

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



Agenda of:	April 21, 2021
Item No.:	4.b
Staff:	Matthew Aselage

TENTATIVE PARCEL MAP

FILE NUMBER: P20-0002/Sand Ridge

APPLICANT/OWNER: Jacque Robinson

ENGINEER: Northern California Geomatics c/o Brendan Williams

REQUEST: Tentative Parcel Map dividing a ten-acre property into two parcels of five-acres each.

LOCATION: On the south side of Sand Ridge Road, approximately two-miles west of the intersection with Bucks Bar Road, in the Somerset area, Supervisorial District 2. (Exhibit A)

APN: 046-410-014 (Exhibit B)

ACREAGE: 10-Acres

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

ZONING: Residential Estate – 5-acre minimum (RE-5) (Exhibit D)

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

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

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

2. Approve Tentative Parcel Map P20-0002, 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 ten-acre parcel into two parcels of five-acres each. The existing parcel is zoned Residential Estate - 5 (RE-5) consistent with the General Plan land use designation of Low Density Residential (LDR). The resultant parcels meet the required development standards in the RE-5 zone including minimum lot size and lot width. No buildings are proposed to be built with this parcel map, but would result in the creation of lots for sale, leasing or financing. Staff has determined that the project is consistent with the General Plan LDR Land Use Designation and the RE-5 zone, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

OTHER PROJECT CONSIDERATIONS

Important Biological Corridor (-IBC)

The project parcel is mapped within an important biological corridor. This distinction requires completion of a biological resources technical report for all discretionary projects. This requirement has been sufficiently met by the applicant with the inclusion of a biological resources report completed by Ruth A. Wilson, a certified biologist, in December of 2020. Ruth A. Wilson found that if an additional residential unit (only one secondary residence could be developed) were to be built, it would necessarily be constructed near Sand Ridge Road, due to steep terrain on the rest of the property; thus, biological resources on most of the parcel would be undisturbed. There is no oak canopy removal and no grading proposed for this project. No wetlands or riparian corridors exist and no rare plants were found on-site. Any fencing on site should be limited to those needed to contain livestock and pets, and to protect crops.

BACKGROUND/HISTORY

The project parcel is located in a less populated area to the west of the town of Somerset. The portion of the project site, which makes up proposed Parcel One has an existing primary residence, a secondary residence, and a garage. The portion of the project site, which makes up proposed Parcel Two has an existing residence on site. The residence existing on proposed Parcel Two was first permitted under a Mobile Home Hardship permit issued on May 2, 2011. This temporary Mobile Home Hardship permit has since been renewed twice, for a current expiration of November 27, 2021. Proposed parcel One has an existing well, which provides water to both proposed parcels. To satisfy the Department of Transportation's driveway requirements, a driveway to the residence on proposed Parcel Two was developed under DOT Encroachment Permit # -0318463 issued on March 13, 2020. There have been no permits issued for this property since the March 2020 encroachment permit was issued (Exhibit F).

EXISTING CONDITIONS/SITE CHARACTERISTICS

The project parcel consists of approximately ten-acres. The site ranges in elevation from approximately 2,065-feet above mean sea level to approximately 2,260-feet. Proposed parcel one currently contains two wells and two 2500-gallon water storage tanks; however, proposed parcel two contains neither well water developments nor water storage tanks. Both proposed parcels contain a septic leach field. Proposed parcel one contains two homes and one garage, with one home existing on proposed parcel two. Additionally, both proposed parcels are served by separate paved driveways encroaching onto Sand Ridge Road (a county-maintained roadway). The neighboring properties to the east, south, and west are similarly zoned and designated as RE-5 and are developed for residential uses; to the north is a large residentially developed rural parcel (Exhibits D and E).

PROJECT DESCRIPTION

This project is a Tentative Parcel Map that would create two residential parcels of five-acres each from an existing ten-acre parcel (Exhibit F). Fire and vehicular access to both proposed parcels is from individual driveways that encroach onto Sand Ridge Road (a county-maintained road). The proposed parcels will be served by existing public electric and gas utilities. Private well and septic systems will provide water and sewer service for both parcels. However, as both wells on site exist on proposed parcel one, a notice of restriction will be required to be filed as part of this parcel split to provide proposed parcel two with legally guaranteed access to these wells- this will not be required given both proposed parcel have their own individual water supply. Separate electric and gas utility service and separate septic systems will be required for each parcel to the satisfaction of each utility provider.

ANALYSIS

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (Low-Density 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 5.2.3.4 (Groundwater Systems), Policy 5.3.2.3 (Rural Sewage Disposal/Alternative Wastewater Systems), Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers), Policy 6.2.3.2 (Adequate Access for Emergencies), Policy TC-Xa (Indefinite Transportation and Circulation Policies), Policy TC-Xb (Available Roadway Capacity), Policy TC-Xc (Developer Traffic Impact Fees), Policy TC-Xd (Level of Service), Policy TC-Xe (Impact of Increased Project Trips), Policy TC-Xf (Conditions for Worsened Circulation Impacts), Policy TC-Xg (Developer's Responsibility for Transportation Improvements), Policy TC-Xh (Traffic Impact Fees), and Policy TC-Xi (U.S. Highway 50 Capacity). 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 Residential Estate (RE-5) and the project

has been analyzed in accordance with all applicable development standards for this zone district. The parcel map identifies the setbacks for existing residences on site, with the shortest setback equaling 67-feet. The setbacks on the map are consistent with the RE-5 zoning designation. The setbacks shown on the map do not create new setbacks and any future development would be required to comply with standard RE-5 zoning setbacks (see Table 1). The proposed parcels meet the required minimum lot size and lot widths as illustrated in the table below and described in the Findings.

**Table 1
 Development Standards from Table 130.24.030(Residential Zones
 Development Standards)**

Development Attribute	RE-5	Proposed Parcel 1	Proposed Parcel 2
Minimum Lot Size (in square feet)	5-acres	5-acres	5-acres
Minimum Lot Width (in feet)	100	120-feet at narrowest point	Approx. 140-feet at narrowest point
Setbacks (in feet)	30	No development is proposed as part of this proposal. However, all development currently on site complies with these zoning development standards. Any future development must comply with these zoning development standards.	
Front	30		
Secondary Front	30		
Side	30		
Rear	30		

AGENCY COMMENTS:

The project was distributed to all applicable local, County and state agencies for review and comment. Comments were received from the Office of the County Surveyor, County Department of Transportation, and the County Environmental Management Division. None of these agencies expressed any issues or concerns regarding this project. These agencies provided standard conditions of approval which have been incorporated into the project.

ENVIRONMENTAL REVIEW:

Staff has prepared an Initial Study (Exhibit G). There is no substantial evidence that the proposed project would have a significant effect on the environment and a Negative Declaration has been prepared.

The applicant shall submit to Planning Service a \$50.00 recording fee prior to filing of the Notice of Determination by the County. Please submit a check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location/Vicinity Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....General Plan Land Use Map

Exhibit D.....Zoning Map

Exhibit E.....Aerial Map

Exhibit F.....Tentative Parcel Map

Exhibit G.....Proposed Negative Declaration and Initial Study

FINDINGS

Tentative Parcel Map P20-0002/Sand Ridge Zoning Administrator/April 21, 2021

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgement of the County and has been completed in compliance with the California Environmental Quality Act (CEQA) and is adequate for this proposal.
- 1.2 The Initial Study identified no significant impacts to the environment as a result of this project.
- 1.3 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 identifies that the purpose of the Low Density Residential (LDR) land use designation is to provide areas for the transition of land uses from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County. Lands designated as LDR can be located in Community Regions and in Rural Centers.

Rationale: The proposed Tentative Parcel Map is consistent with this policy. The site is near, but not within the Somerset town site. The proposed project is compatible with the 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 has two single family residences located on proposed parcel one. Proposed parcel two currently contains one single-family residence. The adjoining properties to the east, south, and west are similarly zoned and designated as RE-5 and are residentially developed; to the north is a large residentially developed 20-acre parcel zoned as RL-10. Therefore, the project has been located and designed to be compatible with 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 contains three existing single-family residences. All three of these residences are connected to public electricity and gas utilities. No additional development is proposed for this site. Additionally, no new public utility connections are proposed as part of this project. Therefore, public services and utilities as they exist currently are adequate for this 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: The project was reviewed by El Dorado County Fire Protection, for adequate capacity. Proposed parcel one currently contains two 2,500-gallon water storage tanks connected to an onsite fire hydrant which will meet the demands for domestic use and fire protection. The project, with the current developments on site, is consistent with this policy.

2.6 The project is consistent with General Plan Policy 5.2.3.4.

General Plan Policy 5.2.3.4 (Groundwater Systems) requires that all applications for divisions of land 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.

Rationale: Proposed parcel one contains two existing wells for domestic water usage. This project was reviewed by the El Dorado County Environmental Management Department. No comments or concerns with this project as proposed were expressed by the Environmental Management Department. Therefore, the project as proposed is consistent with this policy.

2.7 The project is consistent with General Plan Policy 5.3.2.3.

General Plan Policy 5.3.2.3 (Rural Sewage Disposal/Alternative Wastewater Systems) requires the development of efficient and environmentally safe individual sewage disposal systems in rural areas.

Rationale: Separate septic systems and leach fields for each residence currently exist on site. The Environmental Management Department reviewed this project and verified that each resultant parcel will continue to meet the requirements for leach fields on site. There is no proposal for additional septic system developments. Therefore, the project as proposed is consistent with this policy.

2.8 The project is consistent with General Plan Policy 5.7.2.1.

General Plan Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers) 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: El Dorado County Fire Protection currently provides fire protection service to the project site. The fire department did not provide additional comments or requirements for this project. The site currently contains adequate emergency water supply, storage, and conveyance facilities via an on-site well and two, 2,500-gallon water storage tanks connected to an on-site fire hydrant. Therefore, the project as proposed is consistent with this policy.

2.9 The project is consistent with General Plan Policy 6.2.3.2.

General Plan 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: El Dorado County Fire Protection reviewed the application materials and provided no additional comments or requirements regarding site access or improvement to the existing roads. Therefore, the project is in compliance with this policy.

2.10 The project is consistent with General Plan Policy 7.4.2.9.

Policy 7.4.2.9 (Important Biological Corridor) requires the applicant provide the County with a Biological Resources Technical Report to determine the presence of special-status biological resources that may be affected by the proposed project.

Rationale: A Biological Resources Report dated December 2020 was completed by Ruth Wilson, a qualified biologist. This report provides an evaluation of expected biological impacts which satisfy this policy.

2.11 The project is consistent with General Plan Policy TC-Xa

(1) Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service 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: The project would create two residential parcels; therefore, this policy does not apply.

(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 Level of Service F without first getting the voter's approval.

Rationale: This policy is not applicable to the Project.

(3) and (4). Intentionally blank as noted in the General Plan.

(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 policy is not applicable as the Project.

(6). Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a 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 the public's 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 would create two residential parcels; therefore, this policy does not apply.

2.12 The project is consistent with General Plan Policy TC-Xb

Policy TC-Xb ensures that potential development in the County does not exceed available roadway capacity.

Rationale: This policy is not applicable to this project.

2.13 The project is consistent with General Plan Policy TC-Xc

Policy TC-Xc directs that developer paid traffic impact fees 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.

Rationale: This policy is not applicable to this project.

2.14 The project is consistent with General Plan Policy TC-Xd

Level of Service (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. Level of Service 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 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 will not worsen Level of Service (LOS) for any county-maintained road or state highway.

2.15 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:

- (1) A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- (2) The addition of 100 or more daily trips, or
- (3) The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project will generate fewer than 10-trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B, and C of this policy are not met.

2.16 The project is consistent with General Plan Policy TC-Xf

At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service 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] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service 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: The project would create two residential parcels and will not worsen traffic on the County road system. Therefore, this policy does not apply.

2.17 The project is consistent with General Plan Policy TC-Xg

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 the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This policy is not applicable to this project.

2.18 The project is consistent with General Plan Policy TC-Xh

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

Rationale: This project will pay TIM fees at the time a building permit is issued.

2.19 **The project is consistent with General Plan Policy TC-Xi**

General Plan TC-Xi directs the County to coordinate and work with other agencies to plan for the widening of U.S. Highway 50.

Rationale: This policy is not applicable to the project.

3.0 **ZONING FINDINGS**

3.1 **The project is consistent with Section 130.23.030.**

Section 130.24.030 (Residential/RE-5 Zones Development Standards) prescribes site-specific development standards for new lots, allowed uses and associated structures within the RE-5 Zone District.

Rationale: The proposed parcels meet the required minimum lot size, and lot width as required in Section 130.24.030.

4.0 PARCEL MAP FINDINGS

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan.

Rationale: The project proposes to create two parcels from a ten-acre parcel. The resulting lots would be five acres each. The project parcel is near, but not within the Somerset town site. The parcel's General Plan Land Use Designation is Low Density Residential Zone (LDR). The proposed Parcel Map has been found consistent with all applicable General Plan policies as set forth in Finding 2.2.

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

Rationale: The proposed parcels have been analyzed and conditioned in accordance with the Low Density Residential Zone (LDR) and will comply with all applicable development standards for new lots in that zone. As proposed and conditioned, the Parcel Map conforms to the Minor Land Division Ordinance.

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

Rationale: No additional development is proposed as part of this project. The existing single-family residences on site meet the type and density requirements of the Low Density Residential Zone (LDR). The proposed parcels, including existing structures/improvements, meet the required minimum lot size, lot width, and building setback standards of the LDR Zone District.

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: An Initial Study – Negative Declaration (Exhibit G) has been prepared for this project. After reviewing the reports prepared for the proposed Tentative Parcel Map it has been determined that the Tentative Parcel Map will not result in substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat and is consistent with existing and planned development in the Somerset town site vicinity.

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

Rationale: The proposed subdivision has been reviewed for potential public health hazards. Each proposed parcel will meet the minimum five-acre size requirement for parcels served by a well and a septic system. The project has been conditioned to mitigate any potential impacts associated with

potential future residential development and occupancy including air quality, storm water management, and fire safety.

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

Rationale: El Dorado County Fire Protection reviewed this project and provided no additional comments or conditions to the project. The project site is required to continue meeting all standard fire safe requirements including maintaining defensible space of 100 feet from each side and from the front and rear of structures on site. With adherence to standard fire safe requirements, the project will be in compliance with the requirements of Public Resources Code Section 4291.

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: The project will not result in any changes to currently existing easements. Further, there are no off-site improvements proposed or required which would necessitate changes to, nor development within, any existing easements. Therefore, the project as proposed will not result in any changes to an existing easement.

CONDITIONS OF APPROVAL

Tentative Parcel Map P20-0002/Sand Ridge Zoning Administrator/April 21, 2021

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

Exhibit F.....Tentative Parcel Map
Exhibit G.....Proposed Negative Declaration and Initial Study

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 subdivide a ten-acre parcel, into two parcels of five-acres each. Fire and vehicular access to both proposed parcels would be provided via separate driveway encroachments from Sand Ridge Road. The proposed parcels will be served by public utilities, with the exception of on-site well water and septic sanitation. 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, 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.

Office of the County Surveyor

6. All survey monuments shall be set prior to filing the Parcel Map.
7. Situs addressing for the project shall be coordinated with the County Surveyors Office prior to filing the Final Map.

8. 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 P20-0002 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and Applicant.

El Dorado County Fire Protection

9. **Fire Service Components:** Any Fire Department Connection (FDC) to the Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. All FDC’s and PIV’s shall have signage affixed to them indicating the building they serve. Conformance with this condition shall be verified during review of the improvement plans.
10. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway is 40-feet inside and 56-feet outside. Any deviations from these requirements shall be determined by the fire code official.
11. **Fire Access During Construction:** To the satisfaction of the Fire Department, all access roadways and fire suppression water storage tanks shall be installed and in service prior to combustibles being brought onto the site.
12. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA’s (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code. Conformance with this condition shall be verified during review of the improvement plans.
13. **Addressing:** Approved numbers or addresses shall be provided for all new and existing residential buildings in such a position as to be visible and legible from the street or road fronting the property.

Environmental Management Division

14. **Notice of Restriction:** A Notice of Restriction will be required to be filed as part of this parcel split. If either of the two proposed parcels transfers ownership, a legal recorded easement for granting proposed Parcel Two access to the well on proposed Parcel One will be required. The Notice of Restriction will not be required if each proposed parcel has its own individual water supply.