

ATTACHMENT 1

CONDITIONS OF APPROVAL

File Number TM75-0001C/Rancho Cumbre Map Correction Board of Supervisors Hearing

Planning Services

1. This map correction is based upon and limited to compliance with the project description, the Board of Supervisors hearing exhibits marked Exhibits D and E dated November 7, 2007, 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 the approval.

The project description is as follows:

Approval of this map correction allows only the following:

Removal of a 100-foot scenic easement from lots 1 through 6, 8, and 9 from the Rancho Cumbre subdivision final map approved July 22, 1975 by the Board of Supervisors. No improvement to any road or easement is required and/or authorized with this map correction.

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 subdivider 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 subdivision, which action is brought within the time period provided for in Section 66499.37.

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

3. Prior to filing the map correction the applicant shall make the actual and full payment of planning processing fees for the map correction prior to the County Recorder processing the map correction.
4. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. This fee must be made payable to El Dorado County and must be submitted to Planning Services within five days following the approval of the Board of Supervisors and after the end of the appeal period of a final project decision.

Department of Transportation

5. The map shall be corrected to remove the non-vehicular access easement along the 100 foot scenic preservation limit line adjoining lots 1-6 and a non-vehicular access restriction shall be placed on lots 1-6 of the subdivision along the right-of-way line of Sliger Mine Road.

County Surveyor

6. The property owners shall submit a 'Certificate of Correction' that applies to the final subdivision map Rancho Cumbre approved July 22, 1975 to the County Surveyor pursuant to the Subdivision Map Act and County Code for review. An appropriately licensed professional will prepare the 'Certificate of Correction' and 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.