

**CONDITIONS OF APPROVAL**

**Planned Development Revision PD-R19-0004/Prospector’s Plaza Sign Program  
Planning Commission/April 9, 2020**

**Planning Division**

1. This revised planned development is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit F.....Elevations and Site Plan  
Exhibit G.....Planned Sign Program for Prospector’s Plaza

Approval of the revision to planned development permit PD90-0011 for Prospector's Plaza would allow revision and expansion to the existing U.S. Highway 50 oriented sign to 620 square feet and establish a new sign program over the Prospector’s Plaza Commercial Development.

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, 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. All outdoor lighting shall conform to Section 130.36.070.2 (Sign Illumination) of the Zoning Ordinance.