

Conditions

1. This subdivision map correction is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibit E (Site Plan Map) dated July 12, 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 permit approval.

The project description is as follows:

A map correction to the recorded final map for Serrano Village H, Unit 3, Lot 117, to allow removal of the portion of the recorded vehicular access restriction from Gresham Drive that is adjacent to the westerly boundary of Lot 117 to allow for a secondary access. The balance of the easements would remain as recorded. Those easements include a 5-foot postal easement, 10-foot drainage and public utility easements and 20 foot slope easement. Lot 118 adjoins to the north and is under the same ownership but it is not encumbered by a recorded vehicular access restriction.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structure, 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.

2. 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 delivered to the El Dorado County Planning Services Department within 60 days of the approval of this application by the El Dorado Board of Supervisors.
3. The property owners are responsible for all associated processing and recording fees. Applicant shall file a Certificate of Correction with the El Dorado County Surveyor's Office pursuant to the Subdivision Map Act and County Code for review and approval prior to recordation at the County Recorders Office. The property owners are responsible for all associated processing and recording fees.

4. The driveway access off of Gresham Drive shall be designed to a slope of 20 percent or less and shall serve one single family dwelling only. Verification of the driveway slope shall be made by Planning Services prior to issuance of a building permit.
5. A deed restriction shall be recorded on the property along the entire frontage of Gresham Drive to maintain a minimum sight distance for access to the subject property. The restriction shall limit the height of landscaping or any other obstruction to a maximum height of six (6) inches above the existing ground and shall be confined to the remaining right-of-way behind the curb and gutter and the 20-foot wide slope easement along Gresham Drive. A copy of the deed restriction shall be provided to Planning Services prior to issuance of a building permit.
6. Prior to issuance of a building permit the applicant shall pay all Development Services fees.
7. 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.