

**COUNTY OF PLACER**  
Community Development/Resource Agency

**PLANNING  
SERVICES DIVISION**

Michael J. Johnson, Agency Director

EJ Ivaldi  
Deputy Planning Director

**DESIGN/SITE REVIEW AGREEMENT**  
**NEWCASTLE FIRE STATION**

Application Number: PLN14-00206  
Date Received: November 18, 2014  
Reference Environmental Document: Mitigated Negative Declaration (PLN14-00044)

**Project:** Newcastle Fire Station Design Review  
**Location:** 9350 and 9358 Old State Highway, Newcastle, CA 95658  
**Assessor's Parcel No.:** 040-179-013-000  
**Zoning:** IN-Dc (Industrial, Design Scenic Corridor)

**Project Owner:** Newcastle Fire Protection District  
**Contact:** Jim Jordan, Fire Protection District Board Chairman  
**Address:** P.O. Box 262, Newcastle, CA 95658  
**Telephone #:** 916-663-3323  
**Email:** [jjmfnfbmember@gmail.com](mailto:jjmfnfbmember@gmail.com)

**Applicant/Contact:** Philip Herzer, Roseville Design Group  
**Address:** 1741 Glastonbury Circle, Roseville, CA 95747  
**Telephone #:** 916-276-7215  
**Email:** [phil@rosevilledesigngroup.com](mailto:phil@rosevilledesigngroup.com)

**Development Proposal:**

This Design/Site Review Agreement approves the construction of a new fire station on Old State Highway in Newcastle. The use will include the construction of an approximately 8,100-square-foot metal building with approximately 1,512 square-foot, roof-mounted solar photovoltaic system, and associated ten-stall paved parking lot, site lighting and perimeter landscaping. The project will be constructed in two phases. The first phase will include site clearing, importation of approximately 13,600 cubic yards of imported earthen material and grading of the site. The second phase will include construction of the site work for the fire station, parking area, installation of utilities and landscaping. After completion of the new fire station, the existing Newcastle fire station operations, currently located approximately 345 feet west of the project site at 9211 Cypress Street in downtown Newcastle, will move to the new location.

**Environmental Review:**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County conducted an Initial Study to determine whether

the proposed project would have a significant adverse effect on the environment, and on the basis of that study, hereby found that there will not be a significant adverse effect in this case because the project has incorporated specific mitigation measures to reduce impacts to a less than significant level.

A Mitigated Negative Declaration (MND) was prepared, and was published for a 30-day period to allow for public review. During the original 30-day public review period (which ended on December 8, 2014), four comment letters were received. In response to information received from the South Placer Municipal Utility District (SPMUD), the project was revised with regards to sewer line locations. The existing sewer line near the rear of the proposed building will remain in its current location in order to continue providing sewer service to the adjacent properties to the north. The proposed fire station building will construct two new sewer lines from the parking lot side of the building which will connect with a new sewer main line in Old State Highway, as shown on the attached revised Preliminary Utility Plan. Correspondence received during the first 30-day public review period did not raise any issues which would require new mitigation measures.

A revised Mitigated Negative Declaration was subsequently prepared to address changes to the sewer line configuration, to include the information on the roof-mounted solar photovoltaic system in the project description, and to address public comments, where appropriate. During the 30-day public comment review period, one comment letter was received for the revised Mitigated Negative Declaration. The letter did not introduce any issues which would require new mitigation measures. All mitigation measures described within the MND have been incorporated into this Design Review Agreement as Conditions of Approval (see Attachment A). A copy of the MND is included with this Design Review Agreement as Attachment E.

#### **SITE REVIEW**

- A. Building arrangement, setbacks, exterior appearance (type of finish, color, etc.):**  
Per approved plans received on June 10, 2015, which have been returned with this agreement, and per the color renderings which are also attached to this agreement. The 8,100 square foot building will include a metal standing seam roof, metal wall panels (painted brownstone), basaltite veneer wainscot, and two roll up doors. The building includes one floor, plus a mezzanine. The roof color shall be "Light Stone", by Signature 200, as shown on the attached color chart. The west-facing roof will include approximately 1,512 square feet of solar panels, as depicted on the attached "Preliminary Building Elevations". All exterior windows shall be the "non-glare" type.
- B. Parking, traffic circulation, frontage improvements:**  
Per approved plans received on June 10, 2015, which have been returned with this agreement. Approved plans include a total of ten (10) paved parking stalls, including one handicapped accessible stall.
- C. Grading and storm drainage:**  
Please refer to attached Conditions of Approval.
- D. Improvement plans required:  Yes  No.**

Please refer to attached Conditions of Approval.

**E. Landscaping:**

Per approved preliminary plans which have been returned with this agreement. Final landscaping plans will be submitted with the Improvement Plans, and will include the replanting of trees within the CalTrans right-of-way area. Please note that a Landscape Agreement is included with this Design Site Agreement as Attachment B, and must be signed by the Owner of the property prior to approval of this DSA.

**F. Walls, fences, and trash enclosures:**

Per approved plans received on June 10, 2015, which have been returned with this agreement.

**G. Exterior lighting:**

Per approved plans dated September 2014, which have been returned with this agreement.

**Note:** *All lighting shall be full cut off and fully shielded to help prevent light pollution.*

**H. Signs:**

A monument sign is proposed with this DSA, as shown on the Preliminary Site Plan. The monument sign will be required to meet the sight distance requirements, and shall be shown on the Improvement Plans (see Condition of Approval number 33).

**I. ~~Planning, Environmental Health, and Engineering and Surveying comments and/or conditions:~~**

Please refer to Attachment A, Conditions of Approval.

**J. Approval period:** Design Review approval shall be valid for two (2) years from the date of approval. Extensions may be granted by the Planning Division at the applicant's request. Such extensions must be made at least thirty (30) days prior to the expiration date and accompanied by the appropriate fee. No more than two extensions may be granted.

**K. Appeal:** If the applicant elects to appeal any of the conditions of the Design Review, such appeal must be made in writing within ten (10) calendar days of the date noted below along with the current filing fee. If no appeal is made, this Design Review is valid for two (2) years only unless exercised by actual construction on-site.

**L. Modification:** Modification to any of the approved Design Review plans, including but not limited to building design, location and details, landscaping, parking, and circulation, must be approved **prior** to construction/installation of such changes. Failure to do so may result in the requirement to modify the project to comply with the approved Design Review and/or result in the inability to issue a final approval for occupancy of your project.

**Attachments:**

- A. Conditions of Approval
- B. Landscape Agreement
- C. Approved drawings
- D. Findings for Mitigated Negative Declaration and Signature Page
- E. Mitigated Negative Declaration
- F. Mitigation Monitoring Program

**REVIEWED AND APPROVED AS PROVIDED ABOVE BY:**

Planning Services Division: *Lisa Carnahan* Date: 9/14/15  
Lisa Carnahan

Engineering and Surveying Division: *Rebecca Taber* Date: 7/14/15  
Rebecca Taber

Environmental Health Division: *Laura Rath* Date: 7/14/15  
Laura Rath

APPLICANT'S  
SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICANT'S  
PRINTED NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment A  
Conditions of Approval – Newcastle Fire Station

MM = Mitigation Measure incorporated from Mitigated Negative Declaration

PLN = Condition of Approval from Planning

ESD = Condition of Approval from ESD

1. The project shall comply with the Placer County Tree Preservation Ordinance for any existing trees which are removed as a result of the project. (PLN)(MM 1.1)
2. In order to protect the remaining trees from construction damage, brightly-colored Environmental Sensitive Areas (ESA) fencing shall be placed around the drip-line of all trees to be saved in order to prevent construction equipment and personnel from compacting the root structure of the trees. Said fencing shall be installed prior to any construction activity and shall remain in place until construction is completed. (PLN)(MM 1.2)
3. All exterior windows shall utilize "non-glare" glass. (PLN)
4. The roof shall be painted with a "light stone" finish by Signature 200, or an equivalent, as approved by the Placer County Design Review Committee.
5. A. Prior to approval of Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to [www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd) and click on Dust Control Requirements; if the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.  
  
B. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information.

*Include the following standard notes on the Improvement Plans:*

- C. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
- D. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50

- horsepower of greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- E. The applicant shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the District as described above: <http://www.airquality.org/ceqa/> (click on the current "Roadway Construction Emissions Model").
- F. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
- G. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- ~~H. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.~~
- I. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- J. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- K. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- L. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- M. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and

the equipment must be repaired within 72 hours:

- N. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
  - O. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
  - P. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
  - Q. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (PLN)(MM III.1)
6. A pre-construction survey shall be conducted by a qualified biologist not more than 30 days prior to demolition/construction activities during the breeding season (February through August). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory bird nests. If the above survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:
- a. Prior to the issuance of Improvement Plans, the project applicant, in consultation with the Placer County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone.
  - b. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist. (PLN)(MM IV.1)
7. The project would include tree impacts, both on-site, and off-site within the Caltrans right-of-way. The applicant shall provide mitigation for the loss of both the on-site and off-site native trees protected under the Placer County Tree Ordinance. Prior to approval of Improvement Plans, the applicant shall obtain a Tree Permit and shall provide mitigation for the loss of both on-site and off-site native trees protected under the Placer County Tree Ordinance which are six inches or greater diameter at breast height either through the payment of in-lieu fees, or replacement of trees on or off-site. If replacement tree planting is proposed either on-site, or within the Caltrans right-of-way, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the Development Review Committee (DRC). Any tree replacement proposed must include an associated watering system. In lieu of the tree planting mitigation for tree removal listed above, a tree

replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. (PLN)(MM IV.2)

8. The following note shall be added to the Improvement Plans:

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

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be included in the general notes section of the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique sensitive nature of the site." (PLN)

9. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. (ESD)(MM VI.1)



10. The Improvement Plans for each project phase shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)(MM VI.2)

9. The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:
- A) Road, pavement, and parking area design;
  - B) Structural foundations, including retaining wall design (if applicable);
  - C) Grading practices;
  - D) Erosion/winterization;
  - E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
  - F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the

- developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (ESD)(MM VI.3)
10. Staging Areas: The Improvement Plans for each project phase shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.(ESD)(MM VI.4)
11. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development and Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).
- Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Vehicle and Equipment Maintenance (NS-10), Wind Erosion Control (WE-1), Material Delivery and Storage (WM-1), revegetation techniques, dust control measures, concrete truck washout areas, securing import loads with tarps to prevent offsite airborne contaminants, weekly street sweeping, and limiting the soil disturbance. (ESD)(MM VI.5)
12. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Division evidence of a state-issued Waste Discharge Identification (WVID) number or filing of a Notice of Intent and fees. (ESD)(MM VI.6)
13. The Improvement Plan submittal for each project phase shall include a Final Drainage Report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. (ESD)(MM IX.1)
14. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,307.85, payable to the Engineering and Surveying Division prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs. (ESD)(MM IX.2)

15. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$206.47. (ESD)(MM IX.3)
16. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by ESD).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: multi-chambered stormwater interceptor system for runoff from on-site fire truck and vehicle washing activities, grassy/vegetated swales, and velocity dissipation devices. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees. (ESD)(MM IX,4)

17. Prior to Improvement Plan approval, obtain an Encroachment Permit from Caltrans for any work proposed within the State Highway right-of-way. A copy of said Permit shall be provided to the Engineering and Surveying Division prior to the approval of the Improvement Plans. Provide right-of-way dedications to the State, as required, to accommodate existing and future highway improvements. (ESD)
18. The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language/graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The property owner is responsible for maintaining the legibility of stamped messages. (ESD)
19. The Improvement Plans shall show that all on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings.

It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2 inch Asphalt Concrete (AC) over 4 inch Class 2 Aggregate Base (AB) or the equivalent. (ESD)

20. The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (ESD)
  21. Vehicle/equipment wash areas shall be designed to be self-contained and/or covered and equipped with a clarifier or other pretreatment facility. Direct connection of a vehicle/equipment wash area to the storm drain system is prohibited. (ESD)
  22. The Improvement Plans shall show that materials with the potential to contaminate stormwater that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of stormwater within the secondary containment area. (ESD)
  23. An Encroachment Permit shall be obtained from the Department of Public Works prior to Improvement Plan approvals for any landscaping within public road rights-of-way. (ESD/DPW)
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24. The Improvement Plans shall show the construction of a public road entrance/driveway onto Old State Highway to a Plate R-17 Major, Land Development Manual (LDM) standard. The design speed of Old State Highway shall be 30 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Division (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7.0, but said section shall not be less than 3 inches Hot Mix Asphalt (HMA) Concrete over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. (ESD)
  25. Provide the following easements/dedications on the Improvement Plans to the satisfaction of the Engineering and Surveying Department (ESD) and DRG:
    - A) Dedicate to Placer County one-half of a 40'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Old State Highway, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. (ESD)
    - B) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. (ESD)
  26. This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit

No.CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible. (ESD)(MM IX.5)

27. The Improvement Plans for Phase 1 site grading shall show complete winterization of the site to the satisfaction of the Engineering and Surveying Division (ESD) if Phase 2 does not immediately follow Phase 1 in the same construction season. Winterization for Phase 1 shall be completed prior to November 1, unless an extension is otherwise approved by the ESD. (ESD)(MM IX.6)

28. As a means of complying with the interior noise level standard of 45 dBA Ldn at the interior spaces of the sleeping areas, the north facing windows at the women's sleeping areas shall have a minimum Sound Transmission Class (STC) rating of 32. The men's sleeping area has windows that face to the west and away from I-80. The men's sleeping area window shall have a minimum STC rating of 30. (PLN)(MM XII.1)

29. The following note shall be placed on the Improvement Plans:

"Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations." (PLN)

30. All construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (PLN)(MM XII.2)

31. The Improvement Plans shall show that entering (northbound) fire truck turning movements into the parking lot will not impact the southbound lane of Old State Highway. Fire trucks shall enter the parking lot in a forward facing direction and all

- maneuvering for fire trucks to back into the station will occur on-site within the paved parking area, apart from Old State Highway. (ESD)(MM XV1.1)
32. The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)
33. The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any entrance structure proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Division.  
Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3 feet in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). (ESD)
34. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan approval, as required: (ESD)
- A) Placer County SPMUD
  - B) PCWA
35. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Newcastle Fire Station Design Review Agreement (PLN14-00206) and shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

Attachment B  
Landscape Maintenance and Proposal Agreement

This agreement is by and between the Newcastle Fire Protection District, hereinafter called "Owner," and Placer County.

**APN:** 040-179-013-000

**File Number:** PLN14-00206

**Project Name:** Newcastle Fire Station  
**Address:** 9350 and 9358 Old State Highway, Newcastle  
**Project Owner:** Newcastle Fire Protection District  
**Owner's Contact:** Jim Jordan, NCFPD Board Chair, 916-663-3323  
**Owner's Address:** P.O. Box 262, Newcastle CA 95658

**Project Representative Name:** Phil Herzer, Roseville Design Group Inc., on behalf of NFPD  
**Phone:** 916-276-7215  
**Project Representative Address:** 1741 Glastonbury Circle, Roseville, CA 95747

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Owner agrees to furnish all labor, supervision, tools and equipment necessary to maintain the landscaped areas as shown on plans approved by the Placer County Design/Site Review Committee.

Owner shall maintain the landscaped areas in accordance with the following specifications and ~~conditions as relevant to specific project:~~

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1. **WATER AND IRRIGATION** - Owner shall provide all water necessary for irrigation.

**AUTOMATIC IRRIGATION** shall be accomplished on a scheduled basis with such frequency and quantity as to promote healthy growth. This shall be accomplished by adjusting automatic controller, based on changes in rainfall and temperature. Any repairs to automatic irrigation system and all accessories thereto will be made on a time and material basis and charged to the owner as such.

**MANUAL IRRIGATION** shall be accomplished to promote healthy growth using the same criteria as above.

**HAND WATERING** of landscaped areas not covered by either manual or automatic sprinkler systems shall be the sole responsibility of the owner, and owner is responsible for any loss or damage to plant material because of lack of or excess watering by the owner.

2. **TREES, SHRUBS, AND VINES** - Pruning, thinning, and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers,

cross branches, and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.

3. GROUND COVER AND FLOWER BED maintenance shall consist of trimming ground cover where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
4. MOW ALL LAWNS on a scheduled basis so as to maintain a neat appearance and to promote healthy growth. The grass shall be edged to its local confines, e.g. around all trees, sprinklers, fences, lights, etc. After mowing and edging, the grass clippings shall be removed from the sidewalks, driveways, and curbs.
5. FERTILIZERS shall be applied as necessary to maintain healthy growth. Application shall be determined by the time of year, soils, type, and condition of plants. Any preexistent conditions that are detrimental to plant growth are not the responsibility of the contractor, and correction of this condition is an extra.
6. HARDSCAPED AREAS shall be cleaned of debris.
7. INSECTS, DISEASE, WEEDS, FUNGUS, AND OTHER PESTS on trees, shrubs, ground covers, and lawns shall be controlled. Control of these shall be accomplished as necessary. Any preexistent conditions that are detrimental to plant growth shall be corrected prior to installation of landscaping.
- ~~8. EXTRAS - The owner shall continuously furnish and pay for utilities, such as water and power and onsite trash container. Owner shall furnish, and owner shall pay for, sprinkler parts, additional plant materials, annual color, fertilizer, tree stakes, ties, and various chemicals for weak, insect, disease, and pest control. These materials help in keeping your landscaped areas in good condition.~~
9. WHERE ANNUAL BEDS ARE REQUIRED, owner is responsible for providing all maintenance as described above, in addition to rotating annuals on a seasonal basis in order to provide year round color and interest.
10. EXCLUSIONS - The owner shall not be responsible for vandalism, theft, adverse natural conditions or anything beyond the control of the owner.
11. This agreement shall ensure to the benefit of, and be binding upon, all successors in interest of the parties herein.

WE HAVE READ, UNDERSTAND, AND AGREE TO ALL TERMS OF THIS CONTRACT, AND WE ACCEPT THIS PROPOSAL AND AGREE TO BE SO BOUND.



Design/Site Review Agreement  
Newcastle Fire Station, Newcastle

OWNER, Newcastle Fire Protection District, hereby agrees to perform the above maintenance program and shall be bound to said agreement for a period of not less than three (3) years from the date the Certificate of Occupancy is issued for the first building.

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S NAME (PRINT) \_\_\_\_\_

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