

Tentative Parcel Map P20-0007/Rezone Z21-0002/Yancey – As recommended by the Planning Commission on November 18, 2021

Conditions of Approval

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 A	Location/Vicinity Map
Exhibit B	Assessor’s Parcel Map
Exhibit C	General Plan Land Use Designation Map
Exhibit D	Zoning Map
Exhibit E	Tentative Parcel Map
Exhibit F	Slope Map
Exhibit G	Initial Study Mitigated Negative Declaration

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.

The project description is as follows:

This project is a Tentative Parcel Map that would create three residential parcels of approximately five-acres each, from an existing 15-acre parcel (Exhibit E). Fire and vehicular access to each of the proposed parcels will be from either Lariat Drive or Flying C Road (both County-maintained roadways). The proposed parcels will be served by private water and septic sanitation systems and PGE for electric utilities.

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and 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.

Planning Services Division

2. **Tentative Parcel Map 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. **Notice of Decision (NOD) Recording Fee:** The applicant shall submit to the Planning Services Division a \$50.00 recording fee- in addition to the \$2,480.25 Fish and Wildlife fee- for the County Recorder to file the Notice of Decision. Checks shall be payable to El Dorado County. No permits shall be issued or parcel map filed until said fees are paid.
4. **Park Fees:** The subdivision shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 120.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to Planning Services prior to filing the final map.
5. **Archeological Resources:** 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 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. **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 land owner 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.

7. **MM BIO-1 Rare Plant Protection:** A qualified biologist shall conduct a pre-construction survey within 14-days prior to clearing or grading operations to look for potential presence of rare plant species, particularly Pine Hill ceanothus, Red Hills soaproot, El Dorado bedstraw, oval-leaved viburnum, and big-scale balsamroot. If no rare plants are observed, a letter report shall be prepared to document the results of the survey, and no additional measures are recommended. If rare plants are present, then the applicant shall coordinate with the Pine Hill Ecological Preserve Manager and staff to facilitate collection of seeds and plants on site. The collected material shall be transplanted under the discretion of the Pine Hill Ecological Preserve Manager or a qualified professional to the Pine Hill Ecological Preserve land.

El Dorado County Fire Protection District (Fire Department)

8. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000-gallons per minute with a minimum residual pressure of 20-psi for a one-hour duration up to 3600-square-foot or less in size, Type V-B construction. The fire flow for buildings greater than 3601-square-foot shall be 1000-gallons per minute for a two-hour duration. The CFC grants the fire official the authority to reduce the fire flow requirements for buildings in rural areas where the development of the fire flow is impractical.
9. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, NFPA 1142, NFPA 22 and shall be inspected, tested and maintained per NFPA 25.
10. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13D (residential use), including all Building Department and Fire Department requirements.
11. **Hydrants:** This development will require water supply capable of supplying the required fire flow for fire protection. These developments shall be provided to the premises on which facilities, buildings, or portions of buildings are hereafter constructed. These developments shall comply with the El Dorado County Regional Fire Protection Standard #D-003 (Rural Supplies for Suburban and Rural Fire Fighting).
12. **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 El Dorado County Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):

- a. Each dead-end road shall have a turnaround constructed at its terminus.
 - b. Where parcels are zoned five-acres or larger, turnarounds shall be provided at a maximum of 1320-foot intervals.
 - c. 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.
 - d. Driveways and roadways shall have unobstructed vertical clearance of 15-feet and a horizontal clearance providing a minimum two-feet on each side of the required driveway or roadway width.
13. **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 surface. Project proponent shall provide engineering specifications to support design, if requested by the local Agency Having Jurisdiction (AHJ).
 14. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20% with an approved hard surface as approved by the AHJ and Cal Fire.
 15. **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 minimum inside curves.
 16. **Gates:** All gates shall meet the El Dorado County Fire Protection Gate Standard B002, including an approved KNOX access.
 17. **Funding Mechanism for Emergency Fire Access Components:** The property owner shall be responsible to ensure the maintenance of emergency access roadways, driveways, gates, vegetative clearances, and other fire access components.
 18. **Wildland Fire Safe Plan:** This development shall be conditioned to revise/develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to final recordation of the Tentative Map. This project shall be annexed into an existing WFSP, if one exists, as a revised supplement.
 19. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
 20. **Setbacks:** Any parcels greater than one-acre shall conform to State Fire Safe Regulations

requirements for setbacks (minimum 30-foot setback for buildings and accessory buildings from all property lines).

21. **Vegetative Fire Clearances:** Prior to June 1st of each year, there shall be vegetation clearance around all Emergency Vehicle Access (EVA), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.
22. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide EVA points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 12-foot drivable width and 14-foot minimum vegetation clearance (the Wildland Fire Safe Plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.
23. **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.
24. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impeded fire apparatus access or visual recognition.
25. **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 buildings for future comments in regards to fire sprinklers, Public Resource Code Title 14, smoke alarms, Carbon Monoxide alarms, and other fire and life safety features.

Environmental Management Department

26. **Percolation Test:** Please provide soil percolation rate test data and designated sewage dispersal area for each proposed parcel. A minimum of four soil percolation tests are required for each parcel to determine the average soil percolation rate and to identify the soil percolation rate at different soil depths. New parcels are required to have a soil percolation rate of 120-minutes per inch or lower.
27. **Adequate Water Supply:** Each proposed parcel is required to have an adequate water supply prior to being created. In lieu of drilling a new well, the current El Dorado County Design Standards Manual accepts an analysis of well production from parcels surrounding the project. Please provide information describing well production on neighboring parcels. An “adequate water supply” is defined as a well that is capable of producing five gallons per minute of water

for each dwelling or less than five gallons of water per minute plus a water storage tank.

Pacific Gas & Electric

28. **PG&E Review and Approval:** PG&E is also the provider of distribution and production facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Surveyor's Office

29. **Survey Monuments:** All survey monuments must be set prior to filing the Parcel Map.
30. **Boundary Monuments:** All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).
31. **Road Names:** The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyors Office. Proof of any signage required by the Surveyor's Office must be provided to our office prior to filing the Parcel Map.
32. **Addressing:** Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Final Map.
33. **COA Verification:** Prior to filing the Final 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 P20-0007 by (that agency) have been satisfied."** The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.