

**CONDITIONS OF APPROVAL**

**Tentative Parcel Map P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion  
Planning Commission/February 12, 2026**

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

Exhibit F.....Tentative Parcel Map

The project description is as follows:

This project is a Rezone, Planned Development and Tentative Parcel Map that would result in a zone change from a zoning of Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development (RM-PD-DC), which utilizes flexible development standards under a development plan to allow for the subdivision of three (3) parcels (units) and one (1) common area lot within an existing multi-unit two-story development. Unit 1 would be 1,095 sq ft, Unit 2 would be 944 sq ft and Unit 3 would be 1,001 sq ft. Each parcel includes the entirety of each existing unit and outdoor patio/deck. Other onsite amenities such as parking and laundry areas would be included within the 0.18 acre common parcel. Unit 1 is located on the ground floor of the existing complex with Units 2 and 3 being located on the second story. The project site would continue to take access off Spruce Ave. There would be no increase of use. Existing parking facilities would continue to be consistent with RM standards. The subject parcel is served by Pacific Gas and Electric (PG&E) for electric and gas and El Dorado Irrigation District (EID) water with existing septic facilities. The Development Plan utilizes flexible development standards to allow for the creation of the new parcels below the 2,000 sq ft minimum lot size requirement and to allow for a 0 foot setback, within the condominium project.

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. Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

## Planning Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36-months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.
3. **Covenants, Conditions, and Restrictions (CC&R's):** Concurrently with parcel map recordation, the project shall record CC&R's with a homeowners' maintenance agreement, to include but not limited to those requirements under Section 130.28.070 of the County Code.
4. **Notification:** Pursuant to California State Government Code Section 66427.1(2)(E), the property owner shall provide each tenant written notice of intention to convert, prior to termination of tenancy due to conversion. This notice shall be given 180 days prior to recordation of the parcel map, but not before approval of the project. The applicant shall provide the Planning and Building Department notarized copies of notification prior to parcel map recordation.
5. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

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

6. **Archaeological Resources:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event that archaeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a "unique archaeological resource", contingency funding, and a time allotment sufficient to allow

recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

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. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall

be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

### **El Dorado County Surveyor's Office**

8. Upon project approval from the Planning Division, a Parcel Map Package will need to be submitted with the County Surveyor's Office.
9. All survey monuments must be set prior to filing 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.
10. 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).
11. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filling the Final Map.
12. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on P25-0009 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.
13. 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).