



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667

CONDITIONS OF APPROVAL

Final Findings and Conditions of Approval (City Council approval 26 October 2010)
(As Amended by Development Services Director 2 November 2020 -
TSM 05-01-E3 [amending Condition 112])

Project Name: Tentative Subdivision Map 05-01 for Cottonwood Park Planned Development Phase 4 &
Request: Tentative Subdivision Map approval for 39 single family lots and an amendment to the original
Planned Development Overlay for the entire project
Applicant: Edward Mackay and Daniel Mackay
Location: 2:051:27, 2:071:33 & 34
**Environmental
Determination:** Mitigated Negative Declaration (SCH# 2006012114).

Findings

- A. There are no substantial changes in the project from that previously approved that will require major revisions of the previous Mitigated Negative Declaration (SCH# 2006012114).
- B. There are no new circumstances under which the project is undertaken which will require important revisions in the previous Mitigated Negative Declaration, in that no new significant effects not considered in the previous Mitigated Negative Declaration are anticipated.
- C. There is no new information relating to the significant effects of the project and means of reducing or avoiding those effects, which was not known and could not have been known at the time the previous Mitigated Negative Declaration was adopted.
- D. Based on the findings A, B and C above, the Mitigated Negative Declaration (SCH# 2006012114) adopted by City Council on March 28, 2006, under Environmental Assessment 05-07, shall serve as the environmental document for the request.
- E. This request is consistent with the General Plan Transportation Element Goal A, Policy 1 which states, "The City shall give infill development of vacant lands within the city limits priority over development in areas to be annexed, whenever feasible," in that the request will serve to complete the final two phases (Phases 4 & 6) of the adopted Cottonwood Park Development Plan located within the city limits.
- F. This request is consistent with the General Plan Transportation Element Goal A which states, "To provide a circulation system that is correlated and adequate to support existing and proposed land uses thereby providing for the efficient movement of goods and services within and through Placerville"; and, Policy 5 which states, "The City shall ensure that all newly developed areas are served by at least two means of access"; and, Policy 6 which states, "The City shall discourage the creation of long dead end roads and cul-de-sac streets by providing for connections between such streets and secondary access areas served by such streets," in that the proposed circulation system as designed provides two access points, thereby extending Constellation Avenue and connecting Clay Street with Roddan Court and Poverty Hill Road, along with facilitating a future connection to an undeveloped parcel located to the east off Utah Drive.
- G. This request is consistent with the General Plan Transportation Element Goal F, Policy 5 which states, "The City shall require all developments with a density of R1-2,000 or greater to provide a sidewalk on at least one side of any street that is developed as part of the project or is used as a perimeter street by that project," in that sidewalk improvements are a component of the project request.
- H. This request is consistent with the General Plan Natural, Cultural and Scenic Resources Element Goal I, Policy 2 which states, "The City shall, to the maximum extent possible, minimize the visual impact of development on the most visible hillsides and the primary and secondary ridgelines as shown on Figure IX-

1 in the Background Report,” in that the project is east of and therefore avoids a designated “Secondary Ridgeline” as shown on Figure IX-1 of the General Plan Background Report (1989).

- I. This request is consistent with the General Plan Community Design Element Goal C, Policy 8 which states, “The City shall require planting of street trees in all new residential areas that are substantially void of trees and other vegetation,” in that the project is conditioned to require the project applicant, their agent, heirs or assigns to submit a street tree planting plan for Planning Commission approval prior to the recordation of any Final Map, then install said landscaping.
- J. This request is consistent with the General Plan Housing Element Goal A which states, “To designate sufficient land to accommodate Placerville’s share of El Dorado County’s future housing needs”; and, Policy 3 which states, “The City will promote infill development by identifying suitable sites, design goals and potential development incentives,” in that the project and its 39 potential single-family housing units has the potential at build-out to help meet approximately 21% of the City of Placerville’s unmet housing needs within the “above moderate” allocation, as described within the 2008 SACOG adopted Regional Housing Needs Plan and the City’s 2008-2013 Housing Element.
- K. The design of the subdivision will not cause serious public health and welfare impacts.
- L. The request does not constitute a departure from the design and character of the Official Development Plan for Cottonwood Park Planned Development, as amended in 2006.

Conditions

Approve Tentative Subdivision Map 05-01 for Cottonwood Park Planned Development Phases 4 & 6, a request for 39 single family lots, with the Conditions of Approval as follows. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Community Development Department for a determination of appropriate procedures.

- 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.
- 2. 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.
- 3. 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 affected 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.
- 4. Cover or wet at all times loads within open-bodied trucks, trailers or other vehicles transporting loose materials such as soil.
- 5. The applicant or his/her successors heirs, assigns shall adhere to El Dorado County Air Pollution Control District’s Rule 224b - Cutback and Emulsified Asphalt Paving Materials for all asphalt paving proposed on site and submit a paving plan to the District to determine compliance with Rule Standards.
- 6. 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 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.

7. 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 construction permit to reduce this potential impact to the Protection District to a less than significant level.
8. 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 construction permit to reduce this potential impact to a less than significant level.
9. 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 construction permit to reduce this potential impact to City streets to a less than significant level.
10. If construction activities uncover artifacts, bone or exotic rock (particularly obsidian), work shall be suspended within 100 feet of the find. A qualified archeologist shall be contacted to examine the deposit and determine its nature and significance. The recommendation of the archaeologist for removal, preservation and/or other treatment shall be implemented. Construction shall not resume until treatment is implemented for the affected resource.
11. 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.

El Dorado County Fire Protection District

12. Fire flow for this project is 1,000 gpm @ 20 psi for two hours.
13. Additional hydrants will be required for this project. The number of hydrants and location will be determined during site review.
14. Provide documentation from Placerville City Engineering and the Fire District to show that the system will meet required fire flow for this project.
15. Secondary access with approved turn-around required at LPG tank farm.
16. Access roads will have 13'6" vertical clearance and be capable of supporting a 40,000-pound load and be of an all-weather surface.
17. Road grades not to exceed 12%.
18. Future site and building requirements will depend on occupancy, building type and square footage.

Public Works Department

19. The Engineering Conditions of Approval for the original map shall remain in effect. These conditions are items 19 through 97 of the original Tentative Map Conditions, approved by City Council on March 28, 2006. They are listed below as "Original Conditions" verbatim as items 26 through 107 of these conditions. The street shown as Constellation Court on the original Tentative Map has been renamed Utah Drive on the resubmitted Tentative Map to reflect that this street is planned as a through street in the future, and references to Constellation Court in the original conditions shall mean Utah Drive.

20. Phase 4 Improvement Plans were approved by the City Engineer on May 30, 2007, and shall remain in effect as the approved improvement plans for phase 4 of this resubmitted Tentative Map, as requested by the new owner (Developer). These approved plans include an elongated traffic island just north of the intersection of Constellation Avenue and Utah Drive as shown on the resubmitted Tentative Map. This approved design is considered to satisfy conditions 102 and 103 of the Original Conditions of Approval. It was concluded after attempts were made to design a satisfactory traffic circle within the confines of the project, that this design met the intent of those two conditions. Phase 4 has been rough graded and major drainage, erosion control systems, sewer systems, and water systems have been installed.
21. Phase 6 Grading Plans were approved on July 24, 2007, and these approved plans shall remain in effect, as requested by the Developer. The site is approximately 80% rough graded, and major drainage and erosion control systems have been installed.
22. The approved grading plans shall be modified to show quantities and locations of existing stockpiled material, and to show where those materials will be utilized within the project boundaries. Grading plans shall also be modified to show any other changes to the existing approved final grading plans. The modified grading plans must be submitted to the Public Works Department for review and approval, and must also be approved by the Community Development Director, prior to the start of any work under this application.
23. Completion of Duffey Park continues to be a condition of filing a Final Map for either phase. Duffey Park shall be completed prior to filing of the Final Map, or shall be guaranteed to be completed within one year of filing of the Final Map by entering into an Improvement Agreement with the City, and by providing the agreed-upon amount and type of surety. The property owner, heirs or assigns are responsible for the completion of the park improvement per the approved plan less those improvements caused by "calling-in" the current security / bond or cash value provided to cause improvements to said park.
24. This application is subject to the City's current Fee Schedule. All Engineering final plan and improvement plan review, and inspection work required from this point forward shall be subject to the City's current Fee Schedule.
25. The existing site has been left in a safe and stable condition. However, there are slopes, drainage facilities and structures, erosion control measures, fences, and other items that may require routine maintenance during the period between the approval of this Tentative Map and the start of construction on site. The owner shall post a \$10,000 cash Maintenance Bond, or provide the City with equivalent Surety Bonding acceptable to the City, to guarantee the ongoing maintenance during this period. This condition must be satisfied before this Tentative Map approval is finalized.

General

26. Prior to City issuance of a Construction Permit for site improvements, an Improvement Agreement with the City must be executed, and the required security must be posted for completion of all previously required and uncompleted project conditions, mitigations, or requirements.
27. Conditions, Covenants and Restrictions (CC&Rs), which must be recorded with the Final Map, must be submitted and approved by Planning Commission. CC&Rs must conform to development requirements as approved in previous phases of this project. Include restriction of any future development of open space areas.
 - A. Phases 4 & 6 shall be included in the existing Cottonwood Lighting and Landscaping Maintenance District and said District shall be formed concurrent with the filing of the Final Map.
28. A Homeowners Association, or Maintenance District, shall be established with this project for the maintenance of the open space areas, on-site private roads, private drainage and sewer improvements, cut and fill slopes, and slope drainage systems, including a placement of these facilities in appropriate easements. Describe facilities and maintenance requirements in the CC&Rs and include annual fee assessments.
29. The Owner shall reimburse the City for all associated project costs incurred by the City for any outside consultants, City Staff time and expenses and for any special design needs above and beyond normal items listed in the City's Fee Schedule.

30. Prior to final project completion, the Owner shall post a one-year Guarantee Bond in the amount of 10% of the cost of all public improvements.
31. Construction Permits will not be issued for any individual lot development without the substantial completion of all required on- and off-site subdivision improvements.
32. All improvements shall comply with design and construction requirements of the Americans with Disabilities Act (ADA).
33. Attached to this list of specific project conditions are two lists of more general project conditions and requirements which are included herein.
34. All existing easements and rights of way such as those listed in Title Report, and existing irrevocable offers of dedication, shall be revised as appropriate to conform to the new project at the time the Final Map is recorded.
35. The developer shall be responsible for the acquisition of any necessary land rights from adjoining properties for the construction of Constellation Avenue. Conditions 101 and 102 are applicable in the event the developer is unable to obtain the land rights through a conventional purchase.
36. Unless specifically approved by the City, all retaining walls shall be constructed outside of the public easements, and shall be owned and maintained by the Homeowners Association, and included in the CC&Rs.
37. First order of construction shall be Phase 4 with the construction of Constellation Avenue, in its entirety, and all drainage detention facilities, or Phase 4 & 6 combined with all improvements.

Water System

38. Improvements must comply with El Dorado County Fire Protection District requirements including: hydrant placement, building sprinklers, fire flow, traffic and emergency circulation. The Fire Marshall must sign off on improvement plans.
39. No Construction Permits will be issued which include combustible materials without having required fire flow available, unless otherwise approved by the Fire Marshall.
40. Water service must be provided to each lot being created, and the location of the water service shall be marked with a "W" imprinted into the concrete curb at the location of each lateral service crossing.
41. Water system improvements shall comply with E.I.D. standards.
42. Subdivision Improvement Plans shall show proposed water mains on street plan and profiles together with all other underground utilities. Dedicate easements as needed on the Final Map.
43. Prior to submittal of the Improvement Plans, the Developer shall perform an engineering hydraulic analysis using the City computer water hydraulic model to determine the correct water pipeline size and/or route to allow future service extension for parcels to the east of Cottonwood. Any pipeline sized above 8-inch diameter may be requested for a Reimbursement Agreement with the City from future users.
44. Sewer and water lateral services shall have a minimum 10' separation.

Sewer Facilities

45. Sanitary sewer facilities must be provided to each lot being created, and the location of the sewer service shall be marked with an "S" imprinted into the concrete curb at the location of each lateral service crossing.
46. The sewer facilities must comply with E.I.D. standards.
47. Owners shall obtain, along with their dwelling Building Permit, a design approval from the Public Works Department of on-site pumping systems. The project CC&Rs shall include these requirements.

48. The sewer pump station shall be public and constructed to E.I.D. standards, or as approved by the City Engineer. Alarms shall be routed to the Hangtown Creek Water Reclamation Facility, and to the Placerville Police Station. An emergency generator and shielded area light shall be installed. The lift station shall be located within future roadway or sidewalk alignment.

49. Any sewer piping that serves two or more units shall be publicly owned with easement, and conform to E.I.D. standards.

Other Utilities

50. Electric, telephone and cable TV shall be underground from the point of connection throughout the project area.

51. Provide additional easements that may be required outside of the 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. Provide 10-foot-wide multi-purpose easements along one side of road right-of-way lines.

52. If utility relocations or revisions to public improvements constructed by previous phases of this project are necessary for any of the required on-site or off-site subdivision improvements, the Developer shall be responsible for all work and costs associated with that work.

53. Construct a joint utility trench in Utah Drive and in Constellation Avenue to station 20+25 with stub outs for extension along Constellation Avenue. Utilities shall be extended as required by the City to serve upper lots #38 and #39.

54. For the liquefied propane gas tank area, submit a Security Plan to the Chief of Police for review and approval. Implement the improved Security Plan and construct required improvements.

Drainage Facilities

55. Drainage piping shall be designed for 10-year storm flows with no static head and 100-year storm flows with maximum static head at grade elevations. Offsite impacts from increased drainage runoff due to post development conditions shall be identified and fully mitigated, or flows shall be limited to predevelopment conditions. Detention or retention basins or other approved means shall be located either on-site or off-site as approved by the City Engineer. The concept for final design shall be approved prior to first submittal of Improvement Plans.

56. All drainage inlets shall be marked "Do not Dump – Flows to Creek."

57. Project is required to provide and comply with a Phase 2 NPDES Storm Water Permit.

58. Where irrigated landscaped areas or graded cut slopes abut public roadways, construct a concrete cut-off curb minimum of four inches (4") below aggregate base level with required drainage disposal system, or install lateral cut-off drain.

59. Detention ponds and all off roadway drainage facilities shall be privately owned, operated and maintained by the Homeowners Association. CC&Rs shall require annual cost contributions and maintenance as per item #9 under General Conditions herein. The CC&Rs shall provide for annual assessment for maintenance cost. A drainage facility maintenance agreement with the City shall be completed prior to recording the Final Map. As an alternative, the developer may form a Benefit Assessment District for the purchase of maintaining these facilities prior to the filling of the Final Map.

60. Easements for private drainage facilities (including overland release locations) shall be dedicated to the Homeowners Association, and offered for dedication to the City. City will consent to the offer.

61. Drainage easements shall be a minimum width of 15 feet.

Streets

62. General design shall conform to the preliminary road plans shown on the Tentative Map dated March 2005, by Patterson Engineering, and attached cross sections exhibit. Constellation Avenue after station 20+00 shall conform to previous grades approved by the City at the time of the 10 inch diameter waterline installation.
63. A temporary turn around on Utah Drive shall be provided between lots #27 & #30, and the subdivision property line. The future alignment shall be rough graded to proposed profile from the turn around to the property line.
64. Install stop signs as required at the intersection and street name signs at all intersections with painted thermoplastic stop bar and appropriate pavement markings. Install "no parking" signs and "not a through street" signs.
65. Complete rough grading of all driveways when the elevation difference between streets and building sites of 6' or over, or the cross slope in excess of a 10% uphill slope.
66. Provide sub drains on roadways subject to seasonal wet areas or as required by the Geotechnical Engineer. Outlet sub drains to approved drainage locations.
67. Street Name Petitions must be submitted for approval of all roadways. "Constellation Drive," depicted on the Tentative Map, shall be redrawn prior to submittal of the Final Map to reflect the name "Constellation Avenue," in order to reconcile the Map with the street name as already assigned and implemented. All references to "Constellation Avenue" contained herein shall be understood to mean the same as any instances of "Constellation Drive" on any Map drawn prior to said amendment.
68. A Road Maintenance Agreement is required for all private and emergency roadways prior to recording of Final Map. CC&Rs shall contain maintenance provisions.
69. Install vehicular guard railing as required by the City Engineer.
70. Street lights shall be installed at all intersections, dead ends, and at locations that would be consistent with other phases of the Cottonwood Planned Development Project. Operations & Maintenance (O&M) costs shall be borne by the Homeowners Association, or a Landscape and Lighting Assessment District, and annual costs shall be collected through the CC&Rs and paid to the City.
71. All roads shall be owned and maintained by the City with the exception of the emergency access road. Dedicate to the City, roadway cut and fill slope easements where the adjacent grade is 2:1 or steeper.
72. Public roadways shall be designed for a traffic index of 5.5, or a minimum section of 3-inch asphalt concrete (ac) over 6-inches aggregate base (ab), whichever is greater.

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.

Grading

73. All grading shall be outlined in a Geotechnical Report, to be prepared in accordance with the City Code, and the Uniform Building Code (UBC). Cut and fill slopes shall comply with El Dorado County Standards such as, bench widths, drainage at top intermediate and toe of slope, slope heights, etc.
74. Install a minimum of 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 that are adjacent to public right of way.
75. For final surface improvements, provide minimum slopes as follows: 1% for concrete, 1.5% for asphalt, 2% for non-paved areas.
76. All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, and surface finishes. All walls shall be owned and maintained by the Homeowners Association.

77. Building setbacks from top and toe of slopes, and from property line shall conform to UBC and City Code requirements. Major slopes exceeding 10 feet in height shall be irrigated and landscaped. Benches shall include tree plantings.
78. The Improvement Plans require the Geotechnical Engineer to determine the location of installation for pavement sub drains.
79. Any blasting will require a separate permit which must be issued prior to any blasting activity.
80. 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.
81. 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 a 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 Contractor, prior to the issuance of the Grading Permit. The following measures shall be included:
 - A. Mass grading shall be restricted to dry weather months of April 1 - October 15.
 - B. If other grading activity is to be undertaken in wet weather months, permanent erosion and sediment control 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. Provide an NPDES Storm Water Permit and Storm Water Pollution Prevention Plan. Provide monthly monitoring reports to the City during wet weather and through the first year after completion of construction.
 - D. Post a \$10,000 Maintenance Bond for a period of 3 years after acceptance of public improvements for City use in erosion control, grading clean up or stabilization.
 - E. Sedimentation, basins, traps or similar BMP controls shall be installed prior to the commencement of grading.
 - F. Mulching, hydro seeding, or other suitable re-vegetation measures shall be implemented immediately following grading activities. 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 shall receive erosion control.
 - G. Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.
82. No rockery walls will be constructed in the public right-of-way for cut or fill slopes which support public roadways, or at the top of slopes above permanent structures. Maximum height shall be 12 feet.
83. Grading activities shall comply with the City's Grading Erosion and Sediment Control Ordinance.
84. If grading is performed outside of the permit requirements pertaining to the Subdivision Map, a separate permit shall be required to include rough grading plans, drainage design and plans, soil erosion plans, engineers cost estimate, and approved security of 50% grading cost, 100% drainage cost, 100% soil erosion cost, 100% project inspection, staking and contingency costs. A \$10,000 cash bond for 3 years (or until start of subdivision construction) shall be posted for maintenance.
85. Improvement Plans and Grading Plans shall include a Fugitive Dust Control Plan. A Geotechnical Report shall identify the presence or absence of asbestos-containing formations. If present, a separate Asbestos Mitigation Plan shall be prepared.

Standard General Conditions of Entitlement Approval

Note: These are Standard City Conditions of Approval that typically apply to all land division projects. However, dependent upon the specific nature of this project, not all conditions may apply.

86. All roads shall be constructed in conformance with the City of Placerville Standard Details, Specifications and Section Requirements as stated herein:

Where constrained by topography, sidewalks may be located outside of the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Engineering Department prior to the filing of the 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.
87. An Irrevocable Offer of Dedication for any required rights-of-way shall be made, in fee, of the ultimate road widths established by the Engineering Department for the proposed roads, with slope public utility easements where necessary.
88. 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.
89. The encroachment onto the City connector streets shall be constructed to the City of Placerville Street Standards.
90. A vehicular no-access restriction shall be designated where required in specific project Conditions of Approval.
91. Bus turnouts shall be constructed at locations required by El Dorado Transit and the appropriate school district.
92. A Final Drainage Plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Engineering Department. Drainage facilities shall be designed and shown on 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.
93. 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 to accommodate increased flows which result from project improvements.
94. If required by specific project Conditions of Approval, prior to approval of the 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 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.
95. Cross-lot drainage shall be avoided wherever possible. When cross-lot drainage does occur, it shall be contained within dedicated drainage 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.
96. Erosion control and drainage design from residential areas into the open space areas shall employ natural-appearing methods. The use of native plant materials is required where re-vegetation is proposed.
97. The Map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project Final Drainage Plan, and the project Improvement Plans.
98. The locations of fire hydrants and systems for fire flows are to meet the requirements of the El Dorado County Fire Protection District. The location of hydrants shall be shown on the Improvement Plans which shall be subject to the approval of the Fire Protection District.

99. Comply with City Woodland & Forest Conservation Ordinance. As a condition of approval of the Tentative Map, the Applicant shall cause a reforestation/revegetation plan to be prepared and shall begin implementation of said plan within one year of the approval of the Tentative Map. Applicant shall further submit a bond to cover the cost of implementing the reforestation plan.
100. A meter award letter, or similar document, shall be provided by the water purveyor prior to filing the Map.
101. As specified in Conditions of Approval, the Developer is required to perform off-site improvements. If it is determined that the Developer does not have or cannot secure sufficient title, or interest of such lands where said off-site improvements are required, the City may, at the Developer's expense, and within 120 days of filing the Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property.
102. Where the Developer is required to make improvements on land which neither the Developer, nor the County has sufficient title or interest to make such improvements prior to the Final Map or Parcel Map, the Developer 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.

Prior to the filing of the 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.

103. Street lights shall be provided at the intersections as required by the City Engineer and shall be shown on the Improvement Plans. All street lights installed shall be fully shielded to prevent excess glare and light. Light fixtures shall utilize low-sodium bulbs.
104. As required by specific Conditions of Approval, existing and proposed public utilities shall be placed underground within the project and along all public and private roadway frontages.
105. 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.

Community Development Department

106. The project proponent shall submit the final Covenants, Conditions & Restrictions (CC&Rs) proposed for Phases 4 & 6 to the Planning Commission for review and approval. The CC&Rs shall identify the architectural design of the proposed homes, require landscaping and tree planting, require the use of native plant species, and shall contain provisions to promote energy efficient housing. The CC&Rs shall be submitted to the Commission for approval prior to recordation of any Final Map. During its review of the Covenants, Conditions & Restrictions, the Planning Commission shall review said provisions for youth activity equipment, noting that it is not the intent of the City Council to disallow said equipment. A fee for said CC&R review by the Planning Commission is required under City Ordinance.
107. To comply with Policy 8 of Goal C of the General Plan Community Design Element, which requires the planting of street trees in all new residential areas, the project proponent, heirs or assigns shall submit a street tree planting plan for Phases 4 & 6 to the Planning Commission for approval prior to recordation of any Final Map. Said plan shall be prepared by a landscape architect and shall conform to the "Residential Site Design Guidelines" within Section V-B and the "Landscape Design Guidelines" within Section VI of the City of Placerville Development Guide. Said plan shall be incorporated into the subdivision improvement plans, with street trees planted prior to the issuance of certificate of occupancy for individual lots developed

with a single-family residence within Phase 4 or 6. A fee for the Planning Commission to review landscaping is required under City Ordinance.

108. A proposed central propane tank distribution facility to serve individual parcels is located on Parcel 38 of Phase 6 of the Tentative Subdivision Map. Should the project proponent intend to construct and utilize this facility, the project proponent shall submit the final design of the facility to the Planning Commission for approval prior to recordation of any Final Map, and in conjunction with the "street tree planting plan" as conditioned. Said design shall incorporate architecturally appropriate fencing and landscape buffering to minimize the facility's visual impact upon the site and surrounding area.
109. The project proponent shall submit general descriptions and typical elevations of single family residences within Phases 4 & 6, noting exterior color, materials and finishes to the Planning Commission for approval prior to recordation of any Final Map, and in conjunction with the "street tree planting plan" as conditioned.
110. A three-way stop shall be installed at Clay Street and Constellation Avenue.
111. The traffic-calming device shown on the plans at Constellation Avenue and Utah Drive may be modified at the discretion of the Public Works Director to speed humps or other appropriate traffic-calming measures.
112. The subject property shall be maintained in conformity with City Code, Title 16, Chapter 16 "Hazardous Vegetation and Combustible Materials" providing for, but not limited to, the reduction of fuels and providing for defensible space from adjoining residential areas and fence lines as directed by City and El Dorado County Fire District staff. Said property shall maintain said compliance throughout the life of the tentative map.

END