

CONDITIONS OF APPROVAL

Parcel Map Amendment P-C20-0002/Lafler Parcel Map Amendment Board of Supervisors/August 4, 2020

Planning Services

1. The subject map amendment is based upon and limited to compliance with the project description, Exhibit G, and the 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 recorded Subdivision Map E-72D to reduce an existing non-buildable setback from 25 feet to 12 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 herein. 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. **Hold Harmless Agreement:** 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 map amendment, which action is brought within the time period provided for in *Section 66499.37*.

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

3. **Notice of Exemption Fee:** A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services upon project approval.

Surveyor

4. It is hereby directed that the property owners shall submit a “Certificate of Correction” effecting Subdivision E-72. The certificate shall be prepared and submitted by an appropriately licensed professional, to the County Surveyor, 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 Recorder’s Office. The property owners are responsible for all associated processing and recording fees.

Department of Transportation

5. The Garage should be set back a minimum of 20 feet from the back of curb, to provide adequate on-site parking. The current design meets this objective.