

Conditions

1. The subject tentative map and planned development approval is based and limited to compliance with the project description 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. Rezone from Limited Multi-family Residential-Design Control (R2-DC) to Limited Multi-family Residential-Planned Development (R2-PD).
- b. Development plan to convert an existing 25 unit rental apartment complex into 25 airspace condominium units with common areas under management of a homeowners' association (HOA).
- c. A tentative subdivision map creating 25 airspace condominium units on two parcels consisting of 1.3 acres (Exhibit B).

Tentative Map

Planning Services

2. Concurrently with final map recordation, CC&R's with a homeowners' maintenance agreement, to include but not limited to those requirements under §17.28.121 of the County Code, shall be recorded.
3. Prior to final map recordation, a lighting plan shall be submitted in conformance with §17.14.170 of the County Code.
4. The applicant shall be subject to all noticing requirements under the Subdivision Map Act, as outlined in Exhibit F. Prior to final map recordation, proof of legal noticing to all tenants shall be submitted to Planning Services demonstrating compliance.
5. The applicant shall be subject to notification to buyers that the structures pre-date 1994 building code changes in relation to condominium conversions.

Department of Transportation

6. 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.
7. 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.
8. The developer shall construct a ~~five~~ four-foot wide sidewalk along Knollwood Drive, per Standard Plans 104 and 101B. In addition, a timber barricade, approved by the Department of Transportation, shall be installed at the north end of this proposed sidewalk to prevent inadvertent access to the drainage facility along the northern boundary of this project. This work must be substantially complete, as determined by the Department of Transportation, prior to filing the final map.

Surveyor's Office

9. 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 a surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.