

CONDITIONS OF APPROVAL

Rezone Z24-0007/Tentative Parcel Map P25-0001/Wilson Rezone and Parcel Map Planning Commission/April 23, 2026

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit EExisting and Proposed Zoning Maps

Exhibit F.....Tentative Parcel Map

The project description is as follows:

This project proposes a Rezone from a Residential Estate, Five-acre minimum (RE-5) to Residential One-acre minimum (R1A) and a Tentative Parcel Map to create two (2) parcels of 6.42 acres (Parcel A) and 1.5 acres (Parcel B) from the 7.94-acre parcel. The proposed R1A zoning is consistent within the Medium Density Residential (MDR) land use designation. Parcel A will contain an existing 1,936-square-foot single-family dwelling with existing garage and various outbuildings. Parcel B will contain an existing 1,198-square-foot accessory dwelling unit (ADU) which will become the primary residence on the new parcel

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description and the hearing exhibits above and the Conditions of Approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County. Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

Planning Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.

3. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action. The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map. The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.
4. **Archaeological Resources:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event that archaeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.
5. **Human Remains:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or

disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

6. **Nesting Birds:** If woody vegetation removal takes place during the breeding/nesting season (February through July), disturbance of nesting activities could occur and the County may require a nesting bird survey. It is recommended that woody vegetation removal be conducted outside of the nesting season to eliminate the need for a pre-construction bird survey.

El Dorado County Department of Transportation

7. **Offer of Dedication:** Irrevocably offer to dedicate the rights of way for Coon Hollow Road in fee for a half-width of 25 feet from the centerline of Coon Hollow Road along the project frontage. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. This offer will be accepted by the County.
8. **Access Easement:** Provide a 20-foot-wide access easement for the benefit of proposed Parcel B on the final map.
9. **Proof of Offsite Road Entitlements:** Demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements for access to the project.
10. **Maintenance Entity:** Prior to filing a final map, form an entity, or join an existing entity, for the maintenance of private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

11. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map. Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD)*.
12. **Stormwater Management:** Comply with the West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan.
13. **Water Quality Stamp:** Include a stormwater quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Stormwater Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
14. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements. Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements. Project Conditions of Approval shall be incorporated into the Project Improvement Plans when submitted for review.

El Dorado County Department of Environmental Management

15. No comments or concerns for this project, as both parcels are supplied water by El Dorado Irrigation District (EID) and each existing residence has its own septic system. The soil percolation rate for the parcel is 70 minutes per inch, meeting the Local Agency Management Plan requirement that soil percolation rates be 120 minutes per inch or less for land subdivision.

El Dorado County Department of Stormwater Management

16. **Post-Construction Water Quality Requirements.** The County is subject to the State of California's Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12, or superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydrmodification" projects under the current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 2,500 square feet or more of impervious surface (including offsite improvements). Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody. Submittal requirements for all projects are provided here: <https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Tahoe-Planning-and-Building-Division-Stormwater-Unit/West-Slope-Development-and-Redevelopment-Standards>
17. **Erosion and Sediment Control Plan.** An Erosion and Sediment Control Plan will need to be included in the plan submittal. If the project will disturb over one acre of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

El Dorado County Surveyor

18. Upon project approval from the Planning Division, a Parcel Map Package will need to be submitted to the County Surveyor's Office.
19. All survey monuments must be set prior to the recording of the Parcel Map, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments and the amount of the bond or deposit to be coordinated with the County Surveyor's Office prior to the filing of the Parcel Map.
20. The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyor's Office. Proof of any signage required by the Surveyor's Office must be provided prior to filing the Parcel Map.
21. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Parcel Map.

22. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that “all conditions placed on P25-0001 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.
23. All boundary monuments that may be disturbed or destroyed during project construction shall be identified and referenced and/or reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

Pacific Gas and Electric (PG&E)

24. Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

El Dorado County Fire Protection District (EDCFPD)

25. **Fire Flow:** The California Fire Code (CFC), as amended locally, requires the minimum fire flow for an R2 to be in accordance with the CFC Appendix B and Local Ordinances. Flow requirements have been met for this project.
26. **Fire Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 14, including all Building Department and Fire Department requirements.
27. **Hydrants:** This project currently does not require a hydrant. In the future this development may need Dry Barrel Fire Hydrants which conform to EID specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet and reduced 100 feet on dead-end streets or roads. The exact location of each hydrant on private roads and on main County roadways shall be determined by the Fire Department.
28. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access

roads and driveways shall comply with the requirements of Section 503 of the Fire District as well as State Fire Safe Regulations as stated below (but not limited to):

- a. All roadways shall be a minimum of 20 feet wide, providing two (2) 10-foot traffic lanes, not including shoulder and striping.
 - b. Each dead-end road shall have a turnaround constructed at its terminus
 - c. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two (2) access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - d. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - e. Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum 2 feet on each side of the required driveway or roadway width. Fuel hazard reduction should be at least 10 feet wide on both sides of the roadway and driveways.
 - f. Depending on the final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.
 - g. Width of fire access roads at a fire hydrant shall be a minimum width of 26 feet, 10 feet on either side of the fire hydrant. Each end shall be tapered to enable fire apparatus to maneuver in and out of the access.
29. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete, or other approved driving surfaces. Project proponents shall provide engineering specifications to support design if requested by the local Authority Having Jurisdiction.
30. **Roadway Grades:** The grade for all roads, streets, private lanes, and driveways shall not exceed 16% if paved or concrete.
31. **Traffic Calming Devices:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices require approval by the fire code official.

32. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40 feet inside and 56 feet outside.
33. **Knox Box and Keys:** All commercial or public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended but not required that residential buildings also add a Knox box and main front door key for improved emergency access.
34. **Gates:** All gates shall meet the El Dorado County Fire District requirements, including an approved Knox access.
35. **Funding Mechanism for Emergency Fire Access Components:** The property owner shall be responsible for ensuring the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components.
36. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
37. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CFC.
38. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and shall meet all addressing requirements.
39. **Improvement (Civil) Plans:** A fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire Department as they relate to design of the subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, slope % of roads/driveways, points of egress for the Public and Emergency Personnel, Underground water mains, EVAs as required, Road Widths, Gates, etc.
40. **Building and Fire Plans:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the Fire Department prior to respective permit issuance. The plans shall provide the use classification for each proposed building for future comments regarding

fire sprinklers, Public Resources Code Title 14, smoke alarms, carbon monoxide alarms, and other fire and life safety features.