

CONDITIONS OF APPROVAL

Parcel Map Amendment P-C19-0001/Silva Parcel Map Amendment Board of Supervisors/June 4, 2019

Planning Services

1. The subject map amendment is based upon and limited to compliance with the project description, exhibits A-F, and the 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:

Amend recorded Parcel Map 046-074 to reduce an existing non-buildable easement from 50 feet to 25 feet.

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 herein. 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.

2. 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, and employees from any claim, action, or processing 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 map amendment, 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.

3. A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption. This fee must be delivered to the El Dorado County Planning Services prior to the issuance of any development permit being issued on the project parcel.

Surveyor

4. The property shall submit a “Certificate of Correction” effecting PM46-74. The certificate shall be prepared and submitted by an appropriately licensed professional, to the County Surveyor, pursuant to the subdivision map Act and County code, for review. Then upon approval by the County Surveyor the “Certificate of Correction shall be recorded in the County Recorder’s Office. The property owners are responsible for all associated processing and recording fees.

Environmental Management

5. The proposed setback reduction for the non-buildable easement will not impact the septic system on the property. Proposed buildings on the property will be required to meet setbacks from the septic system installed on the property. Future septic system leach lines will be required to meet all setbacks listed in the El Dorado County local Agency Management Plan and Onsite Wastewater treatment System Design Manual. Reduction in the non-buildable easement will not affect required septic system setbacks from seasonal drainages and streams.
6. The proposed setback reduction for the non-buildable easement will not violate any solid waste regulations. Any future building will be required to comply with State law on construction and demolition debris recycling and the El Dorado County construction and demolition debris recycling ordinance program.