

Conditions

1. The subject tentative map and planned development approval is based upon and limited to compliance with the project description, dated July 27, 2006, 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, as approved, shall consist of the following:

- a. A tentative subdivision map creating 72 airspace condominium units on one parcel consisting of 3.69 acres.
- b. A rezone of the parcel from Limited Multi-family Residential - Design Control (R2- DC) to Limited Multi-family Residential - Planned Development (R2 - PD).
- c. A development plan to convert an existing 72 unit rental apartment complex into 72 airspace condominiums, consisting of 10 residential buildings of 2-story construction, for a total of 16 one-bedroom and 56 two-bedroom units. The common area contains two single-story clubhouses, two swimming pools, several lawn areas, six carports and several open parking areas.

Planned Development

2. All site improvements shall conform to Exhibits E, F, G, H, and I.
3. Parking requirements shall be reduced from 144 spaces to 140 spaces. Parking areas shall conform to Exhibit F providing the necessary five foot wide landscape buffers are maintained. In the event that added parking prevents compliance with the landscape buffer requirement, the parking space in violation shall be eliminated and an additional 2-bedroom unit shall be designated as affordable housing.
4. In exchange for approval of the parking variance defined in Condition 3, four of the total single-family units shall be designated as affordable or "inclusionary" housing for families of moderate income unless landscape buffering is not consistent with Ordinance requirements as addressed in Condition 3. Moderate income level is defined as those households units shall be recorded prior to approval of the final map.
5. An affordable housing plan, to include but not be limited to financing arrangements, monitoring program, and 20-year deed restrictions, shall be established by the applicant through the Department of Human Services. A copy of the affordable housing plan shall be submitted to Planning Services prior to final map recordation.

6. In accordance with General Plan Policy HO-3j, the property owner(s) shall provide notice to the California Department of Housing and Community Development, the County Department of Human Services, and the existing tenants at least two years prior to the conversion of the affordable housing units to market rate.

Tentative Map

Planning Services

7. Prior to final map recordation, a homeowners' maintenance agreement with CC&Rs, to include but not be limited to those requirements under §17.28.121 of the County Code, shall be recorded.
8. The applicant shall be subject to all noticing requirements under Subdivision Map Act §66427.1, as outlined in Exhibit K. Prior to final map recordation, proof of legal noticing to all tenants shall be submitted to Planning Services demonstrating compliance.

Department of Transportation

9. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the project facilities.
10. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
11. The developer shall widen the frontage along La Crescenta Drive to 20 feet from the existing centerline, in accordance with Standard Plan 101B with the exception of allowing a 4 foot wide sidewalk. In addition, the developer shall construct a Type 2 curb and gutter along La Crescenta Drive per Standard Plan 104. This work must be substantially complete, as determined by the Department of Transportation, prior to filing the final map.
12. The developer shall construct driveways onto La Crescenta Drive consistent with Standard Plan 103C. This work must be substantially complete, as determined by the Department of Transportation, prior to filing the final map.
13. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans subject to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.

14. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
15. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County *Grading Ordinance* and El Dorado County *Storm Water Management Plan*. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants into drainages.
16. The applicant shall submit a soil and geologic hazards report meeting the requirements of the El Dorado County *Grading Ordinance*, subject to review and approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
17. The project applicant shall incorporate final drainage plans into the improvement plans and obtain approval from the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County *Drainage Manual*. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and propose Best Management Practices (BMPs) to reduce erosion and alter quality degradation. All onsite drainage facilities shall be constructed to the satisfaction of El Dorado County Department of Transportation using El Dorado County *Minimum Construction Site Storm Water Management Practices* (March 31, 2004). BMPs shall be implemented throughout the construction process and permanent BMPs shall be included in the grading plan.
18. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
19. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and

- recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
20. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
 21. Construction activities shall be conducted in accordance with the County noise regulations and be limited to the following hours and days: 7:00 AM to 5:00 PM weekdays; 8:00 AM to 5:00 PM Saturdays. Construction activities shall be prohibited on Sundays and holidays.
 22. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4548 shall apply.
 23. Grading and improvement plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
 24. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
 25. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
 26. The location of fire hydrants, systems for fire flows, and fire protection access, are to meet the requirements of the responsible fire department. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the responsible fire department.
 27. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the Development Services Director.

County Surveyor

28. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments or amount of bond or deposit shall be coordinated with the County Surveyors Office.