



**COMMUNITY DEVELOPMENT DEPARTMENT
CITY COUNCIL STAFF REPORT**

PROJECT: The Cottages - Placerville Planned Development

TYPE OF APPLICATION: Planned Development Overlay 2007-01,
Tentative Subdivision Map 2007-04,
Environmental Assessment 2007-04

PROPERTY OWNER: Placerville Cottages, LLC

OWNER REPRESENTATIVES: Jeff Sigworth
New Faze Development

GENERAL LOCATION: 7460 Green Valley Road, Placerville, El Dorado
County, California

ASSESSOR PARCEL NUMBER(S): 325-120-30

GENERAL PLAN DESIGNATION: High Density Residential

PROJECT SITE ZONING: R-4, Multi-family Residential Zone (16
dwelling units per acre maximum density)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

ASSIGNED STAFF: Steve Calfee
Community Development Director

DATE: April 21, 2009

AUTHORITY FOR APPLICATION

- City Code §10-7-1 through §10-7-7 Subdivision Regulations;
- California Government Code 66410-66499.58, Subdivision Map Act;
- City Code §10-5-11: R-4, Multi-family Residential Zone, and
- City Code §10-5-21: PD, Planned Development Overlay

RECOMMENDATION:

The Planning Commission recommends the following:

- Adopt the staff report as part of the public record;
- Adopt the findings for the project;
- Adopt the Draft Mitigated Negative Declaration (Environmental Assessment 2007-04) with the mitigation measures contained therein;
- Approve Planned Development Overlay 2007-01 for the project, and
- Conditionally approve Tentative Subdivision Map 2007-04.

BACKGROUND

On February 20, 2007 the Planning Commission conducted a public hearing to consider the Preliminary Development Plan from the applicant. The Commission received a report from staff, heard from the applicant and the public; then took the following action:

1. Based on the site constraints mentioned in the Staff Report and a proposed project density that is less than maximum zoning density, the Planning Commission authorizes the applicant to prepare within six (6) months a Development Plan, Tentative Subdivision Map and Environmental Assessment documentation for consideration and further review by the Commission for recommendation to the City Council.
2. Applicant shall consider the following recommendations of the Planning Commission when preparing a Development Plan submittal:
 - A. Consider working with the adjacent property owner to the southwest for developing both properties together.
 - B. The architectural design of the residences should be consistent with other residences in the City of Placerville, including steep roof lines.
 - C. In the southwest corner of the property, near Green Valley Road, consider making it a rest area with pond, bench, etc.
 - D. Attempt to break the scale of the residences through design and landscaping.
 - E. Use 90° curbs rather than rolled curb.
 - F. Use streetlights similar in design to those in the Combellack Road neighborhood.
 - G. Soften the bulkheads of the turnarounds with curves and landscaping.
 - H. Consider redesigning the interior roadways.

The vote was 3-2 for approval of the Planned Development Overlay.

On March 3, 2009 the Planning Commission conducted a public hearing with respect to all the requested entitlements and environmental document. The Planning Commission recommended that the City Council approve the Placerville Cottages with the addition of the following conditions:

- Anti-graffiti treatment on public stucco walls shall be provided for in the CC&R's and the Home Owners Association shall have responsibility for managing anti-graffiti programs.
- All proposed chain link fences shall be replaced with wrought iron or other more suitable materials.
- Provide community space of no less than 1500 square feet, the use of which to be determined by the Home Owners Association. (Shown as Lot 'B' on the Tentative Map)

The vote was 3-2 in favor of the project.

SITE CHARACTERISTICS

The project site totals approximately 2.1 acres. Site elevations range from approximately 1,692 feet above sea level at Green Valley Road to 1,726 feet above sea level at Winter Lane. Site slope averages approximately 11%. Predominate soils are Diamond Springs, containing very fine sandy loam. Predominant canopy vegetation onsite is a mixture of oak and pine tree species. Understory species include Manzanita, blackberry and native and non-native grasses.

SURROUNDING PROPERTIES

Land uses in the vicinity of the project site include both residential and commercial. Single-family residential uses are located south and east of the site. General office uses are located west of the site. A veterinary hospital is located adjacent and north of the site. Also north is a propane retailer.

GENERAL PLAN AND ZONING

The General Plan land use designation for the site is High Density Residential (HD). The stated purposes of the HD designation are to:

1. Provide for multi-family residential development in areas with urban-level services and facilities and properly located in relation to commercial and other residential areas.

2. Create conditions conducive to a desirable high-density residential environment and protect it from encroachment by unrelated and incompatible uses.
3. Provide for a range of densities to facilitate transitional densities from lower to higher density neighborhoods.
4. Provide for a range of housing types.

The parcel is zoned R4, Multi-Family Residential Zone. The R4 Zone is a compatible zoning district with the High Density Residential land use designation. Permitted uses within the R4 zone include one and multi-family dwelling units, residential care facilities for six or fewer residents and small and medium daycare homes. Maximum density within the R4 Zone is 16 dwelling units per acre (DUA).

PROJECT DESCRIPTION

The project involves the subdivision of one 2.11 acre parcel into fifteen (15) parcels for single family residential uses under a Planned Development Overlay for the site. **Exhibit A** of this Staff Report contains the project Development Plan. The Development Plan is comprised of: Tentative Subdivision Map; Preliminary Grading Plan; Woodland Alteration Plan; Preliminary Planting and Irrigation Plans; Fencing Plan; Typical Floor Plans and Building Elevations, and Draft Covenants, Conditions and Restrictions.

Development Plan

Parcels

The Planned Development Overlay (PDO) request is proposed over the entire, approximately 2.11 acre, project site. Proposed parcels range in area from approximately 1,986 (.045 acres) to 5,680 (.13 acres) square feet. Also, a 4,770 square foot remainder is proposed. Maximum density within the R4 zoned project is 16 dwelling units per acre (DUA). Proposed project density is 7.11 DUA, or less than one half of the 16 DUA maximum allowed under the R4 zone.

Uses

Slab on grade construction is proposed for each single family dwelling lot. Proposed homes are two storied in height, have a gabled roof design with 8:12 roof pitch and composition asphalt shingles. Each home to have vinyl hung windows. Proposed exterior finishes incorporate cement plaster and cement lap siding. All homes have covered porch entries. All homes will have a small yard, rear access door and two car garages with either a side-by-side or tandem orientation.

Modifications to R4 General Regulations

Table 1 contains the requested project modification to the R4 General Regulations within City Code Section 10-5-11(D).

Grading

Mass pad grading is proposed over the entire site to accommodate access roads, lot pads and underground utilities. Due to the project site's low elevation relief, grading quantities are estimated to involve approximately 4,600 cubic yards of cut, 5,200 cubic yards of fill. Masonry retaining walls are proposed for engineered slopes along Green Valley Road, Winter Lane and the Mallard Lane extension. Wall height varies with location, from 1 to 12 feet.

Table 1 Proposed Zoning Regulation Modifications

General Regulations	R4 Minimums	Proposed Minimums
Parcel Area	6,000 square feet	1,986 square feet
Parcel Width	60 feet	37 feet
Parcel Frontage	60 feet	37 feet
Front Yard	20 feet	12 feet to street right-of-way
Side Yard	10% of minimum parcel width, or 6 feet	5 feet
Rear Yard	15 feet	10 feet
	Standard	Proposed
Local Street Right of Way	50 feet	29.5 feet

Canopy Retention / Woodland Alteration Plan

Residential subdivisions are subject to City Code §8-13-1, Woodland and Forest Conservation, or what is termed the "canopy retention ordinance". The proposed subdivision must consider retaining the minimum canopy levels specified under this code section.

Project grading and the construction of roads, utilities and single family homes will cause the removal of trees on site except one. Existing tree canopy covers less than 16% of the site (14,200 square feet). Per City Code the applicant would be required to replace or retain approximately 90% of the existing 16% of site tree canopy, or 12,800 square feet. Since most tree canopy will be removed, the applicant has proposed a Woodland Alteration Plan involving the planting of street trees along both the project frontages with Green Valley Road and Mallard Lane, along with front yard trees for each parcel to mitigate for tree removal.

Proposed tree species include California Sycamore, Blue Oak, Live Oak, Magnolia, and Japanese Maple that are expected to provide at full maturity (15 years) site tree canopy that will encompass approximately 25% of the total project area, or approximately 23,000 square feet. Therefore the project proponent's tree planting mitigation eliminates

the potential impact from tree removal in excess of City Code requirements by providing a potential net increase of 8,800 square feet of tree canopy.

Additional plantings proposed include mostly native shrubs. A modicum of sod per parcel is proposed within the front yard. Overall, the percentage of the total quantity of trees and shrubs classified as "native" and listed on the City's Plant List exceeds 35%. Draft Covenants, Conditions & Restrictions for the project establish a homeowners' association that shall maintain, repair and replace of front yard and common area landscaping, irrigation system and masonry walls.

A 6-foot "good neighbor" style wood fence is proposed between each parcel/residence. Proposed fencing along most of the project perimeter is a 6-foot open rail style.

Traffic, Circulation and Parking

The project's fifteen proposed parcels are estimated to generate 150 vehicle trips per day (10 vehicle trips for each potential single-family dwelling). However, the expected increase in vehicle trips from project traffic is not expected to result in a change in the level of service on neighboring Mallard Lane and Green Valley Road. Mallard Lane currently operates and is expected to operate with project traffic at General Plan LOS "A". Green Valley Road southwest of the intersection with Mallard Lane, toward the City limits, currently operates and is expected to operate at General Plan LOS "A" with project traffic. Finally, Green Valley Road northeast of the intersection with Mallard Lane currently operates and is expected to operate with project traffic at General Plan LOS "D". A detailed analysis of project traffic and potential impacts are addressed in Sections VI. Transportation/Circulation, and in Section XVI Mandatory Findings of Significance of the Draft Mitigated Negative Declaration.

Project access will be combination of public and private streets. Primary access into the project from Green Valley Road will be the proposed approximately 200 foot extension of Mallard Lane, a collector road and public street. The proposed Mallard Lane extension is to have 50 feet of right-of-way, 36 feet of paved surface, curb and gutter and sidewalk on both sides of the street. This width will accommodate future Class II Bike Lanes. In addition, two new private internal subdivision roads, Street A and Street B, are proposed. Street A is designed with 29.5 feet of right-of-way, 20 feet of paved surface, curb and gutter on both sides and sidewalk along one side. The Public Works /Engineering Division have conditioned the project to install a rolled curb along the sidewalk side of Street A. Street B is designed with 25 feet of right-of-way, 20 feet of paved surface and curb and gutter on both sides.

Street A is stubbed between Parcels 4 and 5, with a proposed 29.5' road easement to provide potential access to the Vukovich property located adjacent and south of the project site. The City has conditionally approved Tentative Parcel Map 2008-04 for the Vukovich property, involving the subdivision of the one acre Vukovich parcel into

three parcels. A new road with identical right-of-way, pavement, curb, gutter and sidewalk is proposed for Vukovich property circulation. This road will connect Green Valley Road with the access easement for The Cottages project.

Individual driveways are proposed to serve each parcel. Proposed driveways for homes with tandem orientated parking garages are 8 feet in width. Homes with side-by-side garages have proposed driveways that are 20 feet in width. The minimum proposed driveway length is 18 feet measured from the road right of way to the garage door. A provision within the Draft Covenants, Conditions and Restrictions requires the owner and residents to use the garage as the primary parking space.

Parking will be restricted along Streets "A" & "B" due to their proposed 20 feet of pavement width. Nine guest parking stalls for subdivision residents are dispersed within the subdivision as shown on the Tentative Subdivision Map. These stalls are perpendicular to proposed Street A and Street B. No maintenance mechanism was provided for the private streets and guest parking areas. Note: Staff has conditioned the project to provide a mechanism for the operation and maintenance of private infrastructure, such as streets, curbs, sidewalks, etc.

The existing 20 feet wide access easement for the adjoining veterinary hospital that crosses the project site is proposed to be relocated approximately 40 feet to the southeast along the Mallard Lane extension. The relocated easement would eliminate a potential hazard to pedestrians at the proposed intersection of the Mallard Lane extension and Green Valley Road. If the veterinarian's access easement were to remain at its current orientation, the easement's encroachment with Green Valley Road would be aligned with the disabled access sidewalk improvements proposed for the intersection's northeast corner.

Staff has conditioned the project to construct the new encroachment and driveway to connect to the existing veterinary clinic parking area. Also, the project is conditioned to require the dedication of an additional access easement across the open space opposite Street "A" to allow for a future access option to the commercial property. Alternatively, the applicant could offer the proposed open space area to the owner of the veterinary hospital.

Drainage and Utilities

Water infrastructure will be extended to the project from the existing E.I.D. utilities within Green Valley Road. Three new fire hydrants are proposed for the project.

Utility plans indicate that sewer laterals for each project parcel will connect to a trunk line within Streets "A" and "B". This trunk sewer line will then connect by gravity to the City Sewer service within Green Valley Road. Staff has conditioned the project to

designate any lots that require pumped sewer services at Final Map and on final improvement plans should this situation arise.

A storm water drainage system of concrete curb, gutter, drop inlets, storm drains, is proposed to accommodate the existing, plus project's, storm water generation. Conveyance of storm water to the City maintained system along Green Valley Road is proposed. In addition, electric and telephone utilities are to be placed underground from existing utilities within Green Valley Road. It is not known if a centralized propane distribution system or individual propane tanks will serve residences within the subdivision.

ENVIRONMENTAL DOCUMENT

Staff prepared an Initial Study for the project (State Clearinghouse Number: 2009012074) pursuant to the California Environmental Quality Act (CEQA). Staff determined that the appropriate environmental document for the project is a Mitigated Negative Declaration (MND). The Draft MND was submitted to the State Clearinghouse where it was submitted to state agencies. Public notice was provided both in the Mountain Democrat and to property owners within a 300 foot radius of the project site of the City's Intent to Adopt a Mitigated Negative Declaration for the project. The public comment period for the project Draft MND was between January 28 and February 27, 2009. The Draft MND is provided as **Appendix A**. No public comments were received.

Potential significant impacts to the environment identified from proposed project activities involve possible erosion from site grading, storm water drainage, temporary project construction noise, El Dorado County Fire Protection services, the El Dorado County School District, City Parks and Recreation services and the unlikely discovery of historic or archaeological resources during site disturbance. All potential significant impacts have been mitigated to a less than significant level with proposed mitigation measures and mitigation monitoring contained in the Draft MND.

CONCLUSION

The proposed street connectivity with the neighboring Vukovich subdivision project eliminates a dead end road. When constructed, this secondary project access provides an additional exit to Green Valley Road in an emergency event. In addition, a rolled curb along the side of Street "A" is conditioned by Staff so that emergency response vehicles can mount the curb and sidewalk if needed.

Both the submitted Landscape and Irrigation Plans are considered preliminary. Staff has conditioned the project to require the applicant to submit a final site, size and species

specific landscape and irrigation plan for review and by the Planning Commission prior to recordation of Final Map.

Draft Covenants, Conditions and Restrictions (CC&Rs) submitted for the project are considered preliminary (See **Appendix B**). As stated previously, Staff has conditioned the project to address the lack of a mechanism for the maintenance of the project's private streets, street lighting, grading, slopes etc. In addition, Staff has concerns regarding the Draft CC&Rs' establishment of "Architectural Rules" that are as of yet undefined. A revision to the CC&Rs is needed that would encumber the Placerville Cottages Board of Directors and/or Architectural Review Committee to inform the City of Placerville Community Development Department, in writing, whenever the Architectural Rules are established, or amended, or when CC&Rs are amended. Another concern within the Draft CC&Rs is within Article 5.4 Notice of Adjacent Property Uses. This section describes adjacent use characteristics that do not pertain to the project site or its immediate adjacent environment. The submittal of revised CC&Rs that addresses these as well as other possible concerns by the Planning Commission and/or City Council is a staff recommended project condition.

Despite the grading and canopy removal necessary to create lots conducive for house construction and vehicle access, proposed project density of 7.11 dwelling unit per acre is less than one-half of the 16 dwelling units per acre maximum density allowed under the R4 Zone. Proposed single-family uses appear consistent with the purpose and intent of the High Density Land Use designation and R4 Zone.

RECOMMENDED ACTION

The Planning Commission made the following recommendations to City Council:

1. Adopt the Staff Report as part of the public record.
2. Make the following findings for the Draft Mitigated Negative Declaration (Environmental Assessment 2007-04) prepared for the project:
 - A. Based on the whole record (including the Initial Study and any supporting documentation) and the mitigation measures incorporated into the project, the City of Placerville has determined that there is no substantial evidence that the project will have a significant effect on the environment.
 - B. The Draft Mitigated Negative Declaration, with its supporting documentation, reflects the independent judgment and analysis of the lead agency, which is the City of Placerville.

3. Receive, adopt and file the Draft Mitigated Negative Declaration (Environmental Assessment 2007-04) prepared for Planned Development Overlay 2007-01 and Tentative Subdivision Map 2007-04, including the Mitigation Measures contained therein.

4. Make the following findings for Planned Development Overlay 2007-01 and Tentative Subdivision Map 2007-04:

- A. Proposed project density is 7.11 dwelling units per acre, or less than one half the maximum density permitted within the R4 Zone.
- B. The proposed development is designed to provide a desirable environment within its own boundaries, in that the house design provides for visual interest, allows privacy and is enhanced with proposed trees and other landscape plantings.
- C. The proposed Development Plan request is consistent with Policy 2 of Goal B of the General Plan Land Use Element, in that the request concentrates development on the site in an efficient manner in order to accommodate an extension of Mallard Lane, a City Traffic Impact Fee Road.
- D. That the design of the subdivision and proposed improvements will not cause a significant environmental impact, in that potentially significant impacts have been reduced to a less than significant level with the mitigation measures and mitigation monitoring contained within the Draft Mitigated Negative Declaration prepared for this project.
- E. The Mitigated Negative Declaration, with its supporting documentation, reflects the independent judgment and analysis of the lead agency, which is the City of Placerville.
- F. That the proposed modifications to the minimum R4 General Regulations of parcel area, parcel width, parcel frontage, and front, side and rear yard setbacks, and the modification to the minimum Local Street Standard right of way, are justified due to the constraint imposed on the project site by the construction of the Mallard Lane extension.
- G. That the design of the subdivision, as conditioned, will not cause serious public health and welfare impacts.

5. Approve the request by New Faze Development, Inc. for The Cottages-Placerville Planned Development Overlay 2007-01 and Tentative Subdivision Map 2007-04 Development Plan, with the conditions of approval contained herein, for the subdivision of a 2.11-acre project site into fifteen (15) single-family residential parcels; the construction of a segment of the Mallard Lane extension, and the reduction of the following R4 Zone General Regulations and Local Street Standard:

- Minimum Parcel Area from 6,000 square feet to 1,986 square feet,

- Minimum Parcel Width and Parcel Frontage from 60 feet to 37 feet,
- Minimum Front Yard from 20 feet to 12 feet to road right-of-way,
- Minimum Side Yard building setback from 10% of minimum Parcel Width or 6 feet, to 5 feet, and
- Minimum Rear Yard building from 15 feet to 10 feet.
- Modification of the Local Street Standard right of way width from 50 feet to 29.5 feet.

**Mitigation Measures & Conditions of Approval for
Planned Development Overlay 07-01, Tentative Subdivision Map 07-04,
Environmental Assessment 07-04**

Mitigated Negative Declaration Mitigation Measures

W-1. A Final Drainage Plan shall be prepared for review and approval by the City Engineer prior to submittal of the final improvement plans. Downstream facilities shall be improved or increased in capacity as necessary to accommodate increased flows, which result from this development. Drainage facilities shall be designed and included in the final improvement plan submittal consistent with the Final Drainage Plan. Detention facilities may be provided to keep post-development flows at or below pre-development levels. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a City-approved discharge point. Downstream properties shall be protected from damage from any increase in drainage flow resulting from this Development.

W-2. Drainage facilities within the subdivision shall be designed to accommodate flows from a 10-year storm with no static head, and to accommodate 100 year flows while still leaving a minimum of 12 feet of unobstructed roadway travel width. To reduce the potential impact of construction noise within the vicinity of the project site to a less than significant level, the applicant or his/her successors, heirs, or assigns shall perform all construction related to development on the project site between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 7:00 a.m. and 5:00 p.m. on Saturday. No construction shall be allowed on Sunday unless in an emergency and with written permission from the City.

W-3. The applicant or his/her successors, heirs, assigns shall perform all grading activities and placement of fill in accordance with the City's Grading, Erosion and Sediment Control Regulations.

W-4. The applicant or his/her successors, heirs, assigns shall obtain all necessary permits/certifications from the Central Valley Regional Water Quality Control Board (CVRWQCB) regarding NPDES regulations and shall show evidence of compliance with the CVRWQCB regulations prior to on site grading activities. The Storm Water Pollution Prevention Plan (SWPPP) will comply with the City's Storm water Management Plan. Appropriate BMPs will be implemented throughout the duration of construction activities.

Noise-1. To minimize the potential impact of construction noise within the vicinity of the project site, all construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday. No construction is allowed on Sunday. The City's Code Enforcement, Building, Planning and Engineering Divisions shall monitor this mitigation measure for compliance. This mitigation measure shall become effective upon the issuance of a valid Building Permit from the Department of Community Development for development of the site.

PS-1. The project applicant or his/her successors, heirs, assigns shall provide payment of the El Dorado County Fire Protection District Mitigation Impact Fees concurrently to the issuance of a City Construction Permit for each single-family dwelling to reduce this potential impact to the Protection District to a less than significant level.

PS-2. The project applicant or his/her successors, heirs, assigns shall provide payment of the El Dorado County Office of Education Mitigation Impact Fees concurrently to the issuance of a City Construction Permit for each single-family dwelling to reduce this potential impact to a less than significant level.

PS-3. The project applicant or his/her successors, heirs, assigns shall provide payment of the City's Public Works Traffic Impact Mitigation Fees prior to the issuance of a City Construction Permit to reduce this potential impact to City streets to a less than significant level.

CR-1. In the unlikely event human remains are discovered during ground-disturbing activities, the applicant or his/her successors, heirs, or assigns, shall comply with Public Resources Code §21083.2 pertaining to the discovery of human remains. This shall include the applicant or his/her successors, heirs, or assigns, contacting the City Planning Department, cease all work on site in the area of the find, and limited adjacent areas as appropriate; the applicant shall contact the El Dorado County Coroner to investigate and determine that no investigation of the cause of death is required. If the Coroner determines the remains are not of Native American origin, the applicant shall contact representatives from the El Dorado County Pioneers Cemetery Commission and the El Dorado County Museum. The applicant shall coordinate re-interment of burial finds with the Pioneers Cemetery Commission. If the Coroner determines the remains

are those of a Native American origin, the Coroner must contact the California Native American Heritage Commission. Work on the site will cease to allow for an archaeologist, at the expense of the applicant, to evaluate the finds, coordinate with the City of Placerville and the Heritage Commission for mediation.

REC-1. At the issuance of a City Construction Permit for the construction of each single family residence, the owner, developer or agent shall provide payment of the City's Parks and Recreation Facilities Development Fee to reduce potential impacts to City parks to a less than significant level.

Planned Development Overlay and Tentative Subdivision Map Conditions of Approval

Community Development Department

1. Street light location and fixture design shall be subject to review and approval by the Community Development Department. It is noted that architectural style light fixtures in keeping with the proposed development are highly encouraged and that said fixtures shall have full cutoff shielding.
2. The applicant shall apply for separate permits for sales trailers, model homes, sales offices in model homes, master planned units, temporary electric or gas distribution systems.
3. Submit final documents for the Homeowners Association and final Covenants, Conditions & Restrictions to the Planning Commission for review and approval prior to recordation of the Final Map.

El Dorado County Fire Protection District

4. Subdivision map review fee of \$ 300.00 is required by the El Dorado County Fire District not the City of Placerville.
5. A hydrant at the intersection of Green Valley and Mallard is required and not shown. The other hydrant locations are accepted.
6. Fire flow for this project if 1000 gpm @ 20 psi for 2 hours.
7. Documentation that is required for fire flow is an FIL, (facility improvement letter) from the El Dorado Irrigation District. Contact EID for an application.
8. Road sections as shown (roads "A" and "B") prohibit "on street" parking. Map to show no parking to Placerville City standards.

9. Turn-a-round as shown still does not meet Fire District approval. Contact the Fire District for details, (template).
10. No gates will be allowed.
11. Additional requirements may be necessary depending on building construction and use.

Public Works/Engineering Division

12. This Subdivision (Development) project shall comply with all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining Public Works items, except for sewer and water, will be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; and the State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications, dated May 2006. Sewer service will be provided by the City and shall be designed and constructed in accordance with El Dorado Irrigation District (EID) Design and Construction Standards, dated July 1999, except when otherwise directed by the City Engineer. Water distribution is within the EID service area and shall comply with their standards and conditions of approval.
13. The Developer shall reimburse the City for associated project costs incurred by the City for any outside consultants, City staff time, and other expenses for special design needs above and beyond normal items covered by the City's fee schedule.
14. The Developer shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the development until such time as those operations are the responsibility of the individual homeowners, a homeowners association, or any other successor-in-interest.
15. Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed outside the development boundaries. A copy of the written authorization(s) shall be included with the final improvement plan submittal.
16. All improvements required for this development and as described in these conditions of approval shall be shown on construction drawings (the final improvement plans) to be submitted along with the Final Map to the City Engineer for review and approval. An encroachment permit shall be obtained from the City Engineer prior to beginning any work on this development within a public right-of-way or easement.

17. All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance.

18. All existing easements within the development boundaries shall be revised as appropriate to conform to the new development layout at the time the Final Map is recorded. Easements to be abandoned shall be abandoned prior to or concurrent with the Final Map. Abandonment shall be in accordance with the Utility's and the City's requirements.

19. All commonly shared private improvements shall exist within non-exclusive private easements. The easements shall also grant the right to enter thereon to the personnel, agents, and equipment from the City, EID, Fire District, and all required utilities.

20. The Final Map shall show all drainage easements for improvements such as, but not limited to, drainage swales, ditches, pipelines, etc., consistent with the County of El Dorado Drainage Manual, the Final Drainage Plan, and the final improvement plans, and shall be offered for dedication to the City. The Final Map shall note that said easements "shall be kept free of buildings and obstructions". The City will consent to the offer, but not accept for maintenance.

21. The Owners Statement on the final map shall irrevocably dedicate a 10-foot slope, drainage, and Public Utilities Easement along all lot frontages, and shall dedicate non-exclusive access to the public across Streets "A" and "B" (private streets), a Public Utilities Easement across Streets "A" and "B", an access easement across the open space at the new driveway location for the adjacent commercial property, and shall offer an irrevocable offer of dedication of public street right of way for Green Valley Road as described herein. The developer shall also dedicate an additional access easement across the open space opposite Street "A" to allow for a future access option to this commercial property, or shall cause this unused open space area to be merged with the adjacent parcel.

22. All utilities outside of roadways shall be in 15 foot wide easements centered on the utility. Easements for drainage swales shall be 10 feet wide centered on the swale. All easements within the development shall be dedicated on the Final Map or by separate instrument. All easements outside of the development boundaries shall be submitted for approval with the final improvement plans.

23. Where the Developer is required to make improvements on land, which neither the Developer nor the City has sufficient title or interest to make such improvements, the Developer shall make every effort to acquire all necessary land rights prior to the filing of the Final Map. If the Developer is unsuccessful in obtaining those land rights,

then, prior to filing of the Final Map, the Developer shall submit to the City Engineer for approval:

- a) A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
- b) Improvement plans prepared by a civil engineer of the required off-site improvements.
- c) An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the Final Map, the Developer shall enter into an agreement pursuant to government code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the Developer shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of the City Attorney.

24. One third-order survey control point will be required to be located within the subdivision. The control point shall be located within the paved roadway section and set in a Type D monument per Caltrans Standard Plans A74, or as directed by the City Engineer. All calculations for said monumentation shall be provided to and approved by the County Surveyor prior to the recording of the final map, or as agreed upon in the subdivision agreement.

25. The developer shall establish a mechanism for perpetual operation and maintenance of private infrastructure, including curbs, gutters, sidewalks, streets, street lighting, storm water drainage facilities, retaining walls, pedestrian paths, open space vegetation, grading, slopes and related drainage swales, and similar improvements. Formation of a Property Owners Association or Homeowners Association ("Association") is a suggested mechanism for this purpose, with Covenants, Conditions and Restrictions (CC&R's) to be created and recorded with the Final Map to implement this requirement and the "Association" would be required to execute agreements with the City to operate and maintain private improvements as stated above. Said mechanism shall be formed prior to approval of the Final Map.

26. Comply with EID Conditions of Approval for water service to each lot. Improvement plans shall show existing and proposed water mains on street plan and profiles together with all other underground utilities. The front sheet of the final improvement plans shall include the appropriate signature block for EID approval.

27. A meter award letter or similar document from EID shall be provided to the City by the developer prior to filing the Parcel Map.

28. The required water system, including all fire hydrants, shall be installed and accepted by EID and the El Dorado County Fire Protection District prior to any combustible building material being placed on an individual lot.
29. Improvements must comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation. The front sheet of the final improvement plans shall include the appropriate signature block for Fire District approval.
30. Sewer and water laterals shall have a 10' minimum separation from connections at the respective mains to the point of connection with the structure.
31. A sewer service lateral shall be provided to each lot up to and including a 2-way cleanout installed at the street right-of-way line/property line. The property owner is responsible for future sewer lateral construction and maintenance upstream of this 2-way cleanout. All sanitary sewer facilities downstream of this cleanout shall be installed with this development to be owned and operated by the City, and shall conform to City requirements.
32. Where the finished floor elevation of a dwelling is less than 6 inches above the upstream manhole lid elevation provide backwater valve installation per EID standards or protect with other method as approved by the City Engineer. Installation shall be maintained by the homeowner.
33. The Final Map and the subdivision improvement plans shall designate any lots that require pumped sewer services.
34. Electric, telephone, and cable TV shall be placed underground within the subdivision boundaries and where connections are made to existing overhead facilities.
35. A Final Drainage Plan shall be prepared for review and approval by the City Engineer prior to submittal of the final improvement plans. Downstream facilities shall be improved or increased in capacity as necessary to accommodate increased flows, which result from this development. The Drainage Report dated August 2008 for this development shows increased flows downstream resulting from this development. Drainage facilities shall be designed and included in the final improvement plan submittal consistent with the Final Drainage Plan. As an alternative, detention facilities may be provided to keep post-development flows at or below pre-development levels. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a City-approved discharge point. Downstream properties shall be protected from damage from any increase in drainage flow resulting from this Development.

36. The final drainage study shall also be reviewed and approved by El Dorado County DOT with specific analysis incorporated into the study as described in their letter to the City dated October 14, 2008.

37. Interceptor ditches are required at the top of all slopes and retaining walls or as directed by the City Engineer. Water collected by this ditch shall be taken to a drainage system.

38. All drainage inlets shall be marked "Do not Dump - Flows to Creek."

39. Drainage facilities within the subdivision shall be designed to accommodate flows from a 10-year storm with no static head, and to accommodate 100 year flows while still leaving a minimum of 12 feet of unobstructed roadway travel width.

40. Overland drainage escape routes shall be provided and shall be secured by drainage easements where not on public property.

41. Drainage from public rights-of-way across private lots must be in a permanent drainage ditch or pipeline as approved by the City Engineer offered for dedication to the City in a drainage easement.

42. Surface drainage of drainage swales or concentrated lot drainage across sidewalks or curbs is not allowed.

43. Internal roadways shall be constructed to the following City standards.

Mallard Rd	Collector Street	36' AC plus C, G, & SW in 50' ROW
Street "A"	Private Cul-de-Sac	20' AC plus C, G, & SW in 29.5' ROW
Street "B"	Private Cul-de-Sac	20' AC plus C&G in 25' ROW

Mallard Rd shall have 4.5-foot sidewalk both sides and internal streets shall have sidewalk as described above. Rolled curb and gutter shall be used on the sidewalk side on internal streets. Street types and widths shall be as listed above. Curb returns at internal street intersections shall be 20' radius and curb returns at the Mallard Rd/Green Valley Rd intersection shall be 30' radius.

44. An alignment study shall be performed for Green Valley Road to determine future roadway widths, alignment, and elevations from 500-feet south of this development thru the Mallard Rd. intersection. Study shall show all existing roadway features, existing centerline and edges, existing driveways, and all existing rights of ways and offers of dedication within this area. The purpose of the study is to determine the exact alignment of Green Valley Road adjacent to this development in order to achieve the proper right of way dedication on the map and construct this developments share of the ultimate improvements along its frontage. El Dorado County DOT shall be

included in the review and approval of this study. It is anticipated that Green Valley Rd will be a 56-foot wide collector street along this parcels frontage, with standard curb, gutter and 4.5-foot sidewalk, with an ultimate 40-foot curb to curb distance. Other development proposals in this area will have a similar condition placed on them. Elevations along Green Valley Rd. shall also be finalized by this study, as currently this developments proposed Green Valley Rd flowline elevations do not match with the proposed development elevations to the south by approximately 4-feet.

45. Street "A" right of way is planned to be extended to the developments boundary with Vukovich, APN 325-160-08, over which that owner has received tentative parcel map approval and proposes a street connection at this location. An elbow is required at this 90° bend in the street, with portions of the elbow being within each proposed development. This development shall coordinate its final improvement plans and final map with the adjacent parcel map to insure that this street alignment and elevations are consistent in both final improvement plans. This development shall dedicate the portion of the elbow that is within its subdivision boundaries, and shall construct all rough grading, retaining walls, and other features required to coordinate it with the adjacent developments portion of this private street elbow. This developer is not required to construct the final street structural section or sidewalk thru the elbow area. This development shall install sidewalk on the east (lot 4) side of this stub street down to the elbow and provide ROW for the sidewalk thru the elbow area. .

46. This development shall pay a fair share of future sidewalk improvements along Green Valley Road from Mallard Lane to Placerville Drive. Costs are to be determined by the City at a future date.

47. Street structural sections shall be designed based upon a traffic index of 5.5 for Streets "A" and "B" and 7.0 for Green Valley Road and Mallard Rd. Green Valley Road's new structural section shall extend to and match the existing pavement at a saw cut line which is to be a minimum of one foot in from the existing edge of pavement. Widened area shall match the existing pavements cross slope as near as possible.

48. Construct new driveway access to the adjacent business/professional office (APN 325-120-28) off of Mallard Rd no closer than 20 feet from the curb return at Green Valley Rd. Construct other necessary improvements necessary to connect new access to existing parking lot.

49. Install a city standard street light at each intersection and turnaround. All street lighting shall be fully shielded to prevent excess glare and light, and shall comply with PG&E standards.

50. Install "no parking" signs along both sides of the internal private streets due to their substandard width. Install a street name sign and stop sign at Green

Valley/Mallard Rd. intersection and at Street "A"/Mallard Rd. intersection. Install street name signs at all internal street intersections. All striping shall be thermoplastic.

51. Where roadway earthwork extends beyond the street rights of ways additional slope easements shall be provided to a point 5 feet beyond the hinge point.

52. All roads shall be named by filing a completed road-naming petition for each proposed road with the City Engineer prior to filing the Final Map.

53. Provide sub drains on all roadways subject to seasonal wet areas or as required by the Geotechnical Engineer. Outlet sub drains to approved drainage locations.

54. Unobstructed sidewalks shall be provided throughout the project area, in that parking shall be provided on the opposite side of the street as the sidewalk. Concrete curb, gutter, and sidewalk shall be designed to accept H-20 wheel loading allowing for fire truck usage.

55. Install handicap ramps at all street intersections where sidewalks are present and at all locations required by ADA.

56. Provide a minimum of 20 feet between the back of curb or back of sidewalk to the face of garage roll-up doors to allow for on-site parking without encroachment into the street or sidewalk areas. If conventional swing-out doors are used, an additional 4 feet will be required. Side-entry garages shall comply with minimum building setback requirements.

57. All grading shall conform to the City Grading Ordinance and to all other relevant laws, rules, and regulations governing grading in the City of Placerville. Prior to commencing any grading, which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Public Works Department.

Coordinate all grades, retaining wall locations, and retaining wall types along the southern boundary of this development with the development that is currently proposed to the south (Vukovich, TPM 08-04).

58. Install minimum 42-inch height permanent fencing at the top of all bluffs or cut-and-fill slopes exceeding 10 feet in height, and greater than 2:1 slope.

59. All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, and surface finishes.

60. A preliminary geotechnical study has been completed by Earthtec, Ltd. Dated January 2006 for this development. Submit final geotechnical report for this

development for review and approval prior to submittal of final improvement plans with recommendations for the construction of building pads, utilities and roadways.

61. The improvement plans shall include an erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the City Engineer and Resource Conservation District. The plan shall be prepared by a Registered Civil Engineer or Certified Professional Hydrologist in accordance with the High Sierra Resource Conservation and Development Council Guidelines for Erosion and Sediment Control, and shall be included in an agreement with the construction contractor prior to the issuance of a grading permit. The following measures shall be included:

- a) Any mass grading shall be restricted to dry weather periods between April 1 and October 31.
- b) If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the City Engineer. A winterization plan must be submitted by September 15 and implemented by October 15.
- c) In the event construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation result in soil disturbances of at least one acre of total land area, the applicant shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board.
- d) Should a NOI be required, Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit. The SWPPP shall have provisions to provide at minimum monthly monitoring reports to the City during wet weather and to 1 year after completion of construction.
- e) Project less than one acre are exempt from obtaining a NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.
- f) The internet site for information and application on the NOI can be found at <http://www.waterboards.ca.gov/stormwtr/docs/finalconstpermit.pdf>
- g) Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.
- h) Mulching, hydro seeding, or other suitable revegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.
- i) Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.

62. The improvement plans shall include a dust control plan, which takes all necessary measures to control dust. This plan shall be implemented by the Developer

during grading as required by the City and the El Dorado County Air Quality Management District (AQMD). A permit from AQMD shall be submitted to the Public Works Department prior to approval of the improvement plans.

63. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the geotechnical engineer.

64. Obtain proper permits prior to demolition or grading of any hazardous materials, underground storage tanks, mines, tunnels, shafts, septic systems, water wells, graves, or other existing underground utilities or unforeseen features. Requirement to obtain additional permits shall be clearly stated on the grading plans.

65. The proposed grading plan shows a balance between cut and fill material. Should this change, prior to obtaining a grading permit, the applicant shall have obtained approval for any import/export location from the City Engineer. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve that location, a Grading Environmental Assessment shall be submitted to the Planning Department for review, comment, and approval.

66. City restrictions related to noise and work hours shall be clearly stated on the Cover Sheet for the final improvement and/or grading plans.

67. Existing trees to be protected and the protection measures to be installed or observed during site grading and trenching operations shall be clearly delineated on the final improvement plans.

PLANNING COMMISSION

68. Anti-graffiti treatment on public stucco walls shall be provided for in the CC&R's and the Home Owners Association shall have responsibility for managing anti-graffiti programs.

69. All proposed chain link fences shall be replaced with wrought iron or other more suitable materials.

70. Provide community space of no less than 1500 square feet, the use of which to be determined by the Home Owners Association.

Appendix A

Draft Mitigated Negative Declaration and Initial Study (Environmental Assessment 2007-04)

Appendix B

Placerville Cottages Draft Covenants, Conditions and Restrictions