

## **Conditions of Approval**

### **Planning Services**

1. This Development Plan Revision is based upon and limited to compliance with the project description, the Staff Report Exhibits and conditions of approval set forth below. 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 will constitute a violation of permit approval.

The project description is as follows:

The development plan revision would amend the previously approved sign package. Proposed changes include a fourth monument sign, and a slight location change for sign C of the originally approved monument signs. The new Monument Sign (sign D) would be a digital price sign for the Safeway gasoline station, and is consistent in design with the three originally approved monument signs. Sign D would be located at the southern ingress from Bass Lake Road. The originally approved locations of sign B, at the northern ingress from Bass Lake Road, and sign A, at the intersection of Bass Lake Road and Sienna Ridge Road, would not change. The location of sign C would change from the northern ingress side of the Sienna Ridge access to the southern egress side. No change in size or design is proposed for signs A, B, or C.

All future development of the site shall demonstrate consistency with the adopted Development Plan and Site Exhibits prior to issuance of any building permit for the project.

The Revision to the Development Plan shall approve the following:

-Sign Program: All signage installed as part of the project shall demonstrate consistency with the amended approved Sign Program.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, 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.

2. The applicant shall submit to Planning Services the required filing fee prior to filing of the Notice of Exemption by the County. No permits shall be issued until said fees are paid.
3. 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, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees from any claim, action, or proceedings 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 subdivision, which action is brought within the time period provided for in Section 66499.37.

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