

FINAL CONDITIONS OF APPROVAL

Tentative Subdivision Map TM21-0002/Sierra View Estates As approved by the Planning Commission on July 27, 2023

Planning Services:

1. This Tentative Subdivision Map (TM) approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits:

- Exhibit F - Tentative Subdivision Map
- Exhibit P - Proposed Mitigated Negative Declaration and Initial Study

Any deviations from the project description, Conditions of Approval, or exhibits shall 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 will constitute a violation of permit approval.

The project description is as follows:

A TM to subdivide a 30.84-acre undeveloped parcel into six (6) parcels ranging in size from 5.0 to 5.8 acres: Lot 1 (5.00 acres), Lot 2 (5.00 acres), Lot 3 (5.00 acres), Lot 4 (5.00 acres), Lot 5 (5.83 acres), and Lot 6 (5.00 acres). Access to the parcels would be from a new private road and encroachment at South Shingle Road, approximately 300 feet north of Big Branch Road; the new private road would terminate in a cul-de-sac. Each parcel would have its own private driveway that would provide access from the new private road. No access to or encroachment at Big Branch Road is proposed as part of this project. The proposed new access road would be 20 feet wide with either asphalt or chip seal surface with 1-foot unpaved shoulders on each side. Each parcel would have its own septic system and private well. Electric service would be provided by Pacific Gas and Electric (PG&E).

The formation of a Homeowners Association (HOA), as required by the Wildland Fire Safe Plan (WFSP), with the creation of Covenants, Codes, and Restrictions (CC&Rs) for funding the implementation, maintenance, and enforcement of the road maintenance and fire safe actions. The WFSP shall be reviewed and updated every five (5) years, and a Notice of Restriction (NOR) shall be filed prior to approval of the final map.

The lots shall conform to the table listed below:

<u>Lot Number</u>	<u>Gross Area (S.F.)</u>	<u>Net Area (S.F.)</u>
1	5.0	4.93
2	5.0	4.69
3	5.0	4.91
4	5.0	4.78
5	5.83	4.78
6	5.0	4.57

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the 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 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:

2. **Tentative Subdivision Map Limits:** This TM 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. **Parkland Dedication Appraisal Fees:** The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees. The applicant shall provide proof of payment of the Assessor's appraisal fee to Planning Services prior to approval of the Final Subdivision Map.
4. **Park Fees:** The project 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 approval of the Final Subdivision Map.
5. **CC&Rs:** CC&Rs shall be subject to review and approval by County Planning Services and/or County Counsel. The applicant shall submit the CC&Rs to Planning Services prior to approval of the final map allowing for adequate time to review and provide feedback to the applicant. CC&Rs will include a term that fencing shall be wildlife friendly.
6. **Condition Compliance:** Prior to issuance of any grading or building permit, or commencement of any use authorized by this action, the applicant shall provide a written description, together with appropriate documentation, in hard copy and electronic format, showing conformance of the project with each condition imposed as part of the project

approval. The applicant shall also schedule an inspection by Planning Services prior to issuance of a grading or building permit for verification of compliance with applicable Conditions of Approval.

7. **Final Map Recordation:** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, in both hard copy and electronic format, showing conformance of the project with each condition imposed as part of the project approval.
8. **Liens and Bonds:** Prior to filing a final map, if the subject property is subject to liens for assessment of bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493(d).
9. **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 County and its agents, officers, and employees from any claim, action, or proceeding against County or its agents, officers, or employees to attack, set aside, void, or annul an approval of County concerning the TM. The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

10. **Archeological 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.
11. **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.

12. **Easements:** Prior to approval of the final map, applicant shall ensure that the El Dorado County Surveyor's Office conduct a final easement review of the project parcels, as part of standard procedure, to further ensure no potential easement conflicts will occur on the project site.
13. **Subdivision and/or Private Roadway Gates:** The proposed project does not include the placements of any gates across County or non-County maintained roads or private driveways. Installation, or the proposal of the installation, of any gates associated with the project or individual parcels shall comply with Section 130.30.090, Gates, of the County Zoning Ordinance.
14. **Adequate Utilities:** Prior to approval of the final map, applicant shall provide Planning Services with a "will serve" letter from PG&E, and any other public utility required for the development of the site, for the proposed new parcels.
15. **Mitigation Measure from the Initial Study - Mitigated Negative Declaration: MM BIO-01 Special Status Wildlife - Nesting raptors and Migratory Birds, Western Pond Turtle Preconstruction Survey**

Prior to issuance of any grading or building permits, the following mitigation measure shall be implemented to avoid impacts to special status species:

- a) If oak tree removal occurs at any time during the typical nesting season (February 15-September 15) a pre-construction survey shall be conducted by a qualified biologist no more than 15 days prior to initiation of proposed development activities. If active nests are found on or immediately adjacent to the site, the biologist shall contact the California Department Fish & Wildlife as appropriate to determine appropriate avoidance measures. If no nesting is found to occur, necessary oak tree removal could then proceed for review and compliance with the standard requirements for oak tree removal, which would be reviewed at time of future grading and building permit submittal; and
- b) If construction activities encroach upon the pond, a pre-construction survey (standard visual survey) shall be conducted for the presence/absence of western pond turtle in the pond during the time when water is present. If the pond is dry, there is no need for the survey. Should a wetland pond turtle be located during construction, it shall be captured and moved to another pond. If impacts are proposed for the pond, it shall take place in the fall when there is no water and therefore, no turtles or other aquatic species are present.

Monitoring Requirement: Applicant shall provide proof of implementation of this condition to Planning Services prior to issuance of any grading or building permits.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Services.

Department of Transportation (Project Specific):

16. **On-Site Road Improvements:** Construct the on-site access roadway consistent with County Standard Plan 101C as shown on the proposed TM, modified to a minimum of 20 feet in width.
17. **Offer of Dedication:** Offer to dedicate the rights of way for South Shingle Road for a half-width of 30 feet from the centerline of South Shingle Road. 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.

Irrevocably offer to dedicate road and public utility easements for on-site access roadways with the final map. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. The offer(s) will be rejected by the County.

18. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the roadway encroachment from the project access road onto South Shingle Road to the provisions of County Standard Plan 103D.

19. **Waiver of Direct Access Rights:** Show a waiver of direct access rights on the Final Map along South Shingle Road effecting lots adjacent to South Shingle Road, excepting therefrom the approved access roadway as shown on the TM.

Department of Transportation (Standard Conditions):

20. **Proof of Off-Site Road Entitlements:** Prior to approval of the final map, 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.
21. **Maintenance Entity:** Prior to approval of the Final Map, form an entity, or join an existing entity, for the maintenance of private roads and drainage facilities. When joining an existing facility, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

South Shingle Road is an existing County maintained road shown on the General Plan Exhibit TC-1. Therefore, this condition does not apply to South Shingle Road.

22. **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 approval 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).

23. **Stormwater Management:** Comply with the West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan.
24. **Water Quality Stamp:** Include a storm water 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.
25. **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.

26. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

El Dorado County Fire Protection District:

27. **Fire Flow:** The California Fire Code (CFC), as amended locally, requires the minimum fire flow for residential one and two-family dwellings to be 1,000 gallons per minute for a 1-hour duration for dwellings 3,600 square feet or smaller. For dwellings 3,601 square feet or greater, the minimum fire flow is 1,000 gallons per minute for a 2-hour duration. The CFC grants the fire code official the authority to reduce the fire flow requirements for buildings in rural areas where the development of full fire flow requirements is impractical.
28. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with National Fire Protection Association (NFPA) 13D (residential use), including all Building Department and Fire Department requirements.
29. **Hydrants:** This development shall install an approved water supply capable of providing the required fire flow for fire protection to premises upon which facilities, buildings, or portions of buildings which are hereinafter constructed or moved into or within the jurisdiction. This shall conform to El Dorado County Regional Fire Protection Standard Water Supplies for Suburban and Rural Fire Fighting, Standard D-003 adopted March 24, 2021, with specifications for the purpose of providing water for fire protection for each developed parcel.
30. **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 El Dorado County Fire Protection 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 ten (10) foot traffic lanes, not including shoulder and striping;
 - b) Each dead-end road shall have a turnaround constructed at its terminus;

- c) Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals;
 - d) 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;
 - e) 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;
 - f) Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum two (2) feet on each side of the required driveway or roadway width; and
 - g) Depending on 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.
31. **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 or chip seal. Project proponent shall provide engineering specifications to support design, if request by the local Authority Having Jurisdiction (AHJ).
32. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent if paved or concrete.
33. **Traffic Calming:** 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 shall require approval by the fire code official.
34. **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.
35. **Gates:** All gates shall meet the El Dorado County Fire District requirements, including an approved Knox access.
36. **Funding Mechanism for Emergency Fire Access Components:** Through the creation of an HOA and CC&Rs, the property owner shall be responsible to ensure the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components.

37. **Wildland Fire Safe Plan:** This development shall be conditioned to revise/develop, implement, and maintain a WFSP that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the TM. This project shall be annexed into the existing WFSP as a revised supplement.
38. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
39. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code (CFC) and the current El Dorado County Fire Protection District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled “No Parking-Fire Lane”. All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet “No Parking - Fire Lane.” This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 “No Parking-Fire Lane” and the fire code official.
40. **Setbacks:** Any parcels greater than one (1) acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30-foot setback for buildings and accessory buildings from all property lines).
41. **Vegetative Fire Clearance:** Prior to June 1st each year, there shall be vegetative 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 CFC, and the conditioned WFSP and any amendments to the WFSP.
42. **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 10-foot drivable width and 14-foot minimum vegetation clearance (the WFSP 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.
43. **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.
44. **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 impede fire apparatus access or visual recognition.

45. **Improvement (Civil) Plans:** A Fire Plan sheet shall be included in the Subdivision 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 Percentages of Roads/Driveways, Points of Egress for the Public and Emergency Personnel, Underground water mains, EVA as required, Road Widths, Gates, etc.
46. **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, PRC Title 14, smoke alarms, carbon monoxide alarms, and other fire and life safety features.

Air Quality Management District (AQMD):

47. **Asbestos Dust:** An Asbestos Dust Mitigation Plan (ADMP) application with applicable fees shall be submitted to and approved by the AQMD prior to issuance of any oak tree removal, site improvements, grading, or building permits if the project moves more than 20 cubic yards of soil, pursuant to AQMD Rule 223.2, Fugitive Dust - Asbestos Hazard Mitigation. Mitigation measures identified in the Plan for the control of fugitive dust shall comply with the requirements of Rule 223, Fugitive Dust - General Requirements, and Rule 223.2 Fugitive Dust - Asbestos Hazard Mitigation.
48. **Paving:** Project construction and related paving shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials, if applicable.
49. **Painting/Coating:** Project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
50. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
51. **Construction Emission:** During grading, building, and other construction activities, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use-Off-Road Diesel Fueled Fleets (§ 2449 et al, Title 13, Article 4.8, Chapter 9, California Code of Regulations (CCR)). The full text can be found at CARB website: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>

52. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operation of each piece of equipment.
53. **Electric Vehicle (EV) Charging - Residential:** The residential portion of the project shall comply with the Residential Mandatory Measures identified in the 2019 Cal Green Building Code § 4.106.4.1 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter) and shall comply with all requirements listed in this subsection. Please refer to https://www.edcgov.us/Government/buildings/pages/california_building_standards_in-effect.aspx

County Surveyor's Office:

54. **Final Map Package:** Upon project approval of the TM, a Final Map Package will need to be submitted to the County Surveyor's Office.
55. **Survey Monuments:** All survey monuments must be set prior to approval of the Final Map, or the developer shall have surety of work to be done by bond or cash deposit prior to approval of the Final Map. Verification of set survey monuments and the amount of the bond or deposit to be coordinated with the County Surveyor's Office prior to approval of the Final Map.
56. **Road Name:** 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 approval of the Final Map.
57. **Site Addressing:** Site addressing for the project shall be coordinated with the County Surveyor's Office prior to approval of the Final Map.
58. **Final Subdivision Map:** Prior to recording 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 TM21-0002 by (that Agency) have been satisfied**". The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.
59. **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 Surveyor's Act).

El Dorado County Stormwater Coordinator West Slope:

60. **Erosion and Sediment Control Plan:** The County is subject to the State of CA Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12. Projects typically qualify as a "Regulated" project under the 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 5,000 square feet or more of impervious surface. Regulated Projects are required to provide treatment of stormwater from the 85th percentile/24-hour storm event prior to the water leaving the site or entering a waterbody. Additional Hydromodification requirements may be required as well. Submittal requirements for Regulated and Hydromodification projects are provided online.

Prior to issuance of any grading and/or building permits, an Erosion and Sediment Control Plan will need to be included in the plan submittal. If the project will disturb an acre or more 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: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

El Dorado County Environmental Management Department (EMD):

61. **Private Wells:** Prior to the issuance of any building permits, future development on each parcel shall comply with the requirements for having a private well, as determined by EMD.
62. **On-Site Septic System:** Prior to issuance of any building permits, future development of each parcel shall comply with the requirements for having a private on-site septic system, as determined by EMD.