

# Exhibit F



## City of Placerville

Development Services Department  
3101 Center Street, Placerville, CA 95667

### FINAL CONDITIONS OF APPROVAL

*Project Name:*

**Ridge at Orchard Hill  
Planned Development Overlay**

*File Number:*

**PDO 03-01**

*As approved by the City Council on:*

**June 13, 2006  
December 14, 2009**

*Associated File Numbers:*

GPA 03-01, ZC 03-01

*Prepared by: AP*

*Note:*

*2006 Amendment: City Council action resulted in the omission of conditions 78 and 80, and the inclusion of the revisions of conditions 10, 55 and 66, as detailed in City Engineer Memo, dated June 13, 2006, and shown herein using ~~strikeout~~ for omitted conditions and underlined text for revisions.*

*2009 Amendment: City Council removed the senior restricted covenant for the 53-lot Subdivision Map*

Approval: Major Amendment to The Ridge at Orchard Hill Planned Development Overlay, consisting of 53 non-restricted single family lots, 19 non-restricted single family lots and 84 townhouses with the following Conditions of Approval. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.

#### Mitigation Measures

1. The mitigation measures incorporated into the Mitigated Negative Declaration filed September 4, 2003, are Conditions of Approval.

##### Geologic

- (1) 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.
- (2) The applicant or his/her successors, heirs, assigns shall provide proof to the City Engineering Division that final grading plans are in compliance with the El Dorado County Resource Conservation District erosion control requirements.
- (3) The project applicant or his/her successors, heirs, assigns shall submit a final design geotechnical report prior to the recordation of the Final Subdivision Map for TSM 03-02 and before a grading permit for onsite project grading is issued. The final geotechnical report will include an evaluation of the expansion potential of soil on designed roads and building foundations. If expansive soil exist onsite, grading practices that reduce the

## Exhibit F

effect of expansive soil on designed roads and building foundations shall be implemented and become a requirement of subsequent grading permit(s).

### Water

- (1) The applicant or his/her successors, heirs, assigns shall provide a Hydrologic Report that includes drainage for Hangtown Creek that determines the means by which the anticipated increases in flood flows will be conveyed. If it is determined that channel improvements must be undertaken, the project proponent shall provide a fair share portion of funds to undertake these works. If out of stream controls within an individual watershed are to be used to reduce peak flows, the project proponent shall be responsible for the construction and operation of these controls to the satisfaction of the City's Public Works Department.
- (2) 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 to include Best Management Practices for temporary erosion control.
- (3) Storm water drainage system and facilities proposed shall be required to be constructed using current engineering practices. System design will require review and approval of the City's Public Works Department.
- (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.

### Air Quality

- (1) To reduce the potential impact to air quality from fugitive dust as a result of the proposed grading and transport removal of excavated material to a less than significant level, the applicant or his/her successors heirs, assigns shall submit a Fugitive Dust Prevention and Control Plan to and be approved by the El Dorado County Air Pollution Control District prior to issuance of a grading permit.
- (2) During earthmoving, maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the ELCAPCD; for areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM method 1557 or other equivalent method approved by the District, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content.
- (3) During cut or fill operations, conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond active cut areas unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.
- (4) For all disturbed surface areas, apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, must have an application of water at least twice per day to at least 80 percent of the un-stabilized area. Apply chemical stabilizers within 5 working days of grading completion.
- (5) Water all roads on-site used for any vehicular traffic at least once per every two hours of active grading period operations and restrict vehicle speed to 15 mph; or apply chemical

## Exhibit F

stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.

- (6) Apply chemical stabilizers or apply water to at least 80 percent of the surface areas of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust.
- (7) To control track-out of material to public streets, pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface, and extending for a centerline distance of at least 100 feet and width of at least 20 feet; or pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and a width of at least 20 feet, and install a track-out control device immediately adjacent to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device. In the unlikely event public road surfaces are soiled with material from onsite ground disturbing activities, road surfaces effected will be cleaned thoroughly at the end of the day by the applicant or his/her successors, heirs, assigns, or as required by the Planning Division. Sediment should be removed by sweeping/shoveling and properly disposed. The street may then be washed.
- (8) Cover or wet at all times loads within open-bodied trucks, trailers or other vehicles transporting loose materials such as soil.
- (9) The applicant or his/her successors heirs, assigns shall adhere to El Dorado County Air Pollution Control District's Rule 224- Cutback and Emulsified Asphalt Paving Materials for all asphalt paving proposed on site and submit paving plan to the District to determine compliance with Rule Standards.
- (10) The applicant or his/her successors, heirs, assigns shall obtain all necessary permits from the El Dorado County Air Pollution Control District prior to issuance of a onsite burning of vegetative material.

### Transportation / Circulation

- (1) 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 building permit to reduce this potential impact to City streets to a less than significant level.
- (2)
  - a. At the location of the existing twin drainage culverts at Debbie Lane, widen both lanes of Green Valley Road to a width of 12 feet travel lane, plus four (4) feet of paved shoulder. Remove guard rail on south side, raise drain inlet and reshape roadside ditch for vehicular safety. On west side, remove existing guard rail and replace at edge of new shoulder with Caltrans standard, including end-treatment for safety.
  - b. To eliminate dangerous angled parking (and backouts) between the front of the G&O Body Shop building and the southbound travel lane, improve the space with double chip seal and stripe for parallel parking lengths of 25 feet. Erect parking control signs.

### Hazards

- (1) It is a recommendation of the El Dorado County Environmental Management Department that an environmental assessment of this development area be conducted. A sampling program shall be developed which adequately characterizes the limits of soil contamination. The plan must be submitted to their office for review. Any assessment work performed must be conducted under permit from their office.

## Exhibit F

- (2) The developers shall also obtain coverage under the Storm Water Statewide General Permit for Construction Discharge, and implement a Storm Water Pollution Prevention Plan. The plan shall include permanent source and treatment controls such as those included in the County's Storm Water Management Plan.

### Noise

- (1) To reduce the potential impact of construction noise within the vicinity of the project site to a less than significant level, all construction related to development on the project site 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 and Sunday. In the event that blasting with explosives should be necessary for grading, City Code Section 3-6-2 requires written permission from the Fire Chief before blasting can occur. All blasting approved by the Fire Chief, if necessary, shall be conducted between 9:00 a.m. and 3:00 p.m. Monday through Friday.
- (2) Rock-crushing equipment should be strategically placed away from adjacent businesses. If noise levels from rock crushing exceed 70 decibels (averaged over one hour) at the property line of adjacent businesses or 60 dBA at the nearest residences, then either temporary shielding or a reduced hourly duty cycle should be used to keep noise levels (from construction activities) below an hourly average of 70 dBA at property lines of adjacent businesses and 60 dBA at the nearest residences.
- (3) In the event blasting is required during the grading process, a blasting plan for construction must be prepared by the project applicant or his/her successors, heirs, assigns and shall include the following:
  - 1) The Blasting Plan must meet the approval of the El Dorado County Fire Protection District. They have jurisdiction over blasting within City Limits.
  - 2) Primary components of the Blasting Plan shall include:
    - a.) Identification of blast officer;
    - b.) Scaled drawings of blast locations, and neighboring buildings, streets, or other locations which could be inhabited;
    - c.) Blasting notification procedures, lead times, and list of those notified. Public notification to potentially affected vibration receptors describing the expected extent and duration of the blasting;
    - d.) Description of means for transportation and on-site storage and security of explosives in accordance with local, state and federal regulations;
    - e.) Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation);
    - f.) Traffic control standards and traffic safety measures (if applicable);
    - g.) Require personal protective equipment;

## Exhibit F

- h.) Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger;
  - i.) Procedures for handling, setting, wiring, and firing explosives. Also procedures for handling misfires per Federal code;
  - j.) Type and quantity of explosives and description of detonation device. Sequence and schedule of blasting rounds, including general method of excavation, lift heights, etc.;
  - k.) Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure;
  - l.) Description of blast vibration and air blast monitoring programs;
  - m.) Dust control measures in compliance with applicable air pollution control regulations (to interface with general construction dust control plan);
  - n.) Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury;
  - o.) Material Safety Data Sheets for each explosive or other hazardous materials to be used;
  - p.) Evidence of licensing, experience, and qualifications of blasters; and
  - q.) Description of insurance for the blasting work.
- 3) A Blast Survey Workplan shall be prepared by the blaster. The Plan shall establish vibration limits in order to protect structures from blasting activities and identify specific monitoring points. At a minimum, a pre-blast survey shall be conducted of any potentially affected structures and underground utilities within 500 feet of a blast area, as well as the nearest commercial or residential structure, prior to blasting.
- 4) The survey shall include visual inspection of the structures, documentation of structures by means of photographs, video, and a level survey of the ground floor of structures or the crown of major and critical utility lines, and these shall be submitted to the City. This documentation shall be reviewed with the individual owners prior to any blasting operations. The City and impacted property owners will be notified at least 48 hours prior to the visual inspections.
- 5) Vibration and settlement threshold criteria (for example peak particle velocity of 0.5 inches per second) shall be submitted by the blaster to the City for review and approval during the design process. If the settlement or vibration criteria are exceeded at any time or if damage is observed at any of the structures or utilities, then blasting shall immediately cease and the City immediately notified. The stability of segmental retaining walls, existing slopes, creek canals, etc. shall be monitored and any evidence of instability due to blasting operations shall result in immediate termination of blasting. The blaster shall modify the blasting procedures or use alternative means of excavating in order to reduce the vibrations to below the threshold values, prevent further settlement, slope instability, and prevent further damage.
- 6) Air blast overpressure limits and monitoring shall be conducted at the property line closest to the blast and at other above ground structures identified in the Plan for vibration monitoring. Air blast overpressure limits shall be in

## Exhibit F

accordance with applicable law and shall be established to prevent damage to adjacent properties, new construction, and to prevent injuries to persons on-site and off-site.

- 7) Prior to full-scale production blasting, the blaster shall conduct a series of test blasts at the sites where blasting is to occur. The tests shall start with reduced charge weights and shall increase incrementally to that of a full-scale production round. Monitoring shall be conducted as described in the Plan.
- 8) Post-construction monitoring of structures to identify (and repair if necessary) all damage, if any, from blasting vibrations. Any damage shall be documented by photograph, video, etc. This documentation shall be review with the individual property owners.
- 9) Reports of the results of the blast monitoring shall be provided to the City, and the El Dorado County Fire Protection District, and owners of any buried utilities on or adjacent to the site within 24 hours following blasting. Reports documenting damage, excessive vibrations, etc. shall be provided to the City and impacted property owners.

### Public Services

- (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 building permit to reduce this potential impact to the Protection District to a less than significant level.
- (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 building permit to reduce this potential impact to a less than significant level.

### Utilities and Service Systems

- (1) 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.

### Recreation

- (1) The project applicant or his/her successors, heirs, assigns shall provide payment of the City's Park Development Impact Fees concurrently to the issuance of a building permit to minimize this potential impact to the City's park and recreation facilities to a less than significant level.

### El Dorado Transit

2. Construct a bus turnout near the clubhouse as requested by El Dorado Transit.
3. Furnish and install one bus shelter on a shelter pad. The design may be either EDCTA standard with lighting or a specific shelter to accommodate architectural style of development.

### Engineering Division

#### General

4. This planned development approval contains no tentative subdivision mapping for Phases 2 and 2B. Final configuration in Phase 2 and 2B lots, and required improvements are subject to

## Exhibit F

additional review and conditions of approval, upon submittal of tentative map applications. The approved tentative map for Phase 1 shall remain in force, except for revisions to conditions of approval contained herein that may affect that phase.

5. A maximum of four model home units may be permitted for building construction after a subdivision improvement agreement is recorded, security for site improvements posted, and permit issued by the Building Department. No flammable construction may begin until fire flow is approved by the City Engineer, El Dorado County Fire Protection District, (Fire District), and El Dorado Irrigation District, (EID). All units shall be accessible by an all-weather fire access road to as approved by the City Engineer.
6. Except as allowed above, construction permits will not be issued for any individual lot development without the substantial completion of all required on and off-site subdivision improvements.
7. 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 and Fire District.
8. The Owner shall reimburse the City for associated project costs incurred by the City for any outside consultants, City staff time and expenses for any special design needs above and beyond normal items listed in the City's fee schedule.
9. All existing easements such as those listed in Title Report (including PG&E, PT&T, Donald and Doris Sloan, pipeline agreement, Norvin and Lois Faye, Gordon Vicini, and Joshua Bassi) shall be revised as appropriate to conform to the new project 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/or City's requirements.

### Home Owners & CC&R

10. A Property Owners Association, or Homeowners Association, or other entity with the power of assessment such as zone of benefit, (Association), shall be established over the entire planned development. CC&R's shall be created and recorded with each record map to implement requirements of the City and these conditions of approval. Previously recorded CC&R's and agreements with the City shall be revised to be consistent with this revised project. The Association shall execute agreements with the City to own, operate, and maintain private shared improvements including roadways, street lighting, sanitary sewer, storm water drainage, landscape and irrigation, pedestrian paths, open space vegetation, grading, slopes and drainage, and similar private improvements.
11. CC&R's shall contain a provision that the Association will reimburse the City for costs associated with enforcement of CC&R's and agreements.
12. A Drainage Facility Maintenance Agreement with the City shall be completed prior to recording a Final Map. The Association shall provide for an annual assessment for maintenance cost in accordance with the agreement.
13. The project CC&R's shall include requirements such that the Homeowner's association shall be responsible for all costs of damage done to pavement and landscaping in and to private street or easement in the event that streets or easements are excavated, damaged or disturbed by the City or other public agency during the course of repairs or maintenance to sewers or other utilities.
14. Streetlights in private roads shall be private with all costs paid by the Association.

## Exhibit F

15. Prior to acceptance of public roadways by the City, the developer shall form a zone of benefit ( or other approved method ) to require all project property owners to fund the on-going maintenance and repair of on-site public roadway improvements and appurtenances, including drainage improvements. The City agrees to accept the roads and drainage into the City-maintained system, provided that construction complies with City requirements, and subject to establishment of said zone of benefit.
16. The Association shall be required to maintain all private and emergency roadways not included in the zone of benefit. A Roadway Maintenance Agreement shall be executed prior to recording of Final Map.

### Water System

17. Improvements must comply with Fire District requirements, including hydrant placement, building sprinklers, fire flow, traffic, and emergency circulation. The Fire Chief must sign off on improvement plans.
18. Comply with EID's Conditions of Approval for water service. On the Final Maps, appropriate dedications of facilities and easements must be provided.
19. Provide water service to each lot being created and mark the location of the water service with a "W" imprinted into the concrete curb.
20. Subdivision improvement plans shall show proposed EID. Water mains on street plan and profiles together with all other underground utilities.

### Sewer Facilities

21. Provide service to each lot being created and mark the concrete curb with and "S" at the location of each lateral service crossing.
22. All sanitary sewer facilities, with the exception of service laterals, in private streets and easements and within public streets and easements, shall be publicly owned, operated and maintained, and conform to City requirements.

### Other Utilities

23. With on-going construction of the Placerville Wastewater Treatment Plant, it is expected that reclaimed water will be available in the future for use with Phase 2, and 2b of the Planned Development. If determined to be feasible by the City, anticipate the potential for use of reclaimed water for irrigation and non potable uses to be considered on future Tentative Subdivision Map submittals for Phases 2 and 2b.
24. Electric, telephone and cable TV shall be underground from the point of connection throughout the project area.
25. Provide additional easements that may be required, inside and outside of the private roadway easements to allow for the installation of electric, telephone and cable TV and other public or private utilities. All necessary easements shall be dedicated on the Final Map.

### Drainage Facilities

## Exhibit F

26. All drainage facilities within private or public roads, or within easements connecting roads, shall be publicly owned, operated and maintained. Easements for private drainage facilities shall be dedicated to the Homeowners Association.
27. A Final Drainage Plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Public Works Department. Drainage facilities shall be designed and shown the project improvement plans consistent with the Final Drainage Plan. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the Final Drainage Plan.
28. Where required by the City, downstream off-site drainage conditions shall be analyzed in a drainage report. Facilities shall be improved or increased in capacity as necessary to accommodate increased flows which result from project improvements.
29. Submit an updated Orchard Hill subdivision drainage study analyzing site run-off condition differences between the approved drainage study and this project's proposal. Any existing drainage facilities which must be modified to accommodate this project will be completed at the developer's expense.
30. All drainage inlets shall be marked "Do not Dump – Flows to Creek".
31. Where irrigated landscaped areas abut public roadways, construct a concrete cut-off curb of minimum four (4") inches below aggregate base level. Provide subsurface curtain drain to collect irrigation runoff.
32. Provide storm water interceptor vaults on the proposed drainage system from tentative map area (Lots 1 – 54) prior to the silt pond. Provide for their annual maintenance in the CC&R's and drainage agreement.
33. Drainage facilities shall be designed to accommodate flows from a 10-year storm with no static head, and flows from a 100-year storm with minimum of 6" hydraulic grade below inlet elevation.
34. Drainage discharge of increased post-development flows or of non-historical drainage patterns onto adjacent property will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a conduit or improved channel to a City-approved discharge point.

### Streets

35. All on-site roads designated as private on the preliminary grading plan shall be privately owned and maintained. Design and construction shall be according to AASHTO and City requirements. Internal roadways shall be constructed to the following City standards.

Apricot Drive	Local Street
Apricot Drive	Private between Lemon and Tangerine, as proposed on the plans
Pecan Circle	Private, as proposed on plans
Lemon Place	Local Street
Mango Court	Cul De Sac Street
Tangerine Way	Private, as proposed on plans

All roadway sections shall have concrete curb, and gutter on both sides. Lemon Place and Apricot Drive shall have sidewalks on both sides, the remaining roadways shall have sidewalk on one side.

36. Rolled curb is permitted along all locations of no or detached sidewalk.
37. For Phase 2, a vehicular no-access restriction will be required for Lots 1-4, and 19, where they abut Mallard Lane.

## Exhibit F

38. Minimum street structural section shall be based upon traffic index of 6.0 for local streets, 5.5 for cul-de-sac, and 4.0 for adjoining parking stalls.
39. Install street name signs at all intersections.
40. Install stop signs with thermoplastic limit line and appropriate pavement markings at all "T" intersections, stopping the stem of the "T", and for any roadways approaching Mallard Lane from the project.
41. Install handicap ramps at all street intersections where sidewalks are present and at all locations required by ADA.
42. Streetlights shall be provided at the intersections and the end of cul-de-sac, and as required by the City Engineer. All streetlights installed shall be fully shielded to prevent excess glare and light. Light fixtures shall utilize low-sodium bulbs.
43. Submit Streetlight plan for approval which shows all proposed undergrounding, locations and types of streetlight standards and pedestrian walkway lighting
44. Provide subdrains on all roadways subject to seasonal wet areas or as required the Geotechnical Engineer. Outlet subdrains to approved drainage locations.
45. All roads shall be named by filing a completed road-naming petition for each proposed road with the City Public Works Department prior to filing the Final Map.

### Grading

46. All grading shall be in accordance with the Geotechnical Report prepared for The Ridge at Orchard Hill Mixed Use Subdivision, and the City Grading Ordinance.
47. Install minimum 42-inch height permanent fencing at the top of all bluffs or cut-and-fill slopes exceeding 10 feet in height, or greater than 2:1 slope.
48. For final surface improvements, provide minimum slopes as follows: 1% for concrete, 1.5% for asphalt, 2% for non-paved areas.
49. All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, surface finishes.
50. The Geotechnical Engineer shall review and sign off on the final grading and site improvement plans for conformance to recommendations contained in the Geotechnical Report.
51. 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. The plan shall be prepared by a registered Civil Engineer or registered 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) Mass grading shall be restricted to dry weather months between April 1 and October 15.
  - 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.

## Exhibit F

- c) Provide a stormwater NPDES permit and Storm Water Pollution Prevention Plan. Provide monthly monitoring reports to the City during wet weather and to 1 year after completion of construction.
  - d) Sedimentation, basins, traps or similar BMP controls shall be installed prior to the start of grading.
  - e) Mulching, hydroseeding, 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.
  - f) Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.
52. No rockery walls will be constructed in the public right-of-way for fill slopes which support public roadways. No rockery wall in excess of 12' in height. Rockery walls will only be permitted at the bottom of slope for a cut or fill section. Sloping land in front of the wall will not be permitted.

### Off-Site Traffic Improvements

53. Replace stop signs with larger 36" R1-4 signs at the intersection of Mallard Lane with Green Valley Road.
54. Obtain the services of a Licensed Traffic Engineer to review and propose traffic calming devices that would be consistent for placement on a roadway classified as a Collector. The devices shall be focused on assisting with pedestrian crossings of Mallard Lane at Lemon Place and Apricot Lane.
55. Construct the following improvements on Green Valley Road between Mallard Lane and Placerville Drive;
- a) Widen eastbound direction to full Collector Street standards.
  - b) A five foot sidewalk on the eastbound side or westbound side, as determined by the City.
  - c) A commercial driveway apron at A-A road.
  - d) Correct profile deficiencies at Debbie Lane as directed by the City Engineer.

Improvements shall be fully bonded for with the filing of the Final Map for Phase 1. Improvement shall be constructed as a condition of approval for filing of the Final Map for Phases 2 and 2b. Construction shall be completed ~~constructed~~ prior to the first occupancy permit for Phases 2 or 2b.

Widening improvements shall be a credit against project Traffic Impact Mitigation (TIM) fees. Cost for curb, gutter and sidewalk along Green Valley Road shall be the responsibility of the Project. Right-of-Way costs shall be borne by the applicant and project.

### Standard General Conditions of Entitlement Approval

56. All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance.
57. The project shall comply with all pertinent City Ordinances and City standard street cross section details of construction, available at the office of the City Engineer. All remaining items, except for sewer, will be designed to County of El Dorado Design and Improvement Standards Manual, El Dorado Drainage Manual, and State of California Department of Transportation Standard Plans and Specifications. Sewer will be designed and constructed to EID Standards except when otherwise directed by the City.
58. Sidewalks may be located outside of the right-of-way within seven feet of the adjacent roadway and meander as a means to provide interest and variety in alignment. The alignment and design

## Exhibit F

of the sidewalks shall be reviewed and approved by the Public Works Department prior to the filing of the Final Map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements shall be provided where necessary to accommodate pathways outside of road easements.

59. An Irrevocable Offer of Dedication, in fee, shall be made of 50 feet in radius for the cul-de-sacs, with slope easements where necessary.
60. Bus turnouts shall be constructed at locations required by El Dorado Transit and the appropriate school district.
61. If required by specific project Conditions of Approval, prior to approval of the Final Map by the City Council, the subdivider shall be required to file a maintenance agreement to fund the maintenance of drainage facilities and improvement services. The funding mechanism for these services must be established prior to approval of the Final Map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.
62. Cross-lot drainage shall be avoided wherever possible. When cross-lot drainage does occur, it shall be contained within dedicated easements. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
63. The Final Map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the Final Drainage Plan, and the project improvement plans.
64. The locations of fire hydrants and systems for fire flows are to meet the requirements of the Fire District. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the Fire District.
65. If A Fire Safe Management Plan is required by the Fire District, A letter of compliance shall be submitted by the Fire District to the Community Development Department prior to filing the Final Map.
66. A meter award letter or similar document shall be provided by the water purveyor prior to filing the Final Map.
67. Where the subdivider is required to make improvements on land which neither the subdivider nor the City has sufficient title or interest to make such improvements, prior to filing of any Final Map or parcel map, the subdivider shall submit to the Public Works Director 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.
68. Prior to the filing of the Final Map, of Phases 2 or 2b., the subdivider 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 subdivider 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

### El Dorado County Fire Protection District

# Exhibit F

69. Dedicated emergency access roads shall not be less than 20 feet wide, all-weather surface within 150 feet of all portions of the exterior of the structures.
70. Post "NO PARKING-FIRE LANE" signs along roadway with red curbs and 5-inch letters in white stating "NO PARKING-FIRE LANE", and within 15 feet each way at fire hydrants.
71. Addresses and street signs shall be reflectorized, minimum 3 inch by 3/8 inch stroke.
72. Provide fire-flow per Uniform Fire Code with fire hydrants spaced so that no residence is less than 250 feet from a fire hydrant.
73. Road grades for the emergency access/egress roads shall not exceed 15 percent.
74. Minimum inside turning radius for emergency vehicles is 40 feet.

## Planning Division

75. In the event that any phase of the Planned Development Overlay entitlements expire or the Construction Permit expires for any component, then that area subject to that phase shall be relandscaped within six (6) months of any expiration in accordance with a plan submitted by the applicant for Planning Commission approval; and, plan implementation shall occur within sixty (60) days thereafter. A bond shall be required for such improvements.
76. The drainage improvements at Debbie Lane and the widening of Green Valley Road shall occur concurrent with the issuance of the final Certificate of Occupancy.
77. The applicant shall be responsible for installing and maintaining traffic calming measures on Mallard Lane from a point south of Drake Court to a point north of Pintail Lane, which measures may include a landscaped median incorporating crosswalks and refuge islands at appropriate locations, as well as fog lines on Mallard Lane as determined by the City Engineer. The traffic calming measures shall be designed by a qualified traffic engineer acceptable to the City, which design shall be subject to approval of the City Engineer. The applicant shall enter into an agreement with the City implementing this Condition concurrent with the issuance of the first Construction Permit for the project. This Condition shall be the ongoing responsibility of the project.

## Planning Commission

The following items are recommended by the Planning Commission:

- ~~78. Expand the Orchard Hill Lighting Landscaping Maintenance District to include Phases 1, 2a & 2b of the project, The Ridge at Orchard Hill. Fees for the members of the existing District shall not be increased.~~
- 79.78. Phases 2a & 2b shall comply with the roofline envelope of the buildings that were previously approved in the Planned Development Overlay of 2003 for The Ridge at Orchard Hill. Any exceptions shall be identified in any documentation that is presented to the Planning Commission for review and approval.
- ~~80. Some portion of the project shall also include senior apartments.~~
- 81.79. The project shall include park and play areas for the residents of the project.
- ~~82-80.~~ Fence all property lines of the project site that do not border on City right-of-way, roads and streets.

## Exhibit F

83-81. Include a Class 2 bike lane along Mallard Lane from Apricot Drive to Green Valley Road and, to the extent possible, along all offsite improvement areas required of the project.