTS

38. Dedicate ~~a Wetlands~~ Wetlands Preservation Easements (WPE) to the homeowners' association. Said easements shall be for the protection of wetland habitats and shall be established as shown on the vesting tentative map for Lot 2. A complete description of the uses/restrictions of the easement shall be included. Specific provisions of the easement restrictions shall be contained within the project CC&Rs as deemed appropriate by the DRC. (MM) (ESD)

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

a. An Irrevocable Offer of Dedication to Placer County for a 40 foot wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways for road and utility purposes. Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication. (ESD)

b. A 40 foot wide private road, public utility, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along all on-site subdivision roadways. (ESD)

c. Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). (ESD)

- d. Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**
- e. Slope easements for cuts and fills outside the highway easement. **(ESD)**
- f. Drainage easements as appropriate. **(ESD)**
- g. An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, storm drainage detention facilities, as well as post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. **(MM VIII.3) (ESD)**
- h. Easements as required for installation and maintenance of neighborhood identification/entrance structures, soundwalls, fences and/or gates by the homeowners' association. **(ESD/PD)**
- i. Landscape easements as appropriate. **(ESD/PD)**
- j. Easements as required for installation and maintenance of fuel reduction areas by the homeowners' association. **(ESD)**
- k. Dedicate to Placer County a minimum 20-foot wide public sewer easement as shown on the Tentative Map dated July 30, 2008 from Walden Lane to the western property line at the location of the existing public sewer easement between Lots 223 and 224 within the Los Lagos subdivision. **(ESD)**
- l. Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. **(ESD)**

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

40. 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 within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with California Department of Fish & Game. 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 California Department of Fish & Game). 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 two 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 Design Review Committee, based on the recommendations in

the raptor study and/or as recommended by the California Department of Fish & Game. 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.1) (PD)**

41. A 100-foot setback shall be established around the elderberry plant on Lots Three and Five, as shown on the tentative map. This setback shall be shown on the final map. A sign shall also be erected near the elderberry plant which states that the elderberry plant is a protected species and any disturbance or removal may result in legal penalties and/or fines. This information shall be shown on the improvement plans. **MM IV.2 (PD)**

42. The applicant shall mitigate the loss of oak trees (4.2 acres) through one, or a combination of the following:

- Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio
- Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement
- Plant and maintain an appropriate number of trees in restoration of an approved former oak woodland (tree planting is limited to half the mitigation requirement)
- Single trunk trees within the project impact area that are greater than 24 inches diameters at breast height shall be mitigated for an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches diameters at breast height shall not be included in this calculation
- Submit payment of fees for oak woodland conservation at a 2:1 ratio in accordance with Chapter 12.16.080 (C), Placer County Tree Ordinance-Replacement Programs and Penalties. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. **(MM IV.3) (PD)**

43. 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:

- 1) Adjacent to any and all wetland preservation easements that are within 50' of any proposed construction activity;
- 2) 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;
- 3) Around all Open Space lots within 50 feet of any development activity.

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. 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. **(MM IV.4) (PD/ESD)**

44. Wetland Preservation Easement: Areas located on Lot 2 as depicted on the Tentative Map shall be defined and monumented as "Wetland Preservation Easements" on behalf of the homeowners association, and shown on the project Improvement/Grading Plans and Final Map.

The purpose of said easements is for the protection and preservation of on-site wetland/stream corridor habitats. A note shall be provided on the Final Map prohibiting any disturbances within said easements (with the exception of the detention pond), including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided. **(MM IV.5) (PD/ESD)**

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. **(MM IV.6) (PD)**

46. Lot A shall be defined and monumented as common area lots to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association.

The purpose of Lot A is to: (1) Provide private recreational facilities for a public trail; (2) Protect wildlife and, (3) Protect existing oak groves.

A note shall be provided in the Information Sheet prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided. **(PD/ESD)**

47. 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 .08 acres of wetland habitat. 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 or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded or Use Permit is exercised (for guidance, if the map were recorded today, the fee would be \$162,500 per acre for permanent and seasonal wetlands \$325,000 per acre for vernal pools and/or \$225,000 per acre riparian habitat). **(MM IV.7) (PD)**

CULTURAL RESOURCES

48. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(PD)**

FEES

49. 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 \$2,656.75 for projects with Environmental Impact Reports and \$1,926.75 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. **NOTE: The above fee shall be submitted to the Planning Department within 5 days of final project approval. (PD)**

50. This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County 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 Joint Fee

The current total combined estimated fee is ~~\$7,512,066,695~~ per single-family residence. The fees were calculated using the information supplied. If 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)**

51. 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 \$775 per single-family residence, payable to the Engineering and Surveying Department (ESD) prior to each Building Permit issuance. When and if additional entitlements or Building Permits are sought for each parcel, that property will become subject to this Ordinance requirement. The actual fee shall be that in effect at the time payment occurs. **(MM VIII.4) (ESD)**

52. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). Prior to Building Permit issuance, each applicant shall cause each subject parcel to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$117 per single-family residence. **(MM VIII.5) (ESD)**

53. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee currently is \$615 (adjust if multi-family housing where there is no final map) per lot to be paid at final map and \$3,240 per unit due when a building permit is issued.) **(PD)**

Pursuant to Article 17.54.100(D) of the Placer County Code, this project's Planned Development status requires that it provide onsite recreation facilities. The applicant may either provide the proposed onsite recreation facilities (identify facilities), or chose to opt out of this requirement and instead pay an additional park fee. If this option were chosen, the net result would be that the project pays the equivalent of double the applicable park fee. (For reference, the current fee for this option would be \$1,230 at final map and \$6,480 per unit at building permit issuance.) **(PD/DFS)**

ENVIRONMENTAL HEALTH

54. Prior to Final Occupancy approval, structures within the project, whose well(s) and/or septic system(s) are abandoned/destroyed shall be appropriately connected to on-site or public replacement facility to the satisfaction of EHS. **(EHS)**

55. Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. **(EHS)**

56. 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 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections 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.

Please Note: 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 house under construction with the roof and siding completed, may 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. **(MM XI-3) (EHS/ESD/PD)**

57. Prior to Final Map approval, complete or provide for the proper destruction under permit and inspection, of the existing well(s) and septic system(s) located within the project site. **(MM) (EHS)**

58. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material 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 to the Central Valley RWQCB. **(EHS)**

59. **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)**

MISCELLANEOUS CONDITIONS

60. No lot shall be further divided. **(PD)**

61. No Lot shall be divided by a tax district boundary. **(PD)**

62. Any structures constructed on this site shall adhere to Building Code Chapter 7(A) which regulates materials and construction standards within designated fire hazard zones to reduce the potential wildland fire hazard for structures. The project shall also be subject to defensible space standards which are designed to reduce the fuel load surrounding residential structures. **(MM VII.1)**
(PD)

63. 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. **(PD)**

64. Any future gated entry feature proposed by the applicant shall be returned to the Development Review Committee for approval of a modification of the discretionary permit. **(PD)**

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

66. All existing structures shall be removed prior to the recording of the final map.

67. Permanent Protective Fencing: The applicant shall install permanent fencing, as may be approved by the DRC, with upright posts embedded in concrete between Lot(s) 3, 4, 5, 6, and Open Space lot A, and around all detention facilities to the satisfaction of the DRC. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space lots as required by this and/ or other conditions of this project. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map as well as on the project Improvement Plans. **(PD)**

CONDITIONS, COVENANTS, & RESTRICTIONS

68. Prior to approval of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments. They shall be recorded concurrently with the filing of the Final Map and shall contain provisions/notifications for:

- a. The applicants shall create or annex into an existing Homeowners' Association with certain specified duties/responsibilities including the enforcement of all of the following notifications.
- b. Maintenance of the private roadway, including the off-site portion between Eden Oaks Circle and the project boundary, and sewer access road by the Homeowner's Association.
- c. Maintenance of common areas and landscaping by the Homeowner's Association.

d. Maintenance of stormwater detention and water quality enhancement basins by the Homeowner's Association.

e. No prohibition shall be allowed to be included as part of any Conditions, Covenants, and/or Restrictions recorded against any lot within the Eden Roc II subdivision which would prohibit the keeping of animals, specifically sheep, horses, mules, llamas or any project sponsored by 4-H or Future Farmers of America (FFA).

None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. **(PD/ESD/EHS/APCD)**

NOTIFICATION TO FUTURE BUYERS

69. Applicant or homeowners' association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. **(ESD/EHS)**

70. Inspections of stormwater facilities/BMPs shall be conducted by the homeowners association at least annually and maintenance records and proof of inspections shall be retained. **(ESD)**

DEVELOPMENT STANDARDS

71. The structural setbacks for this Planned Residential Development are as follows:

- A) Front (street) - 75' centerline of roadway
- B) Sides – 30' from property line
- C) Rear – 30' from property line
- D) Accessory structures/pools/spas per Zoning Ordinance Section 10.082 B (5). **(PD)**

72. The maximum building height for this Planned Residential Development is 36'. **(PD)**

73. The maximum building coverage per residential lot in this Planned Residential Development is per Zoning Ordinance Article 17.54.100, formerly Section 10.064 A. 2. C. **(PD)**

74. An "Informational Sheet" identifying general and specific lot development restrictions, setbacks, easements, tree protection, architectural guidelines, water conservation, etc., as defined within the conditions herein, shall be prepared, filed, and recorded with the subdivision Final Map. The specific content and form of this information shall be subject to DRC approval. **(PD/ESD)**

EXERCISE OF PERMIT

75. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**

76. The applicant shall have 36 months to exercise this Vesting Tentative Map/Conditional Use Permit/Variance). Unless exercised, this approval shall expire on February 10, 2012 **(PD)**

This project is subject to automatic Extensions of Time authorized by the State Legislature with approval of AB208 and AB116, which granted a total of four years of automatic extensions to this map thereby extending its expiration to February 10, 2016. In addition, in February 2010 the Board of Supervisors adopted Ordinance 5583-b to extend the expiration date of entitlements, including Use Permits and Variances that were approved in conjunction with a Tentative Map, to run concurrent with automatic extensions granted by the State. This Tentative Subdivision Map Extension of Time shall remain effective for 24-months from the expiration date and shall expire on February 10, 2018, unless exercised prior to that date.

EDEN ROC HOMEOWNERS ASSOCIATION

PO BOX 1308 ♦ ROSEVILLE, CA 95678 ♦ (916) 786-6000 EXT. 335

March 28, 2016

County of Placer Community Development Resource Agency

Placer County Planning Commission

Placer County Planning Services Division

3091 County Center Drive

Auburn, CA 95603

Subject: Public Notice of Application for Extension of Time

RE: Eden Roc II - Extension of time - Vesting Tentative Subdivision

To: Michael J. Johnson, Agency Director and E.J. Ivaldi, Deputy Director

The Eden Roc Homeowners Association and various individual owners within our community association received the attached "Notice of Public Hearing" and we have a few concerns related to the public hearing notice pertaining to Eden Roc II application for extension of time:

The Public Notice is not dated as to when it was written/mailed.

The Public Notice does not identify the date, location and time of the Public Hearing.

The Public Notice does not state the reason for the application of the two-year Extension of Time.

The Public Notice does not explain the following statement: "The Planning Commission will also consider the previously adopted Mitigated Negative Declaration prepared for the project." It is unclear what is under consideration.

The distribution listed on the Public Notice does not appear to include the Los Lagos Homeowners Association.

As always, the Eden Roc Homeowners Association wants to be informed and consulted prior to any changes to the previously approved vesting tentative subdivision map/conditional use permits/variance and previously adopted mitigated negative declaration.

It is requested that the County re-issue the notice to cure the above identified deficiencies. The project developer is further encouraged to contact the Eden Roc HOA with regard to their application for an extension in advance of the public hearing.

Board of Directors
Eden Roc Homeowners Association