

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: June 24, 2026
Staff: Bianca Dinkler

TENTATIVE PARCEL MAP

FILE NUMBER: P23-0005/Native Lane Parcel Map

**APPLICANT/
PROPERTY OWNER:** Deubel Enterprises, LP

REQUEST: Tentative Parcel Map to subdivide an undeveloped 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres to 15.55 acres.

LOCATION: South side of Native Lane, approximately 1,500 feet south of the intersection with Flying C Court, west of the Shingle Springs Rural Region, and south of the unincorporated community of Cameron Park (Exhibits A and B).

**SUPERVISOR
DISTRICT:** 2

APN: 109-010-003 (Exhibit C)

ACREAGE: 39.99 acres

GENERAL PLAN: Low Density Residential (LDR) (Exhibit D)

ZONING: Residential Estate, Five-acre (RE-5) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration determination based on an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit K).

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;

2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA Guidelines Section 15074(d); and
3. Approve Tentative Parcel Map P23-0005, based on the Findings and subject to the Conditions of Approval as presented herein.

REGULATORY AUTHORITY

The Zoning Administrator retains the approval authority for this Tentative Parcel Map per County Municipal Code Section 120.48.065 – Notice requirements and procedures.

ENVIRONMENTAL SETTING

The project site is an undeveloped 39.99-acre parcel located at elevations ranging from approximately 1,100 to 1,250 feet above mean sea level. The topography has moderate slopes downward towards the south, as well as to the east and west. The primary vegetation is characterized as Chamise-Redshank Chaparral and White leaf Manzanita Chaparral. The only areas not occupied by chaparral are small openings in the chaparral, a dirt road that is maintained around the eastern, northern, and western edges of the site, and a dirt access road that connects the project parcel to Native Lane. There are two (2) narrow ephemeral drainages, totaling 0.04 acres. Deer Creek is located approximately one-quarter mile to the east (Exhibit K). The adjacent neighboring parcels are similarly zoned RE-5 to the north and east, and RE-5 and Open Space (OS) to the south and west, and the project site is surrounded with properties with the same General Plan land use designation of LDR to the north, east, south, and west (Exhibits D and E).

PROJECT DESCRIPTION

A request for a Tentative Parcel Map to subdivide an undeveloped 39.99-acre parcel into four (4) parcels as follows: 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3), and 11.34 acres (Parcel 4). Access to the parcels would be from Native Lane, a non-County maintained roadway. There is no development proposed at this time. As a result of the proposed parcel division, future residential development is anticipated to occur on each of the proposed parcels. This could include a primary residence, accessory dwelling units (ADUs), accessory structures (e.g., barns, garages, sheds), private on-site wells, and private on-site septic systems. Electrical utilities would be provided by connection to existing Pacific Gas and Electric (PG&E) infrastructure in the project vicinity (Exhibit F).

The project site is located at the southern boundary of the Cameron Estates subdivision, which is part of the Cameron Estates Community Services District (CECSD). A Pre-Annexation Agreement dated November 17, 2017, between the CECSD and Deubel Enterprises, LP, was recorded on March 9, 2018, Document No. 2018-0008747-00 (Annexation Agreement).

Access to the project site would be through the Cameron Estates subdivision, specifically Flying C Road, Flying C Court, and Native Lane. As described in comments from County Department of Transportation (DOT), the applicant would be required to construct the access roadway consistent with County Standard Plan 101C, to a minimum of 20 feet, which includes both off-site and on-

site improvements. The new roadways providing access to future residential developments on the project site would be required to conform with the DOT standards. The project proposes annexation into the CECSD area. The CECSD maintains Native Lane and will maintain the proposed road extension. The CECSD adopted their Road Design Policies and Standards on March 20, 2014.

At the time of preparation and publishing of the Initial Study and proposed Mitigated Negative Declaration (IS/MND), one of the requirements from DOT stated that “the applicant shall adhere to the CECSD’s policies and standards while also meeting and or exceeding the requirements specified in the County’s Design and Improvements Standards Manual”. Since completion of the public review of the IS/MND, DOT and the applicant have agreed to revise the requirement to state that “the applicant shall adhere to both the CECSD’s policies and standards and the requirements specified in the County’s Design and Improvements Standards Manual”. The revised requirement is included in the Tentative Parcel Map Findings, specifically Finding 4.7. Additionally, any proposed roadways providing access to future residential developments on the project site would be required to conform with the DOT standards, fire department standards, and CECSD’s road design standards to be reviewed during grading and building permit submittal.

STAFF ANALYSIS

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable General Plan policies and related requirements of the El Dorado County General Plan. Further details are discussed in Section 2.0 of the Findings section.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The project has been analyzed in accordance with all applicable development standards for the RE-5 zone district. Any future development would be required to comply with standard RE-5 zoning standards. Further details are discussed in Section 3.0 of the Findings section.

County Subdivision Ordinance: Staff has determined that the project is consistent with all applicable standards and requirements of the County Subdivision Ordinance (Title 120 of the County Ordinance Code) for Tentative Parcel Maps including consistency with the General Plan, consistency with zoning regulations and the Minor Land Division Ordinance, and consistency with other specific findings for subdivision map approval. Such findings include documentation that the site is physically suitable for the proposed type and density of development that may occur and documentation that the proposed subdivision is not likely to cause substantial environmental damage. Further details are discussed in Section 4.0 of the Findings section.

Environmental Review: In accordance with the CEQA, staff has prepared an IS analyzing the potential environmental impacts resulting from the implementation of the project. Based on the IS, an MND has been prepared and circulated for 30 days in accordance with CEQA guidelines (Exhibit K). A MMRP was developed to implement the mitigation measures identified in the MND (Exhibit L).

According to the CEQA Guidelines Section 15075, filing a Notice of Determination (NOD) within five (5) working days of the project approval is required to start a 30-day statute of limitations on legal challenges to the County's decision. Within 48 hours of approval of the requested Tentative Parcel Map, the applicant shall submit to the Planning Division a recording fee as required by the County Recorder to file the NOD by the County, as well as the current California Department of Fish and Wildlife (CDFW) CEQA review fee for a MND. This fee is used to help defray the cost of managing and protecting the State's fish and wildlife resources. Pursuant to California Fish and Wildlife Code Section 711.4(c)(3), a project shall not be operative, vested, or final, and local government permits for the project shall not be valid, until the filing fees are paid.

Response to CEQA Public Comments: As of date, staff has received no comments during the public review period for the ISMND, which published a Notice of Intent (NOI) with a 30-day public review period from April 20, 2026, through May 19, 2026.

Agency Comments: The project was distributed to all applicable public agencies and organizations for review and comment. Of these agencies and organizations notified of the project, comments were received from El Dorado County Environmental Management Department (EMD), El Dorado County Department of Transportation (DOT), El Dorado County Air Quality Management District (AQMD), El Dorado County Stormwater Coordinator West Slope, El Dorado County Surveyor; El Dorado County Fire Protection District, PG&E, and the CECSD. None of these agencies expressed any significant issues or concerns regarding the implementation of the project. Comments received have been considered and if applicable, incorporated as Conditions of Approval from each of the agencies listed above.

PUBLIC NOTICE

The project was duly noticed per County Code Section 120.48.065 with a public notification range of 1,000 feet and a legal advertisement was published in all applicable local newspapers. No formal public outreach was conducted, and no sign posting or public outreach plan is required pursuant to the County Zoning Ordinance.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Aerial Map
- Exhibit C.....Assessor’s Parcel Page
- Exhibit D.....General Plan Land Use Map
- Exhibit E.....Zoning Map
- Exhibit F.....Tentative Parcel Map
- Exhibit G.....Slope Map
- Exhibit H.....Biological Resources Assessment and Rare Plant Survey
- Exhibit I.....Septic Feasibility Study
- Exhibit J.....Wildland Fire Safe Plan (WFSP)
- Exhibit K.....Proposed Mitigated Negative Declaration and Initial Study
- Exhibit L.....Mitigation Monitoring and Reporting Program (MMRP)

\\cdadata\ds-shared\discretionary\p\2023\p23-0005 native lane parcel map_za

FINDINGS

Tentative Parcel Map P23-0005/Native Lane Parcel Map Zoning Administrator/June 24, 2026

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 An Initial Study (IS) has been prepared, analyzing potential environmental impacts with implementation of the project. Based on the IS, impacts have been identified to be less than significant with mitigation. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15064(f)(2), a Mitigated Negative Declaration (MND) has been prepared for the project. The MND reflects the independent judgement of the County and has been completed in compliance with the CEQA and is adequate for this proposal. A Mitigation Monitoring and Reporting Program (MMRP) was developed to implement the mitigation measures identified in the MND.
- 1.2 The documents and other materials that constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.1.3.1.

General Plan Policy 2.1.3.1 establishes Rural Regions to define those areas that provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations.

Rationale: The project site is in the Shingle Springs Rural Region. Rural Regions allow for lower density residential development. The proposed project to subdivide a 39.99-acre parcel into four (4) parcels that would maintain a five-acre minimum parcel size would be consistent with the objectives for Rural Regions. The project is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies the purpose of the Low Density Residential (LDR) land use designation. The LDR designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The maximum allowable density shall

be one (1) dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure.

Rationale: The proposed Tentative Parcel Map to create four (4) parcels for residential development would be a use consistent with the LDR land use designation. The project is consistent with this policy.

2.3 **The project is consistent with General Plan Policy 2.2.5.2.**

General Plan Policy 2.2.5.2 states that all applications for discretionary projects or permits including, but not limited to, General Plan Amendments, zoning boundary amendments, Tentative Maps for major and minor land divisions, and Special Use Permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan Amendments, such Amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Rationale: The proposed Tentative Parcel Map would subdivide an existing 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3), and 11.34 acres (Parcel 4). As conditioned, the proposed project is consistent with applicable General Plan Policies, as discussed throughout this Staff Report. The project is consistent with this policy.

2.4 **The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 states that development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Rationale: The proposed project has been analyzed for compatibility with adjacent uses. As shown with Exhibits D and E, the adjacent neighboring parcels are similarly zoned RE-5 to the north and east, and RE-5 and Open Space (OS) to the south and west, and the project site is surrounded with properties with the same General Plan land use designation of LDR and are developed with residences. Therefore, the proposed project to subdivide the parcel for future residential development would not be considered an incompatible use. Conditions of Approval are incorporated to ensure consistency with applicable requirements. The project is consistent with this policy.

2.5 The project is consistent with General Plan Policy TC-Xa.

Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely unless amended by voters:

1. Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the County.

Rationale: This is not applicable as the project is not requesting more than three (3) new parcels of land, for a total of four (4) parcels at this project site.

2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voters' approval.

Rationale: This is not applicable as the project is not requesting any modifications to Table TC-2.

3. Intentionally blank (Resolution 125-2019, August 6, 2019)

4. Intentionally blank (Resolution 159-2017, October 24, 2017)

5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the project is not requesting the County create an Infrastructure Financing District.

6. Intentionally blank (Resolution 159-2017, October 24, 2017)

7. Before giving approval of any kind to a residential development of five (5) or more units or parcels of land, the County shall make the finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect public health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project is consistent with General Plan Policy TC-Xa.

2.6 General Plan Policy TC-Xb does not apply.

To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

- A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five (5) years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;
- B. At least every five (5) years, prepare a Traffic Impact Mitigation (TIM) Fee Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable LOS and other standards in this plan; and
- C. Annually monitor traffic volumes on the County's major roadway system depicted in Figure TC-1.

Rationale: This policy is not applicable as this policy refers to the County preparing a CIP, preparing a TIM Fee Program, and monitoring traffic volumes.

2.7 General Plan Policy TC-Xc does not apply.

Developer paid traffic impact fees (TIF) combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the County (Resolution 201-2018, September 25, 2018).

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

2.8 The project is consistent with General Plan Policy TC-Xd.

LOS for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the County Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak Hour traffic volumes.

Rationale: This project would not worsen LOS, as defined in General Plan Policy TC-Xe, for any County-maintained Road or State Highway.

2.9 The project is consistent with General Plan Policy TC-Xe.

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two (2) percent increase in traffic during the AM Peak Hour, PM Peak Hour, or daily; or
- B. The addition of 100 or more daily trips; or
- C. The addition of 10 or more trips during the AM Peak Hour or the PM Peak Hour.

Rationale: The project, as proposed, would not worsen traffic operations and is therefore consistent with this policy. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, the project is anticipated to generate three (3) AM Peak Hour trips, and four (4) PM Peak Hour trips, and 36 trips daily.

2.10 General Plan Policy TC-Xf does not apply.

At the time of approval of a Tentative Parcel Map for a single-family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on the County road system, the County shall do one (1) of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County’s 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on County road system, the County shall do one (1) of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County’s 20-year CIP.

Rationale: This policy is applicable to projects that worsen traffic on the County road system as defined in Policy TC-Xe. The project, as proposed, would not worsen traffic operations, and therefore, this policy does not apply.

2.11 General Plan Policy TC-Xg does not apply.

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts

from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: The project, as proposed, would not worsen traffic conditions.

2.12 This project is consistent with General Plan Policy TC-Xh.

All subdivisions shall be conditioned to pay the TIF in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: The project would pay TIF at the time a building permit is issued. Resolution 073-2025 of the Board of Supervisors of El Dorado County states, “Applicants shall pay the TIF rate in effect at the time of building permit issuance or at the time of approval of an application for a change in the use of a building or property as provided in County Code Chapter 12.28 and the TIF Administration Manual.”

2.13 General Plan Policy TC-Xi does not apply.

The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other Agencies, and the project does not include any U.S. Highway 50 capacity enhancements.

2.14 The project is consistent with General Plan Policy 5.2.3.4.

General Plan Policy 5.2.3.4 states all applications for divisions of land and other discretionary or ministerial land uses which rely on groundwater for domestic use, or any other type of use, shall demonstrate that groundwater is adequate as part of the review and approval process. The County shall not approve any discretionary or ministerial projects unless the County finds, based on evidence provided by the applicant, or other evidence that may be provided, that the groundwater supply for the project in question is adequate to meet the highest demand associated with the approval in question.

Rationale: Proposed water supply for both potable and emergency water service to the proposed parcels would be provided by private, on-site groundwater wells. County Environmental Management Department (EMD) reviewed the project and provided comments to confirm that the well production rates

were between 20 and 40 gallons per minute, which meets their requirements. Further, the El Dorado County Fire Protection District (Fire District) reviewed the proposed project and included requirements that are incorporated as Conditions of Approval. As conditioned, the project is consistent with this policy.

2.15 The project is consistent with General Plan Policy 5.3.2.4.

General Plan Policy 5.3.2.4 states EMD shall develop a septic system monitoring program.

Rationale: EMD reviewed the proposed project and provided comments. Potential future development of single-unit residences and accessory dwelling units (ADUs) on the proposed parcels would require installation of private, on-site wastewater treatment (septic systems) that would be designed to meet the County's Local Agency Management Plan (LAMP) requirements for soil depth, soil percolation rate, and proposed leach field area. EMD comments confirmed the proposed parcels could be served by septic systems, and these standard requirements are incorporated as Conditions of Approval. As conditioned, the project is consistent with this policy.

2.16 The project is consistent with General Plan Policy 5.7.2.1.

General Plan Policy 5.7.2.1 states prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

Rationale: The Fire District reviewed the project and provided comments pertaining to compliance with Title 14 Fire Safe Regulations, Rural Standard #D-003 water protection for fire protection and future residential development, fire apparatus access roads, driveways, gates, fencing, and payment of Fire Prevention Fees, which would be applied to future building permits. The Fire District verified that there is adequate access to the project site. Standard requirements are incorporated as Conditions of Approval. The project is consistent with this policy.

2.17 The project is consistent with General Plan Policy 6.2.2.2.

General Plan Policy 6.2.2.2 states the County shall preclude development, including public facilities and essential services (see definition in the Background Information Report in Appendix B), in areas of high and very high wildland fire hazard or in areas identified as Wildland Urban Interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire, as listed in the Federal Register Executive Order 13728 of May 18,

2016, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local fire protection district having jurisdiction and/or CAL FIRE. (Resolution 124- 2019, August 6, 2019)

Rationale: A Wildland Fire Safe Plan (WFSP) was prepared for the project by Wildfire Services Group (Dietz 2024) which was reviewed and approved by the Fire District. The WFSP requirements are incorporated in the Conditions of Approval. The project is consistent with this policy.

2.18 The project is consistent with General Plan Policy 7.4.2.8.

General Plan Policy 7.4.2.8 requires a site-specific biological resources technical report to determine the presence of special-status biological resources that may be affected by a proposed discretionary project.

Rationale: A Biological Resources Assessment for special-status wildlife species was prepared for the project by Madrone Ecological Consulting report dated March 2023. No special-status wildlife species were observed at the project site during reconnaissance-level field surveys in 2023. However, according to the report and review of database searches, there are special-status wildlife species known to occur in the project region. Potential future development at the project site, including vegetation clearing, grading, and other ground disturbance, could affect various species of nesting birds and raptors protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, bats, and Horned Lizard, if present. Potential impacts to special-status wildlife species could include loss of habitat, direct injury to or mortality of individuals resulting from contact with construction equipment or vehicles, and reduced breeding productivity, either through direct destruction of an active nest or den, or through abandonment of an active breeding site due to human disturbance. Because of their potential to reduce population levels and contribute to a trend towards these species becoming threatened or endangered in the future, these impacts are considered significant. The project includes mitigation measures to reduce impacts including requirement for pre-construction surveys for nesting bird and raptors, bats, horned lizards, and aquatic resources, prior to any ground disturbing activities, as described in the MMRP (Exhibit L). The project is consistent with this policy.

2.19 The project is consistent with General Plan Policy 7.5.1.3.

General Plan Policy 7.5.1.3 states that cultural resource studies shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center (NCIC) at California State

University Sacramento and field surveys. The avoidance and protection of sites shall be encouraged.

Rationale: An initial cultural resources records search was completed on May 21, 2021, by the NCIC of the California Historical Resources Information System (CHRIS) at California State University Sacramento. The records search was conducted to determine if indigenous-period/ethnographic-period or historic-period cultural resources had been previously recorded within the project site, the extent to which the project site had been previously surveyed, and the number and type of cultural resources within a ¼-mile radius of the project site. According to NCIC records, there were zero (0) cultural resource studies conducted within the proposed project area; however, there were seven (7) studies conducted within ¼ mile of the proposed project site, and one (1) archeological site was recorded on June 26, 2012, within 1/8-mile of the proposed project. This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu.

A complete Cultural Resources Study was conducted in June 2021 (Historic Resources Associates). A general and cursory field survey were conducted within the proposed project area over two (2) days. Over 70 percent of the project area was covered with an extremely dense stand of chaparral, making surface examination nearly impossible throughout portions of the parcel. Based upon soils, aspect, and geomorphology, the project area was considered to have fairly low sensitivity for archaeological resources as compared to areas to the east and west that include Marble Valley. As a result of the field survey of the proposed project, zero (0) cultural resources were identified. In the seasonal drainage that bisects the parcel, scant evidence of placer mining was observed. In accordance with Section 36 Code of Federal Regulations (CFR) 800.4(d)(1) of National Historic Preservation Act (NHPA), no archaeological properties were identified during the implementation of the cultural resources study. No additional archaeological work was recommended for this project. The County's standard project Conditions of Approval regarding unanticipated cultural resource finds apply.

The project is subject to the cultural resources provisions of CEQA Assembly Bill 52 (AB52), which requires Native American outreach. Pursuant to AB52, the County solicited input from Native American organizations and representatives listed with the Native American Heritage Commission to identify cultural resources and properties of concern to the Native American Community. At the time of the initial review consultation, seven (7) Tribes had requested to be notified of proposed projects in El Dorado County: Ione Band of Miwok Indians, Nashville-El Dorado Miwok,

Shingle Springs Band of Miwok Indians, Tsi Akim Maidu, United Auburn Indian Community (UAIC), Washoe Tribe of Nevada and California, and Wilton Rancheria. These Tribes were notified of the proposed project by certified mail on June 19, 2023. No Tribes responded within 30 days to initiate consultation. Staff confirmed conclusion of consultation by email July 19, 2023. Standard Conditions of Approval are incorporated with the project. As conditioned, the project is consistent with this policy.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.24.010

Section 130.24.010 C.6. Residential Estate, Five-acre (RE-5). The RE-5 zone is intended to preserve the rural character of an area by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding use compatibility, physical and infrastructural constraints, and General Plan use designation. Said designations represent the minimum number of acres allowed for each lot. Agricultural structures and uses are considered compatible with this zone.

Rationale: The proposed Tentative Parcel Map would subdivide an undeveloped 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4) and would meet RE-5 development standards including minimum lot size, lot width, and setbacks. The project is consistent with this section.

3.2 The project is consistent with Section 130.30.050 F.

Section 130.30.050 F. Protection of Wetlands and Sensitive Riparian Habitat establishes standards for avoidance and minimization of impacts to wetlands and sensitive riparian habitat. New ministerial and discretionary development shall avoid or minimize impacts to perennial streams, rivers or lakes, intermittent streams and wetlands, and any sensitive riparian habitat to the maximum extent practicable. Ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25 feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance of 50 feet from any perennial lake, river, or stream. All discretionary development which has the potential to impact wetlands or sensitive riparian habitat shall require a Biological Resource Assessment to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level.

Rationale: Although no development is being proposed as part of this project, future development of proposed parcels would require further review during grading and building permit submittal to ensure protection of natural drainage patterns, minimize erosion, and ensure existing facilities are not

adversely impacted while retaining the aesthetic qualities of the drainage way. Future development would also be subject to Zoning Ordinance Section 130.30.050 - Setback Requirements and Exceptions, which requires a minimum setback distance of 25 feet from any intermittent stream, wetland, or riparian habitat, or 50 feet from any perennial lake, river, or stream. A Biological Resources Assessment was completed for the project by Madrone Ecological Consulting report dated March 2023. The project includes mitigation measures to protect aquatic resources as described in the MMRP. The project is consistent with this section.

3.3 The project is consistent with 130.39.060.

Section 130.39.060 Oak Tree and Oak Woodland Removal Permits establishes standards for impacts to oak trees and oak woodlands as a result of discretionary development.

Rationale: The proposed Tentative Parcel Map would subdivide an undeveloped 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4). No oak trees or oak woodlands are proposed for removal as part of this project; however, any future development would be subject to the requirements of Zoning Ordinance Section 130.39.060 - Oak Tree and Oak Woodland Removal Permits, and Section 130.39.070 - Mitigation. The project includes mitigation measures to protect oak resources as described in the MMRP. The project is consistent with this section.

4.0 PARCEL MAP FINDINGS

4.1 The proposed Tentative Parcel Map, including design and improvements, is consistent with the General Plan.

Rationale: The proposed Tentative Parcel Map would subdivide an undeveloped 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4). Any potential future development would be consistent with the LDR General Plan land use designation. The site is located within a Rural Region which allows residential development. The surrounding area is developed with similar residential uses. The proposed project would be consistent with applicable General Plan policies as set forth in the Findings Section 2.0.

4.2 The proposed Tentative Parcel Map conforms to the applicable standards and requirements of the County’s zoning regulations and Minor Land Division Ordinance.

Rationale: The proposed Tentative Parcel Map has been analyzed and conditioned in accordance with RE-5 zone and LDR General Plan land use designation. Any potential future development would be reviewed for compliance with applicable development standards. As proposed and conditioned, the project conforms to the RE-5 zone, and with Title 120 of the County Code for Minor Land Divisions. The project is consistent with this section.

4.3 The site is physically suitable for the proposed type and density of development.

Rationale: The proposed Tentative Parcel Map would subdivide an undeveloped 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4). Any potential future development would be designed to meet the RE-5 development standards including minimum lot size, minimum lot width, and building setbacks. As shown on the Tentative Parcel Map, the site would be physically suitable for the proposed type and density of development. The project is consistent with this section.

4.4 The proposed subdivision is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

Rationale: With the incorporation of Conditions of Approval and Mitigation Measures, the project would not result in substantial environmental damage or substantial avoidable injury to fish or wildlife, or their habitat. Any future residential development would be consistent with existing residential development in the Shingle Springs Rural Region. The project is consistent with this section.

4.5 The proposed subdivision is not likely to cause serious public health hazards.

Rationale: The proposed project has been reviewed for potential public health hazards. The project includes Conditions of Approval and Mitigation Measures to address potential impacts associated with future residential development and occupancy including air quality, stormwater management, and fire safety. As conditioned, the proposed project would not cause serious public health hazards. The project is consistent with this section.

4.6 The proposed subdivision design and improvements are suitable and in compliance with the requirements of Public Resources Code Section 4291.

Rationale: Future development would be required to meet applicable fire safe requirements including maintaining defensible space from structures to property lines. With adherence to the fire safe requirements, and with the WFSP, the proposed project would be in compliance with the requirements of Public Resources Code Section 4291 (Exhibit J). The project is consistent with this section.

4.7 The proposed design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Rationale: As described in comments received from El Dorado County Department of Transportation (DOT), the applicant would be required to construct the access roadway consistent with County Standard Plan 101C, to a minimum of 20 feet, which includes both off-site and on-site improvements. The new roadways providing access to future residential developments on the project site would be required to conform with the DOT standards. The project proposes annexation into the Cameron Estates Community Service District (CECSD) area. The CECSD maintains Native Lane and will maintain the proposed road extension. The CECSD adopted their Road Design Policies and Standards on March 20, 2014. The applicant shall adhere to both the CECSD's policies and standards and the requirements specified in the County's Design and Improvements Standards Manual. The proposed design and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project is consistent with this section.

5.0 Government Code §1266.01 Fire Protection Findings (Parcel Maps)

5.1 Before approving a Tentative Map, or a Parcel Map for which a Tentative Map was not required, for an area located in a State Responsibility Area (SRA) or a Very High Fire Severity Zone, a legislative body of a County shall make the following findings: (1) A finding supported by substantial evidence in the record that the subdivision is consistent with: (A) regulations adopted by the State Board of Forestry or Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code, or (B) consistent with local ordinances certified by the State Board of Forestry or Fire Protection as meeting or exceeding the state regulations.

Rationale: Based on review of the California Fire Hazard Severity Zones in SRA Viewer Map 2025, the project site is in a Very High Fire Severity Zone. Future development would be required to meet applicable fire safe requirements and adhere to the WFSP prepared for the project site and

would be reviewed at time of grading and building permit submission. With adherence to the fire safe requirements and WFSP, the proposed project would be in compliance with the Public Resources Code. The project is consistent with this section.

- 5.2 **Before approving a Tentative Map, or a Parcel Map for which a Tentative Map was not required, for an area located in a SRA or a Very High Fire Severity Zone, a legislative body of a County shall make the following findings: a finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities: (A) A County, City, Special District, Political Subdivision of the State, or another entity organized solely to provide fire protection services that is monitored and funded by a County or other public entity; (B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, 4144 of the Public Resources Code.**

Rationale: Future development would be required to meet applicable fire safe requirements and the WFSP prepared for the proposed project. With adherence to the fire safe requirements and WFSP, the proposed project would be in compliance with the Public Resources Code. The project is consistent with this section.

CONDITIONS OF APPROVAL

**Tentative Parcel Map P23-0005/Native Lane Parcel Map
Zoning Administrator/June 24, 2026**

Planning Division:

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

Exhibit F.....	Tentative Parcel Map
Exhibit G.....	Slope Map
Exhibit H.....	Biological Resources Assessment and Rare Plant Survey
Exhibit I.....	Septic Feasibility Study
Exhibit J.....	Wildland Fire Safe Plan (WFSP)
Exhibit K.....	Proposed Mitigated Negative Declaration and Initial Study
Exhibit L.....	Mitigation Monitoring and Reporting Program (MMRP)

Any deviations from the project description, Conditions, 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 Tentative Parcel Map to subdivide an undeveloped 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4) (Exhibit F).

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 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.

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 120.74.030 (Extension of time for 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 Tentative Parcel Map.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

4. **Compliance with Conditions:** Prior to recordation of the final map, the applicant shall provide the Planning Division with appropriate documentation and Condition of Approval application with current review fee to verify conformance with the Conditions of Approval of this Tentative Parcel Map approval.
5. **Tribal Cultural Archaeological Resources:** If any suspected Tribal Cultural Resources (TCRs) are discovered during ground-disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find, whichever is greater. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR. The Tribal Representative will make recommendations for further evaluation and treatment as necessary. Tribal Representatives act as a representative of their Tribal government and are qualified professionals that have the authority and expertise to identify sites or objects of cultural value to Native American Tribes and recommend appropriate treatment of such sites or objects. If human remains, or suspected human remains, are discovered, then the appropriate State and Federal laws shall be followed. Preservation in place is the preferred option for mitigation of TCRs under California Environmental Quality Act (CEQA) and Shingle Springs Band of Miwok Indians (SSBMI) protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. When avoidance is infeasible, the preferred treatment by SSBMI is to record the resource, minimize handling of cultural objects, leave objects in place within the landscape, or return objects to a location nearby where they will not be subject to future impacts. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of CEQA have been satisfied. This Condition of Approval shall be incorporated on any grading or building permit plans.
6. **Standard Archaeological Resources:** In the event of future development, the following language shall 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 a qualified professional archaeologist (36 Code of Federal Regulations 61) can examine the find in place. If the find is determined to be a “unique archaeological resource”, the archaeologist, in consultation with the County, shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, subsurface testing, or contiguous block unit excavation and data recovery. Construction

work could continue on other parts of the project site while archaeological mitigation takes place.

7. **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 (PRC). 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 PRC, 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 nondestructive removal and 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) of the PRC. 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.

8. **Gates:** Gates installed across private driveways entering residential and nonresidential development shall adhere to the standards in El Dorado County Zoning Ordinance Section 130.30.090. An Administrative Permit (ADM) would be required.
9. **Mitigation Monitoring and Reporting Program (MMRP):** All mitigation measures listed in the MMRP shall be incorporated into all grading and improvement plans and building permit plans. A Notice of Restriction shall be recorded on all parcels that includes all of the mitigation measures listed in the MMRP (Exhibit L).

County Air Quality Management District (AQMD):

10. **Fugitive Dust:** A Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to the start of project construction if, during the course of the project, a grading permit is required from the Building Division.

Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

11. **Open Burning:** Burning of waste vegetation that results 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.
12. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
13. **Painting/Coating:** The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
14. **New Point or Stationary Source:** Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements, and 523, New Source Review.
15. **Construction Emissions:** During construction, 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]). Questions on applicability should be directed to CARB at [1-866-634-3735](tel:1-866-634-3735). CARB is responsible for enforcement of this regulation.
16. **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 operations of each piece of equipment.
17. **Electric Vehicle (EV) Charging – Residential:** The residential portion of the project shall comply with the Residential Mandatory Measures identified in the 2022 Cal Green Building Code §4.106.4.2.2 to facilitate future installation and use of EV chargers. Please refer to: <https://codes.iccsafe.org/content/CAGBC2022P3/chapter-4-residential-mandatory-measures>.

County Department of Transportation (DOT) (Project Specific):

18. **On-Site and Off-Site Road Improvements, Native Lane:** The applicant shall construct the on-site and off-site road consistent with County Standard Plan 101C. The road shall

be constructed to a minimum width of 20 feet as shown on the proposed Tentative Parcel Map. The improvements shall be completed to the satisfaction of the DOT, or the applicant shall obtain an approved improvement agreement with security, prior to filing of the final map.

19. **Access Easement:** Provide a 30-foot-wide access easement shown on the final map for the benefit of Lots 2 & 3. This access easement shall include public utility easement rights to Lots 2 & 3 as required by various utility companies.
20. **Offer of Dedication, Native Lane:** Irrevocably offer to dedicate a 50-foot-wide road and public utility easement for the on-site access roadway 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.

County Department of Transportation (DOT) (Standard):

21. **Parcel Map Improvement Agreement and Security:** The developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the County for all roadway, grading, drainage and other support infrastructure as required by the County Subdivision Ordinance, prior to filing of the final map. For improvements not completed at the time of recordation of the final map, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen's surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a 10 percent maintenance surety in any of the above-mentioned forms.

The developer's Engineer of Road shall prepare a "Certificate of Partial Completion" as attachment to the PMIA, which sets forth the total cost of the project, percent complete, and the estimated remaining cost of the work to complete the project. Verification of the Certificate of Partial Completion shall be determined by the County.

22. **Easements:** All existing and proposed easements shall be shown on the project grading plans, improvement plans, and on the final map.
23. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
24. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and DOT. RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by RCD, DOT shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration

systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

25. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the RCD. If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to RCD for review and recommendation to DOT. DOT shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
26. **Geotechnical Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to and receive approval from DOT. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
27. **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.
28. **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.
29. **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, Stormwater 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).*

30. **Stormwater Management:** The County is subject to the State of California's Phase II MS4 Permit. Thus, the County's post construction water quality requirements follow those outlined in that Permit or any superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the

current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements will create or replace 2,500 square feet or more of impervious surface, including offsite improvements. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual.

31. **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.
32. **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.

33. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in Portable Document Format (PDF), and provide final Drainage and Geotechnical Reports, and structural wall calculations to the County Engineer in PDF.

County Surveyor's Office:

34. Upon project approval from the Planning Division, a Parcel Map package will need to be submitted to the County Surveyor's Office.
35. 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.
36. 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.
37. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Parcel Map.

38. 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 P23-0005 by (that agency) have been satisfied.**” The letter is to be sent to the County Surveyor’s Office and copied to the consultant and the applicant.
39. 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).

County Stormwater:

40. **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/Hydromodification" 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>.
41. **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 (1) 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 Fire Protection District (EDCFPD):

42. **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 fire flow requirements for buildings in rural areas where the development of full fire flow requirements is impractical.

43. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with National Fire Protection Association (NFPA) 13D (residential use), including all Building Division and fire department requirements.
44. **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 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 3/24/2021 with specifications for the purpose of providing water for fire protection for each developed parcel.
45. **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 EDCFPD 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.
 - b. Each dead-end road shall have a turnaround constructed at its terminus.
 - c. Where parcels are zoned 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 2 feet on each side of the required driveway or roadway width.
46. **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 request by the local Authority Having Jurisdiction (AHJ).
47. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16% if paved or concrete.
48. **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.

49. **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.
50. **Gates:** All gates shall meet the El Dorado County Fire District requirements, including an approved Knox access.
51. **Funding Mechanism for Emergency Access Components:** The property owner shall be responsible to ensure the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components.
52. **Wildland Fire Safe Plan:** This development shall be conditioned to revise/develop, implement, and maintain a Wildland Fire Safe Plan (WFSP) that is approved by the fire department as complying with the State Fire Safe Regulations, prior to approval of the Tentative Parcel Map. This project shall be annexed into the existing WFSP as a revised supplement.
53. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Fencing shall be wildlife-friendly fencing as required by Planning Division.
54. **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).
55. **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 PRC Section 4291, Title 19, as referenced in the CFC, and the conditioned WFSP and any amendments to the WFSP.
56. **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.
57. **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.
58. **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.

59. **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, EVAs as required, Road Widths, Gates, etc.
60. **Building or 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.

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 Systems:** 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.

Pacific Gas and Electric (PG&E):

63. **Adequate Utilities:** Prior to recordation of the final map, applicant shall provide Planning Division with a “Will Serve” letter or similar letter from PG&E, and any other public utility required for the development of the site, for the proposed new parcels.

El Dorado County Parks & Recreation:

64. **Appraisal and Park Fees:** The subdivider shall be subject to an appraisal fee payable to the County Assessor’s Office for the determination of parkland dedication in-lieu fees. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the County Assessor’s Office and calculated in accordance with Section 120.12.090 of the County Code. Payment of the required fees shall be remitted to the El Dorado County Parks & Recreation (Ponderosa Recreation District as shown on EDC Planning Viewer Map) prior to the filing of the Parcel Map. A copy of the transaction receipt shall be provided to the Planning Division.