

COMBINED PARCEL DATA INFORMATION AND BUILDING DESIGN CRITERIA

Disclaimer: This information may not be accurate.

PARCEL DATA INFORMATION

5/13/2026

ASSESSOR'S PARCEL NUMBER: 126-220-004

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	100 - 184	PRS 14/132/1 ADM

2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS
HDR					
RURAL CENTERS			SPECIFIC PLANS		ADOPTED PLAN NAME

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
R20K,R1A			

2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS
HDR					
RURAL CENTERS			SPECIFIC PLANS		ADOPTED PLAN NAME

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RE-10, R20K, R1A			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
EL DORADO HILLS WATR/FIRE		RESCUE UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION: (See Note below)

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0704E	9/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
1 - JOHN HIDAHL	EL DORADO IRRIGATION DISTRICT	NO

REMARKS:

Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

BUILDING DESIGN CRITERIA

5/13/2026

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- SEISMIC ZONE **** To be determined using the ASCE website: <https://ascehazardtool.org/>
PDF Guide to ASCE map
- BASIC WIND SPEED **** To be determined using the ASCE website: <https://ascehazardtool.org/>
PDF Guide to ASCE map
- Parcels within the "Special Wind Region" shall be designed for a basic/ultimate wind speed, V , of 130 mph for Risk Category II structures per CBC section 1609.
- SOIL BEARING **** **Single Family Dwelling - 1,500 lbs per square foot allowable soil bearing**
- A single family dwelling may require a Geotechnical Report if grading, retaining walls, an undocumented history, or questionable soil characteristics exists.
Geotech Policy
- All commercial projects within the county require a Geotechnical Report by a California licensed Civil/Geotechnical Engineer as part of the permit application submittal. Additional grading information.
- CONVENTIONAL LIGHT FRAME CONSTRUCTION *** Allowed if the ground snow load, $P_g(\text{asd})$, is less than or equal to 50 psf.
If the ground snow load, $P_g(\text{asd})$, is greater than 50 psf, a CA licensed Architect or Engineer is required to design the structure.
- GROUND SNOW LOAD **** **For permit applications submitted on/before 12/31/2025:**
The Ground Snow (P_g) is: $P_g = 20 \text{ lbs/sq. ft}$
Note: the absolute minimum **roof** snow load is 20 lbs/sq.ft.
- For permit applications submitted on/after 01/01/2026:**
The Ground Snow, P_g or $P_g(\text{asd})$, to be determined using the ASCE website
<https://ascehazardtool.org/>
PDF Guide to ASCE map
Note: the absolute minimum **roof** snow load shall be determined using section 7.3.3 of ASCE 7-22.
- FROST LINE** Parts of El Dorado County may have snow coverage and freezing temperatures in the mountain regions during the winter season. Currently the county does not experience any frost deeper than the foundation requirement of a minimum 12 inches into undisturbed soil for the west slope or a minimum 18 inches in the Tahoe Basin.
- FLOOD ZONES** **Flood Review not required**
- CLIMATE ZONES** Climate zone (12 or 16) to be determined using the CEC website: CA Energy Map
- FIRE SAFE REGULATIONS** Fire Safe Regulations Required in all portions of the County.
Contact **EL DORADO HILLS WATR/FIRE** for additional regulations and information.
Water fire flow calculations for a parcel may be required by the fire district. These calculations may affect the design of your site and structure.
- FIRE HAZARD SEVERITY ZONE** **The Fire Hazard Severity Zone is to be determined using the CAL FIRE Map**
Building codes may require building modification to meet requirements of Wildland-Urban Interface Building Standards. **
- FIRE SPRINKLER REQUIREMENTS** Fire sprinklers required in all Single Family Dwellings to be designed using chapter 3 of the currently adopted California Residential Code, NFPA 13D standard, and water fire flow calculations.
- RADON GAS** Currently we have no studies available for the west slope indicating Radon gas is present.

**WATER
DISTRICTS**

Your project is within the **EL DORADO IRRIGATION DIST** water district. Contact the district for information and requirements.

**ZONING
SETBACK**

Zoning setback requirements are established by Planning Services

* Buildings not designed by a State of California licensed architect or engineer must meet the requirements of a conventional light frame and brace wall construction design as outlined in the currently adopted California Building Codes, Part 2, Vol. 2 § 2308 or the currently adopted California Residential Code.

** If a California licensed architect, engineer, or geologist is required they shall verify the site conditions affecting the building design per the currently adopted California Building Code and the currently adopted California Residential Code.