

CONDITIONS OF APPROVAL

Tentative Parcel Map P20-0007/Rezone Z21-0002/Yancey Parcel Map and Rezone Planning Commission/November 18, 2021

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 existing public utilities with the exception of sewer service, which will be provided via private septic systems.

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 24-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 two-hour duration. This requirement is based on a commercial building up to 3600 square feet or less in size, Type V-B construction. The fire flow for buildings greater than 3600 square feet shall be 1500-gallons per minute. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
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, and shall be inspected, tested and maintained per NFPA 25.
10. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500-feet. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department. The proposed parcel split will require the installation of a fire hydrant at Flying C Road and Lariat Drive.
11. **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.
12. **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).
 13. **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.
 14. **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.
 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 inside and 56-feet outside.
 16. **Gates:** All gates shall meet the Fire Department 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 parcel map.

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 location 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: Gas Facilities

28. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within ten-feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48-hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
29. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E’s easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within ten-feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
30. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within ten-feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E’s Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least ten-feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

31. **Grading:** PG&E requires a minimum of 36-inches of cover over gas pipelines (or existing grade if less) and a maximum of seven-feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

32. **Excavating:** Any digging within two-feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12-inches, any excavation work within 24-inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24-inches away. (Doing the math for a 24-inch wide trench being dug along a 36-inch pipeline, the centerline of the trench would need to be at least 54-inches [$24/2 + 24 + 36/2 = 54$] away, or be dug entirely by hand.)

Water jetting to assist vacuum excavating must be limited to 1000-psig and directed at a 40 degree angle to the pipe. All pile driving must be kept a minimum of three-feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

33. **Boring/Trenchless Installations:** PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within ten-feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of two-feet in the horizontal direction of the bore path and a minimum of 12-inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

34. **Substructures:** All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90-degrees +/- 15-degrees). All utility lines crossing the gas pipeline must have a minimum of 12-inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

35. **Structures:** No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage

sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

36. **Fencing:** Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16-foot-wide gate for vehicular access. Gates will be secured with PG&E corporation locks.
37. **Landscaping:** Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four-feet in height at maturity may be planted within the easement area.
38. **Cathodic Protection:** PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.
39. **Pipeline Marker Signs:** PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.
40. **PG&E Review and Approval:** PG&E is also the provider of distribution 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.

Pacific Gas & Electric: Electric Facilities

41. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"
42. **Grading:** Cuts, trenches or excavations may not be made within 25-feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

43. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within ten-feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment
44. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15-feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
45. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
46. **Automobile Parking:** Short-term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case-by-case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least ten-feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
47. **Storage of Flammable, Explosive, or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
48. **Streets and Roads:** Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.
49. **Pipelines:** Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25-feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.
50. **Signs:** Signs are not allowed except in rare cases subject to individual review by PG&E.

51. **Recreation Areas:** Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least ten-feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.
52. **Construction Activity:** Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 and all other safety rules. No construction may occur within 25-feet of PG&E's towers. All excavation activities may only commence after 811 protocols have been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by installing protective barriers. Plans for protection barriers must be approved by PG&E prior to construction.

Surveyor's Office

53. **Survey Monuments:** All survey monuments must be set prior to filing the Parcel Map.
54. **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).
55. **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.
56. **Addressing:** Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Final Map.
57. **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.