



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: November 17, 2020
To: Board of Supervisors
From: Evan Mattes, Senior Planner
Subject: Z19-0001/P19-0001/Paye

Discussion:

Staff is proposing revisions to Condition of Approval (COA) No. 7, to include the applicant's agreement to limit the development potential to six parcels for the Remainder Parcel as identified on Tentative Parcel Map P19-0001 and as discussed by staff, the applicant, and the Board of Supervisors on November 10, 2020 hearing. The proposed revisions address concerns raised at the hearing regarding density and fire safety as expressed by Supervisor Parlin. The revised COA no.7 is outlined below in the ~~strikeout~~/underline format.

REVISED CONDITIONS OF APPROVAL

- 7. Remainder:** As provided for in section 66424.6(d), a conditional certificate of compliance, pursuant to Government Code Section 66499.35(b), shall be required prior to development of a designated remainder. The developer has also agreed with the County to limit any further subdivision of the Remainder Parcel to six or fewer parcels. A notice of restriction (NOR) shall be recorded, stating that no permit or other grant of approval for the development may be issued until a certificate of compliance is recorded and that the Remainder Parcel shall not be subdivided in the future into more than six parcels. This NOR shall be recorded prior to recordation of the Parcel Map.

Attachments:

Condition of Approval No. 7 Notice of Restriction

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RECORDING REQUESTED BY:

EL DORADO COUNTY PLANNING SERVICES

WHEN RECORDED, RETURN TO:

NAME: El Dorado Co. Planning
and Building Department
MAILING ADDRESS: 2850 Fairlane Court
CITY, STATE, ZIP: Placerville, CA 95667

SPACE ABOVE RESERVED FOR RECORDERS USE

NOTICE OF RESTRICTION

NOTICE IS HEREBY given that a development limitation is imposed on the parcel designated as Assessor Parcel No. 061-071-026 as noted in the Official Records of the County of El Dorado.

This Notice of Restriction is imposed as a result of Condition of Approval 7 placed on the parcel subject to approval of the Rezone, Z19-0001, and Parcel Map, P19-0001, by the Board of Supervisors on December 2, 2020. Said condition is as follows:

- 7. **Remainder:** As provided for in section 66424.6(d), a conditional certificate of compliance, pursuant to Government Code Section 66499.35(b), shall be required prior to development of a designated remainder. The developer has also agreed with the County to limit any further subdivision of the Remainder Parcel to six or fewer parcels. A notice of restriction (NOR) shall be recorded, stating that no permit or other grant of approval for the development may be issued until a certificate of compliance is recorded and that the remainder parcel shall not be subdivided in the future into more than six parcels. This NOR shall be recorded prior to recordation of the Parcel Map.

Said notice of restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by El Dorado County. The purpose of the Notice of Restriction is to give constructive notice of the development restriction.

By _____
Property Owner(s)

STATE OF CALIFORNIA)

COUNTY OF EL DORADO)

On this ____ day of _____ in the year _____, before me
_____, Notary Public, personally appeared,
_____, personally known to me or proved to me on the
basis of satisfactory evidence to be the person whose name is subscribed to the within instrument
and acknowledged to me that (s)he executed the same in his/her authorized capacity, and that by
his/her signature on the instrument the person or the entity upon behalf of which the person
acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said State

DRAFT