

DRAFT Recommended Conditions of Approval

Placer Vineyard Small Lot Vesting Tentative Map Property 15 (PLN17-00380)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT / DEVELOPER, 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.

PROJECT DESCRIPTION 2

DEVELOPMENT COST AND FEE REQUIREMENTS..... 5

IMPROVEMENTS / IMPROVEMENT PLANS..... 12

DRAINAGE AND WATER QUALITY..... 15

GRADING 19

ROADS / TRAILS 21

PUBLIC SERVICES 29

GENERAL DEDICATIONS / EASEMENTS..... 33

VEGETATION & OTHER SENSITIVE NATURAL AREAS..... 35

CULTURAL RESOURCES..... 36

NOISE..... 40

ENVIRONMENTAL HEALTH 42

PARKS 45

AIR QUALITY 45

PUBLIC SERVICES 49

MISCELLANEOUS CONDITIONS..... 50

CONDITIONS, COVENANTS AND RESTRICTIONS (CC&Rs)..... 52

NOTIFICATION TO FUTURE BUYERS 54

DEVELOPMENT STANDARDS 54

AFFORDABLE HOUSING 55

EXERCISE OF PERMIT 57

RESPONSIBLE DEPARTMENT		WHEN REQUIRED		
CDRA		I	Prior to approval of Improvement Plans	
PLN	Planning Division	M	Prior to recordation of Final Map	
ESD	Engineering Division	B	Prior to issuance of Building Permit	
B	Building Division	O	Prior to issuance of Certificate of Occupancy	
DPWF	Department of Public Works & Facilities	G	Prior to issuance of Grading Permit	
PR	Parks	DC	During construction	
S	Sheriff	OG	On-going requirement	
F	Fire	SDR	Site Design Review	
EH	Environmental Health	CA	Construction Acceptance	
EED	Environmental Engineering Division			
APCD	Air Pollution Control District			
CEO	County Executive Office			
WPWMA	West Placer Waste Management Authority			
Number	Condition / Mitigation Measure References		When Required	Responsible Department
PROJECT DESCRIPTION				
1.	<p>Approval of Property 15 (PLN17-00380) Small Lot Vesting Tentative Subdivision Map encompasses approximately 202 acres and will create 767 lots, consisting of 70 low density residential lots, 661 medium density residential lots, two high density residential lots with 159 dwelling units (12.0 acres), 1 commercial mixed use lot with 38 dwelling units (3.4 acres), one neighborhood park (3.5 acres), eight open space lots (24.0 acres), and 20 landscape lots (6.7 acres). Implementation of the project shall be consistent with the above referenced items and these conditions of approval. A Residential Density Bonus is approved to allow for an additional 22 MDR units and 9 HDR units for a dwelling unit total of 928 units.</p> <p>Additionally, seven of the Large Lots shown on this Small Lot Vesting Tentative Subdivision Map are also shown on an approved Large Lot Tentative Subdivision Map that is currently under County review and has not yet recorded. These</p>		G, I, M, B	CDRA

	<p>include 2 High Density Residential (HDR) lots, 3 Open Space Preserve (OS) lots, 1 Neighborhood Park (P) lots, and 1 Commercial Mixed Use (CMU). These Large Lots may be created by recordation of the Large Lot Final Map but may be included in the Property 15 (PLN17-00380) Small Lot Vesting Tentative Subdivision Final Map(s). Development of all lots shown on the Property 15 (PLN17-00380) Small Lot Vesting Tentative Subdivision, including those created by the Large Lot Final Map located within the Small Lot Vesting Tentative Subdivision Map boundaries, are subject to the conditions of approval contained herein. Commercial Mixed Use lot: A Small Lot Final Map is required to be filed for the lot shown on either the Large Lot or Small Lot Tentative Map and Design Review approval in order to obtain development rights for this Lot.</p> <p>The public infrastructure necessary to serve Property 15 Small Lot Vesting Tentative Subdivision Map and the entire Development Phase for Properties 1A, 3, 4B, 7, 12B, 15, and 19 within the Placer Vineyards Specific Plan (PVSP) area is described in the Development Phase Phasing Plan document. The infrastructure descriptions and construction triggers are intended to serve as references and the final infrastructure requirements are subject to the conditions of approval contained herein. The Property 15 Small Lot Vesting Tentative Map is subject to the provisions of all approved PVSP Master Plans and obligations and requirements of the Amended and Restated Development Agreement, recorded on February 9, 2015.</p>		
2.	<p>Final Development Plans</p> <p>Following Small Lot Vesting Tentative Map approval and within 30 days from the date of the public hearing approving the Small Lot Vesting Tentative Map, the owner/applicant shall submit five (5) full-size prints to the Community Development Department of the approved Small Lot Vesting Tentative Map [(5) sheets] for distribution to other County departments, that included the following changes to the Small Lot Vesting Tentative Map to the satisfaction of the DRC.</p> <p>Alternatively, the applicant shall show the following items on the Small Lot Final Map to the satisfaction of the DRC without the requirement to revise the Small Lot Vesting Tentative Map:</p> <ul style="list-style-type: none"> A) Add a Note to cross sections E-1 and D2 on Sheet 5 stating “A 6 inch concrete vertical curb may be required as an alternative to the 6 feet of Aggregate Base inside shoulder during the Improvement Plan process at the discretion of the County to provide a minimum of 20 feet of drivable surface for emergency services”. B) Provide an update to the tables in the approved Development Phase Phasing Plan to include the Density Bonus units approved with this Property 15 entitlement to the satisfaction of the DRC. C) Sheet 6, Offsite Infrastructure Plan: Add “Property 9” to Item 19 as an offsite easement that is needed to improve Dyer Lane and the intersection with 16th Street; revise Items 7 and 8 to indicate that the full width easement is needed from only Property 12A as no portion of South Town Center Drive is located on Property 12B; . D) Identify Lots L, M, and O as Landscape Lots rather than MDR and/or REL. 	G, I, M, B	PLN, ESD

3.	<p>Validity</p> <p>The Applicant/Developer shall exercise this Small Lot Vesting Tentative Subdivision Map as set forth in the terms of the Second Amended and Restated Development Agreement By and Between the County of Placer and Palladay Greens LLC Relative to Property 15 of the PVSP recorded on February 9, 2015.</p>	OG	PLN
4.	<p>Improvements In the PVSP</p> <p>The owner/applicant shall be subject to the Second Amended and Restated Development Agreement and the Development Phase Phasing Plan for thresholds, timelines and deadlines for the construction and final completion of various improvements for the Placer Vineyards Specific Plan. The various improvements are outlined and detailed in these documents and include, but are not limited to, street work, dry utilities, sanitary sewer, storm drainage, potable water, recycled water, and open space/detention/erosion control, construction. The threshold and timelines included in these documents require facilities to be constructed and completed based on number of building permits issued, dwelling unit equivalents, warrants, and in some cases, number of residential units that are occupied. The owner/applicant shall be required to address these thresholds and timelines as the project moves forward through the various development stages and shall be subject to the various fair share requirements, as described within these documents and any amendments thereto.</p>	M	CDRA, F, S
5.	<p>Indemnity for the County</p> <p>The Applicant/Developer shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as Placer Vineyards Specific Plan. The Applicant/Developer 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 PVSP or any decisions made by the County relating to the approval of PVSP. Upon request of the County, the Applicant/Developer shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.</p>	OG	CDRA, F, S
6.	<p>Vesting Tentative Subdivision Map</p> <p>The Vesting Small Lot Tentative Subdivision map is expressly conditioned upon compliance with all applicable environmental mitigation measures in the Placer Vineyards Specific Plan and certified Environmental Impact Report. The Vesting Small Lot Tentative Subdivision map shall comply with the adopted Placer Vineyards Specific Plan,</p>	OG	CDRA

	Development Standards, and Design Guidelines as amended dated January 2015. Those provisions and regulations not addressed by these documents shall be regulated by the Placer County Code.		
7.	<p>PVDA and Amendments</p> <p>The owner/applicant shall comply with all the provisions of Second Amended and Restated Development Agreement By and Between the County of Placer and Palladay Greens LLC Relative to Property 15 of the PVSP recorded on February 9, 2015 (Development Agreement) and any approved amendments by and between the County and the owner/applicant of the project.</p>	G, I, M, B	CDRA
8.	<p>Site Design Review</p> <p>All development within the Placer Vineyards Specific Plan Area is subject to Design/Site Review (Specific Plan Section 1.6.6) review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal for Building Permits of residential subdivision projects and prior to submittal of the Improvement Plans for non-residential subdivision/commercial projects and shall include, but not be limited to: Architectural colors, materials, and textures of all public structures such as wall and bus stop shelters; public landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, trails, wetland impacts, wetland replacement areas.</p>	I, B	CDRA
9.	<p>Mitigation Monitoring Reporting Program</p> <p>The owner/applicant shall be required to implement the applicable mitigation measures in the PVSP Mitigation Monitoring and Reporting Program (dated 2016) pursuant to Board of Supervisor Resolution No.2016-218 and Public Resources Code 21081.6 and any amendments thereto. The mitigation monitoring and reporting measures identified in the Placer Vineyards Specific Plan EIR which have been adopted in order to mitigate or avoid significant effects on the environment. References to some of these mitigation monitoring and reporting measures are identified within and/or at the end of these conditions. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g. staff and consultant time). PVDA 2.5.2</p>	OG	CDRA
DEVELOPMENT COST AND FEE REQUIREMENTS			
10.	<p>PVSP Development Impact Fees</p> <p>The owner/applicant shall be subject to all Placer Vineyards Specific Plan Area development impact fees per Section 2.5 of the Second Amended and Restated Development Agreement By and Between the County of Placer and Palladay Greens LLC Relative to Property 15 of the PVSP recorded on February 9, 2015 (Section 2.5 of the PVDA).</p>	I, B	CDRA, CEO
11.	<p>Prior to issuance of Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Dry Creek), 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 DPWF:</p>	B	DPFW

	<p>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)</p> <p>The current total combined estimated fee is \$4,877 per DUE (\$3,672,381 total based on the 753 small lot units approved on the Tentative Map; HDR and CMU unit fees would be assessed separately on future entitlement applications). 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 shall be those in effect at the time the payment occurs.</p>		
12.	<p>Developers of property within the Placer Vineyards Specific Plan area shall be responsible for the project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant transportation-related impacts, as identified in this traffic analysis, consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the 1994 <i>Placer County General Plan</i> as amended. The project's contribution toward such improvements, which the County recognizes will not be sufficient to mitigate all transportation-related impacts to less than significant levels, may take any, or some combination, of the following forms: (MM 4.7-2a, 4.7-3a, 4.7-4a, 4.7-5a, 4.7-6a, 4.7-8a, 4.7-9a, 4.7-12, 4.7-13a, 4.7-14a, 4.7-15a, 4.7-16a, 4.7-17a, 4.7-18a, 4.7-19a)</p> <ul style="list-style-type: none"> A) Construction of roads and related facilities within and adjacent to the boundaries of the Specific Plan area, which may be subject to fee credits and/or reimbursement, coordinated by the County, from other fee-paying development projects with respect to roads or other facilities that would also serve fee-paying development projects other than Placer Vineyards; B) Construction of roads and/or road improvements or other transportation facilities outside the boundaries of the Specific Plan area but within unincorporated Placer County, subject in some instances to future reimbursement, coordinated by the County, from other fee-paying development projects where the roads or improvements at issue would also serve fee-paying development projects other than Placer Vineyards; C) The payment of impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation facilities to be built or improved within unincorporated Placer County, consistent with the County's CIP; D) The payment of impact fees to the South Placer Regional Transportation Authority (SPRTA) in amounts that constitute the Project's fair share contribution to the construction of transportation facilities funded through fees collected by the SPRTA for Tier 1 and/or Tier 2 projects; E) The payment of other adopted regional impact fees that would provide improvements to roadways, intersections and/or interchanges that are affected by multiple jurisdictions (e.g., Walerga/ Fiddymment/ Baseline); F) The payment of impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation facilities and/or improvements within the City of Roseville, Sacramento County and/or Sutter County needed in whole or in part because of the Specific Plan, to be made available to the City of Roseville, Sacramento County, and/or Sutter County, if and when those jurisdictions and Placer County enter into an enforceable agreement consistent with <i>Placer County General Plan Policy</i> 	B	DPWF

	<p>3.A.15(c). At the time of issuance of building permits for individual development projects within the Specific Plan area, the County shall collect fair share fee payments for improvements or facilities addressed by its CIP as it exists at that time;</p> <p>G) Developers of property within the Placer Vineyards Specific Plan area shall pay impact fees to Placer County in amounts that constitute the Specific Plan’s fair share contributions to the construction of transportation facilities and/or improvements on federal or State highways or freeways needed in part because of the Specific Plan, to be made available to Caltrans if and when Caltrans and Placer County enter into an enforceable agreement consistent with State law and <i>Placer County General Plan Policy 3.A.15</i>; and</p> <p>H) In pursuing a single agreement or multiple agreements with the City of Roseville, Sacramento County, Sutter County, and Caltrans, Placer County shall negotiate in good faith with these other jurisdictions to enter into fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the Placer Vineyards Specific Plan, commitments for the provision of adequate fair share mitigation payments from the Specific Plan for its out-of-jurisdiction traffic impacts and its impacts on federal and state freeways and highways.</p>		
13.	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements:</p> <p>A) Widening of Walerga Road to four lanes from Baseline Road to PFE Road to provide LOS “A” (V/C 0.43). (MM 4.7-2b)</p> <p>B) Construct a second through lane on the southbound approach, a right turn lane to the eastbound approach and construct a second left turn lane on both the eastbound and westbound approaches to improve the intersection of Fiddyment Road and Baseline Road to LOS “C” (V/C 0.80) in the p.m. peak hour. (MM 4.7-3b.i)</p> <p>C) Convert the southbound right turn lane into a free right turn lane, to improve the intersection of Fiddyment Road and Baseline Road to LOS “D” (V/C 0.87) in the a.m. peak hour. (MM 4.7-3b.ii)</p> <p>D) Construct a second through lane on both the northbound and southbound approaches, to improve the intersection of Walerga Road and PFE Road to LOS “B” (V/C 0.66) in the a.m. peak hour and LOS “D” (V/C 0.80) in the p.m. peak. (MM 4.7-3b.iii)</p>	I, B	DPWF
14.	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute fees toward the following improvements, which are part of the City of Roseville’s 2020 CIP:</p> <p>A) A second through lane on the eastbound approach, to improve the intersection of Woodcreek Oaks Boulevard and Baseline Road to LOS “A” (V/C 0.57). (MM 4.7-4b, first bullet)</p> <p>B) A second left turn lane on both the northbound, southbound and westbound approaches, a third through lane to the northbound approach and fourth through lane to the southbound approach to improve the intersection of Foothills Boulevard and Baseline Road to LOS “C” (V/C 0.71). (MM 4.7-4b, second bullet)</p> <p>C) A second left turn lane on all of the approaches, a second through lane on both the northbound and southbound approaches, and a third through lane on the eastbound and westbound approaches to improve the</p>	I, B	DPWF

	<p>intersection of Woodcreek Oaks Boulevard and Pleasant Grove Boulevard to LOS "A" (V/C 0.50). (MM 4.7-4b, third bullet)</p> <p>D) A second left turn lane on the westbound approach, a third left turn lane on the southbound approach, and second through lane on both the northbound and southbound approaches, to improve the intersection of Foothills Boulevard and Cirby Way to LOS "B" (V/C 0.70). [Part of the City of Roseville 2020 CIP] (MM 4.7-4b, fourth bullet)</p> <p>E) Implement Mitigation Measure 4.7-3(b)(ii), which would result in LOS "C" (V/C 0.78) at the intersection of Fiddymont Road and Baseline Road using the Roseville methodology. [Part of the City of Roseville 2020 CIP] (MM 4.7-4b, fifth bullet)</p>		
15.	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County:</p> <p>A) Widen Watt Avenue to six lanes from the Placer County line to Elverta Road to provide LOS "D" (0.87). (MM 4.7-5b, 1)</p> <p>B) Widen Watt Avenue to six lanes from Elverta Road to Antelope Road to provide LOS "C" (0.71). (MM 4.7-5b, 2)</p> <p>C) Widen Watt Avenue to six lanes from Antelope Road to Elkhorn Boulevard to provide LOS "D" (0.90). (MM 4.7-5b, 3)</p> <p>D) Widen Watt Avenue to six lanes from Elkhorn Boulevard to Don Julio Boulevard to provide LOS "D" (0.87). (MM 4.7-5b, 4)</p> <p>E) Widen Elkhorn Boulevard to six lanes from Walerga Road to I_80 to provide LOS "E" (0.96). (MM 4.7-5b, 5)</p> <p>F) Install a traffic signal to improve the intersection of Elwyn Avenue and Elverta Road to LOS "C" (V/C 0.74) in the a.m. peak hour and LOS "D" (V/C 0.82) in the p.m. peak hour. (MM 4.7-6b, 1)</p> <p>G) Install a traffic signal to improve the intersection of 16th Street and Elverta Road to LOS "E" (V/C 0.90) in the a.m. peak hour and LOS "D" (V/C 0.87) in the p.m. peak hour. (MM 4.7-6b, 2)</p> <p>H) Construct a second exclusive left turn lane on the southbound approach to improve the intersection of Watt Avenue and Antelope Road to LOS "E" (V/C 0.93) in the p.m. peak hour. (MM 4.7-6b, 3)</p> <p>I) Construct a second exclusive right turn lane on the westbound approach to improve the intersection of Walerga Road and Elkhorn Boulevard to LOS "D" (V/C 0.87) in the p.m. peak hour. (MM 4.7-6b, 4)</p> <p>J) Construct a third northbound through lane to improve the intersection of Watt Avenue and Don Julio Boulevard to LOS "D" (V/C 0.87) in the p.m. peak hour. (MM 4.7-6b, 5)</p> <p>K) Construct a third northbound through lane to improve the intersection of Watt Avenue and Air Base Drive to LOS "C" (V/C 0.80) in the a.m. peak hour and LOS "D" (V/C 0.86) in the p.m. peak hour. (MM 4.7-6b, 6)</p> <p>L) Construct a second westbound left turn lane to improve the intersection of Watt Avenue and Roseville Road to LOS "E" (V/C 0.92) in the p.m. peak hour. (MM 4.7-6b, 7)</p> <p>M) Widen Watt Avenue to six lanes from the Placer County line to Antelope Road, to reduce the V/C from 1.75 to 1.17 (LOS "F"). (MM 4.7-15b, 1)</p> <p>N) Widen Watt Avenue to eight lanes from Antelope Road to Elkhorn Blvd. to provide LOS "E". (MM 4.7-15b, 2)</p>	I, B	DPWF

- O) Widen Sorento Road to four lanes from the Placer County line to Elverta Road to provide LOS "A". (MM 4.7-15b, 3)
- P) Widen Elwyn Avenue to four lanes from the Placer County line to Elverta Road to provide LOS "A". (MM 4.7-15b, 4)
- Q) Widen 16th Street to four lanes from the Placer County line to Elverta Road, to provide LOS "B". (MM 4.7-15b, 5)
- R) Widen Dry Creek Road to four lanes from U Street to Ascot Avenue to provide LOS "C". (MM 4.7-15b, 6)
- S) Construct a second left turn lane on the eastbound approach to improve the intersection of Sorento Road and Elverta Road to LOS "F" conditions (V/C 1.11) during the a.m. peak hour. (MM 4.7-16b, 1)
- T) Construct a second left turn lane on the eastbound approach to improve the intersection of Elwyn Avenue and Elverta Road to LOS "E" conditions (V/C 0.94) (MM 4.7-16b, 2)
- U) Construct a second left turn lane on the eastbound approach to improve the intersection of Palladay Road and Elverta Road to LOS "F" conditions (V/C 1.07) during the p.m. peak hour. (MM 4.7-16b, 3)
- V) Construct a second through lane on the northbound and southbound approaches, and a right turn lane on the eastbound and westbound approaches to improve the intersection of 16th Street and Elverta Road to LOS "B" conditions (V/C 0.66) during the a.m. peak hour and to LOS "C" conditions (V/C 0.77) during the p.m. peak hour. (MM 4.7-16b, 4)
- W) Construct a third through lane on the eastbound and westbound approaches at the Watt Avenue and Elverta Road intersection to provide LOS "F" conditions (V/C 1.11) during the p.m. peak hour. (MM 4.7-16b, 5)
- X) Construct a third through lane on the northbound and southbound approaches at the Walerga Road and Elverta Road intersection to provide LOS "F" conditions (V/C 1.16) during the a.m. peak hour. (MM 4.7-16b, 6)
- Y) Construct a third through lane on the northbound and southbound approaches, and second left turn lane on the westbound approach at the Watt Avenue and Antelope Road intersection to provide LOS "C" (V/C 0.80) conditions during the p.m. peak hour. (MM 4.7-16b, 7)
- Z) Construct a second through lane on the northbound approach at Dry Creek Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.99) during the p.m. peak hour. (MM 4.7-16b, 8)
- AA) Construct a fourth through lane on the northbound and southbound approaches at the Watt Avenue and Elkhorn Boulevard intersection to provide LOS "E" (V/C 0.94) in the a.m. peak hour and LOS "F" conditions (V/C/1.14) during the p.m. peak hour. (MM 4.7-16b, 9)
- BB) Construct a second left turn lane and a second right turn lane on the westbound approach at the Walerga Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.94) during the p.m. peak hour. (MM 4.7-16b, 10)
- CC) Construct a third through lane on the northbound approach and a second westbound right turn lane at the Watt Avenue and Air Base Drive intersection to provide LOS "E" conditions (V/C 0.91) during the p.m. peak hour. (MM 4.7-16b, 11)
- DD) Construct a second left turn lane on the westbound approach at the Watt Avenue and Roseville Road intersection to provide LOS "F" conditions (V/C 1.24) during the p.m. peak hour. (MM 4.7-16b, 12)

16.	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sutter County:</p> <ul style="list-style-type: none"> A) Install a signal at the intersection of Riego Road and Natomas Road to provide LOS "A" (V/C ratio 0.60) in the a.m. peak and LOS "B" (V/C 0.61) in the p.m. peak. (MM 4.7-8b, 1) B) Install a signal at the intersection of Riego Road and Pleasant Grove Road (North) to provide LOS "C" (V/C ratio 0.70) in the a.m. peak and LOS "B" (V/C 0.64) in the p.m. peak. (MM 4.7-8b, 2) C) Install a signal at the intersection of Riego Road and Pleasant Grove Road (South) to provide LOS "C" (V/C ratio 0.70) in the a.m. peak and LOS "C" (V/C 0.74) in the p.m. peak. (MM 4.7-8b, 3) D) At the intersection of Highway 99/70 and Riego Road, construct a third northbound and southbound through lanes (2,000 to 3,000 feet long) to provide LOS "D" (V/C ratio of 46.5 seconds) in the a.m. peak; or, construct the Highway 70/99 interchange at Riego Road. (MM 4.7-8b, 4) E) Widen Pleasant Grove Road to four lanes from Riego Road to the Sacramento County line. (MM 4.7-17b, 1) F) Construct a second left turn lane on the southbound approach, to improve the intersection of Pleasant Grove Road (North) and Riego Road to LOS "D" (V/C ratio 0.83) in the a.m. peak and LOS "D" conditions (V/C 0.87) in the p.m. peak. (MM 4.7-18b, i) G) Construct a second left turn lane on the northbound and westbound approaches, to improve the intersection of Pleasant Grove Road (South) and Riego Road to LOS "C" (V/C ratio 0.78) in the a.m. peak and LOS "D" conditions (V/C 0.87) in the p.m. peak. (MM 4.7-18b, ii) 	I, B	DPWF
17.	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements on State highways:</p> <ul style="list-style-type: none"> A) Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard. (MM 4.7-9b, 1) B) Widen Interstate 80 to ten lanes from Antelope Road to Riverside Avenue. (MM 4.7-9b, 2) C) Widen Interstate 80 to eight lanes from Riverside Avenue to Douglas Boulevard. (MM 4.7-9b, 3) D) Widen Business 80 to eight lanes from Fulton Avenue to Watt Avenue. (MM 4.7-9b, 4) E) Consider construction of additional lanes on Interstate 80 from Auburn Boulevard to Madison Avenue, or other improvements. (MM 4.7-9b, 5) F) Widen Hwy 70/99 to six lanes from Riego Road to Interstate 5. (MM 4.7-19b, 1) G) Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard. (MM 4.7-19b, 2) H) Widen Interstate 80 to twelve lanes from Longview Drive to Watt Avenue. (MM 4.7-19b, 3) I) Widen Interstate 80 to ten lanes from Antelope Road to Douglas Boulevard. (MM 4.7-19b, 4) J) Consider construction of additional lanes on Interstate 80 from Auburn Boulevard to Madison Avenue, or other improvements. (MM 4.7-19b, 5) 	I, B	DPWF
18.	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements:</p>	I, B	DPWF

	<p>A) A third northbound and southbound through lane, a second eastbound and westbound through lane, a second northbound, an eastbound and westbound left turn lane and a free eastbound right turn lane to improve the intersection of Walerga Road and PFE Road to LOS "F" (V/C 1.19) in the p.m. peak hour. (MM 4.7-13b, i)</p> <p>B) A third northbound and southbound through lane to improve the intersection of Walerga Road and Town Center Drive to LOS "B" (V/C ratio 0.61) in the a.m. peak hour and LOS "C" (V/C 0.73) in the p.m. peak hour (MM 4.7-13b, ii)</p> <p>C) Conversion of the northbound right turn lane into a free right turn lane to improve the intersection of Watt Avenue and Dyer Lane to LOS "E" (V/C 0.94) in the a.m. peak hour and LOS "F" (V/C 1.03) in the p.m. peak hour. (MM 4.7-13b, iii)</p> <p>D) Conversion of the northbound right turn lane into a free right turn lane to improve the intersection of East Dyer Lane and Baseline Road to LOS "E" (V/C 0.92) in the a.m. peak hour. (MM 4.7-13b, iv)</p> <p>E) A third southbound and northbound through lanes to the intersection of Fiddymont Road and Baseline Road to improve operations from LOS "E" to LOS "D". (MM 4.7-14b)</p>		
19.	Consistent with Mitigation Measure 4.7-2, participate in the City of Roseville ITS/TDM program on a fair share basis as determined by the County in consultation with the City of Roseville. (MM 4.7-14b)	I, B	DPWF
20.	Prior to Building Permit issuance, the developer shall pay the Tier II Development Fee (the "Tier II Fee") as established pursuant to the "Memorandum of Agreement, Tier II Development Fee Program", effective May 27, 2009 and subsequent amendments (current amendment date May 24, 2017) as set forth in the Development Agreement (D.A. 2.5.5.2).	B	DPWF
21.	Prior to Building Permit issuance, the developer shall pay a fee of up to \$300 per dwelling unit equivalent as adjusted annually to provide funding for the construction of an interchange at the intersection of State Highways 99/70 and Riego Road in Sutter County (the "99/70 Riego Interchange Fee") as set forth in the Development Agreement (D.A. 2.5.5.3). The actual fees to be paid will be those in effect at the time the payment occurs.	B	DPWF
22.	Prior to Building Permit issuance, the developer shall pay to the County a fee of \$313 per dwelling unit equivalent as adjusted annually to provide funding to the City of Roseville as such full mitigation of all impacts on the City of Roseville circulation system associated with the development of the Specific Plan (the "Roseville Impact Fee") as set forth in the Development Agreement (D.A. 2.5.5.4). The actual fees to be paid will be those in effect at the time the payment occurs.	B	DPWF
23.	Prior to issuance of Building Permits (or permit for other entitlement if no building permit is involved) or recordation of a Small Lot Final Map, the PVSP Fee Program shall be created, adopted, imposed, and implemented to the satisfaction of the County as set forth in the Development Agreement. The PVSP Fee will consist of the following four independent, separate fees: Infrastructure Fee; Supplemental County Facilities Fee; Neighborhood Park Fee; and Community Park Fee.	B ,M	CDRA, PR

24.	Prior to issuance of Building Permits, the project shall be subject to the payment of fees per the requirements of the PVSP Fee Program in effect at the time the payment occurs. The PVSP Fee Program includes the PVSP Infrastructure Fee, Supplemental County Facilities Fee, Neighborhood Park Fee, and Community Park Fee.	B	ESD, PR
25.	Prior to Improvement Plan approval and recordation of the Final Subdivision Map, the applicant shall provide the Engineering and Surveying Division with a PVSP Fee Shortfall Certificate from the Development Group, as set forth in the Development Agreement (D.A. 3.2), indicating whether or not any PVSP Shortfall Payment is required.	I, M	ESD
26.	In accordance with the terms of the Placer Vineyards Development Agreement, the following fees shall be paid with the timing as identified below, however, the actual fees paid will be those in effect at the time payment occurs: A) Enhancement of Agricultural Water Supply fee, \$1,000 per dwelling unit, prior to Building Permit issuance (D.A. Section 2.5.5.1) B) Land Equalization Fee Program, prior to the recordation of the Final Subdivision Map(s) (D.A. Section 2.5.7). The Developer must deliver to the County written confirmation from the Development Group that either (i) Developer has paid to the Development group any required Land Equalization Fee or (ii) Developer is not required to pay any Land Equalization Fee in connection with the requested approval.	B, M	PLN
27.	Prior to Improvement Plan approval, new development in the Specific Plan area within the Steelhead Creek (NEMDC) tributary shall be subject to payment of fair share stormwater volume mitigation fees to the County of Sacramento. The original estimated fees ranged from \$259.00 to \$652.00 per acre. (Fee Schedule for Zone 11C) and are adjusted annually. The actual fees to be paid will be those in effect at the time the payment occurs. Prior to Improvement Plan approval, the applicant shall provide evidence to the Engineering and Surveying Division that the fees have been paid to Sacramento County. (ESD) (ref. MM 4.3.2-1i)	I	ESD
IMPROVEMENTS / IMPROVEMENT PLANS			
28.	The Applicant/Developer shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. 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/Developer shall pay plan check and inspection fees and, if applicable, 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 costs 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/Developer'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 for non-	I, OG	ESD

	<p>residential subdivision/commercial. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the Applicant/Developer'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.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>The Applicant/Developer shall provide one (1) copy electronic copy of the approved Small Lot Tentative Subdivision Map(s) and two copies of the approved conditions with the plan check application. The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.</p> <p>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division 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. (ESD) (ref. MM 4.5-4c, 4.3.4-2b, 4.3.4-3b, 4.3.4-7b)</p>		
29.	<p>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 Division (ESD) concurs with said recommendation.</p> <p>The Applicant/Developer 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/Developer'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 Division (ESD).</p> <p>The Applicant/Developer 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. One year after the County's</p>	I	ESD

	<p>acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project Applicant/Developer or authorized agent.</p> <p>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 or other appropriate punitive action. In determining what constitutes appropriate punitive action, the hearing body shall be guided by the penalty options set forth in Article 15.48 and Article 17.62 of the Placer County Code (ESD) (ref. MM 4.5-4d, 4.5-4a, 4.3.4-2b, 4.3.4-3b, 4.3.4-7b, 4.2-6a)</p>		
30.	Development within Property 15 is required to construct the infrastructure improvements identified in the approved Development Phase Phasing Plan and future amendments thereto as necessary to serve the proposed project and/or build out of the Specific Plan and as determined by Placer County and/or any service provider.	I	ESD
31.	Development within Property 15 shall construct the offsite infrastructure improvements identified on the Offsite Infrastructure Plan included with the Tentative Map. All offsite improvements shall obtain Improvement Plan approval prior to or concurrent with the Improvement Plans for the onsite subdivision improvements and shall be constructed concurrently with the proposed onsite subdivision improvements as necessary to serve the proposed project and as determined by Placer County and/or any service provider. All offsite easements required for the offsite improvements shall be obtained by the applicant prior to the approval of the Improvement Plans for the offsite improvement and to the satisfaction of the Engineering and Surveying Division.	I	ESD
32.	Landscaping design, materials, installation, and maintenance in roadway medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable County requirements. Landscaping shall satisfy and fully implement Landscape Master Plan and Placer Vineyards Policy 6.5 (Landscape Corridors on Major Streets), 6.6 (Street Landscape Corridor Design), 6.7 (Street Tree Design). Landscaping plans shall be submitted for review and approval by the Community Development Resources Agency in conjunction with submittal of Improvement Plans.	I	PLN
33.	The location of all utility structures shall be coordinated with and depicted on the landscaping plan. Location and installation of utility structures shall be to the satisfaction of the Community Development Resources Agency Director. Public utility lines, along public street frontages and/or in landscaped areas shall be underground type unless otherwise approved by the Community Development Resources Agency Director. The applicant and the County shall ensure consistency with Policy 8.1 (Public Facilities Implementation), 8.2 (Public Utilities and Services to the Special Planning Area). Light poles shall not be located so as to conflict with the planting or future growth and shading of trees throughout the site.	I	CDRA
34.	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. (ref. MM 4.5-4e)	I	ESD

DRAINAGE AND WATER QUALITY

35.	On the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Subdivision Map(s) show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.	I	ESD
36.	On the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Subdivision Map(s) show that finished house pad elevations for any Lot adjacent to a 100-year floodplain shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. 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 Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.	I	ESD
37.	As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during the Subsequent Conformity Review process shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The Final Drainage Report shall be consistent with the approved Master Project Drainage Study. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the <i>Placer County Storm Water Management Manual</i> and Placer County Code that are in effect at the time of improvement plan submittal. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in the Revised Draft EIR. (ESD) (MM 4.3.2-1a, 4.3.2-2a, 4.3.2-3b, 4.3.4-3a, 4.3.4-1b, 4.3.4-1e, 4.3.4-7c, 4.11.9-1b, 4.11.9-1e)	I	ESD
38.	The Improvement Plans and final Drainage Report shall identify the limits of existing and proposed floodplains. Channel/swale construction and/or improvements with new development shall be designed in accordance with the <i>Placer County Storm Water Management Manual</i> and provide sufficient freeboard for the 100-year event and shall be identified with floodplain delineations. (ref. MM 4.3.2-3c)	I	ESD
39.	The Improvement Plans shall show the construction of flood-warning devices (e.g., rain gauges, stream gauges with radio transmitters) within floodplains as indicated in the <i>Placer County Storm Water Management Manual</i> and Placer County Code. (ref. MM 4.3.2-3d)	I	ESD
40.	The Improvement Plan submittal and Drainage Report shall provide details showing that storm water run-off peak flows and volume shall be reduced to pre-project conditions levels for the 2-, 10-, 25- and 100-year storm events through the construction of regional retention and detention facilities for the Curry Creek and Steelhead Creek	I	ESD

	watersheds. Retention/detention facilities in the Steelhead Creek watershed shall incorporate gates, as described in the <i>Master Project Drainage Study</i> , to control flows during a Sankey Gap spill. A protocol shall be established by Placer County in cooperation with the Sacramento Area Flood Control District for monitoring of the Sankey Gap spill and for operation of the gates. Responsibility for the operation and maintenance of the gates shall be assumed by the County Service Area that will serve the Specific Plan area. Construction of regional retention and detention facilities shall be prior to or concurrent with the initial development of the Specific Plan area. Runoff from development within the Dry Creek watershed shall not be detained or retained. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that is in effect at the time of submittal, and to the satisfaction of ESD. Retention and detention facilities shall be designed to be consistent with the <i>Master Project Drainage Study</i> for the Specific Plan. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ref. MM 4.3.2-1b, 4.3.4-1b, 4.11.9-1b)		
41.	New development shall not alter the post-development mitigated drainage shed boundaries identified in the Master Project Drainage Study in a way that would increase the peak flow runoff or runoff volume. (ref. MM 4.3.2-1g)	I	ESD
42.	The Improvement Plans shall show drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in conformance 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 ESD. These facilities shall be constructed with subdivision improvements. Prior to Improvement Plan approval for projects without Final Subdivision Map(s) or prior to Final Subdivision Map(s) recordation, easements shall be created and offered for dedication as required by the ESD. Maintenance of these facilities shall be provided by the entity responsible for drainage maintenance (i.e. Park Services CFD or County Services CFD). (ref. MM 4.3.2-1c)	I, M	ESD
43.	Prior to any construction commencing, the Applicant/Developer shall provide evidence to the Engineering and Surveying Division of a Waste Discharge Identification (WDID) number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit. (ref. MM 4.3.4-2a, 4.5-4f)	I	ESD
44.	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 Division (ESD)). 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 Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. No	I	ESD

	<p>water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All permanent BMPs shall be maintained as required to ensure 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. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ref. MM 4.3.4-1d, 4.3.4-2c, 4.3.4-1e, 4.3.4-7c, 4.3.4-1f, 4.3.4-1g, 4.3.4-1c, 4.3.4-2b, 4.3.4-7b)</p>		
45.	The Improvement Plans shall show the precise location and final design of the regional water quality detention/sedimentation basins proposed as a part of this project, as described in the <i>Master Project Drainage Study</i> . Prior to Improvement Plan approval, the Parks CFD shall be formed that will include the method or methods for funding the long-term maintenance of regional water quality maintenance measures. (ref. MM 4.3.4-1a, 4.3.4-1b, 4.3.4-1c)	I	ESD
46.	Improvement Plan submittals for construction of backbone infrastructure shall include a Storm Water Pollution Prevention Plan (SWPPP). (ref. MM 4.3.4-1c, 4.5-4b)	I	ESD
47.	<p>A Notice of Intent (NOI) and supporting documents shall be submitted to the State Water Resources Control Board (SWRCB). A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for inclusion with the construction plans and for regulation of construction activities. The SWPPP shall include Best Management Practices (BMPs) which address source reduction and sediment capture and retention. BMPs shall be developed in accordance with the California Stormwater Quality Association <i>Stormwater Best Management Practices Handbook for Construction and New Development/Redevelopment</i> (or other similar source).</p> <p>Uncemented silty soils are prone to erosion. According to requirements, as set forth in Section 402 (p) of the Clean Water Act as amended in 1987, and as administered by the SWRCB, erosion control measures (appropriate Best Management Practices) shall be implemented during construction which conform to the National Pollutant Discharge Elimination System, Storm Drain Standards, and local standards, consistent with Best Management Practices contained in the California Stormwater Quality Association <i>Stormwater Best Management Practices Handbook for Construction and New Development/Redevelopment</i> (or other similar source). (MM 4.5-4b, 4.3.4-7c)</p>	I	ESD
48.	Prior to approval of Improvement Plans for improvement projects of one acre or greater, the developer/project proponent shall submit a Storm Water Pollution Prevention Plan (SWPPP), obtain from the SWRCB a General Construction Activity Stormwater Permit under the NPDES and comply with all requirements of the permit to minimize pollution of stormwater discharges during construction activities. (MM 4.3.4-7a)	I	ESD
49.	Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either	I	ESD

	<p>within the Final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 Permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 Permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. (ref. MM 4.11.9-1c)</p>		
50.	<p>This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.</p> <p>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. (ref. MM 4.11.9-1c)</p>	I	ESD
51.	<p>The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." Or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area.</p>	I	ESD
52.	<p>New development within the Specific Plan area shall upsize any existing undersized culverts within the Specific Plan area conveying increased flows from the proposed development. All existing culverts conveying development flow shall be identified with pre- and post-development flow quantities and capacities. All culvert analysis (existing and upsized) shall be designed in conformance with <i>the Placer County Storm Water Management Manual</i> to accommodate the 2-, 10-, 25- and 100-year storms. Flow consideration for debris clogging and sediment transport shall be provided. In addition to the 100-year event, 200-year events shall be evaluated for potential impacts to collector roadways, detention pond failure and other life-safety impacts. (MM 4.3.2-2b)</p>	I	ESD
53.	<p>The Improvement Plans shall show the location, size, and ownership of any canals on the property and the canals shall be described in the final drainage report. Provide the Engineering and Surveying Division (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. (ref. MM 4.3.2-1d)</p>	I	ESD

54.	The Improvement Plans shall show the location, recorded easements, and ownership of existing overhead power/transmission lines on the property. Provide the Engineering and Surveying Division (ESD) with a letter from the agency controlling the power lines describing any restrictions, requirements, easement limitations and/or requirements, etc. relative to construction of the project and recordation of the Final Map. Said letter shall be provided to the ESD prior to the approval of the Improvement Plans.	I, M	ESD
GRADING			
55.	Include the following standard note on the Improvement Plans: No grading activities or other disturbance of any kind may take place within the post project 100-year flood plain 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 (Article 15.52, Placer County Code). The post-project 100-year floodplain shall be designated as a development setback line on Improvement Plans and Final Subdivision Maps unless greater setbacks are required by other mitigation measures or conditions of approval. (ref. MM 4.3.2-3a)	I, M	ESD
56.	Prior to Improvement Plan approval and if required by Federal Emergency Management Agency (FEMA), the applicant shall obtain from FEMA, a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area. A copy of the letter shall be provided to the Engineering and Surveying Division prior to approval of Improvement Plans. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete.	I, CA	ESD
57.	<p>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> 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 <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. 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.</p> <p>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 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</p>	I	ESD

	Tract basis. This requirement shall be so noted on the Improvement Plans, in the CC&Rs, in the Development Notebook, and on the Informational Sheet filed with the Final Subdivision Map(s). (ref. MM 4.5-1a)		
58.	<p>If the preliminary geotechnical engineering report indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects:</p> <p>For non-pad graded lots, prior to Building Permit Issuance, the applicant shall submit to the Building Services Division for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).</p> <p>For pad graded lots, prior to final acceptance of project improvements or consideration of early Building Permits and after the completion of the pad grading for all lots, the applicant shall submit to the Engineering and Surveying Division (ESD) for review and approval, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). Once approved by the ESD, two copies of the final soil investigation and certification for each lot shall be provided to the ESD and one copy to the Building Services Division for its use.</p> <p>The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. In addition, the applicant shall include in the Development Notebook (or modify the Development Notebook to include) the soil problems encountered on each specific lot as well as the recommended corrective actions. A note shall be included on the Improvement Plans; Conditions, Covenants, and Restrictions (CC&Rs); and the Informational Sheet filed with the Final Subdivision Map(s), which indicates the requirements of this condition. (ref. MM 4.5-1b)</p>	I, CA	ESD
59.	<p>Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work. (ref. MM 4.9-3b)</p>	I	ESD
60.	<p>Upon installation of utilities, the applicant shall revegetate all areas containing natural vegetation or landscape material that are disturbed during utility line and roadway construction shall be revegetated upon completion of work utilizing plant materials similar to those disturbed. Revegetated areas shall be actively maintained until fully established, in accordance with the standards and provisions contained in the County's Landscape Design Guidelines. (MM 4.2-6a)</p>	I	PLN
61.	<p>A Grading Permit may be obtained by the applicant in order to stockpile soil on the project site (including the area outside of the approved Development Phase) prior to Improvement Plan approval for the proposed on site subdivision</p>	O	ESD

	<p>improvements to the satisfaction of the DRC. This Grading Permit would only be permitted to stockpile soil. No rough grading of the site improvements is permitted with this Grading Permit application.</p> <p>If rough grading for the site improvements is requested by the applicant, a separate Early Grading Permit/Rough Grading Plan process will need to be completed to the satisfaction of the ESD.</p>		
ROADS / TRAILS			
62.	The Improvement Plans for each phase shall show the construction of all onsite residential roadway improvements consistent with roadway design criteria described in the Placer Vineyards Specific Plan, unless otherwise approved by the County. All subdivision streets shall be designed to meet 30 miles per hour (mph) design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by the Department of Public Works and Facilities. The roadway structural section for all onsite subdivision roadways shall be designed for a Traffic Index of 7.0 (Ref. Section 4, LDM).	I	ESD
63.	ADVISORY COMMENT: The current Placer Vineyards Specific Plan and certain approved Tentative Maps include roadway cross sections with 4 foot wide sidewalks. Current State/Federal ADA standards may require wider sidewalks (eg. 5 foot minimum width). During the Improvement Plan process for any project within Placer Vineyards, the current State/Federal ADA minimum sidewalk width requirements will be required to be constructed.		
64.	Any and all development within Property 15 shall include two full movement roadway access point connections for ingress and egress from the development to the satisfaction of the County.	I	ESD
65.	<p>The Improvement Plans shall show the construction of the following roadway and intersection improvements as shown on the approved Tentative Map/Grading Plans/On and Offsite Phasing Plans unless otherwise approved by the County. Road sections shall be constructed to full width to the standards included in the Specific Plan and on the Tentative Map, unless otherwise approved by the County. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The applicant shall provide design information depicting proposed lane configurations, dimensioned lane widths, vehicle storage distances, tapers, and proposed intersection controls to the satisfaction of the County. All roadway segment improvements shall include all underground utilities required for development of the Specific Plan so that future pavement trenching is not required. The following improvements are the minimum requirements and shall be constructed to the satisfaction of the Engineering and Surveying Division and the Department of Public Works and Facilities.</p> <p>A) BASELINE ROAD</p> <ol style="list-style-type: none"> 1) Construct Baseline Road at the intersections with Palladay Road and 14th Street to include 2 through lanes in each direction (eastbound and westbound), 1 separated westbound left turn lane, and 1 separated eastbound right turn lane. 2) Construct a traffic signal at the intersections with Palladay Road and 14th Street. 3) Noise-reducing paving material (such as rubberized asphalt) shall be used during the reconstruction / 	I	ESD

widening of Baseline Road along the full frontage of the Special Planning Area (SPA) to further reduce traffic-related noise. Various studies have shown that rubberized asphalt can reduce roadway noise by 3 dB or more as compared to conventional asphalt paving material. (PLN, ESD) (MM 4.9-4a)

- 4) The roadway design speed shall be 65 mph and the structural section shall be designed for a Traffic Index of 11.0, 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 and DPWF.

B) PALLADAY ROAD (from Baseline Road to Dyer Lane)

- 1) Construct the south leg of the intersection with Baseline Road to include 2 northbound left turn lanes, 1 separated northbound right turn lane, and 2 southbound receiving lanes. A highway easement shall be dedicated for the south leg that shall accommodate an ultimate curb to curb width that includes 1 additional future northbound through lane.
- 2) Construct the intersection with 'A' Street to include the below ground signalized intersection infrastructure to accommodate the ultimate configuration for all approaches to include 1 through lane and separated left turn lane in each direction and to interconnect with the signal at Baseline Road.
- 3) Construct a traffic signal at the intersection with 'A' Street if at the time of Improvement Plan submittal for the construction of said intersection, the project is constructing the 4th leg/approach to the intersection or the signal is needed based on signal warrants/intersection Level of Service.
- 4) Construct Palladay Road at the intersection with 'A' Street to include 1 through lane and 1 separated left turn lane in each direction.
- 5) Construct the future Lot 12 (Fire Station) exit only driveway encroachment intersection with Palladay Road to include the below ground emergency vehicle signalized intersection infrastructure (with Emergency Vehicle Pre-emption) to accommodate the ultimate configuration for both approaches and to interconnect with the signal at 'A' Street and Baseline Road. The location of the driveway encroachment shall be as far from 'A' Street as possible (see the Public Facilities Conceptual Plans).
- 6) Construct Palladay Road at the intersections with 'G' Street to include 1 through lane in both directions and 1 separated southbound left turn lane.
- 7) Construct the north leg of the intersection with Dyer Lane to include 1 southbound through lane, 1 separated southbound left turn lane, 1 separated southbound right turn lane, and 1 northbound receiving lane.
- 8) The roadway design speed shall be 45 mph and the structural section shall be designed for a Traffic Index of 9.0, 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 and DPWF.

C) 16th STREET (from East Town Center Drive to Dyer Lane)

- 1) Construct the outer 26.5 feet in both directions of the road standard included in the Specific Plan and shown on the Tentative Map, unless otherwise approved by the County. This improvement would consist of the curb and gutter, 5.5 foot on street parking, 5 foot bike lane, 11 foot travel lane, 2 foot inside paved

shoulder, plus a 6 foot wide unpaved, aggregate base, inside shoulder. An inside AC dike plus 2 additional feet of pavement may be required in lieu of the 6 foot wide inside aggregate base shoulder as determined by the County.

- 2) Construct the north leg of the intersection with Dyer Lane to include 1 southbound separated left turn lane, 1 southbound separated right turn lane, and 1 northbound receiving lane. The construction of the north leg shall accommodate an ultimate curb to curb width that includes 2 additional future southbound through lanes and 1 additional future northbound receiving lane.
- 3) The roadway design speed shall be 55 mph and the structural section shall be designed for a Traffic Index of 10.0, 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 and DPWF.

D) 14TH STREET (from Baseline Road to South Town Center Drive)

- 1) Construct the south leg of the intersection with Baseline Road to include 2 northbound left turn lanes, 1 separated northbound right turn lane, and 2 southbound receiving lanes. A highway easement shall be dedicated for the south leg that shall accommodate an ultimate curb to curb width that includes 1 additional future northbound through lane.
- 2) Construct the intersection with 'A' Street to include the below ground signalized intersection infrastructure to accommodate the ultimate configuration for all approaches to include 1 through lane and separated left turn lane in each direction and to interconnect to the signal at Baseline Road.
- 3) Construct a traffic signal at the intersection with 'A' Street only if at the time of Improvement Plan submittal for the construction of said intersection, the project is constructing the 4th leg/approach to the intersection.
- 4) Construct the intersection with 'A' Street to include 1 through lane and 1 separated left turn lane on all approaches.
- 5) The roadway design speed shall be 45 mph and the structural section shall be designed for a Traffic Index of 8.5, 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 and DPWF.

E) SOUTH TOWN CENTER DRIVE (from Palladay Road to 14th Street)

- 1) Construct South Town Center Drive at the intersections with 15th Street to include 1 through lane in both directions and 1 separated eastbound left turn lane and 1 separated westbound right turn lane.
- 2) The roadway design speed shall be 45 mph and the structural section shall be designed for a Traffic Index of 8.0, 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 and DPWF.

F) DYER LANE (from Palladay Road to 16th Street)

- 1) Construct the outer 20 feet in both directions of the road standard included in the Specific Plan and shown on the Tentative Map, unless otherwise approved by the County. This improvement would consist of the curb and gutter, 4 foot bike lane, 11 foot travel lane, 2 foot inside paved shoulder, plus a 6 foot wide

unpaved, aggregate base, inside shoulder. An inside AC dike plus 3 additional feet of pavement may be required in lieu of the 6 foot wide inside aggregate base shoulder as determined by the County.

- 2) Construct the east leg of the intersection with Palladay Road to include 1 westbound through lane, 1 westbound separated right turn lane, 1 westbound separated left turn lane; and 1 eastbound receiving lane. The construction of the east leg shall accommodate an ultimate curb to curb width that includes 1 additional future westbound through lane, , and 1 additional future eastbound receiving lane.
 - 3) Construct the intersections with 'K' Drive and 17th Street to include a raised median to restrict 'K' Drive and 17th Street turning movements to right-in/right-out only.
 - 4) Construct the west leg of the intersection with 16th Street to include 1 eastbound separated left turn lane, 1 eastbound through lane, and 1 westbound receiving lane. The construction of the west leg shall accommodate an ultimate curb to curb width that includes 1 additional future eastbound through lanes; 1 additional eastbound separated right turn lane; and 1 additional future westbound receiving lane.
 - 5) Construct the intersections with Palladay Road and 16th Street to include the below ground signalized intersection infrastructure to accommodate the ultimate configuration for all approaches and to interconnect all signals on Dyer Lane.
 - 6) Construct a traffic signal at the intersection with Palladay Road and 16th Street if at the time of Improvement Plan submittal for the construction of said intersections, the project is constructing the 4th leg/approach to the intersections or the signal is needed based on signal warrants/intersection Level of Service.
 - 7) **ADVISORY COMMENT:** The applicant is proposing delaying the construction of Dyer Lane until Phase 3. The proposed phasing my delay the construction of Dyer Lane until beyond the time when the regional roadway improvement is needed and onto a small number of Lots within Phase 3 of the Property 15 development. The Dyer Lane improvements shall be constructed with Phase 3 regardless of the number of Lots within Phase 3.
 - 8) The roadway design speed shall be 55 mph and the structural section shall be designed for a Traffic Index of 10.0, 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 and DPWF.
- G) TOWN CENTER DRIVE(Avenue) (from 16th Street to just west of 17th Street)
- 1) Construct approximately 120' of full width road improvements west of the curb returns of the roundabout at the intersection of Town Center Drive (Avenue) and 17th Street to a road section 'G'. This full width improvement is in lieu of the further pie shaped frontage strip that will not be required to be constructed with this project.
 - 2) The roadway design speed shall be 45 mph and the structural section shall be designed for a Traffic Index of 9.0, 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 and DPWF.

H) G STREET

- 1) Construct the east leg of the intersection with Palladay Road to include 1 separated westbound left turn lane and 1 separated westbound right turn lane; and 1 eastbound receiving lane.
- 2) Construct the intersections with 'B' Drive and 'F' Drive to include a raised median (or extended splitter island) to restrict 'B' Drive and 'F' Drive turning movements to right-in/right-out only.
- 3) Provide "No Access" strips a minimum of 50 feet from the Highway Easements on 17th Street to provide adequate space between the mini roundabout facilities at the intersection with 17th Street and any residential Lot driveways to the satisfaction of the ESD.
- 4) The roadway design speed shall be 30 mph and the structural section shall be designed for a Traffic Index of 8.0, 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 and DPWF.

I) 17th STREET (from Town Center Drive (Avenue) to Dyer Lane)

- 1) Traffic calming measures recommended for 17th Street in the Fehr & Peers Memorandum Dated October 23, 2015 shall be implemented.
- 2) Provide "No Access" strips a minimum of 50 feet from the Highway Easements on 'G' Street to provide adequate space between the mini roundabout facilities at the intersection with 'G' Street and any residential Lot driveways to the satisfaction of the ESD.
- 3) The roadway design speed shall be 30 mph and the structural section shall be designed for a Traffic Index of 8.0, 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 and DPWF.

J) ROUNDABOUTS

- 1) Roundabouts shall be constructed at the following intersections to a design approved by the Department of Public Works and Facilities: Palladay Road/West Town Center Drive; Palladay Road/South Town Center Drive; 14th Street/East Town Center Drive; 14th Street/South Town Center Drive; 17th Street/'G' Street (mini roundabout, mountable); 16th Street/South Town Center Drive; 16th Street/'G' Street; 16th Street/Town Center Drive (Avenue); Town Center Drive (Avenue)/17th Street; South Town Center Drive/17th Street.
- 2) Single lane roundabouts shall be installed at the intersections of 16th Street and South Town Center Drive; 16th Street and Town Center Drive (Avenue); and 16th Street and 'G' Street until such time as a double-lane roundabout is required or 16th Street is widened to 2 lanes in each direction. This single lane configuration shall include the construction of the outside lane of the roundabout with sufficient width to accommodate the future ultimate double-lane roundabout.

	<p>K) INTERSECTIONS</p> <p>1) Roadway improvements constructed at intersections shall locate outside pavement edges to accommodate the ultimate lane configuration at the intersection as determined by Placer County.</p> <p>L) BIKE LANES</p> <p>1) Bike lanes on roadways shall be carried to the intersection, unless otherwise approved by Placer County.</p>		
66.	Any and all roadway segments that are constructed shall include the construction of: signage, street lights, landscaping and irrigation (when required); wet (sewer, potable water, recycled water, storm drain lines, and appurtenances) and dry (electric, telephone, gas, cable, television, broadband, and appurtenances) utility systems within and adjacent to the roadway; and roadway centerline monument boxes. The utility systems shall be constructed to their ultimate size for build out of the Specific Plan and shall be consistent with any approved Master Plan (e.g. Master Project Drainage Study, Sewer Master Plan) or any approved revision thereto. The utility system improvements constructed with the roadway segments shall include all facilities necessary for the proposed project and shall also include any and all facilities that are not necessary for the proposed project but are required for build out of the Specific Plan. Recycled water lines shall be installed under/within/adjacent to all constructed roadway segments where landscaping is provided/installed and maintained by Placer County and/or the Parks Services District (landscape lots and/or landscape easements) and to all park Lots.	I	ESD
67.	All intersections that are shown to be constructed with future signals shall show the construction of all underground conduits and wiring and interconnections (where applicable) in order to avoid future pavement cutting.	I	ESD
68.	The Improvement Plans shall show the installation of Light Emitting Diode (LED) traffic lights in all Specific Plan area traffic signals. (ref. MM 4.13-1n)	I	ESD
69.	Permanent roadway stream crossings shall be designed for a 100-year flood event.	I	ESD
70.	The County, at its sole discretion, may eliminate the construction of on-street parking from the approved street sections along certain roadway segments. When/where on-street parking is eliminated; the applicant shall construct additional landscaping improvements of the same width in-lieu of the on-street parking improvements or as otherwise required by the ESD and DPWF.	I	ESD
71.	Prior to every Improvement Plan approval and recordation of Final Map, the applicant shall submit to the ESD and DPWF for review and approval, an accounting of DUEs and units prepared by a Registered Traffic or Civil Engineer identifying the number of DUEs and units that the current project will generate along with the total number of cumulative DUEs and units generated by all phases of the project with approved Improvement Plan approvals and/or Final Maps.	I	ESD
72.	Prior to Building Permit issuance for a current development project that creates 100 percent of the DUEs that will trigger an improvement identified in the Development Phase Phasing Plan, the Development Group or the current project Applicant/Developer shall prepare, submit, obtain approval of Improvement Plans, and construct the	B	ESD

	improvements shown on the approved Improvement Plans for the triggered improvement to the satisfaction of the Engineering and Surveying Division and Department of Public Works and Facilities. The construction of the improvements shown on the Improvement Plans for the triggered improvement shall be required along with the construction of the improvements shown on the current development project's approved Improvement Plans.		
73.	If an improvement identified in the Development Phase Phasing Plan has been triggered and not constructed, then no further Building Permits shall be issued for new development within the boundaries of the proposed project and the Specific Plan (D.A. 3.5.3.1) until such time that the triggered improvement has been constructed and accepted by the County.	B	ESD
74.	For any Improvement Plans submitted and/or approved for a triggered improvement that is not being required to be constructed by the current project Applicant/Developer, the current project Applicant/Developer shall give the ownership of the Improvement Plans for the triggered improvement to the Development Group. The Development Group shall provide written acceptance of the Improvement Plans as the new owner of the plans. The Development Group shall either provide any future Applicant/Developer with the Improvement Plans for the triggered improvement to be used for and/or constructed by (as needed) the future Applicant/Developer project approvals or the Development Group shall construct the triggered improvements from an approved Improvement Plan for the triggered improvement. This process shall be completed at the sole discretion of and to the satisfaction of the County.	I	ESD
75.	Construct a paved trail/sidewalk from 'J' Drive to 17 th Street along the southern property line of Lot H near Lots 16 and 17 in Village 7A and from 'J' Drive to 16 th Street along the southern portion of Lot H near Lot 8 in Village 7C for pedestrian circulation to the satisfaction of the DRC. Construct a paved trail/sidewalk from the end of Courts 1, 4, 13 and 'R' and 'Q' Drives to Dyer Lane, South Town Center Drive, or Town Center Drive (Avenue) as appropriate through the landscape Lots for pedestrian circulation to the satisfaction of the DRC.	I	ESD
76.	The Improvement Plans shall show the construction of bus turnouts and shelters at the locations shown on the approved Tentative Map and in the Transit Master Plan to the satisfaction of Placer County. The bus turnouts and onsite shelters shall be constructed at the same time as the roadway segments are required to be constructed, unless otherwise determined by the Engineering and Surveying Division and the Department of Public Works and Facilities (e.g. such as a fee in-lieu of construction of the shelters). (ref. MM 4.7-10b)	I	ESD
77.	The Improvement Plans shall show that roadway improvements, constructed with each project phase, shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) and easements as required by the Engineering and Surveying Division. As each road is extended into other project phases, these turn-around improvements shall be removed or modified as required.	I	ESD
78.	The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing plan shall be provided to the ESD for review and approval.	I	ESD

79.	Prepare and implement construction traffic management plans for on-site and off-site construction activities for all development projects, including coordination with appropriate agencies, and implement a community relations program during construction period. The purpose of the construction traffic management plan is to minimize adverse Level of Service or neighborhood traffic impacts during the various phases of construction. (ref. MM 4.7-1)	I	ESD
80.	The Improvement Plans shall show streetlight(s), designed in accordance with the Caltrans Traffic Manual and Standard Plans and installed to the satisfaction of the Department of Public Works and Facilities and the electrical service provider at: any and all roadway intersections with collector roadways or greater. The collector roadways are identified in the roadways to be constructed list above. Streetlights 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. Electrical service and ongoing maintenance and operation of the street lights shall be the responsibility of County Services CFD. The developer /County shall choose the appropriate rate schedule from the electrical service provider to fund service as well as ongoing maintenance costs.	I	ESD
81.	The Improvement Plans shall show the delineation of a Class II/III bikeway along the project roads pursuant to the Placer County Bikeways Master Plan and the approved Specific Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to the Department of Public Works and Facilities/Development Review Committee review and approval.	I	ESD
82.	The Improvement Plans shall show the construction of collapsible bollards or other similar devices approved by the County at Class I trail/multi-purpose trail entries to restrict vehicular access where trails and streets intersect.	I	ESD
83.	The Improvement Plans shall show the construction of rolled curb access points where roadways front Open Space Lots and provide emergency access at each cul-de-sac that abuts an Open Space Lot (minimum access spacing to the Open Space Lots shall be 1,000 feet). The access points shall be identified with signage and painted red curb. Provide emergency access easement over each emergency access area. These improvements shall be to the satisfaction of the servicing fire district and the Engineering and Surveying Division and the Department of Public Works and Facilities.	I	ESD
84.	The Improvement Plans shall show temporary construction access onto County roadways and shall be improved to the satisfaction of the Engineering and Surveying Division. Construction vehicles' access during construction of this project shall be limited to the following location(s) unless otherwise approved: Baseline Road at the proposed project roadway connection points (Palladay Road, 14 th Street).	I	ESD
85.	Prior to Improvement Plan approval, a letter shall be provided from the local school bus provider that addresses the need for a bus stop location and turnout design, if required. The Improvement Plans shall show the provision of required school/transit bus stop location(s) to the satisfaction of the local school bus provider and/or public transit provider, the Engineering and Surveying Division, and the Department of Public Works and Facilities.	I	ESD
86.	The Improvement Plans shall show the construction of the Placer County Plate 110 elbow detail, where applicable, unless otherwise approved by the Engineering and Surveying Division and the Department of Public Works and Facilities.	I	ESD

87.	The Improvement Plans shall show that parking spaces, ramps, frontage improvements (existing and required) and access ways shall meet current California Building Code accessibility standards.	I	ESD
88.	Prior to Improvement Plan approval and/or recordation of the Final Subdivision Map(s), proposed road names shall be submitted to Engineering and Surveying Division (ESD) – Addressing (530-745-7530) for review and approval.	I	ESD
89.	Class I bike paths and multi-purpose trails shall be setback a minimum of 10 feet from residences.	I	PR
90.	Class I Bike Paths shall be provided as shown on Exhibit 5.6 of the Specific Plan. The Developer shall construct Class 1 Bike Paths with the construction of the adjacent roadway or within the Open Space Lots upon development of each phase. For any portion of Class I Bike Path not contained within a Highway Easement, a Multi-Purpose Trail Easement shall be provided to the County.	I	PR
91.	The first Phase Development Group is proposing to widen Baseline Road from approximately 1,000 feet west of Watt Avenue to approximately 1,000 feet west of Palladay Road from 2 lanes to 4 lanes “in advance of” improvement triggers detailed in the Development Phase Phasing Plan and Specific Plan/Development Agreement (the Day “0” improvements). These “In advance”/ Day “0” improvements, do not provide the Backbone infrastructure that is specifically stated in the detailed Development Phase Phasing Plan and/or Specific Plan/Development Agreement for the 3,700 dwelling unit equivalent trigger: to install the center median landscaping/drainage, construct the outside lanes, curb/gutter/drainage/lighting, the undergrounding of overhead utilities, the landscaping and Class 1 trail, and additional pavement width and pavement overlays on the north side to meet bike lane widths/T.I.s/drainage, etc. Currently the first Phase Development Group is proposing an alternative section to amend the Development Phase for the 3,700 dwelling unit equivalent. Upon the approval of the amendment to the Development Phase Phasing Plan and Specific Plan or a deferral of Improvement Agreement approved by the County, the improvements stated within the amendment or deferral agreement shall govern this condition for the 3,700 dwelling unit equivalent. Until such time as the amendment or deferral agreement is proposed and approved, and as described in the Development Phase Phasing Plan, Specific Plan and Development Agreement, the center median landscaping/drainage, the outside lane, curb/gutter/drainage/lighting, the landscaping and Class 1 trail, and roadway improvements on the northern side for Baseline Road are to be constructed at the 3,700 dwelling unit equivalent.	B	PLN, ESD
PUBLIC SERVICES			
92.	Prior to Improvement Plan approval, provide the ESD 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.	I	ESD
93.	The Improvement Plans shall show the extension of a pressurized water system into the subdivision to County (Section 7 of the LDM), servicing water district, or fire district standards, whichever are greater, to the satisfaction of the Development Review Committee, the servicing water district, and the serving fire district.	I	ESD
94.	Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate, unless otherwise specified by the cable company.	I	ESD

95.	Prior to the recordation of the Final Subdivision Map(s), an agreement shall be entered into between the applicant/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 Division. 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.	M	ESD
96.	Prior to Improvement Plan approval and recordation of the Final Subdivision Map(s), confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. Prior to Improvement Plan approval, the applicant shall provide a letter to the Development Review Committee (DRC) from the postal authorities stating its satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes. The Improvement Plans and Final Subdivision Map(s) shall show easements, concrete bases, or other mapped provisions that shall be included in the development area and required improvements if clustering or special locations are specified.	I, M	ESD
97.	Any property that will be transferred to Placer County must be conveyed to the County with clear and marketable title, free of all title defects, liens, encumbrances, conditions, covenants, restrictions, and other adverse interests of record subject only to those exceptions approved by the County in writing. Clear and marketable title shall be evidenced by a California Land Title Association (CLTA) standard coverage title insurance policy, which shall be in an amount equal to the value of the property being transferred. Property shall be inspected by the Department of Public Works and Facilities prior to transfer and shall be in a physical condition that is acceptable to the County. All actions necessary to convey property to the County, including but not limited to providing clear and marketable title shall be the developer's responsibility and at the developer's sole expense. Transfer of said property to the County shall not occur until the requirements of this condition are fulfilled to the satisfaction of the Department of Public Works and Facilities.	I, OG	DPWF, ESD
98.	<p>Prior to Improvement Plan approval and recordation of the initial Final Subdivision Map, provide to the Development Review Committee "will-serve" letters from the following public service providers, as required:</p> <ul style="list-style-type: none"> A) PG&E (Electricity/Gas) B) Placer County Service Area 28, Zone 173 – Dry Creek (Sewer) (See Will Serve Requirements Letter dated 5/17/2018) C) CalAm (Water) (See Conditional Will Serve Letters dated April 23, 2018 and May 14, 2018) D) Consolidated Communications (Telephone) E) Recology (Solid Waste Disposal) (See Will Serve Letter dated April 18, 2018) <p>If such "will-serve" letters were obtained as a part of the environmental review process, and are still valid, no additional verification shall be required; however, the Engineering and Surveying Division shall have the ability to require updated letters if deemed necessary. All requirements included in the letters shall be shown on the Improvement Plans and/or Final Subdivision Map(s) to the satisfaction of the Engineering and Surveying Division. (ref. MM 4.11.6-1c)</p>	I, M	CDRA, EH

99.	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 Division a "will-serve" letter or a "letter of availability" indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs.	I	ESD
100.	The Improvement Plans shall show the connection of each residential lot/unit to public sanitary sewer. The connection of each lot shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. (ref. MM 4.11.6-1b)	I	EH, ESD
101.	The Improvement Plans shall show the construction of a sewer, water, and storm drain stubs to each of the Lots within Property 15 that are not proposed for development at this time to accommodate future development sewer, water, and storm drain flows and connection. The sewer, water, and storm drain stubs shall extend a sufficient distance past the road improvements to the satisfaction of the County and the existing service providers. (ref. MM 4.11.6-1b)	I	ESD
102.	Prior to Improvement Plan approval for the Small Lot Final Map(s), provide the Development Review Committee (DRC) with proof of notification (in the form of a written notice or letter) of the proposed Development Phase Phasing Plan improvements and the Property 15 project: A) The Placer County Sheriff's Office However, the Engineering and Surveying Division shall have the ability to require additional notification if deemed necessary.	I	ESD
103.	All locations and continuous maintenance access points for natural gas and electrical infrastructure shall be identified in consultation with PG&E and/or SMUD and are to be clearly marked or noted on Final Map(s) and/or the project Improvement Plans. Dedicated easements for utility maintenance equipment shall be recorded prior to or concurrent with acceptance and recordation of Final Maps. (ref. MM 4.11.10-2a)	I, M, OG	ESD
104.	The County Services Community Facilities District (County Services CFD) and the Park Services Community Facilities District (Park Services CFD) shall be formed prior to the recordation of any Small Lot Final Map or the issuance of any building permit; whichever occurs first. The CFDs formed shall be consistent with the Development Agreement (D.A. 3.20). (ref. MM 4.3.4-1d, 4.11.9-2, 4.11.12-1a, 4.11.12-1c, 4.11.13-1, 4.11.13-3, 4.11.14-2, 4.7-10a, 4.11.6-1a). ADVISORY COMMENT: If a Plan Area wide CFD has been formed for County Services of Park Services prior to the recordation of any Small Lot Final Map or the issuance of any building permit, this property may annex into the existing CFD if sufficient revenues can be generated by the property to offset impacts to the County General Fund, or a separate CFD or tax zone may be required to be formed to pay for municipal services to the project area. It's the applicant's responsibility to cooperate with the County in preparing appropriate documentation for the annexation of this property into the CFD or creation of a new CFD or tax zone, as appropriate.	M, B	PLN, ESD, PR, DPWF, CEO

105.	Prior to the recordation of the initial Small Lot Final Map, the Park District shall be formed and shall obtain all necessary approvals with all terms and conditions acceptable to the County as set forth in the Development Agreement (DA 3.13.1).	M	PLN, ESD, PR, CEO
106.	Prior to recordation of the Small Lot Final Subdivision Map(s), the developer shall enter into separate written agreements with the elementary and high school districts that serve the project site to mitigate the impacts of development on said Districts as set forth in the Development Agreement (DA 3.17) and a copy of the current agreement shall be provided to the Engineering and Surveying Division. Such agreements shall be subject to the mutual agreement of the Developer and the District(s) to the satisfaction of the County.	M	ESD, PLN
107.	During Improvement Plan review, all permanent utility line-related structures extending above ground shall be screened where feasible using a combination of berms, mounds, landscape material, decorative fencing/ walls, or other screening feature approved by the Placer County Development Review Committee, consistent with the Placer County Design Guidelines and the Placer County Landscape Design Guidelines. In addition, any proposed roadway and utility pump station lighting shall be directed downward using cut-off fixtures to minimize lighting effects on adjacent areas and the night sky. (ref. MM 4.2-6b)	I	PLN
108.	Temporary construction/sales offices shall only be connected to the public sewer after the County has accepted the public sewer improvements. If permits are issued for temporary sales offices prior to this, such offices shall be installed with temporary sanitary sewer holding tanks. It will be the responsibility of the Applicant/Developer to maintain such tanks in accordance with County Environmental Health Services requirements.	B	EH
109.	All sanitary sewer facilities shall be designed and constructed to meet the approved Placer Vineyards Sewer Master Plan, the Development Phase Phasing Plan, Placer County standards, and all applicable requirements at the time of construction.	DC	EED
110.	Sewer facilities shall not be approved for construction as part of an Early Grading Permit or Rough or Mass Grading Plans.	G	EED
111.	Paved access shall be provided to every sewer lift station and sanitary sewer manhole (SSMH). If the SSMH is not within a roadway, access roads shall be constructed to meet the following requirements, unless otherwise approved by the DPWF Environmental Engineering Division and ESD: A) Minimum 12-foot wide within a 20-foot access easement. B) Structural section shall be designed to support HS-20 loadings with a minimum structural section of 3" AC over 8" AB. C) Minimum centerline radius shall be 56-feet. D) Maximum vertical grade break shall be 6%. If greater, a vertical curve shall be provided with a minimum length of 50-feet. E) Maximum vertical grade shall be 10%. F) For longer access roads, turnarounds shall be provided a minimum of every 2,500 feet.	I	EED

	<p>G) Access roads shall be constructed as connector roads unless specifically approved otherwise by the Placer County Department of Facility Services, Environmental Engineering Division.</p> <p>H) Turnarounds shall be designed and constructed per Placer Vineyards Development Standards.</p>		
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GENERAL DEDICATIONS / EASEMENTS

112.	<p>On the Improvement Plans and Final Subdivision Map(s), provide the following onsite easements/dedications to the satisfaction of the Engineering and Surveying Division (ESD) and the Development Review Committee (DRC), unless otherwise required by the County:</p> <ul style="list-style-type: none"> A) All easements as shown on the Small Lot Vesting Tentative Map and associated plan sheets. B) An Irrevocable Offer of Dedication to Placer County for highway easements (Ref. Chapter 16, Article 16.08, Placer County Code) along onsite subdivision roadways, Palladay Road, 16th Street, Town Center Drive(Avenue) and Dyer Lane to the widths as shown in the Placer Vineyard Specific Plan and the Small and Large Lot Vesting Tentative Maps or as otherwise determined necessary based on the final roadway Plan Lines and design improvements (e.g. intersection improvements will require additional highway easements based on final design). C) Public utility easements as required by the serving utilities. (ESD) D) An Irrevocable Offer of Dedication to Placer County for multi-purpose easements, landscape easements, and pedestrian access easements adjacent to all highway easements to the widths as shown in the Placer Vineyard Specific Plan and the Small Lot Vesting Tentative Map. (ESD) E) Drainage easements as appropriate. (ESD) F) With the applicable Small Lot Final Map, provide an Irrevocable Offer of Dedication to Placer County over all Open Space Lots for access to, and protection and maintenance of any drainage and/or post-construction water quality enhancement facilities/Best Management Practices (BMPs) to the satisfaction of the County. Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. (ESD) G) A reciprocal Access Easement/Agreement on/over Lots A and B to the satisfaction of Placer County. (ESD) H) 25 foot wide Temporary Construction Licenses adjacent to the Irrevocable Offers of Dedication to Placer County for highway easements and adjacent to the Open Space and Park Lots for access by construction equipment. (ESD) I) With the initial Small Lot Final Map, provide an Irrevocable Offer of Dedication in fee to the Park District and/or Placer County for Lots D through O; and ‘aa’ through ‘tt’ for the uses set forth on the Small Lot Vesting Tentative Map. (ESD) J) Provide a “No Access” strip on all Lots that front South Town Center Drive, ‘G’ Street, ‘K’ Drive, and 17th Street that have an alternative road access. Access connections shall be made on the roadway frontage with the least cumulative volume of trips unless otherwise approved by the DPWF and ESD. (ESD) K) An Irrevocable Offer of Dedication to Placer County for highway easements (Ref. Chapter 16, Article 16.08, Placer County Code) over Lots L, M, N, and O in order to allow for potential future access to Dyer Lane by development south of Dyer Lane to the satisfaction of the ESD/DPWF. (ESD) L) Easements as required for installation and maintenance of neighborhood identification/entrance structures, soundwalls, and fences. 	I, M	ESD, PR
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	<p>M) Easements for onsite multi-purpose trails as shown on Figure 5.6 of the Placer Vineyards Specific Plan and the Small Lot Vesting Tentative Map shall be dedicated to the County with recordation of the Small Lot Final Map(s).</p> <p>N) Landscape easements as appropriate.</p>		
113.	<p>The Small Lot Final Map shall contain notes stating that in conformance with the Placer Vineyards Specific Plan and Development Agreement:</p> <p>A) Lots E through O are offered for dedication in fee to the Park District and/or Placer County for the purposes of open space/drainage and landscaping. (ESD)</p> <p>B) Lot D is reserved to the Park District and/or Placer County for the purpose of park and recreation sites. (ESD)</p> <p>C) Lots 'aa' through 'tt' are offered for dedication in fee to the Park District and/or Placer County for the purposes of landscaping.</p>	M	ESD
114.	<p>Prior to Improvement Plan approval for offsite infrastructure, the applicant/developer shall obtain the offsite easements necessary for the construction of the offsite infrastructure included on the Improvement Plans as shown on the Offsite Infrastructure Plan and/or Tentative Map to the satisfaction of the ESD and the Development Review Committee (DRC), unless otherwise required by the County.</p>	I	ESD
115.	<p>Conditions herein require the acquisition and dedication to the County of offsite easements for infrastructure improvements. Proof of acquisition and recordation of easements for the offsite infrastructure improvements shall be required prior to the ESD approving Improvement/Grading Plans for that phase of the project that requires that portion of the infrastructure improvement be dedicated. The applicant shall acquire any and all easements necessary to construct the improvements for the offsite infrastructure without any assistance from the County and, notwithstanding any rights it may have or obligations the County may have under Government Codes section 66462.5, the applicant agrees that the County may deny a Final Map or approval of Improvement Plans for the project unless and until applicant complies with this Condition.</p>	I, G	ESD
116.	<p>Prior to recordation of the Small Lot Final Map(s) for onsite right-of-way and prior to Improvement Plan approval for offsite right-of-way, the applicant shall dedicate or obtain any additional right-of-way necessary for roadway and/or intersection improvements based on the final approved Improvement Plan designs to the satisfaction of the County and as described in the Development Agreement (D.A. 3.3.4).</p>	M	ESD
117.	<p>The Developer shall offer to dedicate any portion of Property 15 planned for Secondary Road improvements within sixty (60) days after written request from the County as set forth in the Development Agreement (D.A. 3.3.3 and 3.7.1).</p>	OG	ESD
118.	<p>All required off-site sewer infrastructure which is not already constructed but necessary for sewer service for a Small Lot Subdivision should be shown on the Improvement Plans for the Small Lot residential subdivision and become the responsibility of the developer to construct.</p>	I	EED
119.	<p>Prior to Improvement Plan approval for each phase, the Applicant/Developer 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/Developer to 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</p>	I	ESD

	unit prices approved by the Engineering and Surveying Division 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. Separate estimates may be required for ESD and the Department of Public Works and Facilities, Environmental Engineering Division.		
120.	The sidewalk and landscape strip in front of single family residential Lots shall be maintained by the individual Lot owners.	OG	ESD
VEGETATION & OTHER SENSITIVE NATURAL AREAS			
121.	<p>A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan for implementing the Open Space, Agricultural Land and Biological Resource Mitigation Strategy must be approved by the County at the time of the approval of any improvement plans for subdivision improvements or off site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any existing natural condition) or issuance of any project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map. A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan may cover a development project or group of projects and must include any required off-site infrastructure unless covered by a separate project level mitigation plan for that infrastructure improvement. A tentative map may have more than one Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan if the development authorized by the map is intended to occur in phases.</p> <p>Each Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan shall include all of the following:</p> <ul style="list-style-type: none"> A) Identification and quantification of land cover and wetland take and applicable mitigation requirements as required under this mitigation strategy. B) Identification and quantification of proposed mitigation with sufficient detail to allow for County evaluation, including plans for any restoration, enhancement, and/or creation of wetlands. C) Identification of any conservation or mitigation bank credits or assignment of excess mitigation from other projects in the Specific Plan. D) Draft conservation easements and draft management and monitoring plans, if applicable. E) Proposed funding for long term management, if applicable (ref. MM 4-4-1a) 	I, G, B	PLN
122.	<p>Each project (including off-site infrastructure) must demonstrate compliance with an approved Open Space, Agricultural Land and Biological Resource Mitigation Plan prior to approval of a grading permit that results in land cover or wetland take. Such compliance may be phased with the actual development of the project. Demonstration of compliance shall include:</p> <ul style="list-style-type: none"> A) Demonstrate ownership and/or recordation of required easements for land conservation. B) Demonstrate ownership of applicable credits and/or assignment of any applicable excess mitigation from other projects in the Specific Plan. C) Demonstrate implementation of any required funding for long term management. 	I, G, B	PLN

	<p>D) Demonstrate approval of construction and monitoring plans for any required restoration, enhancement or creation of wetlands. Provide proof of executed contracts and initiation of construction.</p> <p>E) Documentation and approval of any excess mitigation eligible for future use or assignment. (ref. MM 4-4-1a)</p>		
123.	Once the Placer County Conservation Plan is adopted, project applicants shall participate in the PCCP to mitigate affected resources impacts covered in the PCCP.	I, G, B	PLN
124.	Prior to Improvement Plan or Grading Plan approval, whichever occurs first, for the project site or off-site improvement plans, a site specific biological report/survey shall be completed by a qualified biologist. The site specific biological report/ survey should address the species identified in Mitigation Measures 4.4-3 through 4.4-30c. The biological report shall also provide the necessary site specific mitigation measure implementations and PBO Appendix C avoidance measures for any species found within the project site. If there are conflicts between PBO Appendix C and the CEQA required mitigation measure, the more restrictive mitigation shall apply. (ref. MM 4.4-3, 4.4-4, 4.4-5, 4.4-6, 4.4-7, 4.4-8, 4.4-9, 4.4-10a, 4.4-10b, 4.4-11a, 4.4-11b, 4.4-12a, 4.4-12b, 4.4-13, 4.4-15, 4.4-16, 4.4-17, 4.4-18, 4.4-19, 4.4-20b, 4.4-21, 4.4-22, 4.4-23, 4.4-24, 4.4-25, 4.4-26, 4.4-27, 4.4-28, 4.4-29, 4.430c).	I, G	PLN
125.	Prior to Improvement Plan or Grading Plan approval, a Streambed Alteration Agreement shall be obtained from CDFW, pursuant to Section 1600 et seq. of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed agreements. All stream crossings shall be performed using a “jack and bore” construction technique, unless otherwise specified by CDFG. Streambed Alteration Agreement measures to protect the channel bank of a stream from erosion and related effects of construction shall be included in all related construction contracts. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP. (ref. MM4.4 12a)	I, G, B	PLN
CULTURAL RESOURCES			
126.	In accordance with Mitigation Measure 4.6-1, prior to any ground-disturbing activity within five hundred feet of historical resources and unique archaeological resources, archaeological surface inspections shall be completed to determine if each respective site still exists and, if so, archaeological test excavations shall be conducted to the extent necessary to determine if further mitigation is necessary. A representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to participate in such surface inspections and to monitor any excavations determined to be necessary based on the surface inspections. If determined to be necessary, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the archaeological resources, shall be prepared by a qualified professional archaeologist and adopted by the County prior to any excavation. Prior to adopting any such plan that addresses disturbance to any Native American cultural place or places, the County shall seek comments on a draft of the plan from a representative of the United Auburn Indian Community of the Auburn Rancheria. The data recovery plan shall be deposited with the California Historical Resources	I, G, B	PLN

	Regional Information Center. To the extent that the plan includes information pertaining to Native American cultural places, such information shall remain confidential and not be released to the general public.		
127.	Note to be added to the Improvement Plan and/or Grading Permit: In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until a representative of the United Auburn Indian Community of the Auburn Rancheria has been notified and compliance with the provisions of Section 15064.5 (e)(1) and (2) of the CEQA Guidelines has occurred. (ref. MM 4.6-2a)	DC	PLN
128.	Note to be added to the Improvement Plan and/or Grading Permit: If any artifacts or other indications of cultural resources 45 years old or older are found once ground-disturbing activities are underway, the find shall be immediately evaluated by a qualified archaeologist, and a representative of the United Auburn Indian Community of the Auburn Rancheria shall be immediately notified. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available, as provided in Section 15064.5 of the CEQA Guidelines. Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place. (ref. MM 4.6-2b)	DC	PLN
129.	Prior to approval of any small lot tentative subdivision map, Design/Site Review application for new construction, or issuance of demolition permits for properties that have not been previously inspected by an archaeologist or previously inspected by an architectural historian, a qualified archaeologist and/or architectural historian, as appropriate, shall be retained to identify and evaluate any cultural resources, and determine if further mitigation, may be necessary, and recommend any such potential mitigation to the County for its consideration. A representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to review a draft of any report or findings produced and to offer comments and suggestions regarding how to mitigate impacts to any such native American cultural resources. The County will assess the feasibility of any proposed mitigation (e.g., avoidance of the historical resource) and impose the mitigation where feasible in light of Specific Plan policies and land use assumptions. The necessity of inspection by an architectural historian includes any buildings potentially eligible for the California Register of Historical Resources, but for which the identification and evaluation process (the filling out of Primary, Building and Location record forms distributed by the California Office of Historic Preservation) has not been completed. (ref. MM 4.6-2c)	I, G, B	PLN
130.	Note to be added to the Improvement Plan and/or Grading Permit: Orange construction fencing shall be placed around the California Register-eligible sites located in open space, if construction, including trail and fire break building, is conducted within one hundred feet of the archaeological resource. Placement of the fencing must be done in consultation with an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric archaeology. (ref. MM 4.6-2d)	I,G,DC	PLN
131.	Note to be added to the Improvement Plan and/or Grading Permit: An archaeologist and (if available) a representative of the United Auburn Indian Community of the Auburn Rancheria shall participate in the preconstruction meeting(s) to	G	PLN

	inform the participants of the sensitivity and location of any California Register-eligible sites in the vicinity of grading or construction. (ref. MM 4.6.2e)		
132.	Any California Register-eligible site located in the open space that will be within one hundred feet or closer to public access (e.g., road, trail or firebreak), public facility or private residence shall be enclosed with permanent fencing designed to help prevent trespass. Each enclosure shall be constructed with a locked gate. A sign at each enclosure shall explain site values, interpret site history (or prehistory), identify prohibited uses and warn of 82 penalties for violations. (ref. MM 4.6-2f)	I, G, B	PLN
133.	Note to be added to the Improvement Plan and/or Grading Permit: If human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods. (ref. MM 4.62h)	DC	PLN
134.	Note to be added to the Improvement Plan and/or Grading Permit: Should paleontological resources be identified at a particular site, the project manager shall cease operation until a qualified professional can provide an evaluation. Mitigation shall be conducted as follows: A) Identify and evaluate paleontologic resource by intense field survey where impacts are considered high; B) Assess effects on identified sites; C) Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted; D) Obtain comments from the researchers; E) Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible pursuant to Mitigation Measure 4.6-3b.	DC	PLN
135.	Prior to any ground disturbing or demolition work for intersection improvements, road widenings and utilities construction, an on-the-ground inspection shall be conducted of the areas outside existing public rights-of-way by a qualified archaeologist and/or architectural historian, as appropriate. A representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to participate in such inspections, which will, at a minimum, include a field inspection, the recording on forms distributed by the California Office of Historic Preservation of any cultural resources 45 years old or older, an assessment of eligibility for the California Register of Historical Resources and qualification as a "unique archaeological resource," and a technical report that follows California Office of Historic Preservation guidelines for contents and format. In the event that the report addresses impacts to any Native American cultural place or places, a representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to review a draft of the report and to offer comments and suggestions regarding how to mitigate impacts to any such Native American cultural places. The report shall contain any feasible mitigation measures to be implemented by the applicant. In some cases, an updated records search by the appropriate information center of the California Historical Resources Information System may be necessary if the proposed routes change or if there is more than a year delay between the present study (2005) and said field inspection(s). To the extent that the report includes	I, G, B	PLN

	information pertaining to Native American cultural places, such information shall remain confidential and not be released to the general public. (ref. MM 4.6-5)		
136.	Prior to any ground disturbing or demolition work for intersection improvements, road widenings and utilities construction, an updated records search through the California Historical Resources Information System shall be performed and on-the-ground inspection will be conducted by a qualified archaeologist and/or architectural historian, as appropriate. Such inspections will at a minimum include a field inspection, the recording on forms distributed by the California Office of Historic Preservation of any cultural resources 45 years old or older, an assessment of eligibility for the California Register of Historical Resources and qualification as a "unique archaeological resource," and a technical report that follows California Office of Historic Preservation guidelines for contents and format. The report shall contain any feasible mitigation measures to be implemented by the applicant. (ref. MM 4.6-14)	I, G, B	PLN
137.	The Applicant/Developer shall comply with all requirements contained in the "Memorandum of Agreement Between the USACOE and the California State Historic Preservation Officer Regarding Permit Authorization Under Section 404 of the Clean Water Act for the Placer Vineyards Specific Plan" regarding protection of cultural resources.	OG	PLN
138.	<p>If ground disturbing activities are to occur within 100 feet of unevaluated resource, or if subsurface deposits are encountered and the resource is determined to be important, cap resource area with layer of soil prior to construction, or conduct data recovery excavation if capping is infeasible:</p> <p>A) Prior to the issuance of Grading or Improvement Plans, the applicant shall prepare a data recovery plan for the above historic archeological sites. Copies of this plan shall be submitted to the Placer County Planning Services Division and Department of Museums, and to SHPO, the USACOE (Corps) for review and comment. The archeological consultant shall provide written documentation of incorporating all received comments into the data recovery plan before commencing any field excavation on the site. The plan shall include the following:</p> <ol style="list-style-type: none"> 1) An historic context statement specific to the theme or themes under which research questions are to be developed. Research questions shall be based on consultation of archival sources, including railroad records, and other primary sources and shall not rely solely on secondary sources. 2) The methods to be used for data recovery, with an explanation of their relevance to the research questions. 3) The methods to be used in analysis; data management, and dissemination of data, including a schedule. 4) The proposed disposition of recovered materials and records. 5) The proposed distribution of the final data recovery report. <p>B) Prepare a draft and final report on the findings of the data recovery. The report shall include, at a minimum, the purpose of the work, the historic context statement and research questions developed for the data recovery plan, data recovery methods, findings including appropriate artifact analyses, disposition of artifacts and records, sources consulted, photographs and illustrations of site features and diagnostic artifacts, and other aspects of a professional archeological report. The draft report and one copy shall be submitted by the Permittee to the Corps for review and comment. The Corps shall require 10 calendar days for review. The Permittee shall address all Corps comments to the satisfaction of the Corps and submit the revised final report</p>	DC	PLN

	and three copies to the Corps within 30 calendar days upon receipt of Corps comments. The Corps shall require 10 calendar days for review. No Project work may proceed on or within 200 feet of this site until Corps approval of the final report. Copies of the final approved report shall be submitted to the Placer County Planning Services Division.		
NOISE			
139.	The hours of operation of noise-producing equipment shall comply with Placer County's "Standard Construction Noise Condition of Approval." Effective mufflers shall be fitted to gas- and diesel-powered equipment to reduce noise levels as much as possible. (ref. MM 4.9-3a)	I	PLN
140.	<p>Prior to Improvement Plan approval, as part of the project plans and specifications, the construction contractor shall prepare and implement a blasting plan. Primary components of the plan shall consist of the following applicable items:</p> <ul style="list-style-type: none"> • Identification of blast officer. • Limits on blasting activities. Blasting activities will be limited to Monday through Friday. • Scaled drawings of blast locations, and neighboring buildings, streets, or other locations that could be inhabited. • Blasting notification procedures, lead times, and list of those notified Public notification to potential affected vibration receptors describing the expected extent and duration of the blasting. • Description of means for transportation and on-site storage and security of explosives in accordance with local, State, and federal regulations. • Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation). • Traffic control standards and traffic safety measures (if applicable). • Requirement for provision and use of personal protective equipment. • Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger. • Procedures for handling, setting, wiring, and firing explosives. Also, the plan should include procedures for handling misfires per Federal code. • Type and quantity of explosives and description of detonation device. Sequence and schedule of blasting rounds, including general method of excavation, lift heights, etc. • Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure. • Description of blast vibration and air blast monitoring program. • Dust control measures in compliance with applicable air pollution control regulation (to interface with general construction dust control plan). • Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury. • Material Safety Data Sheets for each explosive or other hazardous materials to be used. 	I	PLN

	<ul style="list-style-type: none"> • Evidence of licensing, experience, and qualification of blasters. • Description of insurance for the blasting work. <p>The blasting plan shall also include the following applicable noise reducing measures:</p> <ul style="list-style-type: none"> • The blasting plan shall establish vibration limits in order to protect structures from blasting activities and identify specific monitoring points. At a minimum, a pre-blast survey will be conducted at any potentially affected structures and underground utilities within 500 feet of a blast area, as well as the nearest commercial or residential structure, prior to blasting. • The blasting plan shall include visual inspection of the structures that could be affected, documentation of structures by photographs, video, and a level survey of the ground floor of structures or the crown of major and critical utility lines. This document shall be reviewed with the individual owners prior to any blasting operations. PCWA and affected property owners shall be notified at least 48 hours prior to the visual inspections. • Vibration and settlement threshold criteria (for example peak particle velocity of 0.5 inches per second) shall be submitted by the blaster to the County for review and approval during the design process. If the settlement or vibration criteria are exceeded at any time or if damage is observed at any of the structures or utilities, then blasting will immediately cease and the County immediately notified. The stability of segmental retaining walls, existing slopes, creek canals, etc. will be monitored and any evidence of instability due to blasting will result in immediate termination of blasting. The blaster will modify the blasting procedures or use alternative means of excavating in order to reduce the vibrations to below the threshold values, prevent further settlement, slope instability, and prevent further damage. • Air blast overpressure limits will be set and monitoring shall be conducted at the property line closest to the blast and at other above-ground structures identified in the blasting plan for vibration monitoring. Air blast overpressure limits shall be in accordance with applicable laws and shall be established to prevent damage to adjacent properties, new construction, and to prevent injuries to persons on-site and off-site. • Prior to full-scale production blasting, the blaster shall conduct a series of test blasts at the sites where blasting is to occur. The tests will start with reduced charge weights and will increase incrementally to that of a full-scale production round. Monitoring shall be conducted as described in the blasting plan. • Post-construction monitoring of structures shall be performed to identify (and repair if necessary) all damage, if any, from blasting vibrations. Any damage will be documented by photograph, video, etc. This documentation shall be reviewed with the individual property owners. <p>Reports of the results of the blast monitoring shall be provided to the County, the local fire department, and owners of any buried utilities on or adjacent to the site within 24 hours following blasting. Reports documenting damage, excessive vibrations, etc. shall be provided to the County, PCWA and affected property owners. (ref. MM 4.9-3b)</p>		
141.	Per Mitigation Measure 4.9-4a A site-specific acoustical analyses shall be conducted when actual roadway design and tentative subdivision map design are proposed and grading is established to determine setbacks and any other measures (e.g. berms, site design, location of structures, noise walls/barriers) required to reduce traffic noise to levels	I, SRD	PLN

	that meet County and Specific Plan noise standards, and Specific Plan design standards. Noise-reducing paving material (such as rubberized asphalt) shall be used during the reconstruction/widening of Baseline Road along the full frontage of the Special Planning Area (SPA) to further reduce traffic-related noise. Various studies have shown that rubberized asphalt can reduce roadway noise by 3 dB or more as compared to conventional asphalt paving material. (ref. MM 4.9-4a)		
142.	Where sound walls and/or barriers are needed to attenuate traffic noise, the walls and/or barriers shall be shown on Improvement Plans. A combination of walls and/or berms and fencing shall be constructed along 16 th Street and adjacent to residential uses on Dyer Lane. Necessary breaks in the wall shall be wrapped appropriately at the wall termination point.	I	PLN
143.	Construction noise from construction activities for which a Grading or Building Permit or Improvement Plan is required is prohibited on Sundays and Federal Holidays. Construction is permitted: Monday through Friday, 6:00 am to 8:00 pm (during daylight savings) Monday through Friday 7:00 am to 8:00 pm (during non-daylight savings) Saturdays, 8:00 am to 6:00 pm ADVISORY COMMENT: 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 on, can occur at other times as well. The Planning Services Director is authorized to waive the time frames based on special circumstances.	DC	PLN
144.	Noise barriers should be constructed at the locations indicated on Figure 2 of the Environmental Noise Assessment, on the west side of 16 th Street, adjacent to residential uses along the north side of Dyer Lane., and adjacent to the residential uses on the east side of Palladay Road. For residences along 16 th Street, Dyer Lane, and Palladay Road, noise barriers measuring 6 feet in height relative to backyard elevation would result in satisfaction with Placer County's exterior noise level standard of 60 dB L _{dn} . The barrier height limits ultimately selected would be at the discretion of the County. Please refer to Appendix D-1 of the Environmental Noise Assessment for predicted traffic noise levels relative to various noise barrier heights. Suitable materials for the traffic noise barrier include masonry and precast concrete panels. Other materials may be acceptable but should be reviewed by an acoustical consultant and the DRC prior to construction.	I, DC	PLN
145.	For proposed residential development along 16 th Street, Dyer Lane, and Palladay Road, a suitable form of forced-air mechanical ventilation shall be provided so that windows can be kept closed as desired for additional acoustical isolation.	DC, B	PLN
ENVIRONMENTAL HEALTH			
146.	Per Mitigation Measure 4.3.4-4, all existing groundwater wells within the Specific Plan area shall be abandoned and sealed in accordance with Placer County Environmental Health Division standards upon abandonment of use, prior to	I	EH

	any project-related construction activity within one hundred feet of any affected well. Wells that will remain within the Special Planning Area (SPA) or other adjoining areas that are within 100 feet of active development within the Specific Plan area shall, where landowner permission is granted, be inspected and, if found to be improperly sealed, properly sealed, or destroyed and replaced, in accordance with Placer County Environmental Health Division Standards. Seals, inspections, and well destruction and construction shall be at the expense of the Specific Plan area developer. (ref. MM 4.3.4-4)		
147.	All new development in the Specific Plan area shall comply with General Plan Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan. (ref. MM 4.11.6-1c)	O	EH
148.	Note to be added to the Improvement Plan and/or Grading Permit: During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. (ref. MM 4.12-12a)	DC	PLN, EH
149.	The Placer Mosquito Abatement District shall be granted access to perform vector control in all common areas including drainage, open space corridor and park areas in perpetuity. (ref. MM 4.12-12b)	M	EH
150.	<p>Site-specific evaluation by a California Registered Environmental Assessor II shall be conducted at each identified existing and former dwelling area to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. Identified septic tanks shall be destroyed according to Placer County Division of Environmental Health criteria prior to recordation of final small lot subdivision map for the affected property.</p> <p>Surface conditions shall be evaluated by a California Registered Environmental Assessor II when the dwellings are vacated, and prior to demolition of the structures, regarding the possibility of previous site uses which may have included hazardous materials that could have been disposed of in on-site wastewater disposal systems.</p> <p>Tank or cesspool destruction shall be monitored by a California Registered Environmental Assessor II regarding the likelihood of hazardous materials disposal in the systems. Any required remediation work shall be completed in accordance with State and County regulations prior to recordation of final small lot subdivision map for the affected property. (ref. MM 4.12-13)</p>	M	EH
151.	Disposal of auto parts, debris, household waste and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to any construction within off-site utility corridors. (ref. MM 4.12-21f)	I	EH
152.	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 EH Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EH and to the Central Valley RWQCB.	I	EH

	ADVISORY COMMENT: If Best Management Practices are required by the Engineering and Surveying Division 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.		
153.	Commitments from the wastewater treatment provider to receive anticipated flows from the Specific Plan area at the DCWWTP and/or the SRWTP shall be secured by Placer County prior to County approval of Improvement Plans for wastewater collection and transmission infrastructure. The County shall comply with General Plan Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan area. (MM 4.11.6-2a)	I	EH
154.	Any unused well encountered during subsequent exploration or development of the Specific Plan area shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements. (MM 4.12.16)	DC, OG	EH
155.	Any USTs that are encountered during off-site utility line/roadway survey or construction, or wastewater treatment or storage facility construction shall be removed and soil samples shall be collected and analyzed. If a UST is subject to UST regulation, then a UST removal permit from Environmental Health Services shall be obtained. In the event soil or water contamination has occurred above regulatory clean-up thresholds, remediation shall be performed consistent with State and County regulations. (MM 4.12.21a)	DC, OG	EH
156.	If any piping is discovered during grading activities it shall be tested for the presence of asbestos. This activity shall be concluded by a Certified Asbestos Consultant licensed with the California Department of Occupation Safety and Health. Any regulated asbestos materials found in the investigated areas shall be removed and disposed of by a California licensed asbestos abatement contractor.	G	EH
157.	Surveys of structures that are planned for demolition (that were not surveyed in the Phase II ESA) during Specific Plan development shall be conducted by a Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health to determine if friable Regulated Asbestos Containing Materials or non-friable asbestos containing materials are present within the structure demolition areas. Any regulated asbestos materials found in the investigated areas shall be removed and disposed of by a California licensed asbestos abatement contractor. All removal of asbestos material shall be completed prior to recordation of final subdivision maps for the affected property. (ref. MM 4.12-14a)	G	EH
158.	Any existing water well(s) located or discovered on the project site shall be properly destroyed under permit with Environmental Health. Any existing or discovered on-site sewage disposal system shall be properly abandoned under permit with Environmental Health.	DC	EH

PARKS			
159.	Developer shall adhere to the requirements for Parks and Trails (Sections 2.5.6.3, 2.5.6.4, 2.7, 3.13 3.20 and any other pertinent Sections) as delineated by the terms of the Second Amended and Restated Development Agreement By and Between the County of Placer and Palladay Greens LLC. relative to Property 15 of the PVSP recorded on February 9, 2015.	I, G, M	PR, CDRA
160.	Prior to the recordation of the initial Small Lot Final Map for Property 15, an Open Space Management Plan shall be completed by the Applicant and reviewed by the Parks Division and CDRA. The fees for open space maintenance will be recalculated following review of the Open Space Management Plan and prior to finalization of the fee programs and special taxes.	M	PR, CDRA
161.	This Project shall participate in fee programs and special taxes for regional recreational facilities, community parks, trails, open space landscape, operation and maintenance of such facilities in conformance with the requirements of the project Development Agreement.	B, OG	PR, CDRA
162.	The neighborhood park (Lot D) with the project shall be constructed by the Project Developer unless the Park Agency elects to construct the park. The park shall be constructed in accordance with the timing defined in Section 3.13.2.5 of the Development Agreement (either the 200 th residential building permit or 75% of residential units within the applicable neighborhood, whichever is earlier), or as agreed by the Park Agency.	I, G, M	PR, CDRA
163.	Developer shall submit completed plans for the Neighborhood Park (Lot D) to the Park Agency and the Development Review Committee for Site/Design Review prior to the issuance of the 100th building permit within the applicable neighborhood (Villages 1 through 8).	SDR	CDRA, PR
164.	Developer shall install the section of any Trail Improvements within Property 15 at such time as subdivision improvements are installed per Section 3.13.3.1 through 3.13.3.3 of the Development Agreement.	I	PR
165.	All Class I trails shall meander through the landscaped corridors (as opposed to being configured in straight lines).	I, M	PR
166.	Developer shall provide a fair-share contribution (as detailed in the Placer Vineyards Specific Plan Fee) towards development of a Multi-purpose trail to be located adjacent to the SPA and Placer/Sacramento County line as shown in Figure 5.6 of the Specific Plan.		PR
AIR QUALITY			
167.	Prior to ground disturbance, on project sites greater than one acre, the applicant shall submit a Construction <i>EMISSION</i> / Dust Control Plan to the Placer County Air Pollution Control District (APCD). The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. The applicant shall not break ground prior to receiving APCD approval or the Construction Emission / Dust Control Plan, and delivering that approval to the County.	DC	APCD, PLN
168.	With submittal of the Dust Control Plan, the prime contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of	DC	APCD

	greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.		
169.	The project shall provide a plan, for approval by the Placer County Air Pollution Control District, demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used for any construction projects undertaken within the Specific Plan area over its planning lifetime, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-averaged 20% NOx reduction and 45% particulate reduction compared to the most recent annual CARB off-road construction fleet average for western Placer County. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. (See http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls) (ref. MM 4.8-1c)	G, DC, OG	PLN, APCD
170.	Construction contractors shall be required to use low-VOC architectural coatings and asphalt in compliance with APCD Rules and Regulations. Contractors shall also be required to fuel stationary construction equipment with low-sulfur fuels, and use existing power sources (e.g., power poles) or clean fuel generators in place of temporary diesel power generators whenever feasible. (ref. MM4.8-1d, 4.8-3d)	DC	APCD
171.	Include the following standard note on the Improvement/Grading Plan: Construction contractors shall be required to provide management of construction traffic. Contractors shall include in the construction contracts the following requirements: <ul style="list-style-type: none"> • Contractors shall provide temporary traffic control during all phases of construction activities to improve traffic flow (i.e. flag person); • Contractors shall configure construction parking to minimize traffic interference; • Contractors shall endeavor to schedule construction activities that affect traffic flow to off-peak hours (e.g. between 7:00 p.m. and 6:00 a.m. and between 10:00 a.m. and 3:00 p.m.); • Contractors shall reroute construction traffic off congested streets; and • Contractors shall provide dedicated turn lanes for movement of construction equipment on- and off-site. (ref. MM 4.8-1e) 	I, G, DC	PLN
172.	Include the following standard note on the Improvement/Grading Plan: <p>A) A person shall not discharge into the atmosphere volatile organic compounds (VOCs) 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 Rule 217.</p> <p>B) The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</p>	I, G	PLN

	<p>C) During construction activity, no open burning of removed vegetation shall be allowed unless permitted by the APCD. (ACPD Regulation 3)</p> <p>D) The contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. (Placer County Code Chapter 10, Article 10.14).</p> <p>E) Idling of construction related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor.</p> <p>F) Construction equipment exhaust emissions shall not exceed APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations and the equipment must be repaired within 72 hours. (APCD Rule 202)</p> <p>G) The contractor shall suspend all grading operations when fugitive dust exceeds APCD Rule 228 Fugitive Dust limitations. Fugitive dust is not to exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228.</p> <p>H) Operators of vehicles and equipment found to exceed opacity limits will be notified by the APCD and the equipment must be repaired within 72 hours. (APCD Rule 228)</p> <p>I) 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. (APCD Rule 228)</p> <p>J) During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (APCD Rule 228)</p> <p>K) 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) to minimize wind driven dust.</p> <p>L) 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. (APCD Rule 228)</p> <p>M) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. (APCD Rule 228)</p> <p>N) Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (APCD Rule 501)</p>		
173.	<p>The demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector and that all asbestos materials are removed prior to demolition.</p> <p>For more information, call the California Air Resources Board at (916) 916) 322-6036 or the US. EPA at (415) 947-8704. (Calif. Code Regulations, Title 22): http://www.ciwmb.ca.gov/Regulations/Title14/ch35.htm Code of Federal Regulations, Title 40: http://www.ncdot.org/doh/preconstruct/ps/word/SP2R10.doc (WORD doc)</p>	B	PLN

174.	Stationary sources or processes (e.g., certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD 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 discharges 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 / contractors should contact the APCD prior to construction for additional information. (APCD Rule 501 and the California Health & Safety Code, Section 39013).	DC	APCD
175.	For those projects which include stationary sources (e.g., gasoline dispensing facility, auto painting, dry cleaning, large HVAC units, etc.), the applicant shall obtain an Authority to Construct (ATC) permit prior to the issuance of a Certificate of Occupancy. NOTE: A third party detailed Health Risk Assessment may be required as a part of the permitting process.	B	APCD
176.	To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the County, all projects must comply with APCD Rule 218. (ref. MM 4.8-3e)	B	APCD
177.	In order to limit the emission of nitrogen oxides (NOx) from natural gas-fired water heaters, all projects that utilize gas fired water heaters must comply with Rule 246.	B	APCD
178.	The following measures shall be used singularly or in combination to accomplish an overall reduction of 10 to 20% in residential energy consumption relative to the requirements of State of California Title 24: <ul style="list-style-type: none"> • Use of air conditioning systems that are more efficient than Title 24 requirements; • Use of high-efficiency heating and other appliances, such as water heaters, including solar water heaters, cooking equipment, refrigerators, and furnaces; • Installation of photovoltaic rooftop energy systems; • Use of energy saving compact fluorescent light bulbs; • Establishment of tree-planting guidelines that require residents to plant trees to shade buildings primarily on the west and south sides of the buildings. Use of deciduous trees (to allow solar gain during the winter) and direct shading of air conditioning systems shall be included in the guidelines; and • Other new effective technologies and strategies that become available during project development. (ref. MM 4.8-3b) 	B	PLN,APCD
179.	Wood burning or pellet appliances are not permitted. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. This prohibition shall be included in any CC&Rs that are established. (ref. MM 4.8-3c, 4.13-1j)	B	PLN
180.	Prior to recordation of the Final Map, the applicant shall submit payment into the District's Offsite Mitigation Program to offset the project's contribution of pollutants (ROG and NOx), which exceeds the cumulative threshold of 10 pounds	M, B	APCD, PLN

	per day. The estimated payment for the proposed project is \$252,335.81 based on \$18,790 per ton for one ozone period, at a rate of \$271.91 per residential unit. (MM 4.8-3g)		
181.	Open burning is prohibited throughout the Specific Plan area. This prohibition should be included in the CC&Rs established for the Specific Plan. (ref. MM 4.8-3j)	DC, B	APCD, PLN
PUBLIC SERVICES			
182.	Projects in the Specific Plan area shall contribute a fair share amount toward expansion of the MRF (including accommodation of a greenwaste program for the Specific Plan area) and landfill to the Western Placer Waste Management Authority. Payment of all applicable established fees in place at the time of issuance of a building permit shall constitute fair share pursuant to this mitigation measure. Expansions to be funded with the fair share payment may include facilities not located on the site of the landfill such as transfer stations serving the Specific Plan area.	B	PLN, B
183.	Prior to the first issuance of a Certificate of Occupancy, the applicant/developer shall implement a source-separated greenwaste program within the Specific Plan area or demonstrate that a source-separated greenwaste program exists or has been implemented within the Specific Plan area, subject to review and approval by the Western Placer Waste Management Authority. (ref. MM 4.11.5-1c)	O	PLN
184.	The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy Placer County Fire Department staffing requirements set forth in Revised Table 4.11-1. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be approved by the affected landowners prior to recordation of the first final subdivision map. It shall be maintained until such time as the County determines that property tax revenues are adequate to maintain the required staffing. (ref. MM 4.11.2-1)	M	CDRA, F
185.	The applicant shall be required to participate fully in the Placer County Fire Capital Facilities Plan and shall contribute, in accordance with the plan, to provide two fully equipped Fire Stations and contribute to the Placer County Regional Fire Support Center and County Interoperable Communications System. The Placer County Fire Capital Facilities Plan shall be subject to the prior review and approval of Placer County. (ref. MM 4.11.2-2a)	B	CDRA, F
186.	Development and subdivision design shall include adequate setbacks, as determined by the Placer County Fire Department, between open space/corridor areas and structures. Fire pre-suppression and suppression access easements to utility corridors and open space areas shall be required as part of the subdivision map process. Building envelopes or another method shall ensure separation of structures, and shall ensure access, as deemed appropriate by the Placer County Fire Department prior to approval of any tentative subdivision map. (ref. MM 4.11.2-3a)	M	F
187.	The developers shall fund a fire-safe plan for the subdivisions adjacent to wildland (natural, landscape, and corridor) areas. The fire-safe plan shall include a fuels management plan, and recommend building separations and distances	M	F

	from wildland areas, evacuation and access routes, fire safety zones and maintenance schedule prior to approval of tentative subdivision maps. (ref. MM 4.11.2-3c)		
188.	Prior to recordation of the initial Final Subdivision Map, the project developer(s) shall ensure financing for facilities, staffing, and the purchase and scheduled replacement of the number of equipped vehicles needed as determined by the Sheriff. This mitigation measure may be satisfied through revisions to the executed Development Agreement. (ref. MM 4.11.3-2b)	M	S, CEO
189.	Law enforcement personnel shall have access to and visibility of schools, parks and open spaces, pedestrian areas shall be well lighted and designed in such a manner as to maximize the safety of pedestrians, and buildings shall be designed and sited to provide a safe environment. Improvement Plans submitted for review and approval by the Placer County Planning Department shall be accompanied by a written explanation regarding the manner in which the design of the improvements achieves compliance with these requirements. (ref. MM 4.11.3-3)	SDR	S, PLN
190.	The Specific Plan applicants and subsequent developers shall work closely with PG&E and SMUD to ensure that development of electrical and natural gas infrastructure with the capacity to service the entire Specific Plan area is located and provided concurrently with roadway construction and in accordance with PUC regulations. The applicant(s) shall grant all necessary easements for installation of electrical and natural gas facilities, including utility easements along existing and future on-site major arterial roads for the development of area-wide utility corridors. Coordination with SMUD and/or PG&E shall occur, and any required agreements shall be established prior to recordation of the initial Final Subdivision Map. (ref. MM 4.11.10-1a)	I, M	ESD
MISCELLANEOUS CONDITIONS			
191.	Lot C - For mixed-use projects where shared parking is proposed, a parking analysis shall be prepared during the Design/Site Review process that lists the project specific assumptions for the mix of uses, outlines peak parking periods for each use type, and demonstrates that adequate parking will be provided. (PVSP Policy 3.20)	SDR	PLN
192.	Prior to construction of any temporary parking lot(s) and the installation of any temporary sales trailers on Property 15, the Applicant/Developer shall submit a master real estate sales plan (model home sales complexes). Said plan shall show the location of all sales trailers for the project and identify those lots to be used for model home sales. Cash security shall be provided to the satisfaction of the Development Review Committee (DRC), based on an ESD approved cost estimate, sufficient to guarantee removal of these facilities, and any related signage/temporary fencing, and revegetation of the disturbed areas within 30 days of discontinuing their intended use. Said security shall be payable to the Planning Services Division and released to the Applicant/Developer upon completion and acceptance by the County of required work.	B	PLN, ESD
193.	A model home sales use has been approved as a part of this project. Each model home complexes shall develop and submit for review and approval by the Development Review Committee a sign program for on-site and off-site signs, flags and signs.	B	PLN

194.	Building permits for model homes will be issued per County Code Section 15.04.070(D). A model home shall not be used for offices nor will public foot traffic be allowed through such homes until a “temporary certificate of occupancy” has been issued by the building services division, and, further, that before a model home can be used for residence purposes a permanent certificate of occupancy must be obtained. A temporary certificate of occupancy for the model homes may be issued at the discretion of the County when, at a minimum, roads serving the building lot have been paved, all underground utilities are installed to the lot lines, and utility systems have passed all required tests.	B	PLN
195.	Prior to approval of Grading and/or Improvement Plans, adjacent property owners shall be provided with contact information for the Placer Vineyards Construction Coordinator. In addition, a public information plan for Development Review Committee (DRC) review and approval shall be provided to provide the public with information on PVSP marketing, construction, etc. and offer a forum to receive and resolve complaints related to project development issues. Public access to project information shall remain operational until the County accepts all improvements for Development Phase 1 as complete.	I, G, OG	CDRA
196.	The Improvement Plans shall show the location of any entrance structure/monument proposed by the applicant for the review and approval by the Development Review Committee. Any entrance structure/monument proposed shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Division and the Department of Public Works and Facilities, and shall not be located within the right-of-way or Multi-Purpose Easement.	I	ESD, PLN
197.	No gated entry features/structures are approved with this project. Any future gated entry feature/structure proposed by the applicant shall be returned to the Planning Commission for approval of or a modification of a discretionary permit.	I, M, O	ESD
198.	Prior to recordation of the Final Subdivision Map(s), the Placer County standard "remainder note" must appear on the face of the recorded subdivision Map(s) to designate a remainder (if applicable). Pursuant to Government Code, Section 66424.6 the remainder is not being created for the purpose of sale, lease, or financing. Prior to any sale thereof, the owner shall comply with the applicable provisions of Government Code, Section 66424.6.	M	ESD
199.	Model home sales facilities would be allowed when conditions in Section 15.04.070(D) have been satisfied and the proposed location(s), design, parking, etc., have been reviewed and approved by the Development Review Committee. Model home parking lot(s) shall be constructed as an all-weather surface capable of supporting a 75,000 pound fire truck and at a minimum shall be surfaced with double chip seal or 2” asphaltic concrete over 4” of Class 2 aggregate base. The design of the parking lot(s) shall be subject to DRC review and approval prior to construction. If a temporary model home sales office is requested, it shall be used solely for the first sale of homes within the project. Prior to construction of any temporary parking lot(s) and/or the installation of temporary sales trailers the applicant shall provide security to the satisfaction of the DRC, based on an Engineering and Surveying Division approved cost estimate, sufficient to guarantee removal of these facilities, and any related signage/temporary fencing, and revegetation of the disturbed areas within 30 days of discontinuing its intended use. Said security shall be payable	B	PLN, ESD

	to the Planning Services Division and released to the applicant upon completion and verification by the County of removal of all facilities.		
200.	The Improvement Plans and Information Sheet of the Final Subdivision Map(s) shall include a note stating that driveway lengths shall be a minimum of 20 feet as measured from the edge of pavement, back of curb, or back of sidewalk (whichever is greater) to the face of the garage for all units. A note to this effect shall also be included in the Development Notebook.	I, M	ESD
201.	Prior to each Improvement Plan approval and recordation of the Final Subdivision Map(s), the applicant shall provide the Engineering and Surveying Division with written certification from the Development Group (a "Good Standing Certificate") that the Developer is a member in good standing of the Development Group.	I	ESD, PLN
CONDITIONS, COVENANTS AND RESTRICTIONS (CC&Rs)			
202.	To help insure the long-term preservation of those California Register-eligible archaeological resources located in the open space, the CC&Rs shall include a clause that prohibits the collecting, digging or removal of any stone, artifact or other prehistoric or historic object from the open space. (ref. MM 4.6-2g)	M	PLN
203.	<p>Prior to recordation of the Final Subdivision Map(s), Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted for review and approval by the Engineering and Surveying Division, County Counsel, and other appropriate County Departments. CC&Rs shall be recorded concurrently with the filing of the Final Subdivision Map and shall contain provisions/notifications for:</p> <ul style="list-style-type: none"> A) <i>Form a Homeowners Association (HOA) or other acceptable entity to provide for future property owner's maintenance of any and all features that will not be maintained through the Parks District, CFDs or CSA ZOBs (if any) to the satisfaction of ESD.</i> B) Maintenance of all water quality Best Management Practices (BMPs) shall be the responsibility of the Park Services CFD. Inspection of these BMPs shall be conducted at least annually. Maintenance records and proof of inspections shall be retained on site, and shall be available for County review upon request. (ESD) C) Maintenance of onsite public roadways and roadway drainage within the public easements is the responsibility of the County Services CFD. (ESD) D) The Park Services CFD is required to maintain stormwater detention facilities. (ESD) E) Maintenance and operation of street lighting constructed with the public subdivision improvements shall be the responsibility of the County Services CFD. The Applicant/Developer/County shall choose the appropriate rate schedule from the electrical service provider to fund service as well as maintenance costs. (ESD) F) All restrictions not monitored by Placer County shall be monitored and enforced by the Homeowners Association, if applicable. (PLN, ESD, EH, APCD) 	M	CDRA

	<p>G) Provisions for Department of Public Works and Facilities, Environmental Engineering Division personnel and their representatives for access to the property for the purpose of inspection, maintenance and repair of sewer facilities upon presentation of proper identification. (EED)</p> <p>H) Provisions to prohibit homeowners from planting trees, structures or significant landscaping within any sewer easement. (EED)</p> <p>I) Provisions to require property owner with fences or walls within sewer easements to provide gated access for utility maintenance personnel. (EED)</p> <p>J) Notification to property owners within 500 feet of a trail that they may experience some unwanted elements associated with the use of the trail, i.e., noise, and odors, etc. (Parks)</p> <p>K) Notification to the future owners that no structures, including solid fencing over three (3) feet in height, may be installed in front setback or street side setback areas, including any property frontages along roadways (unless otherwise allowed under section 17.54.030B1 of the Placer County Zoning Ordinance).</p> <p>L) Notification to future lot owners of the potential through road connections or roadway extensions for streets or easements stubbed to the project boundary. (ESD)</p> <p>M) Notification to future owners of the location of all public trail easements within and adjacent to the development both constructed and vacant. Placement of any amenities within public trail easements (including but not limited to landscaping, irrigation lines, driveways, retaining walls, gates, and fencing) that impede the public use, construction, or maintenance of the trail is prohibited and may result in removal or destruction at the owner’s expense. Ongoing maintenance activities will result in vegetation clearing and grading within the trail easement. Public trail construction and maintenance may be performed by agency staff, volunteers, contractors, and/or inmate / probationary forces. No debris, including vegetative material, shall be discarded in public trail easements and may result in removal at the owners’ expense. Public agencies are generally not obligated to provide visual screening or fencing along public trail easements.</p> <p>N) A note shall be included that states that: Driveway lengths shall be a minimum of 20 feet as measured from either the edge of pavement, back-of-curb, or back of sidewalk (whichever is greater) to the face of the garage for both the multi-family units and the single family units. (ESD)</p> <p>O) None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. (PLN, ESD, EH, APCD)</p> <p>P) Right of entry by EH for response to emergencies. (EH)</p> <p>Q) Notification that animal solid waste shall be handled, stored, and removed in accordance with the provisions of PCC, Article 8.16.</p> <p>R) Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The homeowners/property owners association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. (EH)</p>		
204.	Covenants, Conditions and Restrictions (CC&Rs) in draft form shall be submitted to the Engineering and Surveying Division for review pursuant to Section 16.28.060 together with an index identifying the specific CC&R section that corresponds with each applicable condition of approval. The CC&Rs shall contain provisions to satisfy all applicable conditions of approval imposed on the conditionally approved Small Lot Vesting Tentative Map and County Code including the	M	ESD

	identification of an entity or entities that will be empowered to levy assessments and perform all the work needed for the upkeep of subdivision improvements. Where condominium units are approved for creation, the CC&Rs may designate the property owner as the entity responsible to maintain all improvements required as a condition of the Small Lot Vesting Tentative Map until such time that an Association is formed to perform such maintenance. The CC&Rs shall reference any Annexation to a previously established set of CC&Rs may satisfy this requirement. The executed and approved CC&Rs shall record concurrently with the Small Lot Final Subdivision Map(s) and each document shall reference the recording information of the other.		
205.	Open burning is prohibited throughout the Specific Plan area. This prohibition shall be included in the CC&Rs established for the Specific Plan. (ref. MM 4.8-3j)	M	PLN
NOTIFICATION TO FUTURE BUYERS			
206.	Notification to all future builders that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution.	B	PLN
207.	Requirement for the Applicant/Developer or future seller to distribute educational materials to future buyers regarding conventional water conservation practices and surface water quality protection.	B	CDRA
208.	Notification to future homeowners of the potential effects of agricultural operations that exist on adjoining properties and properties in the vicinity and in the PVSP. This notice will include language to the effect that neighbors have a reasonable right to farm their lands despite potential nuisance to neighboring residences including noise, odors and/or the use of hazardous or toxic material, consistent with the County's right to farm ordinance.	B	PLN
209.	Notification to all future lot owners that construction activities are permitted Monday through Friday, 6 AM to 8 PM (during daylight savings), 7 AM to 8 PM (during non-daylight savings), and Saturday, 8 AM to 6 PM only, unless prior approval is received from the Homeowners Association and the Planning Services Division Director. 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 installed, can occur other times as well.	B	CDRA
210.	Each new lot owner shall be provided with a copy of the Development Notebook page(s) applicable to the subject lot, including plot plans and all use restrictions.	B	PLN
DEVELOPMENT STANDARDS			
211.	Prior to submittal of any applications for building permits, a Development Notebook or similar mechanism (e.g., Design Guidelines for Villages) shall be submitted to the Planning Services Division for review and approval. The Notebook shall include plot plans for LDR and MDR lots, depicting all dimensions, easements, setbacks, height limits, Low Impact Design (LID) site design features, CC&R requirements herein, and other restrictions, such as those provided in the Land Use and Design Standards Table A-24, which might affect the construction of structures on said lot as defined in the Land Use and Design Standards. No Building Permit applications may be submitted nor map permits be issued until this	M, B	PLN

	Notebook is provided to and accepted by the Development Review Committee (DRC) for format and content requirements for each phase. Upon Planning Services Division's acceptance of the Development Notebook, the Applicant/Developer shall provide four copies of the final notebook for distribution to the Planning Services Division, Engineering and Surveying Division, Department of Environmental Health Services, and Air Pollution Control District for their use in issuing building permits.		
212.	Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Placer Vineyards Land Use and Development Standards.	B	CDRA
213.	Street landscaping and median landscaping must accompany street construction for both partial (interim) and full cross-sections. Landscaping is not allowed to be deferred, refer to Development Agreement Section 3.7.3.	I	PLN
214.	Privacy fencing or walls occurring along open space and parks for the project are required and shall be constructed of suitable materials and in a suitable manner to be consistent with the Policy 6.49 (Lot and Yard Privacy Fences or Walls and Policy 6.50 (Security Fences). The design specifications for these fences shall be submitted for staff approval and may require written sign-off by the project noise engineer.	I	PLN
215.	Concurrent with submittal of Improvement Plans for all non-residential uses, a detailed lighting and photometric plan shall be included for Development Review Committee (DRC) review and approval. PVSP Policy 6.19 Public Parking Lot Lighting.	I	PLN
216.	All streetlights to be installed within the project shall be consistent with the Placer Vineyards Policy 6.15 (General Lighting Requirements), Policy 6.16 (Street Lights), and Policy 6.17 (Pedestrian Oriented Lighting). The location and number of streetlights within the PVSP shall be the minimum required for public safety to minimize night pollution. Streetlights 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.	I	PLN
217.	All residential units shall be developed in compliance with State of California Title 24 energy conservation measures. PVSP Policy 4.36	B	B
218.	Adequate provisions for bus stops, turnouts, shelters, park-and-ride lots, bike lockers, lighting, and other transit-support facilities shall be provided to serve development. PVSP Policy 5.20.	I	PLN
219.	Privacy fences shall not be visible from major public streets or public use areas and shall be subject to the following design standards in PVSP Policy 6.49 (Lot and Yard Privacy Fences or Walls).	I	PLN
AFFORDABLE HOUSING			
220.	The project shall provide at least 10 percent of the total residential units at a price affordable to very low-, low-, and moderate income households (PVSP Policy 3.23). Affordable units have been identified on this tentative subdivision map for Lot A; or as otherwise approved by the County and consistent with the Development Agreement.	F	PLN
221.	Affordable units shall be developed generally concurrently and in proportions with development of the market rate	B	PLN

	<p>units within the balance of the property. Developers shall complete the design and obtain all required approvals for the development of the affordable units prior to the issuance of the first building permit after 50% of the total number of single family residential units approved for the property have been issued (464 units) and the Developer shall have completed construction of the affordable units and obtained certificates of occupancy prior to the issuance of the first building permit after 75% of the total number of single family residential units approved for the property have been issued (696).</p> <p>The affordable units will be provided as purchase or rental affordable units, or a mixture of both. With respect to purchase affordable units, such units may be located anywhere within the tentative map.</p>		
222.	<p>The applicant shall agree to enter into a Density Bonus Housing Agreement with the County that shall be binding upon the applicant and all successors in interest. The density bonus housing agreement is not required to be a standalone agreement in that the agreement may be contained within other affordable housing agreement(s) required for the project.</p> <p>The executed Density Bonus Housing Agreement shall be recorded on the parcel or parcels designated for the construction of the affordable dwelling units that are utilized to obtain a density bonus. The approval and recordation shall take place prior to final map approval or, where a map is not being processed, prior to issuance of building permits for the parcels or units.</p> <p>A) The Density Bonus Housing Agreement shall include the following provisions for the affordable dwelling units within the housing development that are reserved for sale or rent to a very-low, lower or moderate-income households or qualifying senior citizen residents that are utilized to obtain a density bonus as determined by section 17.54.120 of the Placer County Zoning Ordinance:</p> <ol style="list-style-type: none"> 1) The total number of units approved for the housing development, including a description of the specific density bonus; 2) A description of the household income group to be accommodated by the housing development and the standards for determining the corresponding affordable rent or affordable sales price and housing cost; 3) The location, unit sizes (square feet), and schedule for completion and occupancy of affordable dwelling units, unless the County and the developer or applicant agree with the density bonus housing agreement to an alternative schedule for development; 4) Tenure-of-use restrictions for target units as set forth in Section 17.54.120(H)(1) of the Placer County Zoning Ordinance; 5) A description of remedies for breach of the agreement by either party, including a provision that tenants or qualified purchasers are third party beneficiaries under the agreement; and 6) Any provisions appropriate to ensure implementation and compliance with Section 17.54.120 of the Placer County Zoning Ordinance. 	M, B	PLN

	<p>B) In the case of for-sale housing developments, the Density Bonus Housing Agreement shall provide for the following conditions governing the initial sale and use of dwelling units subject to the Density Bonus Housing Agreement during the applicable use restriction period:</p> <ol style="list-style-type: none"> 1) A requirement that affordable for-sale units shall, upon initial sale, be sold to eligible very-low or lower-income households at an affordable sales price and affordable housing cost, or to qualifying senior citizen residents, as defined in County Code Section 17.54.120(H); 2) A requirement that initial occupancy shall be eligible very-low or lower-income household owner-occupant, or qualifying senior citizen resident owner-occupants, as defined in County Code Section 17.54.120(H); and 3) The terms for future sales, and recapture of any equity in order to ensure continued affordability for the requisite time period. <p>C) In the case of rental housing developments, the agreement shall provide for the following conditions governing the use of affordable dwelling units subject to this agreement during the use restriction period:</p> <ol style="list-style-type: none"> 1) The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies, and maintaining affordable units subject to this agreement for qualified tenants; 2) Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this section; and 3) Provisions requiring owners to submit an annual report to the County, which includes the name, address, and income of each household occupying affordable dwelling units subject to this agreement. 		
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EXERCISE OF PERMIT

223.	The Applicant/Developer shall prepare and submit to the Engineering and Surveying Division (ESD), Final Subdivision Map(s) which are in substantial conformance to the approved Property 15 Small Lot Vesting Tentative Subdivision Map in accordance with Chapter 16 of the Placer County Code. The filing of these Final Subdivision Map(s) and compliance with these conditions relinquish the development restrictions adopted or imposed with the Large Lot Vesting Tentative Map.	M	ESD
224.	The Small Lot Final Map(s) may be a single map for the entire project or may be multiple/phased map(s) prepared and timed for specific parcel development. All Lots shown on the approved Small Lot Tentative Map shall be included on a Small Lot Final Map. The Park, Open Space, and Landscape Lots shall be included on the appropriate Small Lot Final Map as determined by and at the sole discretion of the Engineering and Surveying Division. The subsequent Final Map(s) shall comply with all Conditions of Approval for each Final Map and the Development Agreement.	M, OG	ESD
225.	Prior to the County's recordation of the Final Subdivision Map(s), submit to the Engineering and Surveying Division the map 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. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record.	M	ESD

226.	The project is approved as a phased project. The Development Review Committee shall determine when any of the preceding conditions apply to a given phase of development where such timing is not specified in the conditions, the Development Phase Phasing Plan, the Master Plans or the Amended and Restated Development Agreement.	OG	ESD
227.	The Applicant/Developer shall exercise this Small Lot Vesting Tentative Subdivision Map as set forth in the terms of the Amended and Restated Development Agreement.	OG	PLN

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