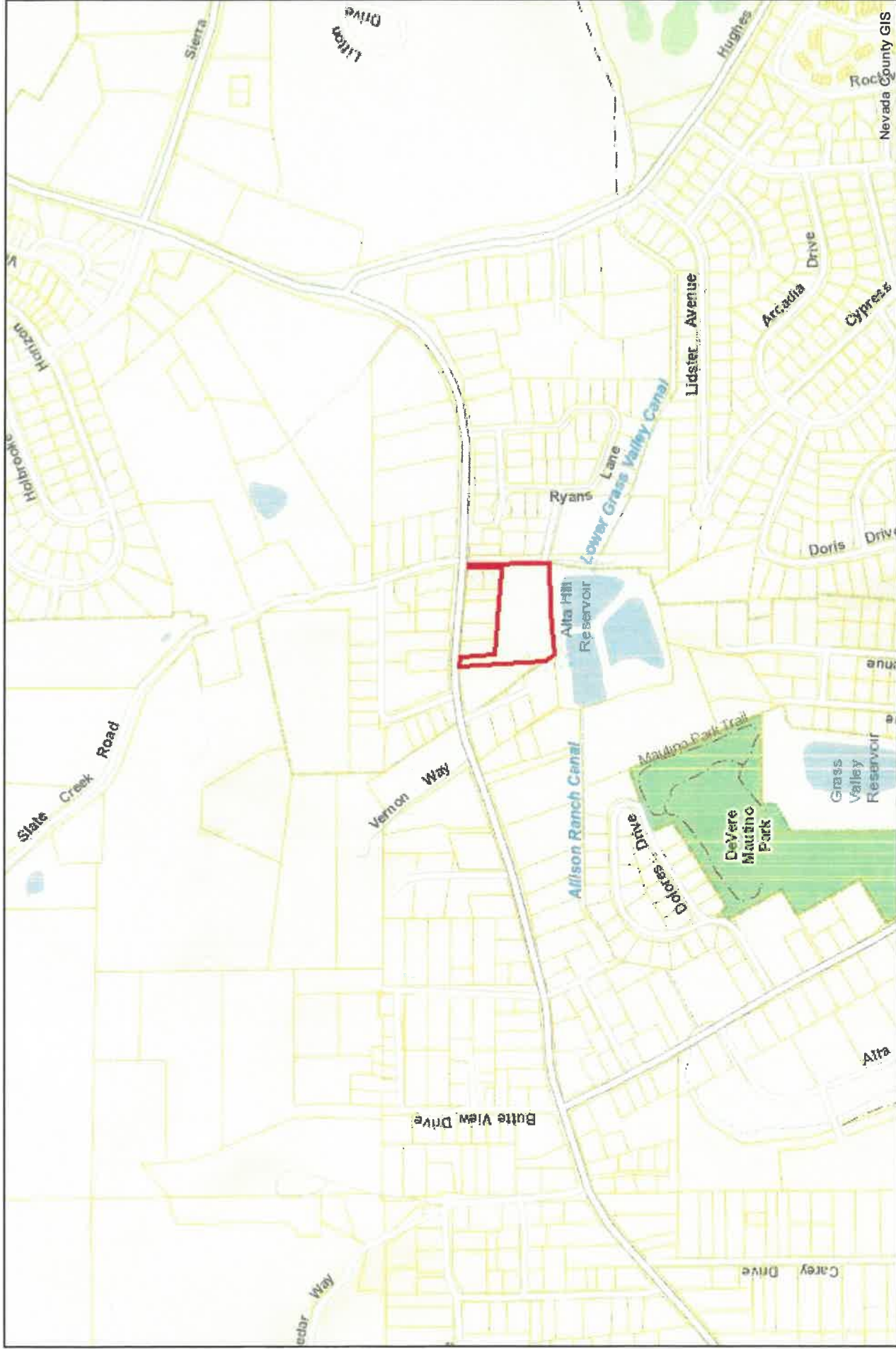




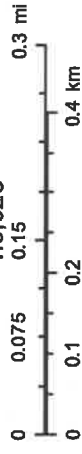
ATTACHMENTS

190 Upper Slate Creek Road



January 6, 2022

1:9,028



Nevada County GIS
©2018

190 Upper Slate Creek Road



November 3, 2021

1:4,514
0 0.0375 0.075 0.1 0.15 mi
0 0.05 0.1 0.2 km
Nevada County GIS
©2018



RUSTIC WOODS DESIGN GUIDELINES



APN 008-090-026
Grass Valley, California
October, 2021

I. PURPOSE

The purpose of the design guidelines is to provide guidance for future development of this subdivision related to aesthetics, character and design details of the homes. Conformance with design guidelines is to be used as a general guide to help preserve and enhance Grass Valley's character and quality of life. The review authority may interpret these design guidelines with flexibility in the application of specific lots and building permits.

The overall objective is to ensure that the intent and spirit of the design guidelines are generally followed to ensure the overall development fits into its surroundings and contributes to Grass Valley's sense of place. Considerations in design include scale, proportion, architectural detailing, materials, textures, and colors.

II. DESIGN GUIDELINES & CONSIDERATIONS

These guidelines are intended to promote high quality building design with visual interest and compatibility with residential properties within close proximity.

This section provides guidelines for architecture design, building types, access, mass, scale, and quality. These design considerations include desirable qualities and elements to be considered during individual lot and home design. The overall objective is for the intent and spirit of the design guidelines contained herein to be followed.

A. Building Types, Features & Architectural Design Considerations

Although there is no specific "style" proposed, the intent is to create visual interest, character and a sense of place that is unique to Grass Valley. As such, building design within Rustic Woods should include the following architectural design elements:

1. Building types shall be single-family, detached homes with the exception of Accessory Dwelling Units (ADU) and/or Junior Accessory Dwelling Units (JADU). ADU's and JADU's may be attached or detached.
2. Building orientation and landscaping should consider energy efficiency, such as passive lighting, natural heating and/or cooling, sun and wind exposure and solar energy opportunities.
3. Incorporate wall articulation to break up mass, bulk and long blank walls where feasible.
4. Homes should be sited and designed to take advantage of the natural topography, existing drainage, existing vegetation, solar exposure, and related natural features.

5. Exterior materials should fit within the surrounding area and shall conform to the standards of the Grass Valley Building Code.
6. Accessory structures shall be integrated with similar architectural vernacular of the main residence.
7. Accessory structures should be subordinate to the main residence.

B. Roofs

1. Overall, roofs should convey and establish scale and interest through a successful composition of varied pitches and forms.
2. Roof overhangs should be used, where appropriate, to shade large glass areas and avoid reflective glare. Overhangs shall not be less than 1 foot. All roof projections should be compatible in height and material with the structure from which they project.
3. Dormers can be functional and aesthetic elements of the architecture and may be used to break up long ridgelines; however, they should be used with some restraint, in keeping with the simple character of Grass Valley.

C. Mass & Scale

1. Height and scale of new structures should be compatible with the R-1 zoning district as well as the surrounding area. Total living area (excluding garages, ADU's and JADU's) for individual homes should range between 1000 sq. ft. – 2000 sq. ft.
2. Overall height shall be limited to 35 feet and 2- stories.
3. Individual homes should not look out of place with monumental entries and/or overwhelming massing.
4. Accessory structures, including ADU's and JADU's should not exceed 1000 sq. ft.

D. Colors & Trim

1. Natural, earth tone colors are encouraged however darker colors may also be appropriate.
2. Color of architectural detailing, including trim at windows, doors and porches should complement the façade.

E. Garages

1. The garage door design should be compatible with the overall building architecture.
2. Garages should not be a dominant forward protruding mass and should be offset to the primary structure or integrated into the main structure.
3. Garage doors that face the street should provide detail to avoid the appearance of a plain two-car garage door. Details can include windows, double doors, hinges, etc.
4. Porches, entryways, and decks can be used effectively to lessen the visual impact of garage doors from the street.

F. Parking

1. Driveways should be designed to allow for a minimum of 2 off-street parking spaces.

G. Fences & Walls

1. Fences and/or walls shall not exceed 6 feet in height.

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FINDINGS:

In accordance with Section 17.81.060 of the Development Code, the Planning Commission is required to make the following specific findings before it approves a Tentative Subdivision Map.

1. The City received a complete application for Tentative Subdivision Map Application 21PLN-44.
2. The Community Development Department determined that the project qualified for a Class 32 Categorical Exemption as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA).
3. The Planning Commission has independently reviewed, analyzed, and considered the Class 32 Categorical Exemption prior to making its decision on the project.
4. The 2020 General Plan designates the project site as Urban Low Density Residential. The proposed map, and/or subdivision design or improvements are consistent with the General Plan or any applicable Specific Plan.
5. The site is physically suitable for the type or proposed density of development.
6. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the subdivision or type of improvements is not likely to cause public health or safety problems.
8. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision. This finding may not be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.
9. The discharge of sewage from the proposed subdivision into the community sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

Findings and Conditions of Approval – Rustic Woods Tentative Subdivision Map (21PLN-44)

10. The approval appropriately balances the housing needs of the region against the public service needs of City residents and available fiscal and environmental resources.
11. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
12. The project is consistent with the applicable sections and development standards in the Development Code.
13. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and Municipal Code.
14. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
15. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses, and development intended for the surrounding neighborhood by the General Plan.

A. GENERAL/DESIGN CONDITIONS OF APPROVAL:

1. The approval date for this project is *January 18, 2022*. This project is approved for a period of three (3) years and shall expire on *January 18, 2025*, 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 (21PLN-44) approved by the Planning Commission. Minor design changes may be approved by the Community Development Director when determined to be substantially compliant with the Tentative Subdivision Map. Major design changes not in substantial compliance shall be approved by the Planning Commission as determined by the Community Development Director.
3. The Rustic Woods Tentative Subdivision Map shall be in compliance with the standards for the Single Residential (R-1) Zone.
4. Prior to the issuance of a Certificate of Occupancy for each residence, fencing shall be installed. Fencing shall not exceed three (3) feet in height in the front yard. Fencing shall be constructed of cedar or redwood and shall not exceed six (6) feet in height in the side and rear yards.

**Findings and Conditions of Approval –
Rustic Woods Tentative Subdivision Map (21PLN-44)**

5. The mailboxes located at the Ridge Road emergency access connection shall be re-located to the satisfaction of the US Postal Service and City Engineer. The re-location shall occur concurrently with access and drainage improvements for the development.
6. Wood fencing shall be installed on both sides of the emergency access easement connecting to Ridge Road. The fencing shall be installed concurrently with road and drainage improvements on Lot 6. The applicant shall work with the adjoining property owners for the installation of the fencing.
7. The sliver of property on Lot 6 separated by the emergency access road should be merged with Lot 5. The final layout shall be shown on the Final Map to the satisfaction of the Community Development Director.
8. The common drainage facilities shall be removed from Lot 6 and shall be designated as a common facility, on its own parcel. The common drainage facilities shall be subject to a maintenance agreement noted below for all the lots within the subdivision.
9. The applicant shall consult with the adjoining property owners on Upper Slate Creek Road north of the project identified as APNs: 008-050-012 and 008-050-009 for the ± 10 wide sliver of property at the northwest side of Upper Slate Creek Road. The property fronting the existing homes should be dedicated to the respective property owners concurrently with the Final Map. The property shall be shown on the Final Map to the satisfaction of the Community Development Department.
10. The applicant shall submit a Road Maintenance and Drainage Improvement Agreement for the private Sparks Way and Upper Slate Creek Road, common drainage, and emergency access improvements. All the lots in the Rustic Woods subdivision shall be subject to the agreement, which shall include, but not be limited to financial responsibility, maintenance schedule, etc. The agreement shall be to the satisfaction of the City Attorney and City Engineer.
11. To achieve architectural diversity within the development, the Rustic Woods Design Guidelines shall be incorporated into the Conditions, Covenants and Restrictions (CC&Rs) for the project. The final CC&Rs shall be to the satisfaction of the City Attorney and Community Development Director.
12. Prior to the issuance of a Certificate of Occupancy for each residence, front yard landscaping shall be installed. A minimum of two trees shall be planted on each of the lots with a minimum of one tree in the front yard.
13. A common landscape plan shall be submitted for the area around the Infiltration Basin to the extent feasible. The landscaping shall include ground cover, shrubs,

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and ornamental trees. The landscaping plan shall be to the satisfaction of the Community Development Department.

14. The applicant shall file a Notice of Exemption, 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.
15. 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 improvement plans shall be modified to include curb, gutter and sidewalk fronting the existing home. The sidewalk improvements shall provide a continuous sidewalk from the southern end of the property connecting with Ridge Road. Sidewalk, curb, and gutter shall also be installed on the Upper Slate Creek site of 120 Morey Lane to close a gap in the path of pedestrian travel from the new development through the Ridge Meadows subdivision to Ridge Road.
2. 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 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.
3. 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.

4. 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

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- 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).
5. The applicant shall obtain a tree removal permit from the Grass Valley Public Works Department.
6. 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.
7. 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.
8. 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

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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.

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 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 the following at least

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

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 prior to tree removal.
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.

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

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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.
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.

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

1. Prior to filing the Phase 1 Final Map the following conditions shall be satisfied:
 - a. The septic for the home on the newly created Lot 1 shall be shown to not cross the newly created property line.
 - b. A water easement must be included for the water service to the existing home, as the service begins at the meter box at the northern corner of the property and extends through the area of the property that will become Lot 2.

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2. Prior to filing the Phase 2 Final Map the following conditions shall be satisfied:
 - a. A grading permit 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 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.
 - b. Upper Slate Creek Road shall be paved in accordance with City Standard Detail ST – 14, ST – 15 or ST – 16. Sidewalk, curb, and gutter shall also be installed in the development as required by the City Standard Street Detail chosen. Modified versions of the City Standard Detail will not be approved.
 - c. A road maintenance agreement will be required for the Upper Slate Creek Road, Sparks Way, and the Emergency Access Road unless the right of way is dedicated/accepted by the City.
 - d. A drainage maintenance agreement will be required for all the homes in the Rustic Woods Subdivision to maintain the proposed infiltration area located on lot 6.
 - e. The existing house that is shown to remain and is currently on septic, shall be switched to City sewer upon completion of the sewer installation for the development.
 - f. A sight distance exhibit shall be supplied for the Shared Path/Emergency Access Road connection to Ridge Road verifying the required sight distances are obtained.
 - g. The v-gutter drainage easement on Lots 6 – 10 shall be shown on the Final Map and reflected in the deeds of each of the lots. Maintenance of the easement shall be included in the Road and drainage maintenance agreement required for the development. The agreement shall be to the satisfaction of the City Attorney and City Engineer.
3. 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.
4. The applicant shall provide to the Engineering Division an acceptable method, such as a homeowner's association to maintain the common areas, private drainage facilities, streets, and the open space. The developer 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.
5. The applicant shall 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.

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6. 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 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.
7. For existing buildings on the project site, all existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve, and a relief device.

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, if any. All offers of dedication must be recorded and a copy provided to the Engineering Division.
3. The applicant shall 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.
4. Submit a final report prepared by the soils engineer or geologist, in accordance with the California Building Code, to the Engineering Division.
5. 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 THE CITY ISSUING A CERTIFICATE OF OCCUPANCY FOR ANY HOUSING UNITS:

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1. Each respective builder shall submit landscaping plans in conjunction with building plans. The landscape plans shall be in compliance with the City's Water Efficiency Landscape Ordinance and State Water Efficiency Landscaping Standards to the satisfaction of the Community Development Department. 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. The developer shall incorporate existing trees into the landscape when feasible.
 - b. The developer shall plant a minimum of two 15-gallon trees per lot. At least one tree shall be planted in the front yard.
2. 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.
3. 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.
4. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.

H. FIRE DEPARTMENT:

1. All access roads shall be constructed in accordance with CFC Appendix D.
2. Any device(s) installed to restrict access shall be in accordance with CFC Appendix D and approved by the City of Grass Valley Fire Department.
3. The distance from the proposed fire hydrant located at the corner of Sparks Way and Upper Slate Creek Road to the end of Sparks Way is approximately 300 feet, which exceeds the maximum allowable distance of 250 feet from any point on a street or road frontage to a Fire Hydrant (CFC Appendix C, Table C102.1). The project will require the installation of a second FH located at the end of Sparks Way.

I. NEVADA IRRIGATION DISTRICT:

1. NID requests that the waterline extension connects from Ridge Road at Upper Slate Creek Road, extending along Upper Slate Creek into the proposed subdivision.

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2. Any development of the referenced property will require updated easements for any District facilities that traverse the property. The developer shall provide easements, incurred by a title company, for all District facilities. Onsite easements can be provided on the subdivision map. Existing easements shall be shown on the final map (existing easement Doc: 483 OR 612). Any offsite easements must be obtained separately, in advance of final District approval of the improvement plans.

J. AIR QUALITY/INADVERTENT DISCOVERY CONDITIONS:

1. 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. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
 - b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
 - c. All land clearing, grading, earth moving, or excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
 - d. All inactive portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying City approved non-toxic soil stabilizers (according to manufactures specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the local grading ordinance.
 - e. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
 - f. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
 - g. Paved streets adjacent to the project shall be swept at the end of each day, or as required to remove excessive accumulations of silt and/or mud which may have resulted from activities at the project site.
 - h. No burning of waste material or vegetation shall take place on-site. Alternatives to burning include chipping, mulching, or converting to biomass.
2. Prior to the issuance of a grading permit, the applicant shall obtain approval of an Asbestos Dust Mitigation Plan from the NSAQMD. The Asbestos Dust Mitigation Plan must specify dust mitigation practices which are adequate to ensure that no equipment or operation emits dust that is visibly crossing property lines. The

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Asbestos Dust Mitigation Plan shall include but not be limited to the following prevention measures:

- a. Track-out prevention and control measures;
 - b. Control for traffic on on-site unpaved roads, parking lots, and staging areas;
 - c. Control of earthmoving activities;
 - d. Control for Off-site Transportation;
 - e. Post Construction Stabilization of Disturbed Areas;
 - f. Air Monitoring for Asbestos;
 - g. Frequency Reporting; and,
 - h. Recordkeeping and Reporting Requirements
3. *Inadvertent Discoveries* – If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, are discovered, work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources) and a qualified cultural resources specialist and UAIC representative will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may include, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of Tribal Cultural Resources (TCR's) to be appropriate or respectful and requests materials not be permanently curated, unless requested by the Tribe.
4. *Inadvertent Discoveries* – In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.