

CONDITIONS OF APPROVAL

**Planned Development Permit Revision PD-R20-0001/The Crossings Sign Program
Planning Commission/November 18, 2021**

Planning Division

- 1. This Planned Development Permit Revision is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit D.....Original Conditions of Approval
Exhibit E.....Original Approved Sign Criteria
Exhibit F.....Crossings at El Dorado 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. All plans must be submitted for review and approval and shall be implemented as approved by the County. 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 changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Pursuant to Zoning Ordinance Section 130.54.060.A (Time Limits), implementation of the project shall occur within 24 months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with Conditions of Approval.
- 3. The applicant shall make the actual and full payment of Planning and Building Services processing fees for the Planned Development Permit Revision and sign permits prior to issuance of any sign permits.
- 4. 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.

The developer and land owner 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 Planned Development.

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

5. The original Planned Development (PD97-0011) and subsequent approvals did not allow and or analyze the development of any digital billboards/signs. Furthermore, this sign package does not include any digital billboards as part of the sign program. Future development of a digital billboard of any kind would require a revision to PD97-0011 and would need to be considered by the Planning Commission.
6. Any fuel pricing signs that are required by law for any fueling station shall be allowed by right within this Planned Development. Fuel pricing signs shall be evaluated at the staff level for compliance with development standards and consistency with the Planned Development.
7. All outdoor lighting shall conform to Section 130.36.070.2 (Sign Illumination) of the Zoning Ordinance.