

PD06-0013/TM06-1414 – As recommended by the Planning Commission January 25, 2007

Conditions

1. The subject tentative map and planned development approval is based upon and limited to compliance with the project description, dated **January 25, 2007**, 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 rezone of the parcel from Limited Multifamily Residential (R2) to Limited Multifamily Residential - Planned Development (R2 - PD).
- b. A development plan to convert four new duplex structures into eight individual ownership units, consisting of four residential buildings of two-story construction. The common area contains open space and landscape area.
- c. A tentative subdivision map creating eight individual ownership units and one common area parcel on 0.94 acres.

Planned Development

2. All site improvements shall conform to Exhibits E, F, G, H, and I.
3. All exterior lighting shall be shielded in conformance with Section 17.14.170(C) to prevent light and glare from spilling onto adjacent properties or roads.

Tentative Map

Planning Services

4. Prior to recording the final map, CC&Rs with a homeowners' maintenance agreement, to include but not be limited to those requirements under §17.28.121 of the County Code, shall be submitted to Planning Services for review and approval. The CC&Rs shall be recorded concurrently with the final map.

5. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid at the time of the filing of the final map.
6. The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

Department of Transportation

7. The applicant shall install a four-foot wide sidewalk along the entire frontage of Pearl Place behind the existing curb and gutter. The sidewalk shall be connected to the existing sidewalk on Courtside Drive. The applicant shall obtain an encroachment permit from the Department of Transportation and shall construct the sidewalk per County standards.
8. The curb return at the intersection shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.

Diamond Springs Fire Protection District

9. Prior to recordation of the final map the applicant shall annex the development into a Community Facilities District (CFD) for the provision of public services permitted under Government Code § 53313, including fire suppression services, emergency medical services, and fire prevention activities and other services for which proceedings are under consideration, and as such, shall be subject to the special tax approved with the formation of such CFD with the developments inclusion or annexation into the CFD.
10. The developer shall provide a Facilities Improvement Letter from the El Dorado Irrigation District, confirming required fire flow.

County Surveyor

11. 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.
12. The applicant shall provide a Parcel Map Guarantee, issued by a title company, showing proof of access to a State or County Maintained Road as defined in 16.44.120(B)(2) with the legal right to improve that access as required by the County Design Manual.