

**Heritage Oaks Estates – East Vesting Tentative Subdivision Map
Draft Conditions of Approval**

Planning Conditions

1. The developer/applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the developer/applicant shall either withdraw the application or pay all City costs for such an election.
2. No permits or approvals, whether discretionary or mandatory, shall be considered if the developer/applicant is not current on fees, reimbursement payments, and any other payments that are due.
3. The developer/applicant shall comply with all mitigation measures identified in the Heritage Oaks Estates East Project Final Environmental Impact Report (SCH# 2024031192).
4. With the submittal of all grading plans, improvement plans, and building permit plans, the developer/applicant shall submit to the Wheatland Community Development Department a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the City Department and/or Agency responsible for review, and how the developer/applicant meets the Condition of Approval or Mitigation Measure. The developer/applicant shall update the compliance matrix and provide it with each submittal.
5. The developer/applicant shall submit a phasing plan for the entire proposed residential development of the project to the Community Development Department prior to submittal of any improvement plans, reports, construction documents and final maps to the City for review. The phasing plan shall provide an implementation schedule that will be in compliance with these conditions of approval. The proposed phasing plan shall include rough grading, installation of the various back bone sewer, water and drainage, and dry utilities, and roadway improvements needed for the entire project development. It will also consist of those improvements that could be constructed within each phase of development of various residential lots. These phasing plans shall be part of the first set of improvement plans for review and approved by the City Engineer prior to the issuance of any building or site improvement permits.
6. With the submittal of improvement plans, the developer/applicant shall submit designs for a decorative seven-foot-tall masonry wall to be constructed along both sides of Red Oak Drive during the first phase of development to the Community Development Department for review and approval.
7. Consistent with the approved General Development Plan (dated March 2024), building designs shall consist of one of the seven approved architectural styles (Spanish, Ranch, Farmhouse, California, Cottage, Craftsman, and Mission).
8. Wood burning fireplaces and stoves shall not be included in the building designs. Natural gas only fireplaces are permitted.

9. Residential lots located along the Bear River Levee (Lots # 17, 18, 32, 33, 40, and 41) shall not construct in-ground swimming pools unless approval is obtained from Central Valley Flood Control Board (CVFPB) and Reclamation District No. 2103.
10. The Vesting Tentative Subdivision Map approval is subject to the timelines established in the State of California Subdivision Map Act, unless modified by applicable law or other written agreement with the City.
11. Pursuant to Section 17.05.180 of the Wheatland Municipal Code, this approval expires two years from the date of approval (Expires _____), unless the final map has been recorded by Yuba County. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted except as provided by law or pursuant to a written agreement between City and the developer/applicant.
12. All HVAC equipment shall be ground mounted and shall not be visible from any street or pedestrian views. No roof mounted HVAC unit allowed.
13. Front yard and side yard landscaping, including fencing shall be consistent with the landscape plans and the approved General Development Plan and shall not create a sight distance problem.
14. Landscaping shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained in good condition. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved landscaping plans. Water conservation measures, including the use of drought tolerant landscaping shall be used.
15. All trees shall be planted at least eight (8) feet away from any public water, sewer, or storm drain lines, unless a closer location is approved by the City. All trees planted within the public right-of-way shall be installed with support staking. All nursery stakes must be removed from trees. All trees planted within eight (8) feet of a sidewalk or driveway shall be installed with root guards or other root barrier as determined acceptable by City Engineer or Public Works.
16. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
17. If the developer/applicant requests model homes, a sales trailer, or construction trailer, the developer/applicant shall submit a site plan showing the exact location of the trailer with adequate parking. The plan shall be submitted to the Community Development Department for review and approval prior to installation of any homes. All sales or construction trailers shall be placed out of the private or public right-of-way to the satisfaction of the City Engineer.
18. Changes to street names shall require Community Development Director review and approval.
19. The developer/applicant shall obtain all necessary building permits prior to commencing construction.

20. Prior to the issuance of any building permits, the developer/applicant and the Wheatland Community Development Director shall establish a process for submitting plotting plans that indicates which plan, including elevation, will be located on each lot. The plotting plan shall indicate compliance with the adopted design guidelines, including, but not limited to, the following:
 - (a) The same floor plan or exterior colors for dwelling units shall not be placed side by side. Flipping the orientation of the floor plan does not constitute a change in floor plan.
 - (b) Homes directly across the street from one another should not have the same floor plan, unless they have different elevations.
21. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities, including implementation of the FRAQMD's Standard Construction Mitigation Measures (including completion of a Fugitive Dust Control Plan). The developer/applicant shall post dust control signage with a contact number of the developer/applicant, City staff, and the Feather River Air Quality Management District (FRAQMD).
22. During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris (boxes, junk, garbage, etc.) to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler's baffles. Failure to do so may result in the issuance of an order to stop work.
23. All construction activities shall avoid Grasshopper Slough.
24. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control measures, conforming to the project erosion control plans shall be in place before October 1st. Erosion control measures shall be monitored and maintained continuously throughout the storm season.
25. The project and all proposed improvements shall comply with the City of Wheatland Municipal Code and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
26. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
27. Signs were not reviewed as part of the approval of the proposed project. A sign permit shall be required for the installation of any new signs and shall be subject to approval by the Community Development Department staff before the issuance of the sign permit and shall be in compliance with sign code. Signage shall not create a sight distance problem.
28. All other notes and drawings on the final plans as submitted by the developer/applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

29. At the time of Building Permit issuance by the City, the developer/applicant shall be required to pay the appropriate development impact fees, connection charges and other fees in accordance with applicable ordinances, resolution, and agreements for each lot for which the developer/applicant receives a Building Permit.

Engineering Conditions

General Requirements

30. The developer/applicant shall comply with the City of Wheatland General Plan and supporting technical studies.
31. The developer/applicant shall be responsible for all City plan check, map check and inspection costs. The developer/applicant shall enter into a Cost Recovery Agreement and deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City. Additional funds may be required based upon the City's actual costs.
32. The developer/applicant shall submit improvement plans prepared by a California Registered Civil Engineer for all necessary and required on-site and off-site public and private improvements. The Improvement Plans shall show all existing and proposed utilities, above and below ground, including water, sanitary sewer, storm sewer, communication lines, electricity, natural gas, transformers, vaults and meters. The final plan set shall include all civil, landscape and joint trench drawings under a single cover sheet. Improvement plans must be approved by the City Engineer prior to any on-site or off-site construction. An encroachment permit is required for any work within City right of way. An Encroachment Permit will not be issued prior to the approval of the Improvement Plans.
33. All improvements shall be designed and constructed in accordance with the City of Wheatland Municipal Code, City of Wheatland Public Works Standards (City Standards), except as directed by the City Engineer and/or as specifically noted otherwise in these conditions. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The developer/applicant's engineer shall request all design exceptions in writing. Approval of a site plan depicting improvements that do not conform to the municipal code does not constitute approval of a design exception, unless explicitly stated herein or in another approved City resolution.
34. The developer/applicant shall not begin clearing, grubbing, or rough grading at the site prior to approval of the Improvement Plans, unless explicitly approved by the City Wheatland.
35. The developer/applicant shall secure all necessary rights-of-way and public and private easements for both onsite and offsite improvements. The developer/applicant shall prepare all necessary legal descriptions and deeds.
36. All existing and proposed overhead electrical and communications lines, both on the site and along its frontages, shall be placed underground at the developer/applicant's expense. All pull boxes, junction structures, service cabinets, vaults, valves and similar devices shall be installed behind the back edge of walkways within the City right-of-way or within a public utility easement, at locations approved by the City Engineer. If any utility

appurtenances are permitted to be above ground, such as vaults and boxes, they shall be painted a City approved color. New improvements within existing and proposed utility easements shall be subject to the approval of the appropriate utility company.

37. Unless otherwise explicitly permitted, all existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Yuba County Department of Environmental Health Services or other designated agency. If there are none, the developer/applicant's engineer shall provide a letter describing the scope of the search done to make this determination. This condition shall be satisfied prior to approval of the Improvement Plans. No new private wells or septic systems are permitted on the subject property.
38. The developer/applicant shall submit and obtain approval of a grading plan, which contains the requirements of Title 17, Chapter 08, Section 170 of the Wheatland Municipal Code. Grading will not be permitted prior to approval of the grading plan and issuance of a grading permit. Securities for grading, erosion control, winterization operations and site restoration and any necessary inspection fees shall be posted prior to permit issuance.
39. A detailed design level geotechnical investigation and report shall be prepared and submitted for review with the initial submittal of the Improvement Plans. The report shall determine site soil characteristics and provide design parameters for all proposed improvements. The geotechnical investigation shall also look for the possible presence of asbestos-bearing rock. At a minimum the report shall address, geologic hazards, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the geotechnical report. Mitigation measures in the geotechnical report shall have final approval by City Engineer.
40. Prior to City approval of the Improvement Plans, the geotechnical engineer shall sign off on the cover sheet confirming or provide a letter stating plans have been reviewed and that the improvement plans are in conformance with recommendations.
41. If at any time, prior to final acceptance of the project improvements, the City Engineer requests an independent geotechnical investigation and report, then an independent geotechnical engineer, shall be retained by the City at the developer/applicant's expense, to conduct requested investigations.
42. A drainage study prepared by a California Registered Civil Engineer shall be included with the initial submittal of the improvement plans. The drainage study shall demonstrate that development of the proposed project area will not increase downstream water surface elevations. The report shall include hydrologic and hydraulic calculations, narrative and exhibits to support the design and sizing of all public and private drainage facilities including storm drains and detention facilities. The report shall include on-site- mitigation for increased runoff. The report shall address existing downstream storm drain facilities and hydraulic conditions which may impact the design of proposed facilities and improvements. This study shall include a hydraulic grade line analysis of the existing downstream storm drain. Analyses of the conveyance of onsite and downstream facilities shall be based on the 25-year storm. The report shall also include an analysis of the 100-year storm overland flow.

43. The developer/applicant shall submit for review and approval a detailed Stormwater Control Plan (SWCP) prepared in accordance with the State Stormwater control Standards. Site improvements shall incorporate Low Impact Design (LID) principles and permanent post-construction storm water pollution BMPs. The Stormwater Control Plan shall be submitted for review with the initial submittal of the Improvement Plans.
44. A Post Construction Stormwater Operations and Maintenance Plan that includes a plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner(s) shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the post-construction Stormwater Best Management Practices.
45. Prior to the approval of the Improvement Plans, the developer/applicant shall submit a copy their Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) for coverage under the State Water Resources Control Board's General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities.
46. Prior to the approval of the Improvement Plans and prior to the issuance of a grading permit, the developer/applicant shall obtain all necessary permits, approvals and/or clearances from any other regulatory agencies with jurisdiction over the project. Necessary permits and/or clearances shall be submitted to the City prior to approval of the improvement plans. A complete set of improvement plans shall be submitted to all agencies, districts, and utilities affected by, or providing service to the development, for review and comment.
47. Any newly created parcels shall be annexed or incorporated into Community Facilities District 2015-1.
48. The developer/applicant shall design and construct all new pedestrian walkways, ramps, accessible parking spaces, parks and any other public improvements to meet current Americans with Disabilities Act Accessibility Guidelines, and California Title 24 requirements.
49. Mailbox plans and locations shall be approved by the City of Wheatland Postmaster prior to improvement plan approval. The developer/applicant shall provide a letter from the City of Wheatland Postmaster approving mailbox locations.
50. Stenciling shall be provided on curb inlets to prohibit dumping of pollutants. The stencil detail shall be included in the improvement plans.
51. Prior to the approval of a final map, the landscaping plans for the map shall be reviewed and approved by the Planning Director.
52. Landscape plans shall be submitted with the improvement plans and shall meet the requirements of sight distance to the satisfaction of the City Engineer.
53. The WDID Number issued by the State Water Resources Control Board shall be reference on the face of the improvement plans for the project improvements.

54. Improvement plans shall be based on a National Geodetic Survey (NGS) North American Vertical Datum of 1988 (NAVD 88) for vertical datum and North American Datum of 1983 (NAD 83) for horizontal datum.
55. The developer/applicant shall pothole and physically locate (by way of geodetic surveys) the actual horizontal location and vertical depth of all existing underground utilities throughout the proposed area of work and provide the design of all new utility installations required to serve the project including a schedule for implementation of such work as to prevent disrupting of utility service to adjacent properties.

Special Conditions

56. The developer/applicant shall coordinate with the Community Development Director in the preparation of required residential buyer disclosures including disclosures for:
 - a. Surrounding agricultural uses
 - b. Flood control levee and associated maintenance activities
 - c. Wastewater treatment plant and wastewater pump station odors
 - d. Bishop Pumpkin Farm traffic.
57. Access to surrounding lands with legal access over Heritage Oaks East lands shall be maintained at all times during and after construction of various improvements and phases of the Heritage Oaks Estates East development.
58. The developer/applicant shall support Wheatland School District and Wheatland Union High School District desire to modify the school boundaries with Western Placer Unified School District.
59. The developer/applicant shall provide all-weather, continuous access to the City's Wastewater Treatment Plant and Malone pump station.
60. If requested by the City, the developer/applicant shall provide early dedication of Lot A or portions thereof for the construction of a new sewer pump station and relocation of existing overhead and underground utilities at the northly limits of the Heritage Oaks Estates East development.
61. Extreme caution and coordination with PG&E is required regarding existing PG&E high pressure gas transmission mains and electric facilities in the project area. The developer/applicant to coordinate directly with PG&E prior to any ground disturbing activities.
62. Red Oak Drive shall be constructed as shown on the tentative map from State Route 65 to the western boundary to provide access to the lands west of Heritage Oaks Estates East. From west boundary to Heritage Oaks Way, the roadway shall be a collector road with 48 feet of asphalt lip to lip. From Heritage Oaks Way to State Route 65, the roadway shall be an arterial road with 72 feet of asphalt lip to lip.
63. The developer/applicant shall cooperate with the construction of the City's proposed regional sewer pipeline and pump station project including but not limited to: early

dedication of land, coordination with City and developer/applicant's improvement plans, right-of-entry, and access to accomplish the City's project.

64. Any prior obligations associated with the Heritage Oaks Estates East development or attached to the land shall be satisfied with the processing and approval of the first final map including any financial obligations, past due fees or reimbursements, fair share contributions and the like.
65. The developer/applicant shall submit Improvement Plans for each phase of development, including both onsite and offsite improvements, prepared by a civil engineer registered in the State of California (Engineer of Record).
66. All on-site improvements (within the subdivision boundaries) including streets, parking lots, sidewalks, streetlights, sanitary sewer facilities, storm drain facility, stormwater quality facilities and landscaping shall become publicly owned and maintained after acceptance by the City.
67. The developer/applicant shall design and construct all of the "Public Improvements" generally indicated on the approved Vesting Tentative Map and also as described below.
68. Asphalt pavement for arterial streets shall be designed in accordance with Caltrans Mechanistic-Empirical (ME) methodology or as approved by the City Engineer. The structure section shall be based on a traffic index of no less than 11 and R-value of 5 unless there is a geotechnical report with a recommended R-value but in no case shall an R-value greater than 50 be used. The minimum structural section shall be no less than of 6.5" asphalt concrete on 9.0" aggregate base.
69. Asphalt pavement for collector streets shall be designed in accordance with Caltrans Mechanistic-Empirical (ME) methodology or as approved by the City Engineer. The structure section shall be based on a traffic index of no less than 8 and R-value of 5 unless there is a geotechnical report with a recommended R-value but in no case shall an R-value greater than 50 be used. The minimum structural section shall be no less than of 4.5" asphalt concrete on 6.0" aggregate base.
70. Asphalt pavement for minor collector streets be designed in accordance with Caltrans Mechanistic-Empirical (ME) methodology or as approved by the City Engineer. The structure section shall be based on a traffic index of no less than 7 and R-value of 5 unless there is a geotechnical report with a recommended R-value but in no case shall an R-value greater than 50 be used. The minimum structural section shall be no less than of 4.0" asphalt concrete on 4.5" aggregate base.
71. Asphalt pavement for residential streets shall be designed in accordance with Caltrans Mechanistic-Empirical (ME) methodology or as approved by the City Engineer. The structure section shall be based on a traffic index of no less than 6.5 and R-value of 5 unless there is a geotechnical report with a recommended R-value but in no case shall an R-value greater than 50 be used. The minimum structural section shall be no less than of 3.5" asphalt concrete on 4.5" aggregate base.
72. Asphalt pavement for dead-end streets serving 10 homes or less shall be designed in accordance with Caltrans Mechanistic-Empirical (ME) methodology or as approved by the City Engineer. The structure section shall be based on a traffic index of no less than 6

and R-value of 5 unless there is a geotechnical report with a recommended R-value but in no case shall an R-value greater than 50 be used. The minimum structural section shall be no less than of 3.0" asphalt concrete on 4.0" aggregate base.

73. All cul-de-sacs shall be designed in accordance with City detail ST-19 with ROW of no less than 50.0 feet and curb face of no less than 42.5 feet.
74. Valley gutters shall not be utilized in public streets.
75. The developer/applicant shall be responsible for obtaining a Caltrans encroachment permits for all work within state rights-of-way.
76. No residential building permit, excluding permits for model homes, shall be issued until the property has been annexed into Community Facilities District (CFD) 2015-1 and the City has authorized the levy of a special tax or assessment for the purpose of funding City services and maintenance obligations.
77. The initial phase of subdivision improvements shall be completed and accepted by the City within twelve (12) months after issuance of the first building permit for any particular phase of development and no occupancies will not be allowed until subdivision improvements have been accepted by the City or as approved by Community Development Director. This condition shall not apply to the construction of model homes.
78. Ramps shall be provided at all intersections and crosswalks where sidewalks are proposed.
79. Parkway and median areas shown on the tentative map or improvement plans to be landscaped shall be landscaped and irrigated prior to acceptance of public improvements by the City.
80. Pedestrian and bike facilities, including bike facility and sidewalk widths, shall conform to the adopted City of Wheatland Bikeway Master Plan. Any conflicts between the substantial conformance exhibit/map and the Master Plan will be resolved at the discretion of the Community Development Director and City Engineer.
81. Prior to the issuance of building permits, the developer/applicant shall pay all applicable fees to, and provide will-serve letters from any school districts having jurisdiction over the area.

Final Map Requirements

82. A final map, as defined in the State Subdivision Map Act, shall be prepared by a licensed land surveyor or qualified civil engineer. The final map shall show all parcels, rights-of-way, and easements, and shall be submitted to the City Engineer for review. The final map shall be in substantial conformance with all applicable conditions of approval. The final map is not valid until it has been approved by the City and recorded. Closure calculations shall be provided at the time of initial final map submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the final map shall be directly verifiable by information shown on the closure calculation printout. The point(s) of beginning shall be clearly defined. All lot sizes shall be shown on the final map and shall be verifiable from information shown on the closure calculation

printout. A current title report (within past 90 days) shall be submitted at the time of initial final map submittal.

83. The developer/applicant shall transmit by certified mail a copy of the conditionally approved Tentative Map together with a copy of Section 66436 of the State Subdivision Map Act to each public entity or public utility that is an easement holder of record.
84. On the final map, the developer/applicant shall indicate that all common parcels are or will be dedicated to the City of Wheatland.
85. Easements and other public rights-of-way within and outside the project that are necessary to serve the project (as determined by the City) shall be dedicated to the City.
86. On the final map, the developer/applicant shall dedicate the public utility easements and emergency vehicle access easements over the private roadway areas as shown on the Tentative Map. The waterline easements and sanitary sewer easements shall be created by separate instrument.
87. The developer/applicant and City shall enter into a Subdivision Improvement Agreement (SIA) for each proposed phase of the development to ensure satisfactory completion of all on-site and off-site improvements, including but not limited to, grading and construction of any curbs, gutters, sidewalks, roadway improvements, storm drainage facilities, water facilities, sewer facilities, street lighting, signage, striping, and other utilities, to the satisfaction of the City Engineer. The Improvement Agreement shall be secured to guarantee the faithful performance of the agreement in the amount of 100 percent of the estimated cost of the improvements and for the payment of labor and materials in the amount of 100 percent of the estimated cost of the improvements. A certificate of occupancy shall not be issued for any structure until required improvements are completed to the satisfaction of the City Engineer and formally accepted by the City Council.
88. Prior to recordation of a final map, developer/applicant shall submit for review and approval by the City Engineer, a Post Construction Stormwater Operations and Maintenance Plan that provides a plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs.
89. All improvements shall be designed and constructed to City of Wheatland standards. The City anticipates adopting new standards in 2025 and occasional updates thereafter. Notwithstanding, street cross-sections represented on the approved Vesting Tentative Map, including overall right-of-way width, number of vehicular lanes, bicycle facilities, sidewalks and landscape areas, will not be subject to revisions in the City standards unless mandated by other superseding health and safety laws or regulations.
90. The developer/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes; fees and charges become due and payable.
91. The developer/applicant, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the City Engineer.

92. Existing overhead distribution utility lines within the project limits shall be placed underground except for those utility lines that are specifically exempted from undergrounding by City Ordinance.
93. The developer/applicant shall provide the following easements/dedications on final maps:
 - a. Public utility easements as required to serve existing and proposed public utilities.
 - b. Public Utility Easements (PUE), a minimum 10 feet wide, adjacent to all roadways measured from back of curb on roads without sidewalk and from back of walk all other streets.
 - c. All applicable slope, drainage and special purpose easements that are required for this development and located outside the roadway easements.
 - d. Emergency Vehicular Access (EVA) easements connecting the subdivision to Main Street via Malone Avenue.
 - e. An access easement to the levee right of way shall be provided through the Riverside Park in favor of RD2103 and/or the Sacramento-San Joaquin Drainage District.
94. Prior to approval of the first final map, conceptual hardscape and landscape designs of all paseos shall be reviewed and approved by the Community Development Director.
95. Prior to approval of any final map, the developer/applicant shall provide will-serve letters from the following agencies/service providers to the City Engineer and comply with their requirements:
 - a. Telephone communications provider (landline telephone service)
 - b. Pacific Gas & Electric Company (natural gas, if installed, and electricity)
 - c. Recology Yuba Sutter

Roadway Lighting, Signing and Striping Plan Requirements

96. Striping, pavement markings and traffic signage shall be provided on all streets as necessary and as required by the CA-MUTCD, City standards, and the City Engineer. Signage restricting parking and red painted curbing shall be installed where appropriate and directed by the City. Speed limit signs shall be installed at locations determined by the City Engineer. Stop signs, yield signs and speed limit signs shall be installed within the subdivision at locations determined by the City Engineer.
97. The developer/applicant shall provide spare streetlights and associated components for replacement purposes of at least five (5) percent of total required for the subdivision.
98. The developer/applicant shall provide warrant studies as directed by Caltrans and/or the City Engineer for controls associated with proposed intersections on State Route 65.
99. The developer/applicant shall provide, at the discretion of the City Engineer, warrant studies for controls at new street intersections during design and approval of improvement plans.

100. The developer/applicant shall complete a bike and pedestrian access (Caltrans Class 1 or equal as determined by the City Engineer) from the Heritage Oaks Estates East development to Main Street at Malone Avenue.

Drainage Plan Requirements

101. Drainage on each lot shall sheet-flow from the back of the lot to the public right of way. Lot-to-lot drainage will not be allowed. All site drains must discharge into swales or sub-drains then either sheet flow across sidewalks or, if concentrated flow, connect to sub-drains that discharge through the face of curb to street gutters.
102. Storm-water detention shall be provided per the requirements of the City approved drainage report.
103. The velocity of concentrated storm flows from impervious surfaces should be reduced by the use of energy dissipaters. These structures should be placed so that the velocity reduction occurs before water enters wetland areas.
104. Water pollution control devices shall be placed at the appropriate locations in the system. The design and placement of the devices should be performed by a qualified engineer with demonstrated experience in the design of Storm Drainage Best Management Practices. The placement of the devices should be such that drainage from large paved areas is intercepted prior to discharge to the natural on-site or off-site drainage systems. These systems may not be required if adequate water quality treatment can be achieved with detention basins, as approved by the City Engineer.
105. Any proposed on-site/private storm drainage systems shall be privately owned and maintained.

Grading Improvement Requirements

106. A grading plan shall be prepared by a California registered civil engineer and included with the improvement plans.
107. Where soil or geologic conditions encountered during grading operations that are different from those anticipated in the Soils 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 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.
108. The developer/applicant shall submit and obtain approval of a grading plan, which meets the requirements of Title 17, Chapter 08, Section 170 of the Wheatland Municipal Code. Grading will not be permitted prior to approval of the grading plan and issuance of a grading permit. Securities for grading, erosion control, winterization operations and site restoration and any necessary inspection fees shall be posted prior to permit issuance.
109. Improvements plans shall include an erosion control (winterization) plan.

110. If construction includes blasting or the use of controlled explosives, the grading contractor and the developer/applicant shall comply with all conditions of the Public Works Department, which include, but are not limited to, the following:
- a. Make all test hole logs available to road and underground contractors.
 - b. Require that the blasting contractor be licensed, bonded and insured.
 - c. Have the contractor visit neighbors personally to tell them the estimated schedule for blasting and to explain the warning signals.
 - d. Ensure that the conventional OSHA signals for blasting are followed prior to and while firing each shot, with a sufficient air whistle that can be heard for a minimum of 2,000 feet.
 - e. Set signs indicating a blasting area on nearby streets. Flag persons shall be used.
 - f. Cover shallow shots on exposed rock with soil and/or a blasting mat to mitigate flying rock. Soil should be free of round boulders or cobbles.
 - g. A pre-blast survey of all surrounding structures and facilities shall be prepared along with a blasting program including blast peak velocity limits at various points for the blasting required to create roads and major utility lines. The blasting program and pre-blast survey shall be kept on file with the Police Department. Blasting operations shall be coordinated with the Wheatland Fire Authority.
 - h. The contractor must secure a valid blasting permit from Yuba County prior to using explosives.
111. The slope of cut surfaces of permanent excavations shall not be steeper than two (2) horizontal to one (1) vertical unless supported by a geotechnical/soils report and approved by the City Engineer.
112. Dust control specifications shall be included on the improvement plans to minimize dust nuisance during construction. Dust control measures shall be developed to take into account the possible presence of asbestos bearing rock formations and the measures necessary to deal with this type of dust.
113. The developer/applicant shall re-vegetate cut and fill areas as soon as possible using native seed mixes and compatible plantings as specified by the City Engineer and City Standards.
114. Any retaining walls necessary as a part of the on- or off-site grading shall have designs and calculations prepared and submitted as a part of the grading plan submittal. Said walls shall be reviewed and approved by the City Engineer. Wooden retaining walls on- or off-site shall not be allowed.

115. Grading/improvement plans shall identify all oak trees that are located within 50' of all proposed improvements and that are five-inches (5") in diameter or larger at breast height. In addition, plans shall show the following information:
- a. Location of each oak tree and limits of the critical root zone (CRZ). The Critical Root Zone shall be defined as the dripline radius plus 1 foot. Each valley oak tree shall be identified using the tree number from the arborist report (if applicable).
 - b. All areas disturbed by grading and/or construction.
 - c. Retaining walls, aeration systems, or other information related to each oak tree.
 - d. A fencing plan illustrating the placement of tree protective/exclusion fencing at the limits of the CRZ.
 - e. Signs shall be provided on tree fencing identifying the protected/excluded areas.
116. The proposed contour information submitted with the Tentative Map is not approved at this time. The final slopes and grades shall be reviewed with the improvement plans.
117. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control measures, conforming to the project erosion control plans shall be in place before October 1st. Erosion control measures shall be monitored and maintained by a certified third-party Qualified SWPPP Practitioner (QSP) firm.
118. Plans and certifications shall demonstrate compliance of all improvements, including building pads and finished floor elevations, with the City's Flood plain Ordinance, to the satisfaction of the Building Official and City Engineer. Pad elevations shall be certified by a licensed surveyor prior to construction of building foundations.
119. Tree preservation requirements shall be shown on the grading plan or a separate tree preservation plan as approved by the City Engineer and Planning Director.
120. Street trees will be planted and spaced in accordance with City of Wheatland Standards or as directed by the Community Development Director.

Utility Improvements

121. All proposed utilities (of 26,000 volts or less), both on-site and along project frontages, shall be placed underground (excluding the existing 12,000 volt distribution system that runs concurrent with existing high voltage transmission lines over the existing detention pond and south down the existing utility corridor in former Malone Avenue) . This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets. Existing overhead facilities shall be protected in place or relocated as needed if in conflict with proposed roadways and improvements.

Sanitary Sewer Improvement Requirements

122. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" higher than the rim elevation of the nearest upstream manhole or clean-out. Inadequate elevation differentials or grade on private sewer laterals, as determined by the City, must be mitigated.
123. Design and construction of necessary sewer system improvements including sewer main construction, collection systems and lift stations will be the responsibility of the developer/applicant. Size of new sewer mains shall take into account future development.
124. All sanitary sewer mains shall be constructed with a minimum 8-inch diameter pipe with 4-inch laterals.

Water Improvement Requirements

125. Necessary water line extension(s) shall be the responsibility of the developer/applicant. The developer/applicant shall be required to install and construct all necessary water line(s), booster pumps, wells and storage as needed to meet projects needs and the City's requirements. Size of new waterline(s), booster pumps, wells and storage facilities shall take into account future development.
126. All water mains shall be constructed with a minimum 8-inch diameter pipe with minimum 1-inch ID service lines and water meters. Larger services from water mains may be required to achieve adequate fire flow to structures. Sample fire flow calculations shall be submitted with water infrastructure improvement plans to demonstrate that fire flow to residential and commercial buildings can be achieved with the proposed system.
127. The developer/applicant shall provide water modeling to demonstrate the water system is capable of meeting all fire flow conditions required by Wheatland Fire Authority.
128. New water system mains must connect to the City's existing system near Malone Avenue and Main Street, and near State Route 65 and State Street.
129. Construction of the proposed new well site (well, storage tank and treatment [if any]) will be required during the course of the development at a threshold as determined by the City Engineer based on analysis provided by the developer/applicant's water system engineer.

Wheatland Fire Authority Requirements

130. The developer/applicant shall obtain written confirmation and approval from Wheatland Fire Authority for requirements for emergency vehicular access and appropriate posted signage. The developer/applicant shall locate signs required to the satisfaction of the City Engineer.
131. Improvement plans for the various phases of work shall be submitted to the Wheatland Fire Authority for approval prior to work on the project being approved by the City Engineer. The developer/applicant shall obtain signatures from representatives of the Wheatland Fire Authority on the final Improvement Plans acknowledging their review.

132. All applicable Wheatland Fire Authority fees and permits are to be paid in full prior to issuance of Building permits by the City.
133. Fire access roads shall be designed to provide an all-weather driving surface. The access road shall be constructed to the following requirements subject to the approval of the City Engineer:
 - a. Grades shall not exceed 15 percent except upon review and approval by the City Engineer and the Wheatland Fire Authority.
 - b. Fire access roads shall be a minimum of 20 feet wide, no parking allowed. Fire access roads within the vicinity of buildings over 30 feet in height as defined in the California Fire Code Appendix D shall be a minimum of 26 feet with no parking and meet the requirements of CFC Appendix D Section 105. Signage shall be provided as applicable which may include posted signs and or red curbing.
 - c. At least 15 ft. of vertical nominal clearance shall be provided over the full width of the roads, driveways, and other means of vehicular access.
 - d. A fire access that exceeds 150 feet shall provide a turnaround and/or secondary emergency access for fire apparatus. The turnaround shall be designed and located to the satisfaction of the Wheatland Fire Authority and shall be in service during construction.
134. No parking is allowed on roadways used for emergency access if the road is less than 20' wide.
135. "No Parking" signs or other designation indicating that parking is prohibited shall be provided at all normal and emergency access points in and around structures.
136. All improvements, including paving and maintenance of restricted access ways, shall be performed to the satisfaction of the Wheatland Fire Authority and the City Engineer. Access shall be continuously maintained during the building construction period and required fire lanes shall be maintained in an unobstructed manner and subject to inspection by the Fire Authority.
137. Fire Authority vehicular access to all structures under construction shall be provided at all times. In areas where ground surfaces are soft or likely to become soft, hard all-weather surface access roads shall be provided.
138. During construction, the fire protection water supply system, including fire hydrants, shall be installed and in service prior to placing combustible building materials for structures or combustible pre-tested fabricated building assemblies on the project site or utilizing them in the construction of building structures (formwork for foundations is exempted from this requirement). If phased construction is planned, coordinated installation of the fire protection water system is permitted. Trash and debris shall be removed from the construction site as often as necessary to maintain a fire safe construction site.

139. Flammable or combustible liquids shall be stored, handled, or used on the construction site in accordance with the applicable provisions of NFPA 30 (Flammable and Combustible Liquids Code); NFPA 58 (Standard for the Storage and Handling of Liquefied Petroleum Gases); and NFPA 395 (Standard for the Storage of Flammable and Combustible Liquids on Farms and Isolated Construction Projects). At least one portable fire extinguisher having a rating of at least 4-A, 30-BC shall be within a distance of 75 ft. or less to any point of a structure under construction. Personnel normally on the construction site shall be instructed in the use of the fire extinguishers provided.
140. Fire hydrants shall be provided as directed by Wheatland Fire Authority and in accordance with the applicable fire codes.
141. Fire hydrants shall comply with the following standards:
 - a. Hydrant spacing shall be in accordance with the Uniform Fire Code
 - b. Maximum distance to any fire hydrant shall not be greater than 250 feet.
 - c. When access, fire lanes, or cul-de-sac depth exceed 450 feet (450'), hydrants shall be required mid-depth.
 - d. Hydrants shall be clearly identified with a blue reflective marker located 6 inches (6") from centerline of street or roadway on the hydrant side of the centerline.
 - e. Curbing in front of hydrants shall be painted red ten feet (10') on each side of hydrant.
 - f. The number and placement of fire hydrants approved by Wheatland Fire Authority shall be installed for the development.

Flooding

142. The developer/applicant shall comply with the recommendations and intent of the *Drainage Report for Internal Drainage (Five Watershed Plan)*, November 2005, by Civil Solutions.
143. The developer/applicant shall participate in the planning for the relocation of the Bear River Levee Road access from State Route 65 at the southeasterly corner of the development.
144. The developer/applicant shall comply with the California Department of Water Resources (DWR) Urban Levee Design Criteria (ULDC) and 200-year level of flood protection criteria.
145. The developer/applicant shall dedicate a minimum of twenty (20) feet of right of way beyond the landside toe of the flood protection system in accordance with Section 7.11.1 (Right-of-Way for Access and Inspection) of the DWR Urban Levee Design Criteria (ULDC) dated May 2012.

Construction Requirements

146. Construction stormwater pollution prevention measures as indicated in the SWPPP shall be consistent with the details in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Storm Water Quality Handbook Construction Site BMPs Manual. A Qualified SWPPP Practitioner shall be responsible for implementing the measures at the site and

performing all required monitoring and inspection/maintenance/repair activities. The developer/applicant shall also prepare a Rain Event Action Plan (if required based on the determined risk level) as part of the SWPPP.

147. If any hazardous materials are encountered during the construction of this project, all work shall be immediately stopped and the Yuba County Environmental Health Service Department, the Wheatland Fire Authority, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
148. The developer/applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
149. The following shall be added to the general notes on the civil plans, "All roads used within the City of Wheatland during construction shall be cleaned daily, or more often as required by the City Engineer, of all dirt and debris spilled or tracked onto the City streets, or private driveways."
150. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed, and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers and water lines, shall be installed in a manner that will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.
151. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil 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 for approval by the City Engineer. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
152. Utilities to be abandoned shall be removed or completely filled with suitable material and capped to the approval of the applicable utility agency and to the approval of the City Engineer.
153. After all of the new underground utilities within existing public streets have been installed, the entire affected areas shall be milled and repaved to present a neat finished pavement area. Multiple trench patches are not acceptable.
154. Prior to placing the final lift of asphalt, all public storm drains and sanitary sewer lines shall be video inspected at the developer/applicant's expense. All video media (CD, DVD, or portable hard drive) shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.
155. The developer/applicant, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the City Engineer.

156. Upon completion of the building and site improvements, the developer/applicant shall clean, repair, or reconstruct the curb, gutter, and sidewalk along the entire frontage of the developed property as may be required by the City Engineer to conform to the City standards prior to receiving an occupancy permit for the building.
157. Prior to issuance of a building permit, the developer/applicant shall pay the appropriate City of Wheatland Facilities and Equipment Program Fee.
158. Prior to commencement of construction activities, the developer/applicant shall:
 - a. Pay any outstanding account balances with the City of Wheatland.
 - b. Pay an inspection deposit in amount to be determined at the time of commencement for the City's inspection of the Public Improvements.
 - c. Conduct a pre-construction meeting with representatives of the City whereby the developer/applicant, the Legally Responsible Party (LRP), Qualified SWPPP Practitioner (QSP), Qualified SWPPP developer/applicant (QSD), and/or the Contractor provides the following:
 - i. Six (6) full-size bond copies of the approved Improvement Plans for the City's use.
 - ii. One (1) job-site copy of the latest edition of the City Standards for the Contractor use.
 - iii. One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor.
 - iv. Electronic copies of Improvement Plans and SWPPP.
159. For the construction phase, the developer/applicant shall submit an Off-Road Construction Equipment Emissions Reduction Plan to the Feather River Air Quality Management District and City of Wheatland for review and approval.
160. The developer/applicant shall sign a District Fugitive Dust Control Plan to acknowledge the state and local fugitive dust emission laws and Air Quality District approved fugitive dust control measures for implementation. The Plan shall be signed prior to issuance of grading permits.
161. Every reasonable effort shall be made by the developer/applicant to accommodate seasonal agricultural traffic from neighboring farm lands before and during construction of the project.

Acceptance of Public Improvement Requirements

162. Prior to acceptance of the public improvements, The developer/applicant shall provide a written statement signed by the Civil Engineer of Record certifying that all the site improvements were constructed and inspected in conformance with the plans approved by the City Engineer.

163. Prior to acceptance of the public improvements, the developer/applicant shall provide a mylar and digital copy of the Improvement Plans that include all as-built or field changes. Digital files shall include AutoCAD Civil 3D (.dwg) format compatible with the City's current version, and tied to the State Plane coordinate system.
164. Upon completion of the project and prior to acknowledgment of completion, all new storm drains shall be video inspected for conformance and the recording delivered to the City for review. The video shall indicate the pipe being televised, station points along each pipe, and shall have the bottom of the pipe at the bottom of the monitor when viewed. The speed of advancement shall be slow enough to ascertain the pipe condition and paused as necessary at sags, gaps, obstructions and damaged areas of the pipe. Pipe damage, repairs and obstructions shall be repaired to the satisfaction of the City Engineer.
165. Prior to acceptance of the public improvements, all existing and adjacent off-site road surfaces utilized during construction shall be repaired and restored to pre-project conditions.
166. Prior to acceptance of the public improvements, submit a certification by the Geotechnical Engineer of Record that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.
167. Prior to acceptance of the public improvements, provide a letter stating that all of the developer/applicant's Conditions of Approval have been met.
168. Occupancy Conditions of Approval:
 - a. Prior to occupancy of any building, the developer/applicant shall submit a certification by the Geotechnical Engineer of Record confirming that all on-site work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.
 - b. Prior to occupancy of any building, the developer/applicant shall provide a letter from the Civil Engineer of Record certifying that all the site improvements were constructed and inspected in substantial conformance with the approved plans and City Standards.
 - c. Prior to occupancy of any building, the developer/applicant shall provide a mylar and digital copy of the Improvement Plans that include all as-built or field changes.