

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

COTTONWOOD PARK SUBDIVISION TSM 05-01-E5

Final Findings and Conditions of Approval (City Council approval 26 October 2010)
(As Amended by Development Services Director November 2, 2020 -
TSM 05-01-E3 [amending Condition 112])
TSM 05-01-E5 Approved April 25, 2022

Project Name: Tentative Subdivision Map 05-01 for Cottonwood Park Planned Development Phase 4 & 6
Request: Tentative Subdivision Map approval for 39 single family lots and an amendment to the original
Planned Development Overlay for the entire project
Applicant: Doug Veerkamp DLLM, L.P., a California Limited Partnership
Location: 2:051:27, 2:071:33 & 34

Conditions of Approval

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 Development Services 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.

Staff Response: Condition satisfied. WDID Permit No. 5S09C393327 issued prior to start of grading and on-site construction work.

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.

Staff Response: Condition satisfied. AQMD SR Number 14683, dated June 25, 2021, was issued prior to start of grading and on-site construction of subdivision improvements.

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.

Staff Response: Condition satisfied. Construction requirements indicated on the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed.

4. Cover or wet at all times loads within open-bodied trucks, trailers or other vehicles transporting loose materials such as soil.
Staff Response: Condition satisfied. Construction requirements indicated on the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed.
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.
Staff Response: Condition satisfied. Construction requirements indicated on the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed.
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.
Staff Response: Condition satisfied. Construction requirements indicated on the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed.
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.
Staff Response: El Dorado County Fire Protection District impact fees are paid at building permit issuance.
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.
Staff Response: School impact fees are paid to the El Dorado County Office of Education at building permit issuance.
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.
Staff Response: City Traffic Impact Fees (TIM) are paid at building permit issuance.
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.
Staff Response: Condition satisfied. Construction requirements indicated on the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed.
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.

Staff Response: Condition satisfied. Construction requirements indicated on the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed.

El Dorado County Fire Protection District

12. Fire flow for this project is 1,000 gpm @ 20 psi for two hours.

Staff Response: Fire flow test conducted by the City Public Works Department on May 23, 2022 demonstrated that PSI and fire flow requirements have been met. Condition satisfied.

13. Additional hydrants will be required for this project. The number of hydrants and location will be determined during site review.

Staff Response: Condition satisfied. Subdivision improvements including installation of hydrants have been completed in accordance with the approved Improvement Plans to the satisfaction of the Fire District's requirements in their comment letter dated November 30, 2021.

14. Provide documentation from Placerville City Engineering and the Fire District to show that the system will meet required fire flow for this project.

Staff Response: Fire flow test conducted by the City Public Works Department on May 23, 2022 demonstrated that PSI and fire flow requirements have been met. Condition satisfied.

15. Secondary access with approved turn-around required at LPG tank farm.

Staff Response: The proposed LPG tank farm was deleted from the project and this condition is no longer applicable.

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.

Staff Response: Condition satisfied. All access roads have been constructed in accordance with the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed. Vegetation vertical clearance will be maintained in accordance with the approved Cottonwood Park Development Wildfire Protection Plan dated April 11, 2022.

17. Road grades not to exceed 12%.

Staff response: Condition satisfied. The Fire District has accepted the internal road system as constructed with a 15% grade (see email from the Fire Captain Prevention Specialist to Ron Duncan dated June 28, 2021). The project being at 2,000 feet elevation, access roads and driveways may not exceed 15.9% grade.

18. Future site and building requirements will depend on occupancy, building type and square footage.

Staff response: This condition will be implemented with the submittal of the individual building permit applications and through plan check.

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.

Staff Response: Condition satisfied. The street names are consistent with the Condition (shown as Constellation Drive and Utah Drive on the Final Map). Conditions 26 through 97 will be addressed individually herein.

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.

Staff Response: Condition satisfied. The traffic island has been constructed in accordance with the approved Improvement Plans dated December 15, 2021.

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.

Staff Response: Condition satisfied. This condition was addressed through the issuance of a rough grading permit issued November 24, 2020.

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.

Staff Response: Condition satisfied. This condition was addressed through the issuance of a rough grading permit issued November 24, 2020.

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.

Staff Response: Condition satisfied. George Duffey Park has been completed and all improvements have been accepted by the City.

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.

Staff Response: Condition satisfied. The applicant has paid all applicable City fees in accordance with the 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.

Staff Response: Condition satisfied. A \$10,000 maintenance bond was accepted by the City Engineering Department on July 29, 2021.

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.

Staff Response: Condition satisfied. An Improvement Agreement was executed by the developer and the City on December 15, 2021. All improvements have been completed and accepted by the City.

27. Conditions, Covenants and Restrictions (CC&Rs), which must be recorded with the Final Map, must be submitted and approved by the 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.

Staff Response: Condition satisfied. The Covenants, Conditions, and Restrictions for Cottonwood Park 4 and 6 were approved at the regular meeting of the Planning Commission held on October 10, 2022.

- 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.

Staff Response: The City has contracted with a consultant (NBS) for the creation of Community Facilities District No. 2022-1 for the on-going maintenance of subdivision facilities and improvements including lighting and landscaping. A Notice of Restriction is to be placed on the Title Sheet of the Final Map prior to recording to prevent the sale of individual lots until after the creation of the CFD.

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.

Staff Response: The formation of the Community Facilities District will provide the maintenance of the open space areas, on-site private roads, private drainage, and sewer improvements, cut and fill slopes, and slope drainage systems. Please refer to Condition 27 staff response regarding a Notice of Restriction.

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.

Staff Response: Condition satisfied. All Engineering Department costs associated with the review of the subdivision improvements and Final Map submittals are billed on a time and materials (T&M) basis.

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.

Staff Response: Condition satisfied. A one-year guarantee bond in the amount of 10% of the cost of all required public improvements has been posted.

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.

Staff Response: Condition satisfied. All required on- and off-site subdivision improvements have been completed.

32. All improvements shall comply with design and construction requirements of the Americans with Disabilities Act (ADA).

Staff Response: Condition satisfied. The approved Improvement Plans dated December 15, 2021, includes approved Americans with Disabilities Act (ADA) design standards. The subdivision improvements have been completed.

33. Attached to this list of specific project conditions are two lists of more general project conditions and requirements which are included herein.

Staff Response: A demonstration of satisfaction with these Conditions satisfies this Condition.

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.

Staff Response: Condition satisfied. All required irrevocable offers of dedication are included as part of the final map and will be recorded concurrently with the recording of the Final Map.

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.

Staff response: Condition satisfied. An Irrevocable Permit to Enter and Construct dated January 18, 2022 was obtained from the property owner of 975 Roddan Court as required for purposes of access for construction activities was. Construction of improvements has been completed.

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.

Staff Response: Condition satisfied. Any retaining walls located within any public improvements shall be maintained through the CFD. All retaining walls located within individual lots shall be the responsibility of the individual property owner. The CC&Rs were approved by the Planning Commission on October 4, 2022.

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.

Staff Response: Condition satisfied. The construction of Constellation Drive and all project drainage improvements have been completed.

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.

Staff Response: Condition satisfied. El Dorado County Fire Protection District approved the Improvement plans including hydrant placement, fire flow (verified by City Public Works Department), traffic and emergency circulation. Individual building sprinklers will be reviewed with the submittal of building permit applications and plan check.

39. No Construction Permits will be issued which include combustible materials without having required fire flow available, unless otherwise approved by the Fire Marshall.

Staff Response: This Condition to be completed and verified prior to the issuance of building permits.

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.

Staff Response: Condition satisfied. In accordance with notation 1 under "General Water Notes" shown on Sheet C2 on the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed.

41. Water system improvements shall comply with E.I.D. standards.

Staff Response: Condition satisfied. In accordance with notation 1 under "General Water Notes" shown on Sheet C2 on the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed.

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.

Staff Response: Condition satisfied. Required improvements are shown on Plan Sheet C5 on the approved Improvement Plans dated December 15, 2021. Subdivision improvements are completed. All required irrevocable offers of dedication are prepared to be recorded concurrent with the recording of 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.

Staff Response: Condition satisfied. A letter dated September 2, 2021, from R.E.Y Engineers, Inc., verifies satisfaction with this condition.

44. Sewer and water lateral services shall have a minimum 10' separation.

Staff Response: The approved Improvement Plans dated December 15, 2021, satisfy this Condition. The improvements are completed.

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.

Staff Response: The Engineering Department approved Improvement Plans dated December 15, 2021, satisfy this Condition. The improvements are completed.

46. The sewer facilities must comply with E.I.D. standards.

Staff Response: The Engineering Department approved Improvement Plans dated December 15, 2021, satisfy this Condition. The improvements are completed.

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.

Staff Response: This condition will be satisfied with the review of the individual building permits. The CC&Rs were approved by the Planning Commission on October 4, 2022.

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.

Staff Response: This condition shall be satisfied concurrently with building permit issuance and upon the review of pump system details during building permit plan check.

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

Staff Response: This Condition is not applicable. Per approved Improvement Plans dated December 15, 2021; this circumstance does not exist.

Other Utilities

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

Staff Response: Condition satisfied. All improvements are completed in accordance with the Engineering Department approved Joint Trench Plans dated November 9, 2021.

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.

Staff Response: Condition satisfied. All improvements are completed in accordance with the Engineering Department approved Joint Trench Plans dated November 9, 2021.

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.

Staff Response: Condition satisfied. All improvements are completed in accordance with the Engineering Department approved Joint Trench Plans dated November 9, 2021 and with the revision/utility relocations as shown on the red-lined as-built plans prepared by DVGE.

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.

Staff Response: Condition satisfied. All improvements are completed in accordance with the Engineering Department approved Joint Trench Plans dated November 9, 2021.

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.

Staff response: This Condition is not applicable. The LPG tank farm area has been removed from the project.

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.

Staff Response: Condition satisfied. The storm drains, drainage structures, and drainage features shown on in the Patterson Development Phase 4 Improvement Plans and Phase 6 Rough Grading Plans approved by the City Engineering Department on May 30, 2007 and July 24, 2007 have been constructed and installed satisfying this Condition and Condition 92. All improvements have been completed.

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

Staff Response: Condition satisfied. The developer used the City's standard drain inlet medallion in accordance with approved revised Note 7 on Plan Sheet C3. The improvements have been completed.

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

Staff Response: Condition satisfied. The Cottonwood Storm Water Pollution Prevention Plan (SWPPP) was submitted to the Engineering Department on January 27, 2022.

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.

Staff Response: Condition satisfied. The Engineering Department approved Improvement Plans dated December 15, 2021, satisfy this Condition. Specifically, Detail F on Sheet C4 and “call out” located on Sheet C7 for the traffic calming island satisfy this Condition.

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.

Staff Response: The ongoing of all project drainage facilities and detention ponds shall be addressed under the formation of the Community Facilities District No. 2022-1 (See response to Condition 27).

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.

Staff Response: Condition satisfied. All required irrevocable offers of dedication are in place and will be recorded concurrently with the recording of the Final Map.

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

Staff Response: Condition satisfied. All required irrevocable offers of dedication are in place and will be recorded concurrently with the recording of the Final Map. Approval of the Final Map by the City Engineer substantiates that the required easement widths are provided.

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.

Staff Response: Condition satisfied. The improvements have been constructed in accordance with the approved Improvement Plans dated December 15, 2021. Sheet C6 of the approved Improvement Plans reflects the revised paving limits.

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.

Staff Response: Condition satisfied. The turnaround has been constructed in accordance with the approved Improvement Plans dated December 15, 2021.

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.

Staff Response: Condition satisfied. The turnaround has been constructed in accordance with the approved Improvement Plans dated December 15, 2021. Sheet C7 shows the location of “no parking”, and “no outlet” signs. Sheets C3 and C4 show details of stop signs and pavement markings. All improvements have been completed.

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.

Staff Response: Condition satisfied. All driveways meeting this criterion were rough grading in accordance with the rough grading permit issued November 24, 2020 and has been completed.

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.

Staff Response: Condition satisfied. The improvements have been constructed in accordance with the approved Improvement Plans dated December 15, 2021, and as further revised per email dated November 29, 2021. Sheet C11 of the approved Improvement Plans reflects the dub drain details.

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.

Staff Response: Condition satisfied. The submitted Final Map depicts Constellation Drive as required.

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.

Staff Response: The maintenance of all project roads and emergency roadways shall be addressed under the formation of Community Facilities District No. 2022-1 (See response to Condition 27).

69. Install vehicular guard railing as required by the City Engineer.

Staff Response: Not applicable. Guard railing not required by the City Engineer (email dated December 3, 2021).

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.

Staff response: Condition satisfied. Streetlights have been installed in accordance with the approved Improvement Plans dated December 15, 2021. The maintenance of all project streetlights shall be addressed under the formation of Community Facilities District No. 2022-1 (See response to Condition 27).

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.

Staff Response: Condition satisfied. All required irrevocable offers of dedication are in place and will be recorded concurrently with the recording of the Final Map.

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.

Staff Response: All sidewalks have been constructed in accordance with the approved Improvement Plans dated December 15, 2021.

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.

Staff Response: Condition satisfied. All grading was performed in accordance with the grading permit. The grading work has been completed.

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.

Staff Response: Condition satisfied. There are no slopes exceeding 10 feet in height in the public right of way. Any circumstances within an individual lot would be addressed with a building permit application and plan check.

75. For final surface improvements, provide minimum slopes as follows: 1% for concrete, 1.5% for asphalt, 2% for non-paved areas.

Staff Response: Condition satisfied. All improvements have been completed in accordance with the approved Improvement Plans dated December 15, 2021.

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.

Staff Response: Condition satisfied. All retaining walls have been constructed upon issuance of the grading permit. Any retaining walls shall be maintained by the CFD. Retaining walls located on private individual lots shall be the responsibility of the individual lot owner.

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.

Staff Response: Condition satisfied. Individual building setbacks will be reviewed and confirmed with the review of individual building permit application and plan check. Revegetation of slopes has been completed and approved by staff on June 21, 2022 and in accordance with the approved Reforestation Plan, Sheet L1.1.

78. The Improvement Plans require the Geotechnical Engineer to determine the location of installation for pavement sub drains.

Staff Response: Condition satisfied. All improvements have been completed in accordance with the approved Improvement Plans dated December 12, 2021, and per email from Engineering Department staff dated November 29, 2021 containing Sub-Drain Note added to the Improvement Plans.

79. Any blasting will require a separate permit which must be issued prior to any blasting activity.

Staff Response: This Condition is not applicable. No blasting was required.

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.

Staff Response: Condition satisfied. Foothill Geotechnical reviewed and approved the final grading and site improvement plans. See letter dated June 3, 2022.

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:

Staff Response: Condition satisfied. The Improvement Plans dated December 12, 2021, which contained the Erosion and Sediment Control Plan was approved by the Engineering Department.

- A. Mass grading shall be restricted to dry weather months of April 1 - October 15.

Staff Response: Condition satisfied. All grading work has been completed.

- 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.

Staff Response: Condition satisfied. All grading work has been completed.

- 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.

Staff Response: Condition satisfied. The SWPPP was submitted to the City on January 27, 2022.

- 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.

Staff Response: Condition satisfied. The submitted Maintenance Bond satisfies this Condition.

- E. Sedimentation, basins, traps or similar BMP controls shall be installed prior to the commencement of grading.

Staff Response: Condition satisfied. All subdivision improvements have been installed. The grading work has been completed.

- 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.

Staff Response: Condition satisfied. All grading work has been completed. Revegetation was completed in accordance with the Revegetation Plan.

- G. Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.

Staff Response: Condition satisfied. All grading work has been completed.

- 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.

Staff Response: Condition satisfied. The City currently allows engineered rockery walls (rockery walls were not permitted at the time of the approval of the Tentative Subdivision Map). Rockery walls have been constructed under the grading permit.

- 83. Grading activities shall comply with the City's Grading Erosion and Sediment Control Ordinance.

Staff Response: Conditions satisfied. The issuance of the rough grading permit satisfied this condition.

- 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.

Staff Response: Condition satisfied. Grading work was completed in conformance with the rough grading permit issued on November 24, 2020.

- 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.

Staff Response: Condition satisfied. A Fugitive Dust Control Plan dated June 25, 2021 was reviewed and approved by the Air Quality Management District on July 1, 2021.

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.

Staff Response: Condition satisfied. The approved Improvement Plans dated December 15, 2021, satisfy this Condition.

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.

Staff Response: Condition satisfied. All required irrevocable offers of dedication are prepared and signed by the property owner and will be recorded concurrently with the recording of the Final Map.

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.

Staff Response: Condition satisfied. All required irrevocable offers of dedication are prepared and signed by the property owner and will be recorded concurrently with the recording of the Final Map.

89. The encroachment onto the City connector streets shall be constructed to the City of Placerville Street Standards.

Staff Response: Condition satisfied. The approved Improvement Plans satisfy this Condition.

90. A vehicular no-access restriction shall be designated where required in specific project Conditions of Approval.

Staff Response: Condition satisfied. The approved Improvement Plans dated December 15, 2021, satisfy this Condition.

91. Bus turnouts shall be constructed at locations required by El Dorado Transit and the appropriate school district.

Staff Response: This Condition is not applicable. Per email dated November 17, 2021, from El Dorado Transit stated that no bus turnouts are required.

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.

Staff Response: Condition satisfied. All drainage improvements have been completed in accordance with the approved Improvement Plans.

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.

Staff Response: Condition satisfied. Most of the storm drainage improvements were installed in accordance with previously approved plans. Satisfaction of the facilities were confirmed by letter dated August 2, 2021 for the City.

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.

Staff Response: This condition will be considered satisfied following the formation of the Community Facilities District will include the maintenance of the open space areas, on-site private roads, private drainage, and sewer improvements, cut and fill slopes, and slope drainage systems. Please refer to Condition 27 staff response regarding a Notice of Restriction.

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.

Staff Response: Condition satisfied. The drainage improvements have been constructed in accordance with the approved Improvement Plans and grading permit.

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.

Staff Response: Condition satisfied. All drainage improvements have been constructed in accordance with the approved Implementation Plan and grading permit. The revegetation of slopes has been completed and verified by staff on June 21, 2022.

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.

Staff Response: Condition satisfied. All drainage improvements have been constructed in accordance with the approved Improvement Plans. All easements and easements are as shown on the Final Map.

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.

Staff Response: Condition satisfied. Subdivision improvements including installation of hydrants have been completed in accordance with the approved Improvement Plans to the satisfaction of the Fire District's requirements in their comment letter dated November 30, 2021.

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.

Staff Response: Condition satisfied. The revegetation of slopes has been completed and verified by staff on June 21, 2022 in compliance with the Cottonwood Reforestation Plan.

100. A meter award letter, or similar document, shall be provided by the water purveyor prior to filing the Map.

Staff Response: Condition satisfied. A Facilities Improvement Letter (FIL) was provided by El Dorado Irrigation District. Water meters will be provided concurrent with the issuance of individual building permits.

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.

Staff Response: Condition satisfied. Offsite improvements are located on Clay Street and Constellation Drive. The issuance of Encroachment Permit No. 22-04 satisfies this Condition.

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.

Staff Response: Condition satisfied. Irrevocable offers of dedication are prepared and signed; and will be recorded concurrent with the recording of the Final Map.

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.

Staff Response: Condition satisfied. Streetlights have been approved in accordance with the approved Improvement Plans per Sheets C8 and C9 Streetlight details.

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.

Staff Response: Condition satisfied. All improvements are completed in accordance with the Joint Trench Utility Plans dated November 9, 2021.

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.

Staff Response: Condition satisfied. All improvements are completed in accordance with the approved Improvement Plans dated December 12, 2021.

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.

Staff Response: Condition satisfied. The CC&Rs were approved by the Planning Commission on October 4, 2023.

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.

Staff Response: Condition satisfied. Landscape street trees were deleted by staff as a requirement since the right-of-way does not have parkways for planting of trees. Landscaping of the lots will be provided by the developer with the development of the individual lots. Review of the landscaping would be performed with the building permit and plan check.

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.

Staff Response: This Condition is not applicable. The LPG farm has been removed from the project.

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.

Staff Response: The proposed building elevations were approved by the Planning Commission on June 6, 2023.

110. A three-way stop shall be installed at Clay Street and Constellation Avenue.

Staff Response: Condition satisfied. All improvements have been completed. The three-way stop is installed in accordance with the approved Improvement Plans.

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.

Staff Response: Conditions satisfied. The traffic-calming island was revised by the City Engineer and the Development Services Director deleting the island vegetation and substituting with colored stamped concrete.

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.

Staff Response: Condition satisfied and ongoing. Staff inspections of the project site have verified the defensible space is being maintained in accordance with City Code Title 16, Chapter 16.

END