

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



Agenda of: February 3, 2021
Item No.: 5.a.
Staff: Bianca Dinkler

TENTATIVE PARCEL MAP

FILE NUMBER: P19-0006/Meadow Oak Townhomes

APPLICANT: Robert Mathewson

OWNER: Robert Mathewson

REQUEST: Tentative Parcel Map to create four residential parcels ranging in size from 0.13 ± acre (Parcel 1), 0.13 ± acre (Parcel 2), 0.14 ± acre (Parcel 3) and 0.16 ± acre (Parcel 4) from an existing 0.60 ± acre parcel.

LOCATION: On the north side of Meadow Lane, approximately 200 feet west of the intersection with Greenwood Lane, in the Cameron Park area, Supervisorial District 2. (Exhibit A, B, C)

APN: 082-391-009 (Exhibit D)

ACREAGE: 0.60 ± Acre

GENERAL PLAN: Multifamily Residential (MFR) (Exhibit E)

ZONING: Multi-unit Residential with Design Review Community Combining Zone (RM-DC) (Exhibit F)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines (Minor Land Divisions)

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

1. Find that Tentative Parcel Map P19-0006 is exempt under Section 15315 of the CEQA Guidelines; and

2. Approve Tentative Parcel Map P19-0006, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Parcel Map would allow the subdivision of a developed 0.60± acre parcel, including four existing detached multi-residential units, parking and landscaping improvements, into four separately saleable lots ranging in size from 0.13 ± acres (Parcel 1), 0.13 ± acres (Parcel 2), 0.14 ± acres (Parcel 3) and 0.16 ± acres (Parcel 4). The existing parcel is zoned Multi-unit Residential with Design Review Community Combining Zone (RM-DC) and a General Plan land use designation of Multifamily Residential (MFR). Each proposed parcel meets the required development standards for new lots in the Multi-unit Residential zone district including minimum lot size and lot width. Each existing residential structure also conforms to the minimum development standards including building setbacks, Residential Density Range, and off-street parking and loading. Staff has determined that the project is consistent with the Multifamily Residential General Plan land use designation and the Multi-unit Residential with Design Review Combining Zone, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

BACKGROUND

The original development for the four separate apartment units (townhomes) was approved under Design Review DR00-0012, Meadow Oak Apartments. The project approved four separate detached multifamily units on one parcel under a single ownership and management. There are limited records available to reference however the project approval date was sometime in 2001 with residential construction completed by 2004.

In 2004, a subsequent application was submitted, TM04-1388/PD04-0004/Z04-0005, which included a request to create a Tentative Parcel Map with a Planned Development and Rezone to add the Planned Development (-PD) Combining Zone layer onto the property zoning in order to create four separate residential parcels and an Open Space parcel. The application was placed on hold while the developer considered design options to meet the 30% open space requirement at that time. Due to the small parcel size, meeting the 30% open space requirement at that time was not possible. There was renewed interest again in 2006 but no project actions were taken due to various issues, including financial lending constraints associated with the collapse of the national economy by 2008. The project sat idle for several more years. Then in 2015, the County approved the Targeted General Plan Amendment and Zoning Ordinance Update (TGPAZOU). The criteria for multifamily development changed, specifically to no longer require the 30% open space. As a result, the project would be eligible to continue as originally proposed. The Planned Development (PD04-0004) and Zone Change (Z04-0005) applications were no longer required and were withdrawn. However, the Tentative Parcel Map application still remained the project number TM04-1388. In 2019, a new application was submitted and included new project numbers (PD19-0004, Z19-0004, and P19-0006). Planning staff determined that only a Tentative Parcel Map would be required as the proposed lots meet the most current development standards for multifamily residential development. The current request is only for the Tentative Parcel Map application, P19-0006, which includes the request to create four new parcels with an existing

townhome on each parcel, for the purpose of being able to sell each parcel/townhome separately. Additionally, no new improvements or construction are proposed for the project.

EXISTING CONDITIONS/SITE CHARACTERISTICS

Site Description

The project site is 0.60-acre parcel located at an elevation of 1,120 feet above mean sea level. The topography on site is predominantly flat and is developed with four detached townhomes, Meadow Oak Apartments. Vegetation on site includes existing residential landscaping and a large Oak tree at the entrance to the project site. A narrow band of undeveloped open space runs along the north property line, which provides a natural buffer to the residential parcels behind the project site. Vehicular access is provided from a shared driveway off of Meadow Lane, which is a privately-maintained road, located off of Greenwood Lane at the intersection with Country Club Lane. No changes to parking or vehicular access are proposed as part of the project. The project is conditioned to require a shared access agreement, and off-street parking is shared between each townhome. The minimum required for parking for single-family dwellings is 2 uncovered spaces. Each residence meets this requirement by having a two-car garage and driveway. The adjacent parcels to the north, east and west are similarly zoned with multifamily residential development, and there is an existing commercial shopping center located across the street to the south.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	RM-DC	MFR	Multifamily residential units
North	RM-DC	MFR	Open space/single-family residential units
East	RM-DC	MFR	Multifamily residential units
South	CL-DC	C	Commercial shopping center
West	RM	MFR	Multifamily residential units

PROJECT DESCRIPTION

This request is for a Tentative Parcel Map (P19-0006) to allow the subdivision of a developed 0.60± acre parcel with four existing detached townhomes with associated parking and landscaping improvements, into four separately saleable parcels ranging in size from 0.13 ± acres (Parcel 1), 0.13 ± acres (Parcel 2), 0.14 ± acres (Parcel 3), and 0.16 ± acres (Parcel 4). No changes to parking or vehicular access are proposed as a result of this project. Existing parking spaces and interior driveway access would be shared between each residence. To ensure vehicular access remains fully accessible, a condition is included for a shared access agreement.

Off-street parking is shared and each residence already has a two-car garage and driveway. All proposed parcels would be served by existing public utilities. However, separate utility service would be required for each parcel to the satisfaction of each utility provider. No new improvements or construction are proposed with this Tentative Parcel Map. (Exhibit G).

ANALYSIS

General Plan Consistency

The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (Multifamily Residential Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (compatibility with adjoining land uses), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.2.1.2 (adequate quantity and quality of water for all uses, including fire protection), Policy 5.7.1.1 (fire protection in Community Regions) and Policy 6.2.3.2 (adequate access for emergencies). Further details are discussed in the Findings section below.

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 parcel is zoned RM-DC and the project has been analyzed in accordance with all applicable development standards for this zone district. The proposed parcels, including existing structures/improvements, meet the required minimum lot size, lot width, building setbacks and Residential Density Range as illustrated in the table below and also described in the Findings. The existing multi-unit residential development is considered small lot design detached units, which is permitted in the Zoning Ordinance, specifically Section 130.24.030 Residential Zone Development Standards for RM Zone. Further, the project is within a Design Review Community Combining Zoning overlay (-DC). However, under Section 130.28.030 (C.) allowed uses of a development plan shall only be those allowed in the base zone. The existing residential units are allowed uses in the Multi-unit Residential (RM) base zone, and the existing structures were constructed in 2004; therefore, no additional oversight pertaining to an approved design review would apply to this project.

Table 130.24.030 Residential Development Standards

Development Attribute	RM district	Proposed Parcel 1	Proposed Parcel 2	Proposed Parcel 3	Proposed Parcel 4
Minimum Lot Size for Interior Lot	6,000 or 2,000 sq. ft.	0.13± Acre	0.13± Acre	0.13± Acre	0.13± Acre
Minimum Lot Width	60' or 20'	53.90'	48.3'	48.19'	67.85'

Interior Lot					
Residential Density Range	See GP Policy 2.2.1.2 (MFR)	Meets GP Policy (See Findings)			
Setbacks (in feet) Front	20'	28'	46.7'	59.1'	76.9'
Sides	5'	8.6' / 9.7'	9.9' / 5.4'	6.1' / 9.9'	9.6' / 8.6'
Rear	10'	15'	15'	15'	15'
Maximum Height (in feet)	50'	Less than 50'	Less than 50'	Less than 50'	Less than 50'

Subdivision Ordinance Consistency

The project is in conformance with Title 120 of the County Code Subdivision Ordinance. The Tentative Parcel Map is consistent with the General Plan Land Use Designation, including the design and improvements, which are served by existing utilities. The project conforms to all applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance. The project site is physically suitable for the type of existing uses and the project is not likely to cause environmental damage.

AGENCY COMMENTS

The project was distributed to all applicable local, County, and state agencies for review and comment. Comments were received from the County’s Department of Transportation (DOT), County’s Surveyor’s Office, El Dorado Irrigation District (EID), Cameron Park Community Services District, and Pacific Gas & Electric (PG&E). All concerns would be remedied by incorporating conditions of approval, which would be completed to the satisfaction of Planning Services prior to recordation of the Final Parcel Map.

El Dorado Irrigation District (EID)

Per EID records, each townhome has its own water meter and sewer service. EID does not currently know the location of each meter relative to proposed parcel lines. Some meters could end up on a parcel they do not serve; therefore, a condition of approval has been included to require the parcels enter into an “Offsite Service Agreement” through EID prior to recordation of the Final Parcel Map.

There is a fifth meter on site that serves as a landscape meter. The resulting parcel where this meter would be located would be responsible for the account; therefore, a condition of approval has been included to require property owners establish an agreement between the parcels regarding maintenance and irrigation of all common areas. A Facilities Improvement Letter (FIL) may be required if the Fire Marshall requires any fire protection upgrades/new FH associated with the project. (Exhibit I).

Cameron Park Community Services District (CPCSD)

The Cameron Park Community Services District (CPCSD) completed a review of this project and indicated that Meadow Oak Townhomes is within the CPCSD boundaries; therefore, Quimby and Park Development Impact Fees payable to the District would apply. (Exhibit K).

Cameron Park Design Review Committee (CPDRC)

The Cameron Park Design Review Committee (CPDRC) reviewed the project at their regularly scheduled meeting on August 24, 2020. The CPDRC recommends approval of the project based upon conditions being incorporated, including the installation of landscaping in the area between the driveway access and Meadow Lane. Additionally, if the existing fences were originally constructed with the townhomes, the CPDRC recommends replacing the fencing to improve the overall aesthetic of the project. Lastly, the CPDRC recommends not charging the park in-lieu fees or school fees if these fees were already paid when the units were first constructed, as applicable. All improvements should be installed before the maps are recorded and homes listed for sale. (Exhibit M).

PUBLIC NOTICE

No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project was duly noticed for a Zoning Administrator public hearing with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers. In addition, project notification was also posted on the Planning Services Zoning Administrator webpage. No physical sign posting is required for Tentative Parcel Maps.

ENVIRONMENTAL REVIEW

Tentative Parcel Map P19-0006 has been found Categorical Exempt pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines, applying to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Filing of a Notice of Exemption (NOE) is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. The applicant shall submit a \$50.00 recording fee to Planning Services in order for the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Vicinity Map
Exhibit C.....	Site Aerial Photo
Exhibit D.....	Assessor's Parcel Map
Exhibit E.....	General Plan Land Use Map
Exhibit F.....	Zoning Map
Exhibit G.....	Tentative Parcel Map
Exhibit H.....	Comments, PG&E
Exhibit I.....	Comments, El Dorado Irrigation District
Exhibit J.....	Comments, Department of Transportation
Exhibit K.....	Comments, Cameron Park Community Services District
Exhibit L.....	Comments, County Surveyors Office
Exhibit M.....	Comments, Cameron Park Design Review Committee

FINDINGS

Tentative Parcel Map P19-0006/Meadow Oak Townhomes Zoning Administrator/February 3, 2021

1.0 CEQA FINDINGS

- 1.1 The Meadow Oak Townhomes Tentative Parcel Map P19-0006 has been found to be Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines which states that minor land divisions in urbanized areas zoned for residential use into four or fewer parcels are exempt when consistent with the General Plan, zoning, all applicable development standards, and when the project parcel(s) contain slopes equal or less than 20 percent.

Section 15315 of the CEQA Guidelines provides a categorical exemption for minor land divisions when all of the following findings can be made:

The division of property is located in an urbanized area.

Rationale: The project parcel is located in an urbanized area as shown on the 2010 U.S. Census Maps for the greater Sacramento Area.

The property is zoned for residential, commercial, or industrial use.

Rationale: The project parcel is zoned for residential use.

The subdivision consists of four or fewer parcels.

Rationale: The proposed subdivision consists of four parcels.

The subdivision is in conformance with the General Plan and zoning.

Rationale: The project parcel conforms to all applicable General Plan policies and zoning regulations as discussed further in this Findings section.

No variances or exceptions are required for the project.

Rationale: No variances or exceptions are requested for the project and the project conforms to all applicable subdivision design standards.

All services and access to the proposed parcels to local standards are available.

Rationale: All required services are available and access to proposed parcels meets local standards.

The parcel was not involved in a division of a larger parcel within the previous two years.

Rationale: No previous subdivision activity has occurred on the project parcel.

The parcel does not have an average slope greater than 20 percent.

Rationale: The project parcel is predominantly flat with slopes less than 20 percent and is therefore consistent with this requirement.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 states that the purpose of the MFR land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses and multiplexes), and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. Mobile home parks, as well as existing and proposed manufactured home parks, shall also be permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. Mixed use development within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. Except as provided in Objective 2.2.6 (Site Specific Policy), the minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Rationale: The proposed Tentative Parcel Map, P19-0006, is consistent with this policy. This project allows for the subdivision of an existing multifamily parcel into four separate, saleable parcels, each with their own townhome. The use is consistent with the MFR land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan Findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is developed with four existing residential units, including associated parking and landscaping. All of the adjoining properties to the north, east, and west are similarly zoned as RM-DC and General Plan land use designation of MFR, and the parcel to the south is zoned Commercial, Limited with Design Review Community Combining Zone (CL-DC) and a General Plan land use designation of Commercial (C). The project has been located and designed to be compatible with the adjoining land uses.

2.4 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project parcel is currently served by public services and utilities. The project is not proposing additional uses or structures that would require additional utilities or services. Therefore, public services and utilities are deemed adequate for the project.

2.5 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: All proposed lots will be served by existing public water service through EID. With incorporation of standard conditions of approval for EID and the Cameron Park Fire Department, water service is deemed to be adequate for the project.

2.6 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 (Fire Protection in Community Regions) requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The Cameron Park Fire Department provides fire protection service to the project site. Standard conditions of approval are incorporated to ensure adequate water supply, storage, conveyance, and site access for fire protection remains adequate for all proposed parcels.

2.7 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2 (Adequate Access for Emergencies) requires the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: Vehicular access to the existing residential units is provided from Meadow Lane. No access changes are being proposed as part of the project.

3.0 ZONING ORDINANCE FINDINGS

3.1 The project is consistent with Section 130.24.030.

Section 130.24.030 (Residential Zone Development Standards) prescribes site-specific development standards for new lots, allowed uses and associated structures within the Multi-unit Residential (RM) Zone District.

Rationale: The proposed parcels, including existing structures/improvements, meet the required minimum lot size, lot width, building setbacks and Residential Density Range as required in Section 130.24.030.

4.0 SUBDIVISION ORDINANCE FINDINGS

The proposed Tentative Parcel Map conforms to the Subdivision Ordinance Section 120.44.030.

Section 120.44.030 - Findings requiring disapproval. The approving authority shall not approve a tentative map if the approving authority makes any of the following findings:

A. That the proposed map is not consistent with applicable general and specific plans;

Rationale: The proposed parcel map would be consistent with the applicable general plan and not within a specific plan and is therefore consistent with this policy.

B. That the design or improvement of the proposed division is not consistent with applicable general and specific plans;

Rationale: The proposed parcel map would create four parcels and is consistent with the applicable general plan and not within a specific plan and is therefore consistent with this policy.

C. That the site is not physically suitable for this type of development;

Rationale: The project site is developed with four townhomes. No new improvements or construction are proposed as a result of the parcel map. The site is physically suitable for the existing development and the project is therefore consistent with this policy.

D. That the site is not physically suitable for the proposed density of development;

Rationale: The project site is developed with four townhomes. No new improvements or construction are proposed as a result of the parcel map and the project would not cause environmental damage therefore the project is consistent with this policy.

E. That the design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

Rationale: The project site is developed with four townhomes. No new improvements or construction are proposed as a result of the parcel map and the project would not cause environmental damage therefore the project is consistent with this policy.

F. That the design of the division or the type of improvements is likely to cause serious public health hazards;

Rationale: The project site is developed with four townhomes. No new improvements or construction are proposed as a result of the parcel map and the project would not cause serious public health hazards and is therefore consistent with this policy.

G. That the design of the division or the improvements are not suitable to allow for compliance of the requirements of Public Resources Code § 4291;

Rationale: The project site is developed with four townhomes. No new improvements or construction are proposed as a result of the parcel map and the project is therefore consistent with this policy.

H. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Rationale: The project site is developed with four townhomes. Vehicular access to all proposed parcels would be provided from Meadow Lane. Existing parking spaces and interior driveway access would be shared between all units. To ensure vehicular access remains fully accessible between all residences, a shared access agreement shall be recorded prior to recordation of the Final Parcel Map. The project is consistent with this policy.

Conclusion: The proposed Tentative Parcel Map does not conflict with any of the Findings listed above A.-H. and therefore the proposed project is consistent with Section 120.44.030.

CONDITIONS OF APPROVAL

Tentative Parcel Map P19-0006/Meadow Oak Townhomes Zoning Administrator/February 3, 2021

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

Exhibit G.....Tentative Parcel Map

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:

The project consists of a Tentative Parcel Map to create four residential parcels ranging in size from 0.13 ± acres (Parcel 1), 0.13 ± acres (Parcel 2), 0.14 ± acres (Parcel 3) and 0.16 ± acres (Parcel 4) from an existing 0.60 ± acre parcel. Fire and vehicular access to all proposed parcels would be provided from Meadow Lane. Existing parking spaces and interior driveway access would be shared between all units. To ensure vehicular access remains fully accessible between all residences, a shared access agreement shall be recorded prior to recordation of the Final Parcel Map. All proposed parcels will be served by existing public utilities. However, separate utility service will be required for each parcel to the satisfaction of each utility provider.

The development, use, and maintenance of the property, as well as 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. **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. **Notice of Exemption (NOE) Recording Fee:** The applicant shall submit to the Planning Services Division a \$50.00 recording fee for the County Recorder to file the Notice of Exemption. Checks shall be payable to El Dorado County. No permits shall be issued or parcel map filed until said fees are paid.
4. **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.

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 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.

El Dorado Irrigation District (EID)

6. Prior to filing the Final Parcel Map, the property owners shall enter into “Offsite Service Agreements” with EID and develop an agreement regarding maintenance of each of the water meters and sewer services.
7. The resulting parcel where the landscape meter is located shall be responsible for the account with EID which may require establishing an agreement between the parcels for maintenance and irrigation of the common areas. This shall be recorded on the Final Parcel Map.
8. A Facilities Improvement Letter (FIL) may be required if the Fire Marshall requires any fire protection upgrades/new FH associated with the Final Parcel Map.

Cameron Park Community Services District (CPCSD)

9. The Parcel Map 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 (payable to Cameron Park Community Services District) to Planning Services prior to filing the Final Map.

Office of the County Surveyor

10. All survey monuments shall be set prior to filing the Parcel Map.
11. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that “all conditions placed on P19-0006 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the project engineer and applicant.

Cameron Park Design Review Committee (CPDRC)

12. Establishment of an agreement between the parcels for maintenance and irrigation of the common areas, prior to recordation of the Final Parcel Map.
13. New landscaping shall be installed between the driveway access and Meadow Lane, and shall be reviewed by site visit with the applicant, CPDRC, and Planning Services staff prior to recordation of the Final Parcel Map.
14. The original project fencing shall be repaired or replaced, and shall be reviewed by site visit with the applicant, CPDRC, and Planning Services staff prior to recordation of the Final Parcel Map.

Cameron Park Fire Department

15. The project shall be required to confirm annexation into the Cameron Park Fire Department and pay all associated fees for all legal parcels based on Final Map recordation.
16. The project shall meet all applicable requirements of the Cameron Park Fire Department to be demonstrated by providing a letter to Planning Services, prior to recordation of the Final Parcel Map.