

**COUNTY OF LAKE
TENTATIVE PARCEL MAP, PM 19-03
INITIAL STUDY, IS 19-45
WILLIAM CLARK**

CONDITIONS OF APPROVAL

Expires if not used by: January 14, 2023

Pursuant to the approval of the **Lake County Planning Commission on January 14, 2021** there is hereby granted to **William Clark**, approval of a **Tentative Parcel Map to divide one (1) parcel into two (2) parcels on property located at 8845 Red Hills Road, Kelseyville, CA 95451, being Assessor Parcel No. 011-015-16** subject to the following conditions.

A. GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conforms to the ***Tentative Parcel Map*** and any conditions of approval-imposed Review Authority to allow ***the division of one (1) parcel into two (2) parcels*** The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.
2. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
3. The configuration of the final parcel map may include minor amendments, provided that all proposed parcels comply with the zoning ordinance and general plan, and the modification does not result in any increased environmental impact. Any modification shall be subject to approval by the Community Development Director and the Department of Public Works.
4. **Prior to recordation of the final map**, all parcel corners and right-of-way angle points shall be monumented, subject to the approval of the County Surveyor.
5. Sewer, water and PG&E service will be addressed through either public utility easements dedications or shown as private easements on the final map in addition to all easements of record.
6. **Prior to recordation of the final parcel map**, all taxes due shall be paid, and all estimated taxes for the subject property shall be pre-paid to the County Tax Collector. Applicant shall sum it proof of payment to the Community Development Department and the Lake County Surveyor.
7. **The following note shall be placed on a supplemental map sheet that is recorded with the final map: *All development shall adhere to the*** requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.
8. A reproducible copy of the final map shall be provided to the Planning Divisions within 30 days of the recordation of the final map.
9. The permit holder is responsible for ensuring that all project workers are informed of understand, and agree to abide by the approved plans and project conditions.
10. The name in the title block of the Final Map shall match the name of the signatory on these conditions of approval.

B. AIR QUALITY:

1. Work practices shall minimize vehicular and fugitive dust to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, and adjoining roads by use of water, paving or other acceptable dust palliatives to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles.
2. Vehicles and equipment shall be well maintained and in compliance with State emission requirements. LCAQMD permits are required for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment.
3. Vegetation that is removed for any development must be properly disposed. The permit holder shall chip vegetation and spread the material for erosion control.
4. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
5. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
6. Construction and/or work practices that involved masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.
7. All roads, trails and access routes shall be paved and/or adequately surfaces to prevent dust generation. Surfacing shall occur prior to the construction and/or occupancy to minimize dust generation and track out issues.
8. Vegetative waste shall be composed and chipped for erosion control. Burning is prohibited

C. GEOLOGY/SOILS & HYDROLOGY/WATER QUALITY:

1. Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.

D. HAZARDS & HAZARDOUS MATERIALS

1. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.
2. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.
3. The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into

the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.

4. Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.
5. Hazardous waste (including industrial waste) must be handled according to all Hazardous Waste Control and Generator regulations. Waste shall not be disposed of on-site without review or permits from EHD, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.

E. NOISE:

1. All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.
2. Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11.12 at the property lines.
3. No use shall generate ground vibration which is perceptible without instruments beyond the lot line. Ground vibrations caused by motor vehicles, aircraft, temporary construction work, or agricultural equipment are exempt from these standards.

F. TRANSPORTATION AND TRAFFIC:

1. **Prior to final map recordation**, additional right of way may be needed depending on current location of Red Hill Road with the area dedicated in 1975, such that 30 feet from existing centerline is dedicated. In addition, public utilities outside of the roadway dedication may need separate dedications.
2. The access to Parcel B appears to be over an existing road that will require a 50' wide off-tract dedication per Section 17-21.3(1)(3).
3. **Prior to any development**, the permit holder shall obtain the necessary permits from the Lake County Department of Public Works and/or Caltrans for any work within the right-of-way.

G. UTILITIES and SERVICE SYSTEMS:

1. **Prior to recordation of final map**, all public utility easements line shall be located on the final map.
2. **Prior to recordation of the final map**, the permit holder shall pay all Quimby Parks Improvement Fees. For further information, please contact the Lake County Public Services at (707) 262-1618.
3. **The following note shall be placed on a supplemental map sheet that is recorded with the final map.** All new utilities required to serve the properties shall be installed underground and stubbed to each new lot, including electricity, telephone, cable television consistent with the requirements of the serving entity unless waived by the Community Development Director. All utility lines shall be

contained within the boundaries of the proposed lots or utility easements shown on the final map such that private easements are not required to access utility lines.

4. The water well for the entire property is located on proposed Parcel **A**. **Prior to recording the final map**, if a shared well is proposed, then the number of water well connections is limited to four or less water connections. If separate water sources are contemplated, then Parcel B must demonstrate that it has a separate / legal water source.
5. Prior to recording the final map, a separate field clearance inspection for each proposed parcel by Environmental Health is required to validate existing septic systems and well locations.
6. A site evaluation for septic was completed on June 23, 2008, but no septic permit was ever applied for. **Prior to recording the final map**, the applicant shall apply for and verify that the June 23, 2008 site inspection was successfully re-done and is acceptable by the Environmental Health Department.
7. Devices which generate electromagnetic interference shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Public utilities shall comply with all applicable state and federal regulations.

H. MITIGATION MONITORING AND EXPIRATION:

1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
2. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
3. This approved map shall expire on **January 14, 2023** unless an extension has been granted consistent with the subdivision ordinance and the Subdivision Map Act.

Scott DeLeon
Community Development Director

Prepared by: EJP

By: _____
Trish Turner, Office Assistant

Acceptance

I have read and understand the foregoing Conditionals of Approval and agree to each and every term and condition thereof.

Date: _____

Signature of applicant or authorized agent

Printed name of applicant or authorized agent