

FINDINGS

Tentative Parcel Map P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion Planning Commission/February 12, 2026

1.0 CEQA FINDINGS

- 1.1 The Project, (P25-0009, PD25-0004, Z25-0005) has been found Categorical Exempt pursuant to Section 15301 (Class 1, Minor Existing Facilities), and 15305 (Class 5, Minor Alterations in Land Use Limitations), of the California Environmental Quality Act (CEQA) Guidelines. As proposed, the project is consistent with this exemption classifications under CEQA. Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions to exemptions found in CEQA Guidelines Section 15300.2.

Exception (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project location is not environmentally sensitive; therefore, this exception does not apply.

Exception (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project does not anticipate further development. Therefore, this exception does not apply.

Exception (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances at the location of this proposed project; therefore, this exception does not apply.

Exception (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The proposed project is not within a scenic highway corridor; therefore, this exception does not apply.

Exception (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to

Section 65962.5 of the Government Code. The proposed project location is not considered a hazardous waste site; therefore, this exception does not apply.

Exception (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The location of the proposed project on the subject site does not include historical resources. Therefore, this exception does not apply.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Division, at 2850 Fairlane Court, Placerville, CA, 95667.
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1.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 states that the purpose of the Multifamily Residential (MFR) land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units, and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation and other public facilities. The minimum allowable density is five (5) dwelling units per acre, with a maximum density of 24 dwelling units per acre. Lands designated as MFR are considered appropriate only within Community Regions and Rural Centers.

Rationale: The proposed project is located in the Pollock Pines Rural Center, with a land use designation of MFR and is surrounded by MFR lands on all sides. The proposed project does not propose any change in the land use designation of the site and does not propose to install infrastructure beyond that needed to serve the proposed parcels and the existing residential units. The proposed project is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The requested Rezone and Tentative Parcel Map are consistent with applicable General Plan policies as discussed in the Findings. The project is consistent with this policy.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is developed with a three-unit residential complex and associated accessory improvements. The adjoining properties to the west, east and south are zoned Multi-Unit Residential-Design Control (RM-DC) with properties to the north being zoned Limited Commercial-Design Control (CL-DC). The property is surrounded by a mix a multi-unit and single-unit residential uses. The project has been located and designed to be compatible with adjoining land uses. The project is consistent with this policy.

2.4 The project is consistent with General Plan Policy 2.2.5.3.

Policy 2.2.5.3 requires that the County evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether there are changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following 19 criteria:

Rationale: The proposed project is consistent with all 19 criteria of this policy as described below.

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;

Rationale: El Dorado Irrigation District (EID) has reviewed the project and confirmed that there is adequate water supply for the existing residential needs.

2. Availability and capacity of public treated water system;

Rationale: EID reviewed the project and confirmed that there is adequate capacity of the public treated water system to serve the existing residences.

3. Availability and capacity of public wastewater treatment system;

Rationale: The entire Rural Center of Pollock Pines is on private septic systems. The project was reviewed by El Dorado County's Environmental Management Department (EMD) for consistency with private wastewater systems standards. No concerns or additional conditions were received.

4. Distance to and capacity of the serving elementary and high school;

Rationale: The proposed project would allow three (3) condominium parcels and one (1) common lot parcel within an existing three (3) unit residential development. The Initial Consultation Notice was provided to the Pollock Pines and El Dorado School Districts, and no comments or concerns were received.

5. Response time from nearest fire station handling structure fires;

Rationale: The El Dorado County Fire Protection District (EDCFPD) reviewed the project and provided comments which are included as Conditions of Approval.

6. Distance to nearest Community Region or Rural Center;

Rationale: The project parcel is located within the Pollock Pines Rural Center.

7. Erosion hazard;

Rationale: No grading or development is proposed as a part of this application. Erosion hazard review would be a part of any future development applications.

8. Septic and leach field capability;

Rationale: The project does not propose new private septic sanitation systems.

9. Groundwater capability to support wells;

Rationale: The project does not propose any private wells. All parcels would be connected to existing EID infrastructure for water service.

10. Critical flora and fauna habitat areas;

Rationale: The project site is currently developed and is not located within an Important Biological Corridor (IBC). No new development is anticipated as part of project implementation.

11. Important timber production areas;

Rationale: The project site is currently developed and is not located within a Forest Resource or Agricultural Zone. No new development is anticipated as part of project implementation. There would be no impact to a timber production area.

12. Important agricultural areas;

Rationale: The project site is not located within or adjacent to an agricultural zone or district. There would be no impact to an important agricultural area.

13. Important mineral resource areas;

Rationale: The project site is not located within a mineral resource area. There would be no impact to a mineral resource area.

14. Capacity of the transportation system serving the area;

Rationale: El Dorado County Department of Transportation (DOT) reviewed the project and completed review of the Transportation Impact Study Initial Determination form (TIS-ID) and determined the project would not impact the capacity of the transportation system serving the area.

15. Existing land use pattern;

Rationale: The project site is surrounded by Commercial (C) and MFR zoned areas and would remain consistent with the expected uses for the Pollick Pines Rural Center. The project would not result in new development.

16. Proximity to perennial water course;

Rationale: No perennial water courses have been identified on the subject parcel or in the vicinity of the project.

17. Important historical/archeological sites;

Rationale: There are no known historical or archaeological sites in the project vicinity. The project would not result in any new development. Standard protective measures are included as Conditions of Approval.

18. Seismic hazards and presence of active faults; and

Rationale: There are no known active faults or extraordinary seismic hazards in the vicinity of the project.

19. Consistency with existing Conditions, Covenants, and Restrictions (CC&Rs).

Rationale: No CC&Rs exist for the subject parcel. However, the project has been conditioned to incorporate this document prior to parcel recordation.

2.5 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was submitted for review by the EDCFPD, DOT, EMD, and EID for adequate public services and utilities. No comments regarding concerns about public services or utility impacts were received. Electric service is currently provided by Pacific Gas and Electric (PG&E) and there would be no change to existing service as part of the project. As proposed and conditioned, the project is consistent with this policy.

2.6 The project is consistent with General Plan Policy 5.1.2.2.

General Plan Policy 5.1.2.2 requires adequate levels of public services be provided to new discretionary development, including quantity and quality of water and adequate fire protection services.

Rationale: The project was distributed to affected public service agencies and organizations serving the project parcel including EDCFPD, DOT, EMD, and EID. No comments regarding concerns about quality or quantity of water and adequate fire protection services or other public services were received. As proposed and conditioned, the project is consistent with this policy.

2.7 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 states that an adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

Rationale: The project was reviewed by EID and EDCFPD for adequate supply for all uses. Neither agency indicated that emergency water supply was not available to serve the project. Water supply and conveyance facilities are currently available and sufficient to supply emergency water supply to the proposed parcels. The project is consistent with this policy.

2.8 The project is consistent with General Plan Policy 5.7.2.1.

General Plan Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers) requires that prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

Rationale: The project was distributed to EDCFPD for review and no comments were received concerning the ability to provide required services to the project site or to ensure services will not be reduced below acceptable levels as a result of project approval. The project, as proposed and conditioned, is consistent with this policy.

2.9 The project is consistent with General Plan Policy 6.2.2.2.

General Plan Policy 6.2.2.2 (High and Very High Fire Zone Development Limitations) precludes development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection.

Rationale: The EDCFPD has waived the requirement for a WUI Fire Safe Plan for this project as the site is currently developed. The project is consistent with this policy.

2.10 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2 (Adequate Access for Emergencies) requires the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The project was distributed to the EDCFPD for review and no comments were received concerning the ability to provide required services to the project site or to ensure services will not be reduced below acceptable levels as a result of project approval. The project, as proposed, is consistent with this policy.

2.11 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak resources to be mitigated in accordance with the standards of the Oak Resources Management Plan (ORMP).

Rationale: No oak trees will be removed or impacted as no development is being proposed as a part of the project. The project, as proposed, is consistent with this policy.

2.12 The project is consistent with General Plan Policy TC-Xa

(1) Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange, or intersection in the unincorporated areas of the County.

Rationale: The project would create three (3) residential condominium conversion parcels; therefore, this policy does not apply.

(2) The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voter's approval.

Rationale: This policy is not applicable to the project as the project is not requesting any modifications to Table TC-2.

(3) and (4). Intentionally blank as noted in the General Plan.

(5) The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This policy is not applicable as the project as the project is not requesting the County create an Infrastructure Financing District.

(6). Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five (5) or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project would create three (3) residential condominium conversion parcels; therefore, this policy does not apply.

2.13 The project is consistent with General Plan Policy TC-Xb

Policy TC-Xb ensures that potential development in the County does not exceed available roadway capacity.

Rationale: This policy is not applicable to this project as this policy refers to the County preparing a Capital Improvement Program (CIP), preparing a Traffic Impact Mitigation (TIM) Fee Program, and monitoring traffic volumes.

2.14 The project is consistent with General Plan Policy TC-Xc

Policy TC-Xc directs that developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Rationale: This policy is not applicable to this project as this policy directs how the County will pay for building necessary road capacity.

2.15 The project is consistent with General Plan Policy TC-Xd

LOS for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the

Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.

Rationale: This project will not worsen (as defined by General Plan Policy TC-Xe) LOS for any County-maintained road or State highway.

2.16 The project is consistent with General Plan Policy TC-Xe

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two-percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project will generate fewer than ten trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B, and C of this policy are not met.

2.17 The project is consistent with General Plan Policy TC-Xf

At the time of approval of a tentative map for a single family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County’s 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project would create three (3) residential condominium conversion parcels; therefore, this policy does not apply.

2.18 The project is consistent with General Plan Policy TC-Xg

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This policy is not applicable to this project as the project does not worsen traffic conditions.

2.19 The project is consistent with General Plan Policy TC-Xh

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This project is developed and would not be required to pay additional traffic impact fees, unless future dwelling units were to be constructed; therefore, the project is consistent with this policy.

2.20 The project is consistent with General Plan Policy TC-Xi

General Plan TC-Xi directs the County to coordinate and work with other agencies to plan for the widening of U.S. Highway 50.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies, and the project does not include any U.S.

Highway 50 capacity enhancements.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.24.030.

Section 130.24.030 (Residential Zone Development Standards/RM Zone Development Standards) prescribes site-specific development standards for new parcels, allowed uses and associated structures within the RM zone district.

Rationale: The project, as designed and conditioned, is consistent with the Zoning Ordinance because with the approval of the development plan the parcels have been designed to comply with the RM development standards as provided within Section 130.24.030.

3.2 The project is consistent with Section 130.28.050.B.1

Section 130.28.050.B.1 states that condominium conversions are exempt from the development plan open space requirements.

Rationale: The project is a condominium conversion.

3.3 The project is consistent with Section 130.28.070.

Section 130.28.070 (Condominium Conversions) requires for condominium conversions to meet the following requirements:

A. Conformance with all applicable standards of Chapter 110.16 (Uniform Building Code of Title 110 (Buildings and Construction) in the County Code of Ordinances;

Rationale: The project site was developed in 1986 under Building Permit 46396. As part of permit processing the project was sent to the El Dorado County Building Department for review. No comments or concerns were brought forward.

B. All private streets driveways, walkways, parking areas, landscape areas, storage areas, utilities, open space, recreational facilities, drainage facilities, and other infrastructure and improvements not dedicated to a public entity shall be maintained by the property owners and incorporated in the Covenants, Conditions & Restrictions (CC&Rs) for the

project;

Rationale: The project has been conditioned to incorporate this requirement.

C. The units shall be individually metered or provisions contained in the CC&Rs to provide for a single meter billed to the property owners association;

Rationale: The project has been conditioned to incorporate this requirement.

D. Applications for conversion of a multi-unit residential dwellings shall be reviewed by the Public Housing Authority for a determination of the impact of the project on the availability of affordable housing stock and a recommendation on options for preserving said housing stock;

Rationale: The project has been reviewed by the local Public Housing Authority and determined that the project would not have impact on existing housing stock.

E. Multi-unit residential dwellings shall not be converted to a condominium, stock cooperative, or timeshare until the following time periods have expired:

- a. 10 years from the date of issuance of the certificate of occupancy for the affected building that was not income restricted; or
- b. 20 years from the date of issuance of the certificate of occupancy for building(s) for which density bonuses were granted in compliance with Chapter 130.31 (Affordable Housing Requirements and Incentives), or that contain any units restricted to households earning 120 percent or less of the area median family income.

Rationale: The certificate of occupancy for the building was issued over 20 years ago in 1986.

F. Notice to the California Department of Housing and Community Development and the existing tenants shall be provided, in compliance with California Government Code Section 66427.1, at least two years prior to the conversion of any affordable residential housing units which met any of the following criteria at the time of construction;

- a. The units were built with the aid of government funding;
- b. The project was granted an affordable housing density bonus in compliance with Chapter 130.31 (Affordable Housing Density Bonus) in Article 3 (Site Planning and Project Design Standards) of this Title; or

- c. The project received other incentives based on the inclusion of the affordable housing.

Rationale: The project was not built using government aid and was not granted affordable housing density bonus.

4.0 PARCEL MAP FINDINGS

The Subdivisions Ordinance Section 120.44.030 (Findings Requiring Disapproval) requires the approving authority not approve a tentative map if the approving authority makes any of the following findings:

4.1 That the proposed map is not consistent with applicable General and Specific Plans (Section 120.44.030(A)).

Rationale: The project proposes to create three (3) multi-unit parcels and one (1) common parcel from an approximately 0.21-acre parcel. The resulting parcels would be as follows: 1095 sq ft (Parcel 1), 944 sq ft (Parcel 2), and 1001 sq ft (Parcel 3). The subject parcel is in the Pollock Pines Rural Center. The General Plan Land Use Designation for the parcel is MFR. The proposed Tentative Parcel Map has been found consistent with all applicable General Plan policies as set forth in Finding Section 2.0.

4.2 That the design or improvement of the proposed division is not consistent with applicable General and Specific Plans (Section 120.44.030(B)).

Rationale: The design or improvement of the proposed Tentative Parcel Map has been found to be consistent with all applicable General Plan policies as set forth in Finding 2.0 and as described in Finding 4.1 above.

4.3 That the site is not physically suitable for the type of development (Section 120.44.030(C)).

Rationale: The project is consistent with the allowed uses in the RM zone. With the approval of PD25-0009, the proposed parcels will meet the required development standards of the RM zone district and therefore, the site is physically suitable for the type of development proposed.

4.4 That the site is not physically suitable for the proposed density of development (Section 120.44.030(D)).

Rationale: The project, as proposed, is consistent with the density requirements of the RM zone.

4.5 **That the design of the division of the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat (Section 120.44.030(E)).**

Rationale: The project site is currently developed, with the project consisting of a condominium conversion map. The Project has been found Categorical Exempt pursuant to Section 15301 (Class 1; Existing Facilities) and 15305 (Class 5; Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

4.6 **That the design of the division or type of improvements is likely to cause serious public health hazards (Section 120.44.030(F)).**

Rationale: The project has been reviewed by all applicable County departments and local agencies for compliance with health and safety regulations, including DOT, EDCFPD, EID, PG&E, EMD, County Air Quality Management District (AQMD), and the Planning Division. As proposed and conditioned, all departments and agencies have determined the subdivision design and improvements will conform to all applicable health and safety regulations, and the project will not cause serious public health hazards.

4.7 **That the design of the division or the improvements are not suitable to allow for compliance of the requirements of Public Resources Code Section 4291(Section 120.44.030(G)).**

Rationale: The proposed subdivision and associated improvements have been reviewed and approved by EDCFPD as suitable to allow for compliance with Public Resources Code § 4291, applying to vegetative clearances and related fire protection measures to protect existing structures.

4.8 **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the approving authority may approve a map if it finds that alternate easements for access or use will be provided and that these will be substantially equivalent to ones previously acquired by the**

public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision (Section 120.44.030.H).

Rationale: Preliminary subdivision plans, and easement documentation has been reviewed by the County Surveyor's Office staff for potential conflicts with existing or proposed easements, and no conflicts have been found on the project parcel. To further ensure no potential easement conflicts will occur on the site, the County Surveyor's Office staff will conduct a final easement review of the proposed parcels, as a part of standard procedure, prior to recordation of the final map.

5.0 CALIFORNIA STATE GOVERNMENT CODE

5.1 California State Government Code Section 66427.1.(a) requires that the Board shall not approve a final map for a subdivision for the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project, unless it finds that written notification, pursuant to Section 66452.18, of intention to convert, provided at least 60 days prior to the filing of a tentative map pursuant to Section 66452.

Rationale: The project applicant provided tenants of written notification, in the format specified by Section 66452.18 of the intention to convert real property into a condominium project. Written notification was given 60 days prior to application submittal. All other State notification requirements are to be made after approval of the tentative map, but prior to finaling or recordation of the parcel.