

ATTACHMENT 1

CONDITIONS OF APPROVAL

MAP AMENDMENT TM68-0001-C5/Dito Board of Supervisors/July 1, 2008

Planning Services

1. The subject Map Amendment is based upon and limited to compliance with the project description, the Board of Supervisors hearing exhibits marked Exhibits A-G dated July 1, 2008, 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:

Amend the Final Subdivision Map E-20 for Glenridge Park, Unit No. 2, to remove the 25-foot building setback for Lot 64 (Assessor's Parcel Number 016-583-19) as listed on the Plat of Glenridge Park Unit No. 2 sheet 1 of 2 (Cover Page) allowing for an administrative reduction in zoning setback to 10 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 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 (such as Landscape and Tree Protection 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 subdivision, which action is brought within the time period provided for in *Section 66499.37* of the *California Government Code*.

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

3. The Final Subdivision Map amendment has been found to be Statutorily Exempt from the requirements of CEQA pursuant to Section 15268(b)(3) stating that the approval of final subdivision maps is presumed to be ministerial and is exempt from further environmental review. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.
4. All Development Services fees shall be paid in full prior to recording of the Certificate of Correction.
5. The reduction in setback shall apply only to the main structure and/or garage. All other structures shall conform to all setback requirements pursuant to *County Code Section 17.56.040*.
6. Any exterior lighting installed as a result of the construction of the single-family residence and garage shall be shielded to prevent light and glare from leaving the property and must conform to the provisions of *County Code Section 17.14.170* for *Outdoor Lighting*.

County of El Dorado Office of the County Surveyor

7. The applicant shall file a Certificate of Correction, prepared by an appropriately licensed professional with the El Dorado County Surveyor's Office 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 Recorders Office. The property owners are responsible for all associated processing and recording fees.

Meeks Bay Fire Protection District

8. Any living quarters within the reduced setback shall be constructed with non-flammable siding, or 5/8 inch sheetrock under the siding.