



**CONDITIONS OF APPROVAL – VESTING TENTATIVE
MAP.CONDITIONAL USE PERMIT - "DOYLE RANCH"
PLANNED DEVELOPMENT (SUB-322/CUP-1821)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This project is approved as "Revised Lot Layout 4-25-95" (updated 5/14/99), for a 126-lot (with temporary real estate sales uses) single-family residential Planned Unit Development on 159 acres. This project may be built in four (4) phases as depicted in Exhibit 3-13 of the Doyle Ranch FEIR. Modifications to phasing may be approved by the DRC.

Improvement Plans shall not be signed, nor shall any disturbances occur on-site, until the GPA-303 and REA-847 are effective.

On June 24, 1999, the Planning Commission approved a 2-year Extension of Time (Conditions 6, 11, 12, 17, 24, 31, 36, 42, 44, 45, 47, 58, 59, 62, 78, & 80 were modified).

On February 14, 2002, the Planning Commission approved a one-year Extension of Time (Conditions 1, 11, 69R and 78 were modified and Condition 59 was deleted).

On June 13, 2002, the Planning Commission approved a two-year extension of time. (Conditions 1, 7, 8, 32B, 43, and 86 were modified; new conditions 2(V) added; old condition 63 deleted, 48-52 deleted and replaced with new conditions 48-55; old conditions 53-54 deleted and replaced with new conditions 56-62. These changes caused previous conditions to be renumbered).

2.
 - A) Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with requirements of the County Stormwater Management manual and to the satisfaction of DPW. These facilities shall be constructed with subdivision improvements and easements provided as required by DPW. Maintenance of these facilities shall be provided by the homeowners' association.
 - B) This project is subject to construction-related stormwater permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program. Any required permits shall be obtained through the State Regional Water Quality Control Board or EPA and a copy thereof submitted to DPW prior to Improvement Plan approval, if available. Improvement Plans shall reflect the erosion control measures identified in the permit unless otherwise approved by DPW.

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

D) Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater.

E) Submit to DPW, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer experienced and knowledgeable in the practice of soils engineering. The report shall address and make recommendations on the following:

- 1) Road, pavement, and parking area design
- 2) Structural foundations, including retaining wall design (if applicable)
- 3) Grading practices
- 4) Erosion/winterization
- 5) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- 6) Slope stability

Once approved by the DPW, two copies of the final report shall be provided to the DPW and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, would lead to structural defects, additional investigations, prior to issuance of Building Permits, may be required. For subdivisions, this shall be so noted in the CC&R's and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

F) An agreement shall be entered into between the developer and the utility companies specifically listing who performs and finances 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 DPW. 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.

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

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

I) Submit to the Division of Environmental Health a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service.

J) Confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development road names and box locations, or a

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release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans.

K) **ADVISORY COMMENT:** This project may be subject to review and approval by the State Dept. of Fish & Game and/or the U. S. Army Corps of Engineers. It is the applicant's responsibility to obtain such approvals if necessary, and submit evidence to the County demonstrating compliance (i.e., copy of permits), prior to any grading, clearing, or excavation.

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

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

M) **ADVISORY COMMENT:** Pursuant to Section 21089 of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$875 for projects with Environmental Impact Reports and \$1,275 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination (which the County is required to file within 5 days of the project approval) is not operative, vested, or final and shall not be accepted by the County Clerk.

N) The domestic water supplying entity shall be in compliance with the requirements of Placer County Code, Section 19.100(e)(5).

O) Properly destroy, under permit and inspection, the existing well(s) and septic system(s) located within the project site. Said destruction shall be shown on the Improvement Plans and included in the engineer's estimate of cost of subdivision improvements.

P) No lot shall be further divided.

Q) Any proposed entrance structure shall be reviewed and approved by the DRC, and shall be located such that there is no interference with driver sight distance as determined by the DPW.

ADVISORY COMMENT: Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Sec. 1722, Placer County Zoning Ordinance).

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

S) Roadway improvements, constructed with each project phase, shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) and easements as

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required by DPW. As each road is extended into other project phases, these turn-around improvements shall be removed or modified as required.

T) Provide school bus turnout(s) to the satisfaction of the California Highway Patrol and the DPW. A letter shall be provided from the CHP, which addresses the turnout as shown on the project Improvement Plans.

U) Proposed road names and alternatives shall be submitted to the local postal authority for written comments and shall be approved by the DPW prior to Improvement Plan approval.

V) Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format which is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the DPW 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. **(CR)** (DPW)

3. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with 5 full-size blue-line prints of the approved Tentative Map (including corrections and revisions required herein) for distribution to other County departments.
4. The project is subject to review and approval by the Placer County Development Review Committee (DRC). Such a review shall be conducted prior to the approval of the Improvement Plans for the project and shall include, but not be limited to: Landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; earthen berms; fences and walls; noise attenuation barriers; all open space amenities; etc.
5. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per Section II of the Land Development Manual [LDM]) to the DPW for review and approval of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, shall be shown on the plans. The applicant shall pay plan check and inspection fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record Drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements.

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A) Staging Areas: Stockpiling and/or vehicle staging areas for each phase shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area (i.e., infill projects only).

B) Recreational Facilities: The Improvement Plans shall provide details of the construction of the proposed recreational facilities for Parcel C, for the review and approval of the DRC and County Parks Division. Approval shall be evidenced by signature of a Parks Division representative on the Improvement Plans.

C) Equestrian/Pedestrian Trails: The Improvement Plans shall provide details of the location and specifications of all public trails per Condition 32, for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, and all easements shall be shown on the Final Map.

D) Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation per Condition #38, and a cost estimate for the review and approval of the DRC and Parks Division (where maintenance is provided through a CSA). A vegetation monitoring report shall also be submitted to DRC with the Improvement Plans to ensure on-going success of the plantings. Improvement Plans shall include provisions for an irrigation system under sidewalks connecting residential lots to proposed street tree locations.

6. **(mm)** Prior to the approval of any improvement and grading plans by Placer County, the applicant shall obtain any necessary permits and/or approvals from the California State Reclamation Board for encroachment within the flood plain as defined by that agency of Dry Creek or its tributary.

ADVISORY COMMENT: The flood plain as defined by the State Reclamation Board, may not coincide with the flood plain as defined by the project EIR. Additional studies and analysis may be required by that agency.

7. **(mm)** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, Placer County Code). 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 of the DRC per Condition #39. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW a cash deposit, or letter of credit (solely to Placer County) in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory

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completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent. This deposit will be used, if necessary, to implement erosion control measures shown on the approved Erosion Control Plan.

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/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

8. **(mm)** Prepare and submit with the project Improvement Plans, a drainage report (per Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal) to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations and flow of water through grass swales before release to Dry Creek or its tributary and sand and oil trap manholes.

9. **(mm)** Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the DPW.

ADVISORY COMMENT: Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Sec. 1722) Placer County Zoning Ordinance).

10. Show finished house pad elevations 2' above the 100-year flood plain line (or finished floor 3'; above) for Lots adjacent to that floodplain on the Improvement Plans, Informational Sheet, and project notebook filed with the Final Map. Pad elevations shall be certified by the project engineer on Record Drawings submitted to the DPW following project construction and documentation required by the County Surveyor prior to Final Map(s) approved. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC.

11. Construction of this project must follow or be concurrent with the construction of infrastructure improvements by the District Participants under an Acquisition Community Facilities

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District (CFD) (or similar mechanism, including developer financing). Accordingly, no Improvement Plans or Final Maps for the project, or Grading Plans will be approved by DPW until the District Participants have either: 1) signed contracts and issued "Notices to Proceed" for construction of the CFD improvements or, 2) signed contracts and issued "notices to proceed" for construction of the potable water lines, sewer and reclaimed water line, and the Walerga Road realignment. All other CFD improvements shall be secured by cash deposit or letter of credit (the form of any letter of credit shall be approved by Placer County) until such time as those contracts are also signed and "Notices to Proceed" for construction issued for those CFD improvements. Design of improvements for this project must be coordinated with the designs of improvements included in the CFD.

ADVISORY COMMENT: Plans, specifications, estimates and other documents may be submitted for review following approval of the Vesting Tentative Map.

12. **(mm)** The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. Prior to approval of the Improvement Plans, the water supply entity shall submit to the Departments of Health and Public Works a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. The applicant shall connect the project to this treated domestic water supply.
13. **(mm)** Prior to any grading, and during the raptor-nesting season (March-July), a focused survey for raptor nests shall be conducted by a qualified raptor biologist in areas potentially affected by project implementation. If construction is proposed to take place during the raptor-breeding season, no construction activity shall take place within 500' of an active nest until the young have fledged (as determined by a qualified raptor biologist.) Temporary construction fencing and signage per Condition #39 shall be installed at a minimum 500' radius around any trees containing protected nests. The satisfaction of this condition shall be as determined by the DRC.
14. **(mm)** Any proposed subdivision grading beyond that shown on the approved Tentative Map and/or necessary for construction of streets, utilities, and drainage improvements (i.e. mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If significant grading beyond that indicated on the preliminary grading plan, is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration.
15. **(mm)** No grading activities of any kind may take place within the future, unmitigated 100-year flood plain of Dry Creek or its tributary, unless otherwise approved as a part of this project.

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16. Construct subdivision roads, except Doyle Parkway, Doyle Ranch Circle (updated Tentative Map 5/14/99), and Doyle Ranch Drive, on-site to an Urban Minor (Plate 9 LDM, dated 10-29-96) standard with separate sidewalk. The road(s) and storm drainage shall be maintained by a CSA. All subdivision streets shall be designed to meet 25-mph design speed criteria, as specified in the latest version of the Caltrans "Highway Design Manual" unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM).
17. Construct public road entrances onto Walerga Road to a Plate 27, LDM standard. The design speed of the roadway shall be as specified by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW.
18. **(mm)** Construct a left-turn lane on Walerga Road at Doyle Ranch Drive. Traffic striping shall be done by the County striping crew at the applicant's expense. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans "Highway Design Manual" for a design speed of 45 mph, unless an alternative is approved by DPW.
19. Any parking and circulation areas required for the on-site park shall be improved as specified in the soils report but shall not be less than 2" AC over 6" Class 2 AB, or the equivalent, as approved by the DPW.
20. An Encroachment Permit shall be obtained from DPW prior to improvement plan approval for any landscaping within public road rights-of-way.
21. **(mm)** Streetlight(s), designed in accordance with the American National Standard Practice for Roadway Lighting Manual, shall be provided and installed to the satisfaction of the DPW and PG&E at: Doyle Ranch Drive and Walerga Road, and at Doyle Parkway and Walerga Road.
ADVISORY COMMENT: 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.
22. **(mm)** Delineate a Class II bikeway along the project's frontage on Walerga Road pursuant to the Placer County Bikeways Master Plan as noted in Condition #25.
23. Construct Doyle Ranch Drive, Doyle Ranch Circle (updated Tentative Map 5/14/99), and Doyle Parkway in accordance with the typical sections shown on the approved Tentative Map. All subdivision streets shall be designed to meet 25-MPH design speed criteria, as specified in the latest version of the Caltrans "Highway Design Manual" unless otherwise approved by DPW. The

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roadway structural sections shall be designed for a Traffic Index of 6.5. The roads and storm drainage shall be maintained by a CSA.

24. Parking bays on Doyle Parkway may be constructed generally as indicated on the approved Tentative Map revised to include transitions (roundings) at each end to the satisfaction of DPW to facilitate construction and maintenance. The structural section for the parking bays shall be the same as the adjacent traveled way.

ADVISORY COMMENT: It is anticipated that construction and maintenance of this street will be higher than a normal Plate 10 street due the addition of these parking bays. Any additional costs will influence the assessments under the CSA.

25. A) With Phase I of the project, construct two 12'-wide traveled lanes and a 20' wide, raised (curbed), landscaped median (one lane on either side of the proposed median), together with two 4'-wide bike lanes/shoulders, two 2'-wide AB shoulders or AC dike and drainage facilities (i.e., ditches) as appropriate, and a separated 5'-wide equestrian/pedestrian path, where the project fronts on Walerga Road north of the Dry Creek bridge. South of the Dry Creek bridge construct the same roadway section without the raised median to the south property line in the existing alignment of the road to the satisfaction of DPW. This work shall include appropriate transitions on each end of the existing bridge.

The alignment of this road is to be approved by DPW and shall be designed to be compatible with other improvements to Walerga Road proposed by Placer County. Additional widening and/or reconstruction may be required to improve structural deficiencies, accommodate auxiliary lanes, intersection geometrics, or for conformance to existing or proposed improvements.

B) If the above noted improvements to Walerga Road have been constructed by others prior to the construction of the first phase of Doyle Ranch the applicant shall construct two additional 12'-wide traveled lanes, one on each side of the median together with two 4'-wide bike lanes/shoulders and two 2'-wide AB shoulders; and a 5'-wide equestrian/pedestrian path, where the project fronts on Walerga Road north of the Dry Creek bridge. Additional widening and/or reconstruction may be required to transition to the existing two lane bridge at Dry Creek, improve structural deficiencies, accommodate auxiliary lanes, intersection geometrics, or for conformance to existing or proposed improvements to the satisfaction of DPW.

In either event the design shall conform to criteria specified in the latest version of the Caltrans "Highway Design Manual" for a design speed of 45 mph and the roadway structural section shall be designed for a Traffic Index of 9.0, but in no case shall said section be less than 3" AC/8" Class 2 AB. The alignment of this roadway shall be generally as shown on the approved Tentative Map to the satisfaction of DPW.

ADVISORY COMMENT: Construction of these roadway improvements will also be a condition of approval of Chamonix, a Tentative Map proposed for the east side of Walerga Road.

26. If the applicant constructs the second two lanes on Walerga Road as noted in Condition #25(B) a cash payment, or letter of credit, in lieu of the construction of the Walerga Road

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improvements south of the Dry Creek crossing to the south boundary of the property shall be payable to DPW prior to recordation of the Phase I Final Map. The amount due shall be based on an engineers estimate of the construction cost of the improvements to Walerga Road as noted above. This estimate shall be submitted to DPW for review and approval. Said estimate shall include amounts for any environmental documents, design, construction, landscaping and inspection for a public improvement project.

27. Construct a traffic signal, and all necessary appurtenances, at the intersection of Doyle Ranch Road and Walerga Road to the satisfaction of DPW.

The signal shall be constructed only when it is found to be warranted by DPW. Applicant shall submit to DPW a report on a yearly basis until the last Final Map for the project is recorded, prepared by a traffic engineer registered in California, which indicates whether or not a signal is warranted based on traffic conditions at the intersection on an anniversary date to be agreed to by DPW.

Construction of this signal provides a facility, which will serve adjacent development. A reimbursement agreement will be prepared at the applicant's request for the potential recovery of 50% of the cost of the signal.

If the signal is constructed by others the applicant shall participate in a reimbursement of 50% of the cost of such a signal

ADVISORY COMMENT: Construction of this traffic signal will also be a condition of approval of Chamonix, a Tentative Map proposed for the east side of Walerga Road.

28. The applicant shall pay to DPW a pro rata share of the cost of the signal noted above before the filing of each Final Map for the project. This payment will be an amount of \$60,000 (50% of the maximum expected cost of the signal) divided by the number of lots shown on the approved Tentative Map, multiplied by the number of lots shown on the Final Map to be filed. Upon completion of the construction of the signal and receipt of any contributions from other developments, any excess payments will be returned proportionally to those who contributed to the construction.

29. Where phasing causes a violation of the dead end road length limitation (per Sec 4.08, Placer County Code), the applicant shall construct temporary access roads to the satisfaction of DPW and the local fire protection district. These temporary roads shall be maintained by the Homeowners Association.

30. Submit to the Division of Environmental Health a "will-serve" letter from the Placer County Sewer Maintenance District #2 indicating that the District will provide sewerage service to the project. Connection of each lot in this project to sanitary sewers is required prior to approval of the Improvement Plans.

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31. The applicant has submitted a copy of the mitigation agreement with the Center Unified School District which serves as a will-serve letter and is contained in Attachment D of the October 22, 1994 Planning Commission staff report. A will serve letter is required from the Roseville Joint Union High School District.
32. (mm) Prior to recordation of the Final Map for the first phase of development, the project proponent shall perform the following to the satisfaction of the Parks Division:
- A) Dedicate the 2.3 acre public park site (Parcel C) to the County of Placer, or alternatively as a common area lot to the homeowners' association with maintenance provided by the association.
 - B) Dedicate easements and construct the segments of the trail system as shown on the CFD #1 Trails Exhibit: 1) along the north side of Dry Creek (Parcel B) from Walerga Road through the Public Park and then proceeding along the south side of the Dry Creek tributary (Parcel D) back to Walerga Road to include a Class 1 Bike Trail (15' easement, 8' paved) and an equestrian trail (15' easement, 4' minimum tread); and 2) Along the west side of Walerga Road within Parcel B include a 5' public pedestrian trail.
 - C) Provide a temporary access to the satisfaction of the Parks Division and DPW for maintenance and security purposes to the public park site from the terminus of Doyle Parkway.
 - D) Prepare a conceptual design for the public park site to the satisfaction of the Parks Division in sufficient detail to estimate the construction cost of improvements. Improvements shall consist of site preparation and grading, installation of turf grass, an irrigation system, a hard surface sport court, play equipment suitable for school age children and at least 20 trees (5-gallon size or larger) of a suitable species to produce shade at maturity as conceptually depicted on Sheet 2 of Tentative Map "Park Detail". Public restrooms may be included as a part of the improvements at the discretion of the Parks Division. If public restrooms are included, the associated costs (whether for purchase of portable facilities or for the construction of site-built facilities) shall be credited toward required Quimby in-lieu fees. (See Condition # 44).
 - E) Convey to Placer County easements or other legal right of access to the satisfaction of the Parks Division for three segments of the public trail system: 1) A 30' easement south of, and roughly parallel to, Dry Creek from Walerga Road to the western boundary of parcel number 023-220-029 (Parcel A); 2) A 30' easement north of, and roughly parallel to, Dry Creek from the western boundary of the public park site to the western boundary of parcel number 023-220-029 (Parcel B); and 3) a 20' easement south of, and perpendicular to Dry Creek (Parcel A) connecting the trail easement defined in 1) above, to parcel 023-220-052, adjacent to Walerga Road right-of-way as depicted on the Tentative Map.
 - F) Provide a bond for the pro rata share based on the number of lots of the construction cost of park improvements for the 2.3 acre public park site. With subsequent phases of development the proponent shall provide a bond for the pro rata share of the construction cost of park improvements for the 2.3 acre public park site.

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G) Convey to Placer County a 10' minimum easement within Parcel B along the project's frontage on Walerga Road. Said trail easement shall be improved with a minimum 5' tread comprising native soil or decomposed granite as determined by the Parks Division and DPW.

H) Maintenance of the public park site shall be provided by the project CSA, and maintenance of all public trails shall be by the CFD CSA.

33. Prior to recordation of Final Mapping to create the 70th lot (50% of total approved lots), the project proponent shall perform the following to the satisfaction of the Parks Division: 1) Grade the park site, install an automatic irrigation system, and plant turf pursuant to the design requirements of Condition #32, and 2) Dedicate easements and construct a minimum 15' Class I Bike Trail (8' paved), and minimum 15' equestrian/pedestrian trail (4' minimum tread) connecting the public park site north along Dry Creek (Parcel B) to Walerga Road as depicted on the Tentative Map.

To preclude bicycle/equestrian conflicts, adequate separation (10' minimum) and/or post-and-rail fencing shall be placed between the two trails. Fencing shall be constructed of natural wood material, to be consistent with the rural nature of the site. The equestrian trail shall be located adjacent to the open space, with the bike trail between the equestrian trail and the roadway.

34. Prior to recordation of Final Mapping, to create the 105th lot (1 lot over 75% of the total number of approved lots) in the subdivision, the project proponent shall install all remaining improvements in the public park pursuant to the design requirements of Condition #32, and according to the provisions of applicable Placer County ordinances and standards.

35. (mm) Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the DPW and DRC:

A) Dedicate to Placer County a 42'-wide highway easement (Ref. Chapter 19, Placer County Code) along on-site subdivision roadways except for Doyle Ranch Road and Doyle Parkway for road and utility purposes. Said roads shall be accepted into the County's maintained mileage system.

B) Public utility easements as required by the serving utilities.

C) Slope easements for cuts and fills outside the highway easement.

D) Drainage easements as appropriate.

E) Designate a "no access" strip on Lots(s) abutting Walerga Road and on Lots 9-10 onto Doyle Ranch Drive (updated Tentative Map 5/14/99).

F) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of water quality enhancement facilities (BMP's) located outside of street rights-of-way. Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

G) Easements as required for installation and maintenance of neighborhood identification/entrance structures, noise berms and fences by the homeowners' association.

H) Landscape easements as appropriate.

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I) Dedicate to Placer County a 60' wide highway easement for Doyle Parkway, Doyle Ranch Circle (updated Tentative Map 5/14/99), and Doyle Ranch Drive (Ref. Chapter 19, Placer County Code) for road and utility purposes. Said roads shall be accepted into the County's maintained mileage system.

J) 1) Dedicate to Placer County a 32' wide highway easement, measured from the existing centerline (Ref. Chapter 19, Placer County Code) where the project fronts on Walerga Road.

2) Cause to be dedicated to Placer County a 72' wide highway easement, measured from the existing centerline, on the east side of that centerline. (30' of easement exists per Book 191, Page 328 of records and the County through a Community Facilities District has funds to assist in the purchase of 42' of easement).

ADVISORY COMMENT: The intent of this condition is to maintain the existing westerly edge of pavement on Walerga Road in its present location unless drainage concerns require additional work. The future centerline of the road will be approximately 50' east of the easterly boundary of the project. The exact location of the centerline will be determined with the Improvement Plans for the first phase of the project to the satisfaction of DPW.

K) Dedicate multi-purpose easements 17.5'-wide adjacent to all interior highway easements. Sidewalks may be constructed in the first 5' (adjacent to street right of way). This easement may be used for other purposes, such as utility construction.

ADVISORY COMMENT: Street trees are to be planted within the outer 5' of street right of way in a landscape strip between the curb and sidewalk for all streets except Doyle Parkway and Doyle Ranch Drive. Street trees for those streets shall be planted within the right of way between the curb and sidewalk as noted on the approved Tentative Map.

L) An Irrevocable Offer of Dedication to Placer County for an easement for conveyance of storm water, maintenance of drainage ways and flood storage over the 100-year Flood Plain, or as modified by project approvals, on Dry Creek and its northern tributary within the area shown on the Tentative Map to the satisfaction of DPW and the Placer County Flood Control District.

M) Create easements as necessary for temporary emergency access roads where they are required when phasing causes a violation of the dead end road length (per Sec. 4.08, Placer County Code). Said easements shall include provisions for the removal and restoration of any required access roads, and abandonment of any temporary easements if subsequent phases of development resolve the dead end road violation.

36. **(mm)** Prior to recordation of any Final Map, a deed restriction shall be recorded in favor of Placer County acknowledging that all density potential from Parcel A has been transferred to the project subdivision. The form and wording of the deed restriction must be approved by the DRC.

37. Create a County Service Area (CSA) Zone of Benefit. The CSA will be established concurrent with and on the Final Map. In the event that the CSA is abolished by the Board of Supervisors, or the CSA is otherwise not able to function, the homeowners' association shall be

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responsible for all services previously provided by the CSA. The CSA, or the CSA to be created for the CFD, shall provide the following services:

- A) Street lighting
- B) Recreation facilities maintenance and operation
- C) Road maintenance
- D) Walerga Road median landscape maintenance
- E) The collection of fees for regional storm drain facilities and maintenance pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance," including any future revisions thereof.
- F) Maintenance of pedestrian/equestrian trails as required by Condition #32.
- G) If dedication of Parcel B, (Dry Creek riparian corridor and tributary and open space lot adjoining Walerga Road) is accepted by Placer County, the CSA Zone of Benefit shall include funding for maintenance and liability unless an alternative funding mechanism is provided.
- H) Maintenance of Parcel C public park site if owned by Placer County.
- I) If the County does not accept dedication of Parcels B and C (see G & H above), maintenance shall be provided by the homeowners' association.

38. **(mm)** A Landscape Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the DRC and Parks Division (if maintenance is provided through a CSA) which provides landscape screening and irrigation:

A) Within Parcel B along the project's frontage on Walerga Road and the entire length of the earthen noise berm to visually screen structures from Walerga Road. Landscaping shall be compatible with the existing oak trees and not include irrigation within the oaks' driplines.

B) Within the project's interior and shall include a minimum of two 15-gallon fast growing shade trees (i.e., sycamore, Chinese tallow, etc.) per residential lot frontage excepting for lots with less than 60' frontage where only one 15-gallon tree is required. Tree species shall be selected for the subdivision with references included in the development notebook. Street trees shall be planted within the public road right-of-way as defined in Condition #35K or other locations approved by DRC. The intent is to locate trees between the edge of pavement and the sidewalk per Figure 2 (p.57) and Figure 6 (p.60) of the DC/WPCP. Trees shall be installed prior to the issuance of Certificates of Use and Occupancy, and maintained by individual lot owners in accordance with this plan, with reference included in the CC&R's.

C) Within the Walerga Road median along the project's frontage. The County may establish a reimbursement agreement with the pending Chamonix project (APN 023-220-046) for Walerga Road median landscaping, on a pro-rata share based on the project's roadway frontage. Conversely, in the event the Chamonix project proceeds first, the reimbursement agreement shall similarly apply to this project.

Said Plan shall be submitted with the project's Improvement Plans and the landscaping shall be installed prior to the County's acceptance of the subdivision's improvements (excepting 38B above). All landscaping shall consist of native-appearing drought-tolerant plant

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species (unless otherwise approved by DRC) with a water-conserving drip irrigation system to be installed by the developer prior to acceptance of the subdivision's improvements. The DRC may approve alternative locations for tree/landscape plantings. Maintenance of all landscaping and irrigation shall be provided by the CSA excepting for the interior street trees, which shall be maintained by the lot owner. (see (B) above)

All areas that are disturbed as part of subdivision improvements, shall be re-established with hydroseeding and native drought tolerant plant materials. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Department for a 2-year period. Said report will define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the homeowners' association.

A letter of credit, bond, or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. An amount equal to the monitoring program cost for administrative and program review costs shall be paid to Placer County and deducted from the deposit before the balance is returned to the applicant, or shall be paid by the applicant or homeowners' association on an annual basis. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved MMP may result in enforcement activity per Placer County Environmental Review Ordinance Section 31.870. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMP in the event the homeowners' association reneges.

39. **(mm) Temporary Construction Fencing:** The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place: 1) At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height) identified to be saved, within 50' of any grading, road improvements, underground utilities, or other development activity located along the Dry Creek Riparian corridor adjacent to Doyle Parkway and any other isolated tree stands, or as otherwise shown on the Tentative Map; 2) Temporary fencing shall also be installed around revegetated areas following excavation necessary to maintain floodplain storage in order to protect the revegetated areas during subsequent site grading, and 3) Raptor nest fencing per Condition #13.

In addition, a 1' x 2' sign shall be attached to all required fencing at 50' intervals, stating "This Tree To Be Saved", or "Protected Area--Keep Out." No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of

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retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Said fencing shall be shown on the Improvement Plans. Fencing shall not be removed until written authorization is granted by the DRC.

40. **(mm)** Parcel A shall be retained as permanent open space in private ownership with no residential density assignment per REA-847 and Condition #36.

Parcel B along Walerga Road frontage, shall be defined and monumented as a common area lot to be owned and maintained by the homeowners' association, or, the applicant may elect to offer for dedication in fee title to Placer County or other entity acceptable to Placer County. Acceptance of Parcel B by Placer County shall include maintenance and liability, and shall include a funding mechanism (i.e., CSA) to support these responsibilities. The purpose of this lot is to provide for landscape screening with noise attenuation barriers, and public trails within Parcel B along Walerga Road.

Parcel B (Dry Creek Riparian Corridor and tributary) shall be defined and monumented as a common area lot to be owned and maintained by the homeowners' association; or, the applicant may elect to offer for dedication in fee title to Placer County or other entity acceptable to Placer County. Acceptance of Parcel B by Placer County shall include maintenance and liability, and shall include a funding mechanism (i.e., CSA) to support these responsibilities. The purpose of this lot is to provide for protection of the sensitive Dry Creek Riparian Corridor habitat, flood control protection, and public equestrian/pedestrian trail access. No disturbances are permitted within this parcel, excepting as otherwise authorized herein, including placement of fill materials, lawn clippings, trash, oil, chemicals, nor any grading or clearing activities, vegetation removal, fencing, domestic landscaping, nor any structures or accessory structures. Trimming or other maintenance activities are allowed only for the benefit of fish, wildlife, and water quality resources, and for the elimination of diseased growth, or thinning as necessary for the maintenance of the natural vegetation, and only with the written consent of the Placer County DRC.

41. **(mm)** This project is subject to the payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 4, Subchapter 20, Placer County Code.) The current development fee is \$166 per lot, payable to DPW prior to filing of the Final Map(s). The actual fee shall be that in effect at the time payment occurs.
42. **(mm)** This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 4, Subchapter 20, Placer County Code). Prior to filing of the Final Map for Phase I, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments.

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43. **(mm) ADVISORY COMMENT:** This project is subject to payment of traffic impact fees as prescribed by the *Placer County Road Network Traffic Limitation Zone and Traffic Fee Program*. The current estimated fee (effective 7/1/02) is \$ 3,723 per Dwelling Unit Equivalent (DUE), however, the actual fee paid will be that in effect at the time payment occurs. This fee is payable prior to the issuance of any Building Permit on any lot or for any portion of the project. **(CR)** (DPW)
44. **(mm)** Fees shall be paid to Placer County for the development of park and recreation facilities pursuant to Section 19.107 of the Placer County Code. One-half (50%) of the fee is to be paid prior to the recordation of the Final Map and one-half (50%) paid at the time of building permit issuance for use in Recreation Area #13, and is based on the project approval for 126 lots. The amount to be paid shall be the fee in effect at the time the Final Map(s) is recorded (for guidance if the map were recorded today, the fee would be \$1,250 per residential lot). Improvements to the public park site defined in Conditions #32 & 34 may be credited towards these fees as determined by the Parks Division.
45. **(mm)** Domestic water quality and quantity shall be subject to approval by the Division of Environmental Health. The connection of each lot in this project to public domestic surface water is required.
46. **ADVISORY COMMENT:** This subdivision is within the boundaries of a mosquito abatement district.
47. **(mm)** The project shall conform to the Noise Element of the DC/WP CP and the Doyle Ranch and DC/WP CP EIRs. Backyard traffic noise levels shall be reduced to 60dB Ldn or less through the use of setbacks, noise barriers, (i.e., earthen berms) and/or site redesign. If setbacks alone are employed, the center of the backyard shall be set back approximately 403' from the Walerga Road centerline. If noise barriers are used, a minimum 5' tall noise barrier (i.e. earthen berm) shall be installed, measured from the final building elevation and shall be constructed at the location shown on the EIR Exhibit 4.4-2. If a site plan revision is utilized to reduce future traffic noise levels to 60 dB Ldn or less, an acoustical consultant shall review the proposed revisions to ensure that the required noise attenuation is achieved.
- If the noise barrier (i.e. earthen berm) is applied as a mitigation measure they shall be shown on the Improvement Plans. A cross-section view of the relationships of the noise barrier to building pad elevations shall be included. Noise mitigation shall be achieved without use of masonry sound walls.
48. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.

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49. The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.
50. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.
51. An enforcement plan shall be established to weekly evaluate project-related on-and-off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.
52. Construction contracts should stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:
- | | |
|-----------------|------------------------|
| 175 hp - 750 hp | 1996 and newer engines |
| 100 hp - 174 hp | 1997 and newer engines |
| 50 hp - 99 hp | 1998 and newer engines |
- In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and or particulate matter traps. The District should be contacted to discuss this measure.
53. No open burning of removed vegetation on site or at any other location. Vegetative material should be chipped or delivered to waste to energy facilities.
54. Wet broom or wash streets if silt is carried over to adjacent public thoroughfares. No dry mechanical brooming shall be allowed.
55. Conditions #48 through 54 above, shall be included on the Improvement Plans submitted to the Placer County Department of Public Works.
56. Project CC&Rs shall stipulate that no open burning shall be permitted

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57. Electrical outlets shall be installed on the exterior walls of both the front and back of residences for the use of electric landscape maintenance equipment.
58. Electric vehicle charging raceways (conduit only shall be installed in all residential garages.
59. Only U.S. EPA certified woodstove shall be installed in each residence. The maximum emission potential from all woodstove is 7.5 grams per hour.
60. A natural gas line shall be plumbed to the back yard area of each residence for outdoor cooking devices.
61. If outdoor fire pits are installed, a natural gas line and natural gas type logs shall be installed in each pit.
62. The project shall implement an offsite mitigation program to reduce its contribution to significant cumulative air quality impacts occurring within Placer County. The project can develop its own offsite mitigation program, approved by the Placer County Air Pollution Control District, or the project can contribute an equal amount of funds into the District's offsite mitigation program. To adequately mitigate this project's contribution to cumulative impacts through the District's program, the project would need to contribute \$13,316. This would allow the District to reduce 40% of this project's ozone precursor emissions by reducing emissions from sources of air pollution not required by law to reduce their emissions.
- 63.(mm) Develop and distribute educational materials to all new and existing residences/occupants within the project boundary on the following topics: open burning, woodburning, and transportation control measures (ridesharing, mass transit availability/schedules, computerized ride-matching service, and other measures designed to reduce both the use of single-occupancy vehicles and vehicle miles traveled). Reference shall be included in the CC&R's.
- 64.(mm) Prior to submittal of the Final Subdivision Map, the applicant shall submit to the satisfaction of the DRC a revised Tentative Map which meets Section 19.125 of the Land Development Ordinance which:
- A) Clearly indicates project phasing.
 - B) Provides revised details of parking bays and street tree planting areas.
 - C) Revise street typical sections to conform to this approval.
 - D) The minimum lot size for residential lots located along the east project boundary (i.e., Walerga Road/Lot B) shall be 20,000 sq. ft.

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65. **ADVISORY COMMENT:** Building Permits associated with this project shall be subject to payment of Placer County Facility Impact Fees (Ordinance #47-69-B, Chapter 38, of the Placer County Code). **(CR)** **(BD)**
66. No building permits except for non-occupancy permits for model homes, for this project will be issued until CFD improvements providing service to the project are completed to the satisfaction of DPW. Building permits for model homes will be subject to the provisions of Chapter 4.21 of the Placer County Code. In particular, the provisions for adequate fire protection to the satisfaction of the local fire protection district, and agreement by the developer not to convey title to model homes prior to completion of the CFD improvements, shall be met. Developer will also provide evidence that any affected mortgage lender for the model homes has been advised of the status of the CFD improvements.
- ADVISORY COMMENT:** The applicant understands that provision of sewer service to the project is contingent on execution of agreements between Placer County and the City of Roseville. The County will pursue completion of those agreements but accepts no liability regarding completion of those agreements due to events or issues beyond its control.
67. The applicant for Doyle Ranch project agrees to be included within the boundaries of the Dry Creek/West Placer Community Facilities District #1 (Dry Creek CFD) and to be assessed for its proportional share of the debt necessary to issue bonds to finance the construction of the infrastructure required to serve the project. The necessary infrastructure includes facilities to provide treated surface water, sewer lift stations, force mains and gravity lines, reclaimed water lines, street improvements, drainage improvements, and acquisition of and initial improvements of a community park site as approved by the County. The infrastructure, as identified in the DEIR for the Dry Creek CFD, and the acquisition of the community park are required for the project to proceed. Doyle Ranch project Improvement Plans and filing of Final Maps are subject to Condition #11. In the event the Dry Creek CFD does not issue bonds to assist with the financing of the infrastructure, the developer shall remain responsible for construction of the improvements and shall remain obligated to acquire the site of the community park and to provide \$250,000 in initial park improvements. Any substantial deviation from the infrastructure plan as identified and evaluated in the EIR for the CFD is subject to approval by the County and may require additional environmental and engineering review. This project, pursuant to the requirements of the DC/WPCP, must be developed with treated surface water and public sewage disposal. The applicant acknowledges that these requirements are mitigated per the EIR through the construction of the facilities and financed by the CFD. The applicant acknowledges if the CFD fails to provide facilities described in the CFD EIR, that it is the applicant's responsibility to construct and donate these facilities to the County.
68. A Minor Boundary Resolution shall be recorded by the applicant to adjust the boundary line between the project site and adjacent land in the same ownership lying north of the project site. The

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area labeled "Remainder" on the Tentative Map shall be incorporated into the northerly parcel. This MBR shall be recorded before the first Final Map is approved by DPW.

69. The location of model homes shall be located as indicated on the Tentative Map unless otherwise approved by DRC. Installation of model homes shall comply with Section 4.21, Chapter 4, of the Placer County Code.
70. Prior to construction of any temporary parking lot(s) and the installation of any temporary sales trailers, the applicant shall provide security to the satisfaction of the DRC, based on an 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 Department and released to the applicant upon completion and acceptance by the County of required work.
71. Any temporary parking lot shall be surfaced with double chip seal or 2" Asphaltic Concrete over 4" of Class 2 Aggregate Base. The design of the parking lots shall be subject to DRC review and approval prior to construction.
72. No on-site or off-site flags/pennants are permitted in connection with the model home sales use.
73. The temporary model home sales office shall be used solely for the first sale of homes within the project.
74. All structures with plumbing fixtures, including model homes shall be connected to public sewer and treated domestic surface water.
75. All temporary real estate sales uses approved by this action expire two (2) years from the issuance of the building permit for each temporary sales unit. Applicant may apply for an extension of this permit.
76. **(mm)** Conditions, Covenants, and Restrictions (CC&R's) shall be prepared and submitted to and approved by the DPW, County Counsel, and other appropriate County Departments and shall contain provisions for:
 - A) A homeowners' association
 - B) A CSA to provide for road maintenance; public trails, public open space (Dry Creek Corridor and tributary, and landscaping along Walerga Road frontage) park, Walerga Road median landscaping; storm drainage maintenance; street lighting maintenance; water quality enhancement facilities (BMPs) maintenance. In the event that the CSA is abolished by the Board of Supervisors, or the CSA is otherwise not able to function, the homeowners' association shall be responsible for the services provided by the CSA.

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ADVISORY COMMENT: Some of these functions may be part of a CSA to be formed under the CFD.

C) Subscription to weekly refuse collection services from the refuse collection franchise holder by each homeowner.

D) No storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles within the project except, to the side or rear of a residence, and screened from street view.

E) Maintenance of common areas, landscaping, and sound attenuation barriers by the homeowners' association.

F) No lot may be further divided.

G) Prohibition against any night lighting within any common area lot, including recreational uses within said lot.

H) None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County.

I) Notification to future homeowners and builders that the park site and equestrian/ pedestrian/bicycle trails located within the project site are intended for public use. This same notification shall be provided if parcel B (Dry Creek Corridor) is accepted by the County as public open space.

J) Notification to all future lot owners that this subdivision is anticipated to be within the boundaries of a future mosquito abatement district.

K) Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines.

L) Notification to all lot owners of the requirements to submit all building plans and site/grading plans to the homeowners' association Architectural Review Committee for approval prior to submittal to Placer County for Building Permits. Building plans shall comply with the architectural guidelines provided in the development notebook, as well as height restrictions, building coverage, grading restrictions, tree protection, etc.

M) Notification to all future owners that an annual monitoring report is required for a period of two (2) years for the replacement of oak trees, and installation of landscaping within the project area. Any required corrective action will be the responsibility of the homeowners' association, except for interior street tree plantings, which shall be maintained by the lot owner. Right of entry shall be granted to the homeowners' association for inspection and corrective work.

N) Notification to all lot owners that the frequency and extent of tree trimming within the public right of way will be at the sole discretion of DPW.

O) Notification to all lot owners that parking spaces within the street right of way are for public use and are not reserved for any single lot owner.

P) Notification to all lot owners that the cost of maintenance of temporary emergency access roads (if any), Parcel B landscaping along Walerga Road, and water quality enhancement facilities outside public right of way and not accepted for maintenance by Placer County, will be a responsibility of the Homeowners Association.

Q) Notification to the future owners of affected lots that are located adjacent to common areas, regarding the provision of an access easement to the homeowners' association for

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maintaining fencing adjacent to said areas. A minimum 24 hour notification to affected homeowners shall be provided prior to any work by the homeowners' association.

R) Notification to all future lot owners of the development standards required for this project as defined in Condition #70.

S) Requirement for homeowners to install and maintain street trees per Condition #38, with notification to all homeowners prohibiting removal of said trees without first receiving written approval from the DRC. Trees shall be installed prior to the issuance of Certificate of Use and Occupancy.

T) Notification to future homeowners and builders that all trees identified to be saved that are located within 50' of any construction activity must be fenced at their driplines. Fencing shall consist of 4' high, brightly-colored, synthetic mesh material, or equivalent acceptable to the DRC, and 1'x 2' sign attached to the fence stating "This Tree To Be Saved." No development on the site, including grading, will be allowed until this condition is satisfied. Any encroachment into the driplines of trees to be saved must first be approved by the DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

U) Notification to the future owners of all lots that no owner shall construct any structures including pools, and spas, nor place any fill materials, lawn clippings, oil, chemicals, or trash of any kind within any common open space areas, nor shall any grading, vegetation removal or alteration be permitted within these areas nor fencing or domestic landscaping (unless native/wetland species approved by the DRC). Trimming or other maintenance activities is allowed only for the benefit of fish, wildlife, and water quality resources and for the elimination of diseased growth, or thinning as necessary for the maintenance of natural vegetation and fire prevention purposes, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

V) Requirement for the homeowners' association's distribution of educational materials to project homeowners, for initial and subsequent buyers, regarding conventional water conservation practices and surface water quality protection, and use of household hazardous materials. A specific proposal for implementation of this condition shall be prepared by the applicant and submitted to DRC for approval prior to incorporation into the CC&R's for the project.

W) Notification to all future lot owners of a listing of drought tolerant plant materials and information regarding drip irrigation systems designed to conserve water.

X) Notification to all future lot owners of the tree preservation and maintenance techniques contained in the publication entitled *Living Among the Oaks* by the University of California Cooperative Extension. A copy of this publication shall be distributed by the developer or authorized agent to all new homeowners. Irrigation under the driplines of oak trees is prohibited, except as otherwise described within this publication.

Y) Notification to the future owners that no structures, including fencing over 3' in height, may be installed in front setback areas, including any property frontages along roadways.

Z) Notification to future lot owners regarding the annual drainage fee assessments pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance", including any future revisions thereof.

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AA) Notification to all future lot owners of the potential for adverse noise impacts to residents of two-story homes along Walerga Road if second floor windows are left open.

BB) Requirement for the homeowners' association to provide educational material as approved by DEH regarding the use of household hazardous materials (i.e. fertilizers, pesticides, herbicides) and their effect on water quality to all home buyers in the proposed subdivision at the time of initial sale of the home.

CC) Requirement for windows and sliding glass doors for all new structures to be weather-stripped or mounted in low air infiltration design frames to meet American National Standards Institute (ANSI) air filtration standards.

DD) Requirement for air conditioning or other suitable means of ventilation be provided to all new structures to allow occupants to close doors and windows for the required acoustical isolation.

EE) Grading on individual lots shall be restricted as follows:

1. Future landscaping of yards shall not impede or change drainage paths or swales constructed during subdivision grading.

2. Grading activities on individual lots shall be limited to typical amenities such as landscaping and pool construction. Lot grading shall not increase or divert drainage in a manner, which will be detrimental to any adjoining or downstream property.

FF) Notification to the future owners of those lots across from Parcel B on the north side of Doyle Parkway within the south project area, was in an area of inundation on January 10, 1995.

GG) Notification to future owners of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform lot owners that farm operators have a "right to farm" their lands despite potential nuisance to neighboring residences, including noise, odors, and use of toxic and hazardous materials.

77.(mm) The Development Standards for this project are as follows:

A) The minimum lot width shall be substantially as depicted on the Tentative Map.

B) Lots shall have a front setback on all road frontages (including cul-de-sac lots). Such setbacks shall be shown on the Final Map.

C) In no case shall the face of a garage be closer than 20' to back of sidewalk or street property line, whichever is more restrictive.

D) The structural setbacks and height limitations for this Planned Unit Development are as follows:

Setback	Interior Lot (feet)	Corner Lot (feet)
Front	20 ⁵	20 ⁵

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Rear	10	-- ⁴
Side	5 min; 15 total	10
Height	30, 15 ³ , 12 ³	30, 15 ³ , 12 ³
Accessory building front	20	20
Accessory building rear	1	-- ⁴
Accessory building front side ¹ 5 min; 15 total		10
Accessory building rear side ²	3	5

- ¹ Accessory building side yard setback if located on front half of lot
- ² Accessory building side yard setback if located on rear half of lot
- ³ Maximum height shall not exceed 30' on any portion of the lot. Maximum height shall not exceed 15' for any portion of any building within 20' of rear property line. Maximum height shall not exceed 12' for any portion of any building within 5' of the side or rear property line.
- ⁴ Pursuant to the Placer County Zoning Ordinance, a corner lot has two front yards and two side yards; rear yard setbacks are not applicable.
- ⁵ The garage portion of any residence shall be even to or recessed behind the main portion of the residential structure, or alternatively, the garage opening shall face the side or rear of the lot.

78. An "Informational Sheet" identifying general and specific lot development restrictions, 100-year floodplain setbacks, easements, tree protection, architectural guidelines, water conservation, etc., as defined within the conditions herein, shall be prepared, filed, and recorded with the subdivision Final Map. The specific content and form of this information shall be subject to DRC approval and shall, at a minimum, include general notes relating to restrictions applicable to all lots with reference provided to the development notebook, required elsewhere in these conditions of approval, for graphic depictions of each residential lot. The DRC shall make every attempt to minimize duplication between the Informational Sheet and the development notebook.

FOR LOT # 25:

PROPOSED MAX. BLDG. COVER RATIO

LOT SIZE = 11,035

BLDG. SPACE RATIO 33%

BLDG. COVERAGE: 3641

a. ADVISORY COMMENT: This project will 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) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

- a) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- b) South Placer Regional Transportation Authority (SPRTA)

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The current combined estimated fee is \$4,151. The fees were calculated using the information supplied. If the use changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

b. **ADVISORY COMMENT:** This project will be subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). The fees will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project. The current estimated fee is \$191. The actual fees paid will be those in effect at the time the payment occurs.

c. **ADVISORY COMMENT:** This project will be subject to payment of an annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area (Main Stem) for purposes of collecting these annual assessments. The current estimated annual fee is \$35. The actual fees paid will be those in effect at the time the payment occurs.

79. Prior to recordation of the Final Map(s), a reference manual (i.e., development notebook) shall be submitted for approval to the Planning Department which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits and other restrictions which might affect the construction of structures on said lot, including the permitted building space ratio per Zoning Ordinance Section 1006(b)(3), and the requirement for street trees to be planted prior to the issuance of Certificates of Use and Occupancy. The notebook shall define a single street tree species that shall be planted pursuant to Condition #38 such that a uniform street tree canopy is created at maturity. No Building Permits may be issued for the project until this manual is provided to and accepted by the DRC for format and content requirements.

80. **(mmp)** A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees that are approved for removal shall be prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, and submitted to the Planning Department, in conjunction with the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for: 1) A minimum of three 1-gallon native oak trees for each oak tree removed or impacted within the project site (10± blue oak trees) to be planted by the project developer at locations determined appropriate by the DRC, and 2) Replacement of oak trees removed or impacted as a result of Walerga Road improvements per **mm** 4.4-21 of the Dry Creek-West Placer CFD FEIR (p.4.4-29). The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees. The County may establish a reimbursement agreement with the pending Chamonix project (APN 023-220-046) for replacing tree loss due to Walerga Road

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improvements on a pro rata share based on the project's roadway frontage. Conversely, in the event the Chamonix project proceeds first, the reimbursement agreement shall similarly apply to this project.

Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements. Access rights for monitoring and maintenance, if necessary, shall be provided to the homeowners' association.

A mitigation monitoring plan shall be prepared in compliance with Section 31.800 of the Environmental Review Ordinance.

An annual monitoring report for a minimum period of (two) 2 years from the date of installation, prepared by an ISA certified arborist, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association. Prior to the issuance of Improvement Plans, a Letter of Credit, bond, or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. An amount equal to the MMP cost for administrative and program review costs shall be paid to Placer County and deducted from the deposit before the balance is returned to the applicant, or shall be paid by the applicant or homeowners' association on an annual basis .

Violation of any components of the approved MMP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 31.870. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMP in the event the homeowners' association reneges.

81. **(mm)** Pursuant to the Tree Ordinance, prior to any project grading, a \$10,000 deposit shall be posted and maintained to insure the preservation of protected trees. Any violation of tree protection conditions may result in forfeiture of a portion of the security deposit.

82. **(mmp)** Mitigation Monitoring Implementation Program (MMIP) (Erosion Control/Water Quality):
A MMIP prepared by a civil engineer or other DRC approved erosion control specialist shall be submitted with the project's improvements plans. The MMIP's shall evaluate the success rate of applicable conditions contained herein, as determined appropriate by DPW.

An annual monitoring report, for a minimum period of 5 years following completion of the subdivision's improvements, shall be submitted to the DPW for review and approval. Any corrective action shall be the responsibility of the homeowners' association. A note shall be included on the information sheet, which indicates the requirements of this condition.

Prior to the issuance of Improvement Plans, a Letter of Credit, bond, or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. An amount equal to the MMP cost for administrative and program review costs shall be paid to Placer County and deducted from the deposit before the balance is returned to the applicant, or shall be paid by the applicant or homeowners' association on an annual basis.

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Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance Section 31.870. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the homeowners' association reneges.

83. A) Show the limits of the existing 100-year flood plain for Dry Creek, on-site ponds and significant drainageways on the Improvement Plans in the project notebook and Informational Sheet(s) filed with the appropriate Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.
- B) All construction within areas subject to known historical flooding shall conform to the Placer County Flood Damage Prevention Ordinance (Chapter 4, Placer County Code.)
84. **ADVISORY COMMENT:** Some of the Conditions of Approval contained herein apply to the subdivision map and/or conditional use permit.
85. This Vesting Tentative Map/Conditional Use Permit extension shall be approved for 24 months and shall expire on May 16, 2005, unless exercised before that date. (The original expiration date was May 16, 1998 – one additional year was added per Government Code Section 66452.13 effective 5/14/96; and a two-year extension was granted by the Planning Commission on 6/24/99, and an additional one-year extension was granted by the Planning Commission on February 14, 2002) and an additional two-year extension was granted by the Planning Commission on June 13, 2002.

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