

Berriman Ranch Map Phase II

Map Extension Request

Attachment List

1. Map Extension Application
2. 20PLN-34 Approval Letter
3. Berriman Ranch Phase II approved map
4. Conditions of Approval
5. Mitigation Monitoring Table

UNIVERSAL PLANNING APPLICATION

* DUE WITH EVERY PLANNING APPLICATION *



Application Types

Administrative

- Limited Term Permit
\$698.00
- Zoning Interpretation
\$224.00

Development Review

- Minor Development Review – 10,000 or less sq. ft.
\$1,813.00
- Major Development Review – over 10,000 sq. ft.
\$3,293.00
- Conceptual Review - Minor
\$459.00
- Conceptual Review – Major
\$782.00
- Plan Revisions – Staff Review
\$316.00
- Plan Revisions – DRC / PC Review
\$831.00
- Extensions of Time – Staff Review
\$282.00
- Extensions of Time – DRC / PC Review
\$607.00

Entitlements

- Annexation
\$7,843.00 (deposit)
- Condominium Conversion
\$4,923.00 (deposit)
- Development Agreement – New
\$18,463.00 (deposit)
- Development Agreement – Revision
\$6,903.00
- General Plan Amendment
\$7,377.00
- Planned Unit Development
\$8,150.00 (minimum charge) + 100.00 / dwelling
unit and / or \$100 / every 1,000 sq. ft.
commercial floor area
- Specific Plan Review - New
Actual costs - \$16,966.00 (deposit)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$6,986.00 (deposit)
- Zoning Text Amendment
\$3,102.00
- Zoning Map Amendment
\$5,073.00

Environmental

- Environmental Review – Initial Study
\$1,713.00
- Environmental Review – EIR Preparation
\$31,604.00 (deposit)
- Environmental Review - Notice of Determination
\$149.00 (+ Dept. of Fish and Game Fees)
- Environmental Review - Notice of Exemption
\$149.00(+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs
or other districts having specific design criteria
\$313.00
- Major – Master Sign Programs
\$1,279.00
- Exception to Sign Ordinance
\$964.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,493.00
- Tentative Map (5 to 10 lots)
\$4,857.00
- Tentative Map (11 to 25 lots)
\$6,503.00
- Tentative Map (26 to 50 lots)
\$8,915.00
- Tentative Map (51 lots or more)
\$13,049.00
- Minor Amendment to Approved Map
(staff) \$1,114.00
- Major Amendment to Approved Map
(Public Hearing) \$2,436.00
- Reversion to Acreage
\$765.00
- Tentative Map Extensions
\$1,047.00
- Tentative Map - Lot Line Adjustments
\$1,200.00

Use Permits

- Minor Use Permit - Staff Review
\$480.00
- Major Use Permit - Planning Commission Review
\$3,035.00

Variances

- Minor Variance - Staff Review
\$518.00
- Major Variance - Planning Commission Review
\$2,029.00

Application	Fee
Extension of Time- DRC	\$607.00
Tentative Map Extensions	\$1,047.00
Total:	\$ 1,654.00

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ____ N ____

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

JOSEPH F. OLIVER *MANAGER*

**Property owner must provide a consent letter allowing representative to sign on their behalf.*

Applicant Signature: _____

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

Company Name

Name

Title

Street Address

City, State, Zip

Company

Street Address

City, State, Zip

Re: Project Name

APN: 00-000-00, County

To Whom It May Concern:

I, NAME, Authorized Representative and Project Applicant, do authorize SCO Planning & Engineering, Inc. to sign all applications and documents necessary for processing the above-referenced project.

Sincerely,

(Signature)

(Printed Name)

(Title)

(Date)



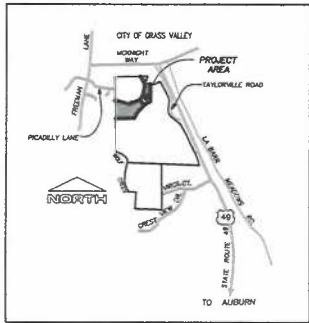
SAMUEL J. KAHN

PRESIDENT / CEO GREAT WESTERN MORTGAGE

01-09-2017

TENTATIVE MAP BERRIMAN RANCH - PHASE 2

NOVEMBER, 2020



LOCATION MAP
Not to Scale



LEGEND:

- SOFT SURFACE TRAIL
- SEASONAL TRIBUTARY
- PUBLIC TRAIL AND OPEN SPACE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT

NOTES:

1. BUILDING OUTLINES ARE SHOWN APPROXIMATE. MINIMUM BUILDING SETBACKS: FRONT - 5' TO BUILDING FACADE, SIDE - 5', REAR - 10'

PROJECT INFORMATION:

OWNER / APPLICANT:
ASSET PROPERTY MANAGEMENT, INC.
7909 ENGINEER ROAD, SUITE 108
SAN DIEGO, CA 92111
(619) 792-5500
CONTACT PERSON(S): FRED OLIVER & SANDY KAHN

PLANNING & ENGINEERING:
SCD PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: MARTIN WOOD P.L.S.

ASSESSOR'S PARCELS:
022-140-056 AND 022-140-055

LAND AREA:
TOTAL AREA: 7.66± ACRES
ZONING DESIGNATION:
R2

GP DESIGNATION:
U&O

WATER:
NEVADA IRRIGATION DISTRICT
SEWER:
CITY OF GRASS VALLEY

LOT COUNT:
SINGLE FAMILY -12 DUPLEX LOTS



NO.	REVISIONS	DATE	DESIGNED: MOW	DRAWN: KST	PROJ. NO: 0131	DWG. SEC. DAY STAMP	DATE: NOVEMBER 2020

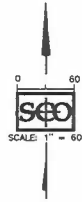
CALIFORNIA
BERRIMAN RANCH
 TENTATIVE MAP

CITY/TOWNSHIP/COUNTY

GRASS VALLEY
 (530) 272-6841
 TRUCKEE
 (530) 588-4843
 FAX: (530) 272-6880

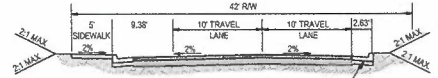
PRELIMINARY GRADING AND DRAINAGE BERRIMAN RANCH - PHASE 2

NOVEMBER, 2020

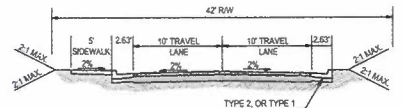


LEGEND:

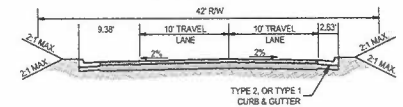
- SLOPE 30% OR GREATER
- FRESHWATER EMERGENT WETLAND
- SOFT SURFACE TRAIL
- SEASONAL TRIBUTARY
- OVERHEAD POWER LINES
- 8" GRAVITY SEWER LINE
- 4" AND 6" SEWER FORCE MAIN
- POTENTIAL WETLANDS BOUNDARY



A-A
CROSS-SECTION (PARKING ONE-SIDE)



B-B



C-C
CROSS-SECTION (PARKING ONE-SIDE)

PROJECT INFORMATION:

OWNER / APPLICANT:
ASSET PROPERTY MANAGEMENT, INC.
7969 ENGINEER ROAD, SUITE 108
SAN DIEGO, CA 92111
(619) 792-5500
CONTACT PERSON(S): FRED OLIVER & SANDY KAHN

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: MARTIN WOOD P.L.S.

ASSESSOR'S PARCELS:
022-140-056 AND 022-140-055

LAND AREA
TOTAL AREA: 7.664 ACRES
ZONING DESIGNATION:
R2

GP DESIGNATION:
UMB

WATER:
NEVADA IRRIGATION DISTRICT
SEWER:
CITY OF GRASS VALLEY

LOT COUNT:
SINGLE FAMILY -12 DUPLEX LOTS

DESIGNED: MJW	DATE
DRAWN: NB	NO. REVISIONS
PROJ. NO: 0121	DATE
DWG. SEE DAY STAMP	
DATE: NOVEMBER 2020	

BERRIMAN RANCH
 PRELIMINARY GRADING, DRAINAGE, AND UTILITY
 CALIFORNIA
 CITY/TOWNSHIP/COUNTY








GRASS VALLEY
(530) 878-0941
TRUCKEE
(530) 848-4443
PAK (530) 272-0880

EXHIBIT "B"

LOT LINE ADJUSTMENT

23PLN-20

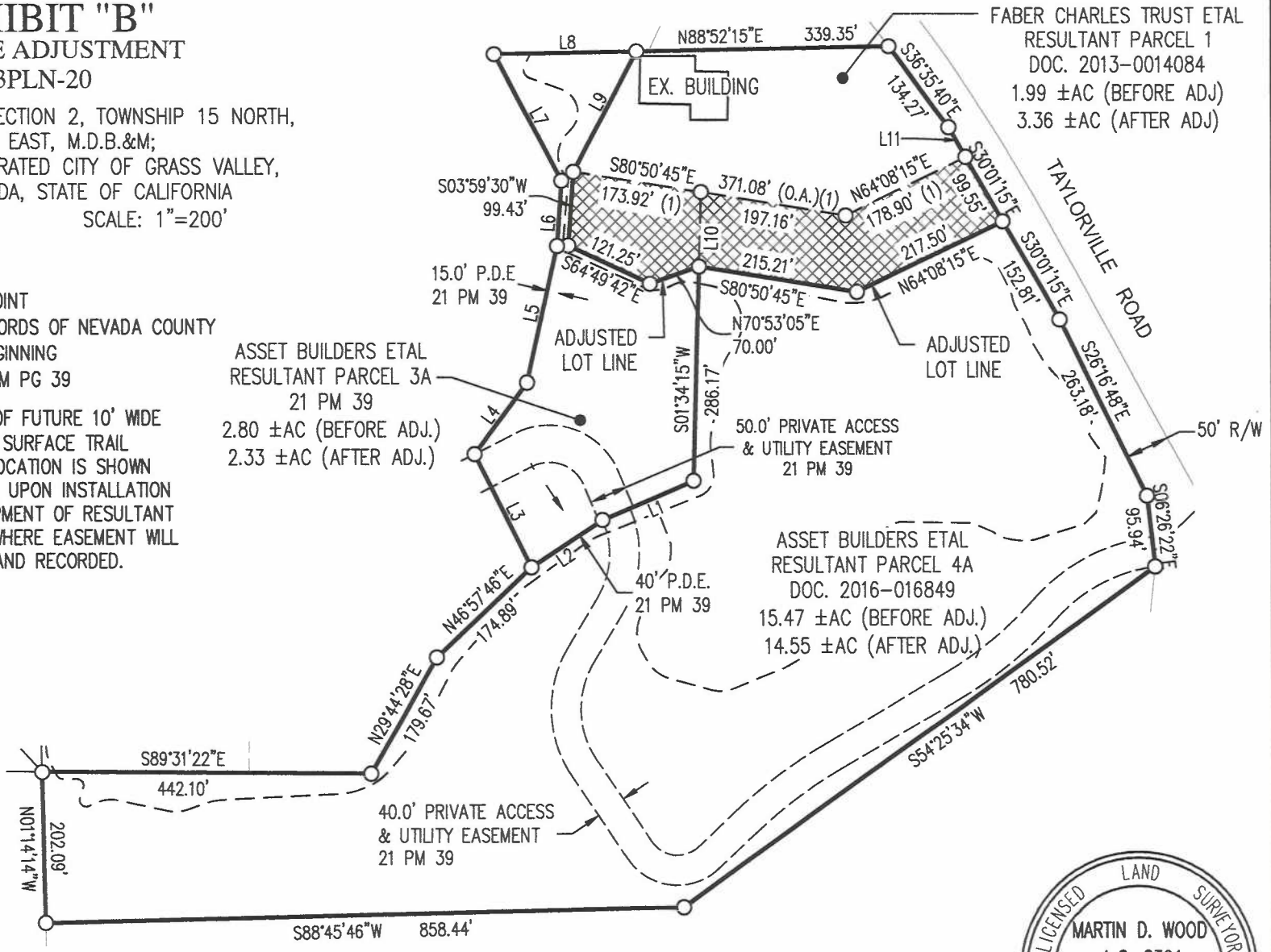
BEING A PORTION OF SECTION 2, TOWNSHIP 15 NORTH,
 RANGE 8 EAST, M.D.B.&M;
 WITHIN THE INCORPORATED CITY OF GRASS VALLEY,
 COUNTY OF NEVADA, STATE OF CALIFORNIA
 OCTOBER, 2023 SCALE: 1"=200'

- LEGEND:**
-  DIMENSION POINT
 -  OFFICIAL RECORDS OF NEVADA COUNTY
 -  POINT OF BEGINNING
 -  (1) PER BK 21 PM PG 39
 -  CENTERLINE OF FUTURE 10' WIDE PUBLIC SOFT SURFACE TRAIL EASEMENT. LOCATION IS SHOWN APPROXIMATE UPON INSTALLATION AND DEVELOPMENT OF RESULTANT PARCEL 3A WHERE EASEMENT WILL BE DEFINED AND RECORDED.

ASSET BUILDERS ETAL
 RESULTANT PARCEL 3A
 21 PM 39
 2.80 ±AC (BEFORE ADJ.)
 2.33 ±AC (AFTER ADJ.)

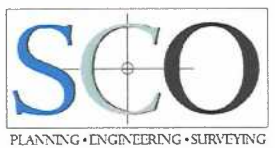
ASSET BUILDERS ETAL
 RESULTANT PARCEL 4A
 DOC. 2016-016849
 15.47 ±AC (BEFORE ADJ.)
 14.55 ±AC (AFTER ADJ.)

FABER CHARLES TRUST ETAL
 RESULTANT PARCEL 1
 DOC. 2013-0014084
 1.99 ±AC (BEFORE ADJ.)
 3.36 ±AC (AFTER ADJ.)



- NOTES:**
- ALL PRE-EXISTING LOT LINES SHALL BE CONSIDERED ERASED OR MERGED BY THIS BOUNDARY LINE ADJUSTMENT.

THIS PLAT CONFORMS TO LOT LINE ADJUSTMENT 23PLN-20 APPROVED BY THE CITY OF GRASS VALLEY CITY ENGINEER ON AUGUST 30, 2023.



BJORN P. JONES, RCE 75378

EXHIBIT "B"
LOT LINE ADJUSTMENT
23PLN-20

BEING A PORTION OF SECTION 2, TOWNSHIP 15 NORTH,
RANGE 8 EAST, M.D.B.&M;
WITHIN THE INCORPORATED CITY OF GRASS VALLEY,
COUNTY OF NEVADA, STATE OF CALIFORNIA
OCTOBER, 2023 SCALE: 1"=200'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	133.43'	N 66°53'50" E
L2	114.99'	N 56°30'33" E
L3	170.59'	N 26°35'53" W
L4	118.83'	N 36°44'21" E
L5	186.72'	N 12°33'40" E
L6	88.02'	N 03°59'30" E
L7	190.32'	S 28°25'05" E
L8	192.07'	N 88°52'15" E
L9	180.72'	N 28°11'20" E
L10	100.20'	S 01°34'15" W
L11	45.24'	N 30°01'15" W





CITY OF GRASS VALLEY
Community Development Department
Thomas Last, Community Development Director

125 East Main Street
Grass Valley, CA 95945

Building Division
530-274-4340
Planning Division
530-274-4330
530-274-4399 fax

May 21, 2021

SCO Planning & Engineering
140 Litton Drive, Suite 240
Grass Valley, CA 95945
Attn: Martin Wood
(via email)

RE: Berriman Ranch Phase II Duet Project Approval (20PLN-34) for the division of a ± 7.66 -acre parcel into 12-zero lot line duets in the R-1 & R-2 Zones (APNs: 022-140-055 & 022-140-056).

Dear Mr. Wood,

At its meeting of May 18, 2021, the Planning Commission approved the project noted above, subject to the attached conditions of approval.

This action is final unless appealed to the City Council within 15 days of the date of this action or by 5:00 p.m., June 2, 2021. Appeals will be scheduled for the first available City Council meeting date. If an appeal is filed, you will be notified by mail of the date and time of the hearing.

If you have any questions, please contact me at (530) 274-4712 or lancel@cityofgrassvalley.com

I thank you for your time and consideration in this matter.

Sincerely,

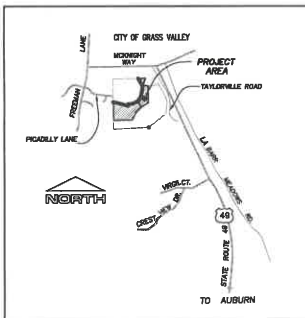

Lance E. Lowe, AICP
Principal Planner

Enclosure: Conditions of Approval

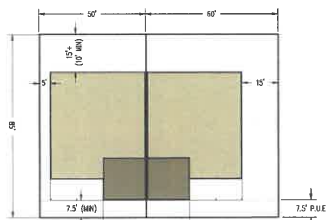
cc: File

TENTATIVE MAP BERRIMAN RANCH - PHASE 2

JANUARY, 2020



LOCATION MAP
Not to Scale



TYPICAL SITE PLAN AREA AND SETBACKS

LEGEND:

- SOFT SURFACE TRAIL
- SEASONAL TRIBUTARY
- PUBLIC TRAIL AND OPEN SPACE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT

LOT COUNT:

SINGLE FAMILY -12 DUPLEX LOTS



NOTES:

1. BUILDING OUTLINES ARE SHOWN APPROXIMATE. MINIMUM BUILDING SETBACKS FROM 4' TO BUILDING FACADE: SIDE - 6' REAR - 10'
2. THIS IS A PHASED PROJECT. THE ORDER OF PHASING MAY BE MODIFIED AND/OR COMBINED WITH OTHER PHASES.

PROJECT INFORMATION:

OWNER / APPLICANT:
ASSET PROPERTY MANAGEMENT, INC.
7969 ENGINEER ROAD, SUITE 108
SAN DIEGO, CA 92111
(619) 792-5500
CONTACT PERSON(S): FRED OLIVER & SANDY KAHN

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5844
CONTACT PERSON: MARTIN WOOD P.L.S.

ASSESSOR'S PARCELS:
022-140-055, 022-140-056

LAND AREA:
TOTAL AREA: 7.68± ACRES

ZONING DESIGNATION:
R1, R2

GP DESIGNATION:
ULD, UMD

WATER:
NEVADA IRRIGATION DISTRICT

SEWER:
CITY OF GRASS VALLEY



DESIGNED: MOW	DATE:
DRAWN: NST	REVISIONS:
PROJ. NO: 0121	NO.
DWG. SEE DWG. STAMP	
DATE: JANUARY, 2021	

BERRIMAN RANCH
TENTATIVE MAP

CITY/TOWNSHIP/COUNTY
CALIFORNIA

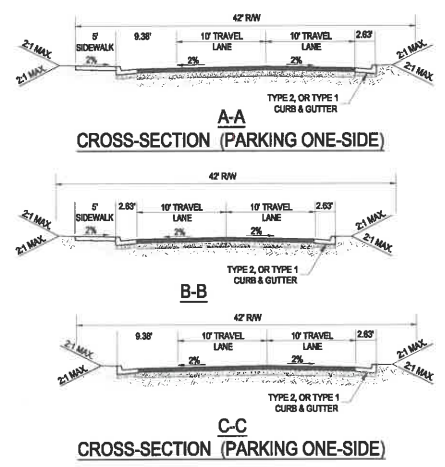
SCO
PLANNING & ENGINEERING
& SURVEYING

GRASS VALLEY
(930) 870-8441
TRUCKEE
(800) 688-4048
FAX (930) 870-8880

1
OF
2

PRELIMINARY GRADING AND DRAINAGE BERRIMAN RANCH - PHASE 2

JANUARY, 2020



LEGEND:

- SOFT SURFACE TRAIL
- SEASONAL TRIBUTARY
- 8" WATER LINE
- 8" GRAVITY SEWER LINE
- 4" AND 6" SEWER FORCE MAIN
- 4" AND 6" SEWER FORCE MAIN



PROJECT INFORMATION:

OWNER / APPLICANT:
ASSET PROPERTY MANAGEMENT, INC.
7969 ENGINEER ROAD, SUITE 108
SAN DIEGO, CA 92111
(608) 792-5500
CONTACT PERSON(S): FRED OLIVER & SANDY KAHN

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5844
CONTACT PERSON: MARTIN WOOD P.L.S.

ASSESSOR'S PARCELS:
022-140-055, 022-140-056

LAND AREA:
TOTAL AREA: 7.866 ACRES

ZONING DESIGNATION:
R1, R2

GP DESIGNATION:
U3D, U40D

WATER:
NEVADA IRRIGATION DISTRICT

SEWER:
CITY OF GRASS VALLEY

BERRIMAN RANCH
PRELIMINARY GRADING, DRAINAGE, AND UTILITY



GRASS VALLEY
(530) 870-5844
FOYRICHIE
(916) 898-6648
FAX: (530) 870-5850



NO.	REVISIONS	DATE	DESIGNED: MOW	DRAWN: MB	PROJ. NO: 0121	DATE: JANUARY 2021

CITY/TOWNSHIP COUNTY CALIFORNIA

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

A. GENERAL/DESIGN CONDITIONS OF APPROVAL:

1. The approval date for this project *is May 18, 2021*. This project is approved for a period of three (3) years and shall expire on *May 18, 2024*, unless the project has been effectuated (i.e., a building permit has been issued) or the applicant requests a time extension that is approved pursuant to the Development Code.
2. The project shall be constructed in accordance with the Tentative Subdivision Map, Development Review and Planned Development (20PLN-34) approved by the Planning Commission. Minor design changes may be approved by the Community Development Director when determined to be substantially compliant with the Planning Commission's Approval. Major design changes not in substantial compliance shall be approved by the Planning Commission as determined by the Community Development Director.
3. Other than lot size and setbacks, the Berriman Ranch Phase II Duet Project shall be in compliance with the standards for the Single Residential (R-1) and Two-Family Residential (R-2) Zone.
4. The maximum exposed height of retaining walls shall be 6 feet. Retaining walls shall be stepped, with a minimum separation of 5 feet between walls. The design for any retaining walls abutting the public right-of-way shall be shown on the improvement plans. All exposed portions of the retaining wall shall be constructed of split face, slump stone or other decorative block. Colors and materials shall be subject to the approval of the Director of Public Works and the Community Development Director.
5. Prior to the issuance of a Certificate of Occupancy for each residence, a 6-foot black metal fence shall be installed in the rear yards with wood fencing around the perimeter. Good Neighbor fencing shall not exceed three (3) feet in height in the front yard. Good Neighbor fencing shall be constructed of cedar or redwood and shall not exceed six (6) feet in height in the side and rear yards.
6. The established Berriman Ranch Phase II Homeowners Association shall be responsible for the common areas.
7. In order to achieve architectural diversity within the development, consistent with the City's Design Guidelines, the proposed elevations shall be modified to include:
 - a. The porch shall be extended/enlarged so that it is useable (i.e., 6 by 8) with wall line extending beyond the garage a minimum of five feet.
 - b. Natural materials such as horizontal lap siding and board and batt siding should be the predominate material on the front elevations. An additional

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

- material such as veneer is also recommended. The front elevation materials should wrap around the side elevation to the fence line.
- c. Garages shall be setback from the living area a minimum of 5 feet and shall be setback from the property line a minimum of 20 feet.
8. Parcel A encompassing the detention basin and wetland parcel shall be designed with the following elements to the satisfaction of the Public Works and Community Development Director:
 - a. Natural vegetation and landscaping shall be installed in and around the detention basin;
 - b. The wetland parcel shall be fenced with split rail fencing around the perimeter of the property with wetland informative signage outlining the benefits of wetlands.
 - c. Lot A shall be maintained by a Homeowners Association or other private entity;
 9. To delineate pedestrian pathways for the connection of sidewalks, decorative paving shall be installed at all pedestrian crossings within the development. Decorative paving and pedestrian striping shall be to the satisfaction of the Public Works and Community Development Directors.
 10. Prior to the issuance of a building permit, the applicant shall submit 2 typical front yard landscaping plans to the satisfaction of the Community Development Department. If over 500 square feet of irrigated landscaping is proposed, the applicant shall submit a landscape permit in accordance with the City's Water Efficient Landscape Ordinance.
 11. The applicant shall file a Notice of Determination, including payment of associated Fish and Game and County Recorder fees, in the office of the County Clerk within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
 12. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.
- B. PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**
1. The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

roadway/driveway slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.

2. The project plans shall include the following note:

All trees to be saved shall be enclosed by a construction barrier placed around the dripline zone of the tree. The construction barrier shall consist of four-foot-tall mesh safety fencing in a bright color. The fencing shall be tied to six-foot tall metal poles spaced a maximum of twenty feet apart. Each pole shall be placed with two feet below the surface of the ground.

3. If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain on the following harvest document(s) from the California of Forestry and Fire Protection and submit a copy of the approved document to the City.
- a. Less Than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions).
 - b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC.4581). Any project with 3 acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).
4. The applicant shall obtain a tree removal permit from the Grass Valley Public Works Department.
5. The applicant shall submit to the Building Department for review and approval two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the Building Official, and the Engineering Division.

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

6. If any retaining walls or other wall structures equal to or greater than four feet in height (from the base of the footing to the top of the wall) are identified on the grading/improvement plans, the applicant shall:
 - a. Place a note on the grading/improvement plans stating that any walls equal to or greater than four feet in height will require a Building Permit prior to being constructed.
 - b. Submit design calculations for the wall(s) for review and acceptance.
 - c. If the proposed wall(s) are to be constructed against a cut slope, in a manner of which will not meet minimum OSHA requirements, submit:
 1. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer identifying a temporary shoring plan and how the cut slopes for the walls will be protected from the weather during construction.
 2. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer stating that a copy of the required OSHA Permit will be supplied to the City prior to any excavation on the site and that a qualified OSHA Approved Inspector or Professional Civil Engineer will: 1) be onsite during excavation and construction of the retaining walls; 2) be onsite at least once a day during inclement weather; and 3) will submit daily reports to the City.
7. The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification number, issued by the state, to the Engineering Division.
8. If a streambed crossing, new connection, or disturbance to a creek is proposed, the applicant shall obtain a Streambed Alteration Permit from the California Department of Fish and Game or obtain a letter of exemption. A copy of the approved Streambed Alteration Permit and associated documents, or letter of exemption shall be submitted to the Engineering Division.
9. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria.
10. (If the project creates and/or replaces 5,000 sf. or more of impervious surfaces) measures must be implemented for site design, source control, runoff reduction, storm water treatment, and baseline hydromodification management measures per the City of Grass Valley Design Standards.
11. An Improvement Performance Security shall be submitted (if a subdivision improvement agreement is not in place). The amount of the security shall be for the sum of: 1) 100% of the cost of public improvements necessary to restore the public

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

right of way back to existing conditions or the cost of the public improvements, whichever is less; 2) 10% of the cost of erosion and sedimentation control necessary to stabilize the site; 3) 10% of the cost of tree replacement; and 4) 100% of the cost to address any features which could cause a hazard to the public or neighboring property owners if left in an incomplete state. The minimum-security amount shall be \$500.00. The cost estimate shall be provided to the Engineering Division for review and approval as part of plan submittal. All costs shall include a ten (10) percent contingency.

12. A detailed grading, permanent erosion control plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by the deposit.
13. The applicant shall submit sewer calculations for the proposed development and any calculations necessary to verify the existing sewer system's ability to carry the additional flow created by the development.
14. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e., NID), prior to receiving City Engineer approval.
15. Per the Development Code, the Grading Permit shall expire one (1) year from the effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days).
16. If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to filing of the final map or approval of the building permit(s) for approval pursuant to Government Code Section 66457:
 - a. Notify the City of Grass Valley in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66452.5;
 - b. Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report;
 - c. Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

City's cost (including, without limitation, attorney's fees, and overhead expenses) of acquiring such an interest in the land.

17. The road section detail on Sheet 2 of 2 shall be amended to include attached sidewalk on both sides of the street along Picadilly Lane as shown in Detail ST-16 of Section 3 of the City of Grass Valley Design Standards. The final design shall be to the satisfaction of the City Engineer.

C. PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE IMPROVEMENTS, THE DEVELOPER SHALL INITIATE THE FOLLOWING:

1. That prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency.
2. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Planning and Engineering Divisions of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Planning and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.
3. Placement of construction fencing around all trees designated to be preserved in the project shall be completed.
4. Submit for review and approval by the Fire Department, a Fire Safety Plan.
5. Submittal of two copies to the Engineering Division of the signed improvement/grading plans.
6. The applicant shall submit a Dust Mitigation Plan for review and approval by the Northern Sierra Air Quality Management District and City Engineer. Dust mitigation measures shall be implemented in accordance with the approved Dust Mitigation Plan. The dust mitigation plan shall include the following:
 - a. Persons responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner shall be shown on the improvement plans.
 - b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and/or causing a public nuisance. Watering during summer months should occur at least twice daily, with complete coverage of disturbed areas.
 - c. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

- d. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
- e. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
- f. All inactive portions of the development site shall be covered, seeded, watered, or otherwise stabilized until a suitable cover is established.
- g. All material transported off-site shall be either sufficiently watered or securely covered to prevent it being entrained in the air, and there must be a minimum of six (6) inches of freeboard in the bed of the transport vehicle.
- h. Paved streets adjacent to the project shall be swept or wasted at the end of each day, or more frequently if necessary, to remove excessive accumulations or visibly raised areas of soil which may have resulted from activities at the project site.
- i. Prior to final occupancy, the applicant shall reestablish ground cover on the site through seeding and watering.

D. DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

- 1. Prior to final preparation of the subgrade and placement of pavement base materials, all underground utilities shall be installed, and service connections stubbed out behind the hardscape improvement. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter, and sidewalk, when future service connections or extensions are made.
- 2. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
- 3. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the solid and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
- 4. Prior to placing the initial lift of asphalt and after all aggregate base is placed, all public sewer pipelines and storm drain pipelines shall be video inspected at the expense of the contractor/developer. All videotapes shall be submitted to the City. In any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

5. No trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material must be properly disposed of in accordance with the City's Standards Specifications.
6. The contractor shall comply with all Occupational Safety & Health administration (OSHA) requirements.
7. For any public work, the contractor shall comply with all Department of Industrial Relations (DIR) requirements including complying with prevailing wage requirements.
8. Except for personal use vehicles, all commercial heavy equipment construction vehicular traffic shall access the project site by Taylorville Road. No commercial heavy equipment vehicular construction traffic shall utilize Picadilly Lane for access to the site unless prior notice is given to the City of Grass Valley. This condition shall be observed during all phases of site development.

E. PRIOR TO FILING THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. A Grading Permit, as described above, shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements. Any necessary right-of-way required to complete the improvements will be acquired by the applicant at his/her expense.
2. The applicant shall submit to the City Engineer for review and approval a Final Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
3. The applicant shall provide to the Engineering Division an acceptable method, such as a homeowner's association, tenant agreement, and/or CC&R's to maintain the common areas for the residential areas, private drainage facilities and the open space. This shall include the funding mechanism for the maintenance of the emergency access road and vegetative fuels. The sub-divider shall provide the appropriate documentation for review by the Community Development Director, Fire Department, and City Engineer (and City Attorney if determined necessary by the Community Development Director and/or City Engineer). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

4. The applicant shall dedicate land, or pay a fee in-lieu of dedication, for park and recreation purposes in accordance with Section 17.86.030 of the City's Development Code.
 5. If the applicant desires to record the Final Map prior to completion of the grading and improvements as shown on the approved grading and improvement plans, the applicant shall enter into an agreement to complete the grading and public improvements; and shall post sufficient surety guaranteeing the construction of all of the improvements, in accordance with the City's Development Code and the California Subdivision Map Act. The applicant must supply the City with a cost estimate, prepared by a licensed Civil Engineer, for all improvements shown on the grading/improvement plans. The cost estimate must be approved by the Engineering Division. The City will then prepare an agreement which will require City Council approval and will be required to be recorded prior to Final Map approval.
 6. If no homeowner's association, the applicant shall sign and record a covenant and agreement to ensure that the on-site detention facilities will be maintained by the property owner(s).
 7. The applicant shall coordinate the final trail route and design with the property owner, City and Bear Yuba Land Trust or other entity that will assume responsibility for the trail maintenance.
- F. PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND EXONERATION OF BONDS, OR OTHER FORM OF SECURITY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**
1. A Warranty and Guarantee security guaranteeing the public improvements for a period of one year in the amount of 10% of the total improvement costs.
 2. The applicant shall offer to dedicate to the City for public use, all the public streets right-of-way or easements necessary to install, maintain, and re-install all public improvements described on the improvements and grading plans. All offers of dedication must be recorded and a copy provided to the Engineering Division.
 3. An acceptable method, such as a tenant agreement and/or CC&R's must be provided to maintain the common areas, roadways, utilities, detention facilities and the open space. The developer shall provide the appropriate documentation for review by the Community Development Director and City Engineer (and City Attorney if determined necessary by the Community Development Director and/or

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

City Engineer). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.

4. Submit "As-built" plans, signed by the Engineer of Record, to the Engineering Division on Mylar and a CD with an AutoCAD (or equivalent) drawing of the public improvements.
5. Submit a final report prepared by the soils engineer, in accordance with the California Building Code, to the Engineering Division.
6. Submit a final report prepared by the geologist, in accordance with the California Building Code, to the Engineering Division.
7. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example follows: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans. Include the signature, company, and date.

G. PRIOR TO ISSUANCE OF BUILDING PERMITS

1. The applicant shall submit an acoustical analysis for lots within 600 feet from Highway 49. If the acoustic analysis shows the outdoor activity area within the 60dB or greater, the applicant shall mitigate the impact to a level that is less than 60dB. Specific mitigation measures include but are not limited to: 1) a redesign or reorientation of the lots (which allows the home to create a barrier between the outdoor area and noise source), 2) the addition of solid fencing or wall, 3) an increased setback.

H. PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY FOR ANY HOUSING UNIT

1. Prior to the acceptance of public improvements by the City, the applicant shall install and dedicate the trail system within Lot "A" to the Bear Yuba Land Trust or public easement acceptable to the City. Documentation shall be provided to the satisfaction of the City Engineer and Community Development Director.
2. Prior to the City issuing a Certificate of Occupancy for the first house, the applicant shall complete the re-vegetation and landscaping improvements on Lot "A", including fencing and signage of the wetland parcel.
3. The applicant shall submit typical landscape and irrigation plans, prepared by a licensed landscape architect, for review and approval by the Planning and

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

Engineering Divisions. Landscaping design shall comply with all provisions of the City's Water Efficient Landscape Ordinance. The landscape plans shall incorporate the following:

- a. Preference should be given to the use of native plant species for landscaping. Utilize mulch in planting areas to maximize moisture retention. Incorporate existing trees into the landscape when feasible.
 - b. Preference should be given to the use of natural and indigenous stone and wood building materials for landscape structures, site walls, and outdoor areas. Integrate outdoor site features with the natural topography and vegetation where possible.
 - c. Incorporate natural cooling by utilizing shading from tree canopies for east and west-facing windows where possible.
 - d. The developer shall plant a minimum of two 15-gallon trees. At least one tree shall be planted in the front yard.
4. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.
 5. If required, the applicant shall conduct an irrigation audit pursuant to the requirements of the MWELo. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELo requirements.
 6. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.

I. SPECIAL CONDITIONS

1. Resolve how water service will be provided and if additional infrastructure is required to provide the required flow and pressure per the City of Grass Valley Design and Construction Standards.
2. The proposed regional lift station shall be designed and constructed to current City of Grass Valley Design and Construction Standards.
3. The proposed regional lift station shall be scale-able for future development. For example, a 4-inch force main would likely be required for current use, but a 6-inch force main would likely be required to accommodate the additional flow from future development. In addition, there shall be the capability to utilize both force mains simultaneously, should future development require this capacity.

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

4. As part of the master planning process, the following items shall be included on the Grading/Improvement Plans:
 - a. The new regional lift station and access road;
 - b. The new force main(s) and gravity lines;
 - c. The abandonment of the Taylorville Road Lift Station;
 - d. The preliminary layout of the future development of remaining acreages, including lots, roads, trails, open space, etc. (The lift station shall be shown to the low point of the development; The buffer space around the lift station shall also be shown).
5. ROW shall be dedicated to the City of Grass Valley for the lift station (and the surrounding area, with a consideration for future expansion) and the access road. If the force main and gravity line are not within these areas, easements shall be dedicated over these lines a minimum of 10 feet in width.
6. The proposed regional lift station shall be fully functional and accepted by the City prior to issuance of the first Building Permit, subject to the approval of the City Manager/City Engineer.
7. After the Taylorville Road Lift Station is abandoned and the new regional lift station is accepted by the City, the applicant may be reimbursed the funds originally dedicated to upgrade this lift station. A reimbursement agreement shall be agreed upon and signed by all parties prior to construction.
8. The applicant shall be responsible for any/all required coordination, approvals, and fees with LAFCO.

J. MITIGATION MEASURES

1. **Coast Horned Lizard Surveys.** The project applicant shall retain a qualified biologist to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes. If suitable habitat exists, preconstruction surveys, to be performed by a qualified biologist, in a manner to maximize detection of coast horned lizards (i.e., during warm weather, walking slowly) shall be required prior to any grading activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within a suitable habitat area, to allow any lizards to move out of the way of vehicles.

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

2. **Rare Plant Surveys.** The project applicant shall retain a qualified biologist to perform focused surveys to determine the presence/absence of special-status plant species and potential to occur in and adjacent to (within 100 feet, where appropriate) the proposed project area, including construction access routes. These surveys shall be conducted in accordance with the Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities. These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate development periods that are necessary to identify the plant species of concern.

If any state-or federally listed CNPS List 1 or List 2 plant species are found in or adjacent to (within 100 feet) the proposed project area during the surveys, these plant species shall be avoided to the extent possible and the following mitigation measures shall be implemented:

- a. In some cases, involving state-listed plants, it may be necessary to obtain an incidental take permit under Fish & Game Code Section 2081. The applicant shall consult with the CDFW to determine whether a 2081 permit is required and obtain all required authorizations prior to initiation of ground-breaking activities.
 - b. Prior to the approval of improvement and grading plans, the applicant shall submit a mitigation plan concurrently to the CDFW and the USFS for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected. Possible mitigation for impacts to special-status plant species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites.
 - c. Prior to the approval of improvement and grading plans, any special-status plant species that are identified adjacent to the study area, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified in the project plans.
3. **Migratory Bird Surveys:** If clearing and/or construction activities for future development projects within the development area will occur during migratory bird nesting season (April 15 – August 15), preconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed project area, including construction access routes and a 200-foot buffer.

If active nest sites are identified within 200 feet of the project site, the applicant shall impose a Limited Operating Period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction or

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of LOPS may be adjusted through consultation with the CDFW and/or the City.

4. **Cultural Condition:** If, during the course of construction, cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Grass Valley Community Development Department shall be notified. A qualified archaeologist (that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology) shall be retained to determine the significance of the discovery. Based on the significance of the discovery, the professional archaeologist shall present options to the City and project applicant for protecting the resources.

The City and applicant shall consider mitigation recommendations presented by a qualified archaeologist for anticipated discoveries. The City and applicant shall consult and agree upon implementation of a measure or measures that the City and the project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, and other appropriate measures. The project applicant shall be required to implement any mitigation measures for the protection of cultural resources.

5. **Traffic Mitigation:** If the project would result in less than 63 total PM peak-hour trips and less than 10 PM peak-hour trips at the intersection, the project proponent or successor in interest shall pay the associated mitigation fees.

K. FIRE DEPARTMENT CONDITIONS

1. Secondary Access roads shall meet the requirements of CFC 2016 Edition, Appendix D, Section D103 (Fire Apparatus Access Road Minimum Specifications) Table D103.4 (Requirements for Dead-End Fire Apparatus Access Roads).
 - 0 – 150 feet (L): 20 feet (W) – No Turnaround Required
 - 151 – 500 feet (L): 20 Feet (W) Approved Turnaround Required as per CFC Table D103.1
2. The fire hydrant system for this project shall support fire flow of 1,500 gallons per minute for a duration of 2 hours with a residual pressure of 20 psi. Provide documentation of available fire flow.

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

3. The emergency access road connecting Picadilly Lane to Taylorville Road shall meet the requirements of CFC 2016 Edition, Appendix D, Section D102 (Access and Loading) and shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
4. The “Piped Gates” for the emergency access road shall meet the requirements of CFC 2016 Edition, Appendix D, Section D103.5 (Fire Apparatus Access Road Gates) and shall have “KNOW” padlocks, keyed to the Grass Valley Fire Department, installed on them.

L BERRIMAN RANCH PHASE I CONDITIONS

1. Development shall include measures that retain and/or replant native trees along Taylorville Road and the western edge of the property adjacent to Highway 49. The project shall incorporate a minimum of 100 foot “No Development Zone” from Highway 49 right of way (Mitigation Measure 1).
2. Development shall occur within the areas identified as potential future building areas so as to avoid and/or minimize impacts to sensitive habitats as shown on the applicant’s Future Opportunity and Constraints Assessment Map (Mitigation Measure 6).
3. Applicant shall either: 1) avoid development within the white sediment area; or, 2) submit adequate information, as part of a subdivision map, that the soils within the areas of potential development can be safely removed. Prior to issuance of a grading permit, the applicant shall submit a work plan and obtain a permit from Nevada County Environmental Health Department and/or Department of Toxic Substance Control for excavation, transportation, and disposal of the arsenic-and lead affected soils. The City shall be provided with a copy of the approved permit prior to issuance of grading permits (Mitigation Measure 13).
4. The applicant shall complete and submit a signal warrant analysis for the McKnight/Freeman Lane intersection. As a result of this analysis, the applicant will be required to comply with one of the following:
 - a. If the intersection improvement is warranted, the applicant shall install a traffic signal and enter into a reimbursement agreement with the City.
 - b. If the intersection improvement is not warranted prior to the completion of the future development, the developer will need to enter into an agreement with the City to pay the project’s fair share cost of the improvements.
 - c. If the intersection improvement is included in the Regional Traffic Mitigation Fee or the local traffic impact fee program, and considered funded, the applicant shall pay the adopted traffic impact fees (Mitigation Measure 15).

**MITIGATION MONITORING
& REPORTING PLAN**

**BERRIMAN RANCH PHASE II - TENTATIVE
SUBDIVISION MAP (17PLN-30)**

City of Grass Valley

April 3, 2018

Prepared by:

City of Grass Valley
Community Development Department
125 E. Main Street
Grass Valley, CA

EXHIBIT G

AUTHORITY AND PURPOSE

Pursuant to the California Public Resources Code, Section 21081.6, the City of Grass Valley is required to implement a Mitigation Monitoring and Reporting Plan for the Berriman Ranch Phase II residential development located east of Picadilly Lane and west of Taylorville Road, immediately south of the Berriman Ranch Phase I Residential Subdivision and K-Mart Shopping Center (APNs: 22-140-55, 56, & 57).

The purpose of this Mitigation Monitoring and Reporting Plan is to ensure compliance with, and effectiveness of, the Mitigation Measures set forth in the Mitigated Negative Declaration prepared for the project.

RESPONSIBILITIES

The City of Grass Valley Community Development Department (CDD) will have primary responsibility for the operation of the Mitigation Monitoring and Reporting Plan. The CDD is responsible for managing all technical advisors and coordinating monitoring activities. The CDD is responsible for directing the preparation and filing of Compliance Reports.

MITIGATION MONITORING MATRIX

The following is a list of Mitigation Measures as presented in the Mitigated Negative Declaration prepared for the project. The Mitigation Monitoring and Reporting Program (MMRP), will be considered for adoption by the City of Grass Valley Planning Commission concurrently with consideration of the Mitigated Negative Declaration prepared for the project. The Planning Commission may direct that changes be made to the measures contained in this document prior to its adoption.

BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
I.	BIOLOGICAL RESOURCES	<p>Coast Horned Lizard Surveys. The project applicant shall retain a qualified biologist to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes. If suitable habitat exists, preconstruction surveys, to be performed by a qualified biologist, in a manner to maximize detection of coast horned lizards (i.e. during warm weather, walking slowly) shall be required prior to any grading activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within a suitable habitat areas, to allow any lizards to move out of the way of vehicles.</p>	3	CDD	OT		
		<p>Rare Plant Surveys. The project applicant shall retain a qualified biologist to perform focused surveys to determine the presence/absence of special-status plan species and potential to occur in and adjacent to (within 100 feet, where appropriate) the proposed project area, including construction access routes. These surveys shall be conducted in accordance with the Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities.</p>	3	CDD	OT		

BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
I.	BIOLOGICAL RESOURCES	These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate development periods that are necessary to identify the plant species of concern.	3	CDD	OT		
		<p>If any state-or federally listed CNPS List 1 or List 2 plant species are found in or adjacent to (within 100 feet) the proposed project area during the surveys, these plant species shall be avoided to the extent possible and the following mitigation measures shall be implemented:</p> <p>In some cases, involving state-listed plants, it may be necessary to obtain an incidental take permit under Fish & Game Code Section 2081. The applicant shall consult with the CDFW to determine whether a 2081 permit is required, and obtain all required authorizations prior to initiation of ground-breaking activities.</p> <p>Prior to the approval of improvement and grading plans, the applicant shall submit a mitigation plan concurrently to the CDFW and the USFS for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected.</p>	3	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
 4. During construction 5. Prior to Occupancy 7. After construction
 Responsible Person/Agency Key: CDD – City of Grass Valley Community Development Department; DEV – Developer; APP -- Applicant of individual project
 Phase /Frequency of Monitoring and Reporting Key: OG -- Ongoing OT -- One-time (at each development proposal) MO -- Monthly QU -- Quarterly AN -- Annually

BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/R eporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
I.	BIOLOGICAL RESOURCES	Possible mitigation for impacts to special-status plan species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites	3	CDD	OT		
		Prior to the approval of improvement and grading plans, any special-status plant species that are identified adjacent to the study area, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified in the project plans.	3	CDD	OT		
		Migratory Bird Surveys: If clearing and/or construction activities for future development projects within the development area will occur during migratory bird nesting season (April 15 - August 15), preconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed project area, including construction access routes and a 200-foot buffer.	3	CDD	OT		
			3	CDD	OT		

BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
I.	BIOLOGICAL RESOURCES	If active nest sites are identified within 200 feet of the project site, the applicant shall impose a Limited Operating Period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e. vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e. 100 feet) of LOPS may be adjusted through consultation with the CDFW and/or the City.	3	CDD	OT		

BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/R eporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
II.	CULTURAL RESOURCES	<p>Cultural Condition: If, during the course of construction, cultural resources (i.e. prehistoric sites, historic sites, and isolated artifacts and features) are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Grass Valley Community Development Department shall be notified. A qualified archaeologist (that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology) shall be retained to determine the significance of the discovery. Based on the significance of the discovery, the professional archaeologist shall present options to the City and project applicant for protecting the resources.</p> <p>The City and applicant shall consider mitigation recommendations presented by a qualified archaeologist for anticipated discoveries. The City and applicant shall consult and agree upon implementation of a measure or measures that the City and the project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, and other appropriate measures. The project applicant shall be required to implement any mitigation measures for the protection of cultural resources.</p>	3	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
 4. During construction 5. Prior to Occupancy 7. After construction
 Responsible Person/Agency Key: CDD - City of Grass Valley Community Development Department; DEV - Developer; APP -- Applicant of individual project
 Phase /Frequency of Monitoring and Reporting Key: OG -- Ongoing OT -- One-time (at each development proposal) MO -- Monthly QU -- Quarterly AN -- Annually

BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
III.	TRAFFIC	If the project would result in less than 63 total PM peak-hour trips and less than 10 PM peak-hour trips at the intersection, the project proponent or successor in interest shall pay the associated mitigation fees.	2	CDD	OT		
				CDD	OG		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
 4. During construction 5. Prior to Occupancy 7. After construction
Responsible Person/Agency Key: CDD – City of Grass Valley Community Development Department; DEV – Developer; APP -- Applicant of individual project
Phase /Frequency of Monitoring and Reporting Key: OG -- Ongoing OT -- One-time (at each development proposal) MO -- Monthly QU -- Quarterly AN -- Annually