

	<p style="text-align: center;">CITY OF PLACERVILLE CONDITIONS OF APPROVAL</p>	<p style="text-align: center;">SPR 21-03-E, VAR 21-01-E, & VAR 21-02-E 3001 Jacquier Road</p>
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PROJECT NAME:	Mackinaw Hotel
REQUEST:	Request by Apple Hill Hospitality LLC for Site Plan Review for the construction of a hotel to be constructed on a 3.013-acre site. The hotel footprint will be 79,822 square feet including 106 guest rooms, event space, conference rooms, and accessory / back of house. Request also includes variances of parking spaces to allow a total of 44% compact parking stalls in lieu of 20% and for exceeding height limitation of 40 feet for a maximum building height of 53 feet and average proposed roof height of 46 feet.
PROPERTY OWNER: AGENT:	Apple Hill Hospitality, LLC Brett Miller, Eat.Drink.Sleep
LOCATION:	3001 Jacquier Road / APN: 048-290-042, -044, & -038
ENVIRONMENTAL DETERMINATION:	Mitigated Negative Declaration (January 17, 2017) Mitigated Negative Declaration Addendum (January 4, 2022)
APPROVAL DATE:	January 4, 2022 (SPR 21-03, VAR 21-01, VAR 21-02) July 18, 2023 (SPR 21-03-E, VAR 21-01-E, VAR 21-02-E)

A. Development Services Department Conditions of Approval:

1. Submit revised plans to staff for review and approval by the Planning Commission to include:
 - i. The "Site Details" plan shall show the method of physical materials and landscape screening for all exterior mechanical equipment, and indicate location and method of screening of proposed propane tank(s).
 - ii. The "Site Details" plan shall be modified to comply with AB 1383 requiring a dedicated food waste collection bin. The proposed trash enclosures shall be subject to the review of El Dorado Disposal.
 - iii. The Landscape Plan shall be modified as directed by staff, subject to final approval by the Planning Commission and parking lot tree plantings to provide 50% shading at 15 years.
 - iv. Applicant shall submit a Landscape Maintenance Agreement in accordance with Code to staff for recordation prior to issuance of a Certificate of Occupancy.
 - v. Applicant shall consult with staff and submit a revised site plan showing all proposed parking stalls meeting the intent of the City's parking regulations subject to final approval of the Planning Commission.
2. Submit revised plans to staff subject to the review and approval of the Planning Commission to include:

- i. A revised sign plan meeting the sign regulations per City Code Section 10-4-17 and the Chapter XIII of the Placerville Development Guide.
 - ii. An exterior lighting plan meeting the exterior lighting regulations per City Code Section 10-4-16 and Chapter XI of the Placerville Development Guide.
3. Submit three complete construction copies of the proposed building projects. The building should be designed to meet all the 2019 California Building, Plumbing, Mechanical, and Fire Codes. The existing site will need to be reviewed by the project soils engineer in conjunction with the project engineer.
4. The existing foundation will need to be removed or reviewed by project engineer if it is to be used, whole or partial. A demolition permit will be required if removed to include a waste management program for the disposal of the concrete and structural steel.
5. This Site Development project shall comply with all applicable City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining Development Services and Engineering Department improvements, except for sewer and water, will be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; and the 2010 State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications. Sewer service will be provided by the City and shall be designed and constructed in accordance with El Dorado Irrigation District (EID) Design and Construction Standards, dated July 1999, except when otherwise directed by the City Engineer. Water distribution is within the EID service area and shall comply with EID standards and conditions of approval as follows:
 - i. An updated Facilities Improvement Letter (FIL) is required including a current Fire Flow Letter from the Fire District.
 - ii. Layouts of waterlines are conceptual until improvement plans are approved by EID. Review by EID to be done concurrently with the City and the Fire District. Locations of fire hydrants and FDC are subject to the Fire District review and approval.
 - iii. Applicant shall open an EID Development Services project subject to fees. Applicant shall provide direct submittals to EID.
 - iv. Applicant shall adhere to the comments submitted for this project dated November 29, 2021.
6. The Applicant shall reimburse the City for associated project costs incurred by the City for any outside consultants, City staff time, and other expenses for special design needs above and beyond normal items covered by the City's fee schedule.
7. Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed outside the site

plan boundaries. A copy of the written authorization(s) shall be included with the final improvement plan submittal.

8. An encroachment permit shall be obtained from the City Engineering Division prior to beginning any work on this development within a public right-of-way or easement.
9. All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance.
 - i. The Traffic Impact Mitigation Fee (TIM) will be based on the minor commercial rate at the time the plan check submittal is deemed complete, less credits for previous payments for this development.
 - ii. Sewer connection fees will be calculated using a rate of 0.6 EDU per room for the hotel. City records indicate that \$82,750 was paid previously in Sewer Connection Fees.
 - iii. Water connection fees will be calculated by and paid directly to EID
 - iv. The School District and Fire District shall be consulted for submittal review processes and any fees related to their services.
10. Applicant is required to submit for review and pay appropriate fees as required by EID. Water system work must be approved by EID prior to the start of construction.
11. The required water system, including all fire hydrants, shall be installed and accepted by EID and the El Dorado County Fire Protection District prior to any combustible building material being placed on site.
12. Improvements shall comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation.
13. Compliance with EID project conditions is required.
14. City records indicate that the water system has been installed and is connected to the EID system in Jacquier Road west of approximately Sta. 20+50. There is no indication on plans or city records showing water line work east of that point as required on the original design plans. All work required by EID that requires trenching into existing pavement will require a full pavement overlay and new striping in any areas where a final lift of new pavement was constructed by the City Point View Drive construction project will require a full width 2" grind and 2" pavement overlay and new thermoplastic striping. The limits requiring a full width 2" grind and 2" pavement overlay is anticipated to be between Smith Flat Road (west) and Smith Flat Road (east).
15. A meter award letter or similar document from EID shall be provided by the applicant prior to receiving a building permit.

16. A grease interceptor system is required for the sewer system leaving all kitchen or food prep areas; location, type, and installation shall meet City and EID standards or as directed by the City Engineer and Building Official. Review of the grease interceptor shall be at plan check.
17. Portions of the planned sewer main from its connection to the 10" line in Smith Flat Road (west) upstream to its planned termination at Sta. 17+09 were installed as part of this developments original design and construction. A CCTV survey of this line and an air test are required before this main will be accepted into the City collection system. Any portions of the line that do not pass inspection or have not been completed must be constructed to City standards. The City will accept the sewer main into the City maintained system after this work is completed to the satisfaction of the City Engineer.
18. Perform a CCTV survey of the two sewer laterals previously constructed to serve the hotel and the gas station. These are private laterals, but must be constructed (or proven to have been constructed) to City standards prior to being utilized.
19. Provide sewer backwater valve installation per EID standards or protect with other method as approved by the City Engineer.
20. The City's sewer master plan study completed in 2006 identifies potential capacity concerns located downstream between Wiltse Road and the Spanish Ravine-Main Street intersection. The City completed the sewer improvements for 500 feet of the 2,000 foot section of pipeline as part of the Blairs Lane Bridge project in 2016, leaving 1,500 feet remaining. The City is planning to construct sewer capacity improvements from 1244 Broadway to Mosquito Road-Main Street as part of an upcoming City project. The applicant shall enter into an agreement with the City where this project's sewer connection fees would be considered their fair share of those capacity improvements that allow for construction of the remaining 1,500 feet of sewer.
21. Prior to final design of storm drainage systems for the project, a copy of the prior approved project Drainage Report shall be submitted to the City Engineer for review. The plans and prior approved Drainage Report shall match in content and intent to include all aspects of drainage as discussed herein. The approved Drainage Report will serve as a design guide for the projects drainage system(s) and reflected in the improvement plans.
22. Drainage facilities shall be designed and included in the final improvement plan submittal. Drainage and detention facilities shall be designed and constructed to keep post-development flows leaving the site at or below pre-development levels, including increased drainage from public roadway construction. Drainage calculations will be required to show that these conditions are being met. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to

a City-approved discharge point. Plans for the original development, as well as application materials and correspondence with the Army Corps of Engineers indicate the original developer's intent to develop an off-site drainage retention system that would meet the requirement of keeping post-development flows in Hangtown Creek at or below pre-development levels. City records and development plans do not indicate that plans for this system were ever fully calculated or developed. This development's drainage calculations and plan shall account for drainage from the adjacent "gas station/country market" parcel as proposed in the original development plan and environmental document for these parcels.

23. Construction of the detention pond to be located off-site on Assessor's Parcel Number 048-210-038 is subject to permitting through the County of El Dorado and subject to review and approval by the City Engineer. Said pond shall be permitted, constructed, and functional prior to issuance of the building permit. An easement or other legal obligation shall be recorded to retain the required volume of storm water detention in said pond in perpetuity and shall be provided to the City subject to review and approval by the City attorney and prior to the Certificate of Occupancy.
24. The Smith Flat Point View project was permitted by the Corps of Engineers at the project location on September 14, 2007. No further review or action by the Corps is required if the project stays within the limits of the original permit (SPK-2002-00319) as articulated in the December 13, 2021 comment letter from the Corps of Engineers, Sacramento District.
25. All parking lot and street drainage inlets shall be marked medallions or marker stating "Do not Dump – Flows to Creek" as approved by the City Engineer.
26. Interceptor ditches are required at the top of all slopes and retaining walls or as directed by the City Engineer. Water collected by this ditch shall be taken to a drainage system.
27. Drainage swales or concentrated lot drainage is not allowed to sheet flow across sidewalks.
28. Storm drainpipes shall be RCP, HDPE, or other materials as approved by the City Engineer.
29. The storm drain system designed in Jacquier Road appears by visual inspection to have been completed to the extent necessary to handle existing site and roadway drainage. Plans, city records, and visual inspection indicate that storm drainage systems shown on the off-site plans have been constructed in the existing full pavement areas west and east of the proposed development (everywhere except between Sta. 12 + 20 and Sta. 21 + 50). As status of the on-site drainage systems is unknown, the applicant shall

fully investigate and substantiate the location and quality of the existing on site systems prior to submittal of improvement plans to the City.

30. All existing on-site and off-site storm drain systems constructed as part of the original project construction and planned to remain in use shall be inspected by CCTV survey to verify acceptability. Any problems identified shall be corrected to the satisfaction of the City Engineer.
31. As a required compliance measure to the City's MS4 permit (§E.12), this development is required to implement the use of Low Impact Design Standards. A list of potential measures is provided in the latest update of the City's Development Guide.
32. Electric, telephone, and cable TV shall be placed underground within the project boundary and where connections are made to existing overhead facilities.
33. City records and visual inspection suggest much of the dry utility systems mainline components are in place, and that PG&E power may be available at the large utility box near Sta. 17+00. Utility companies must be contacted to confirm what additional design work needs to be completed prior to submittal of the final improvement plans to the City. A utility composite plan shall identify the utility work necessary to service this development and development of the adjacent parcel.
34. JACQUIER ROAD: Design and Construct Jacquier Road between Sta. 12 + 13 and Sta. 21 + 50 (approximate) to provide curbs and gutters, 4.5 foot sidewalk along project frontage, 4 foot HMA bike lanes in each direction, and an 11 foot travel lane in each direction.
35. From Sta. 21 + 50 (approx.) to Smith Flat Road (east) complete the roadway improvements on the south side including curb, gutter, sidewalk, and roadway widening to provide similar 11 foot through lanes, and bike lanes in both directions. A portion of this roadway construction area is under El Dorado County jurisdiction and requires plan submittal and review along with inspection. Similar plans from the previous project were reviewed and approved by El Dorado County DOT.
36. Roadway Improvements west of Sta. 12 + 13 and east of Sta. 24 (approx.) are considered by the City to be complete, and have been approved by Caltrans and El Dorado County.
37. The final structural section of Jacquier Road roadway shall be 4"HMA/13" AB (existing roadway structural section between Sta. 12 + 75 and Sta. 21 + 50 was constructed at 2"/13", with the original developer planning to add the final 2" HMA lift at the end of construction). This project shall complete the 2" HMA overlay or enter into an agreement with the City to contribute an equivalent amount of the construction costs of the 2" HMA overlay should the City desire to make additional improvements.

38. Between approximately Sta. 19 and Sta. 21 + 50 the south side of the existing structural section is failing and repair will be required. Provide geotechnical engineer review of this failed area with recommendations for repair for review and approval by the City Engineer prior to proceeding with any roadway work in this area. As per prior approvals, the development will be required to fulfill their commitment of a 2" HMA overlay or provide their share of repair equivalent to a 2" HMA overlay.
39. Some Keystone Retaining wall blocks are missing from the top of the Keystone Wall on the north/west side of Jacquier Road. This wall is part of the construction for this development and as such must be maintained throughout construction. The wall is required to be certified by a registered structural engineer that it was constructed in accordance with their plans and requirements and meets with their approval, otherwise an analysis of the existing structure shall be included in the required geotechnical report as discussed under "Grading" below.
40. A fall protection structure designed by a structural engineer is required at the top of the wall to protect vehicles and from going over the top of the wall. A structure has been designed previously, and revising to a different design must take the wall design and its tiebacks into consideration. The final design of the vehicle and/or bicyclist barrier will need to be reviewed and approved by the City Engineer.
41. Sidewalks shall be 5' separated sidewalk to the greatest extent possible. Where the sidewalk must be adjacent to street curb and gutter due to site constraints the sidewalk width may be a minimum width of 4.5'. Sidewalks shall provide a continuous walkway between the existing sidewalk on the south side at Point View Drive, down to the Smith Flat Road (east) intersection.
42. Parking, accessible stalls, and Fire District turnaround shall comply with City of Placerville Standard Plans and must have Fire District approval.
43. Install a street light matching nearest adjacent public street lights at the Point View Drive/Jacquier Road intersection on Point View Drive where an existing grey conduit is seen sticking out of the ground. This conduit reportedly runs from a PG&E service box to this location. The intent of this light location is to light the Cardinal Drive/Point View Drive intersection area, which had lighting prior to earlier phases of this development project.
44. Install street lights at the Smith Flat Road (east) intersection as shown on the existing plans and as required by the County.
45. Provide signing and striping plans and install signing and striping for the project as required by the City Engineer. All off-site striping shall be thermoplastic. The applicant will be responsible for all costs.

46. BUS STOP: A bus stop shall be provided in accordance with EDCTA standards and requirements. A pullout will not be required. Contact the EDCTA for determination of location and type of shelter required.
47. A parcel map shall be filed to document final parcel boundaries that were created with previous lot line adjustments, records of survey, grant deeds, offers of dedication, and possibly other recorded documents that affect property line locations. Most, if not all, of the details of this required parcel map were contained in a draft Parcel Map submitted to the City dated August, 2007 by Carlton Engineering, and also submitted to El Dorado County Surveyor for plan checking, but final plan checking and filing of the map was not completed. Subsequently, offers of dedication were made and accepted by the City in 2010 as evidenced by City Offers of Dedication numbers 465 through 468 in City Engineering Files.
48. All grading shall conform to the City Grading Ordinance and to all other relevant laws, rules, and regulations governing grading in the City of Placerville. Mass grading has been completed. Prior to commencing any grading, which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Engineering Department.
49. All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, and surface finishes.
50. Submit final geotechnical report for this development with recommendations for the construction of building pads, retaining walls, sub-drains and roadways.
51. The improvement plans shall include an erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the City Engineer. The plan shall be prepared by a Registered Civil Engineer or Certified Professional Hydrologist in accordance with the High Sierra Resource Conservation and Development Council Guidelines for Erosion and Sediment Control, and shall be included in an agreement with the construction contractor prior to the issuance of a grading permit. The following measures shall be included:
 - i. Any mass grading shall be restricted to dry weather periods between April 1 and October 31.
 - ii. If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the City Engineer. A winterization plan must be submitted by September 15 and implemented by October 15.
 - iii. In the event construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation result in soil disturbances of at least one acre of total land area, the applicant shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB).

- iv. Should a NOI be required, Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit in accordance with requirements set forth by the RWQCB.
 - v. Project less than one acre are exempt from obtaining a NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.
 - vi. The internet site for information and application on the NOI can be found at <http://www.waterboards.ca.gov/stormwtr/docs/finalconstpermit.pdf>
 - vii. Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.
 - viii. Mulching, hydro seeding, or other suitable revegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.
 - ix. Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.
52. The improvement plans shall include a dust control plan, which takes all necessary measures to control dust. This plan shall be implemented by the Developer during grading as required by the City and the El Dorado County Air Quality Management District (AQMD). A permit from AQMD shall be submitted to the Development Services Department prior to approval of the improvement plans.
53. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the geotechnical engineer.
54. Obtain proper permits prior to demolition or grading of any hazardous materials, underground storage tanks, mines, tunnels, shafts, septic systems, water wells, graves, or other existing underground utilities or unforeseen features. Requirement to obtain additional permits shall be clearly stated on the grading plans.
55. The proposed grading plan shows an import of fill material. Prior to obtaining a grading permit the applicant shall have obtained approval for the import location (borrow site) from the City Engineer. An Environmental Assessment shall be submitted to the Planning Division for approval and shall include the borrow site information.
56. City restrictions related to noise and work hours shall be clearly stated on the Cover Sheet for the final improvement and/or grading plans.
57. Existing trees to be protected and the protection measures to be installed or observed during site grading and trenching operations shall be clearly delineated on the final improvement plans.

58. The project is subject to the Mitigation Measures and the Mitigation Monitoring Plan contained in the previously adopted environmental document known as the "Gateway Hotel and Gas Station Project Addendum to the Mitigated Negative Declaration – City of Placerville," dated May 11, 2004.
59. The Zoning Variance Request Application (VAR 21-01) to allow for increased height shall be referred to the El Dorado County Airport Land Use Commission for Land Use Action Review for determination of consistency with the 2012 Placerville ALUCP. The applicant shall record an avigation and noise easement prior to occupancy.
60. A reciprocal parking covenant for use of the parking lot area on the adjoining parcel, Assessor's Parcel No. 048-290-042, shall be recorded prior to occupancy.
- B. Comply with El Dorado Irrigation District's Conditions of Approval as stated in the attached letter dated November 29, 2021(Attachment 5).
- C. Comply with El Dorado County Air Quality Management District's Conditions of Approval as stated in the attached letter dated December 2, 2021(Attachment 5).
- D. Comply with the Corps of Engineer's Conditions of Approval as stated in the attached letter dated December 13, 2021.
- E. Comply with the El Dorado County Environmental Management Department Conditions of Approval as stated in the attached letter dated December 13, 2021 (Attachment 5).